

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0049 – 2401 Winsted

DISTRICT: 10

ZONING FROM: MF-2-NP

TO: LR-MU-CO-NP, as amended

ADDRESS: 2401 Winsted Lane

SITE AREA: 0.73 Acres

PROPERTY OWNER/APPLICANT: Estate of Clyde R. Littlefield, Deceased (Wesley G. Ritchie)

AGENT: Drenner Group, PC (Amanda Swor)

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

**STAFF RECOMMENDATION:**

**Staff supports the Applicant's request to rezone the property to LR-MU-CO-NP, with conditions. Staff supports the Applicant's request with the condition that Restaurant- General be prohibited on the property.**

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

**PLANNING COMMISSION ACTION / RECOMMENDATION:**

October 8, 2019: To grant LR-MU-CO-NP as recommended by Staff. (8-3) [ C. Kenny- 1st, G. Anderson-2nd; T. Shaw, R. Schneider, C. Llanes-Pulido- Nay; J. Shieh- Recused]

September 24, 2019: To postpone to October 8, 2019 as requested by Staff, on consent.

August 13, 2019: To postpone to September 24, 2019 as requested by Applicant and Neighborhood, on consent.

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**CITY COUNCIL ACTION:**

November 14, 2019:

October 17, 2019: To postpone to November 14, 2019 as requested by Applicant and Neighborhood, on consent.

September 19, 2019: To postpone to October 17, 2019 as requested by Staff, on consent.

**ORDINANCE NUMBER:**

ISSUES:

The Applicant filed the rezoning and related neighborhood plan amendment (NPA-2019-0027.02) on February 28, 2019 requesting LR-MU-NP zoning. The rezoning and NPA are requested to allow the Applicant to add a food truck and playground on a portion of the existing multifamily property. LR-Neighborhood Commercial is the most restrictive zoning category that permits mobile food services. The Applicant has modified their request to LR-MU-CO-NP, with the following conditions:

- Restaurant General and Restaurant Limited land uses shall not exceed 5,850 square feet.
- Any structures designated as Restaurant General or Restaurant Limited land use shall not exceed 15 feet in height.
- The following land uses shall be prohibited on the property: Administrative and Business Offices, Alternative Financial Services, Art Gallery, Art Workshop, Consumer Convenience Services, Consumer Repair Services, Financial Services, Food Sales, General Retail Sales (Convenience), General Retail Sales (General), Medical Offices – exceeding 5000 sq. ft. gross floor area, Medical Offices -- not exceeding 5000 sq. ft. gross floor area, Off-Site Accessory Parking, Pedicab Storage and Dispatch, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Printing and Publishing, Professional Office, Service Station, Software Development, College and University Facility, Counseling Services, Cultural Services, Guidance Services, Hospital Services (Limited), Local Utility Services, Private Primary Education Facilities, Private Primary Education Facilities, Safety Services, Custom Manufacturing, Community Garden, and Urban Farm.

A petition in opposition to the rezoning request has been filed and has 18.58% of eligible signatures. Consequently, the petition does not meet the threshold of 20% to be considered a Valid Petition. ***Please see Exhibit C- Rezoning Petition.***

CASE MANAGER COMMENTS:

The proposed rezoning is for a 0.73 square foot property located at the northeast corner of Winsted Lane and Windsor Road. The property takes driveway access to Winsted Lane only. The property is currently zoned MF-2-NP and developed with 12 multifamily units, associated parking and a pool that serves the residents. To the north and west is a single family neighborhood zoned SF-3-NP. Approximately 500 feet to the north is Tarrytown Neighborhood Park, which is zoned P-NP. Across Windsor Road to the south and southwest is another neighborhood zoned SF-3-NP that is developed with single family residences a private school. Across Mopac Expressway to the east are more single family neighborhoods. The closest commercial area is approximately one-half mile to the west at Exposition Boulevard. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

As stated in the Issues section, a petition against the rezoning request has been filed and has 14.07% of eligible signatures. Consequently, the petition does not meet the threshold of 20% to be considered a Valid Petition. In addition to the petition, Staff has received correspondence in favor of and in opposition to the rezoning request. ***Please see Exhibits C and D –Rezoning Petition and Correspondence.***

The Applicant proposes eliminating the existing pool and replacing it with a food truck, an associated seating area and a playground that will serve the multifamily property and surrounding community.

Staff supports the rezoning request with the condition that Restaurant-General be prohibited on the property. Restaurant-General allows liquor sales, which does not reflect the Applicant's stated intent of providing a small-scale food truck service. The rezoning will maintain the existing multifamily use and add a local service that is limited in size to 5,850 square feet. This area includes the seating area and playground area since the area will be fenced together. The 5,850 square-foot area is a small portion of the overall 0.73 acre (approximately 31,799 square feet) property. The Applicant proposes prohibiting other LR-MU land uses that would be less appropriate at this location. The closest commercial area to this location is approximately one-half mile away at Exposition Boulevard; the next closest commercial areas are located approximately one mile away. The addition of a small restaurant option would reflect several of the priorities identified in the Central West Austin Combined Neighborhood Plan, including promoting neighborhood niche services and access to open space and parks. The proposed land use and zoning also reflect Imagine Austin principles of creating complete neighborhoods with a mix of uses.

#### **BASIS FOR RECOMMENDATION**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*  
Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment. The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The proposed rezoning reflects the priorities of the Central West Austin Neighborhood Plan and Imagine Austin Comprehensive Plan which were both approved and adopted by Planning Commission and City Council.

4. *Rezoning should not contribute to the over zoning of the area.*

LR-MU zoning, particularly with a significant limit on the type and amount of commercial use, is roughly comparable to the development intensity of MF-2 or MF-3 zoning. The property is located along a minor arterial, which is an appropriate location for mixed use.

#### **EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	MF-2-NP	Multifamily
North	SF-3-NP, P-NP	Single family residential, Tarrytown Neighborhood Park
South	SF-3-NP	Single family residential
East	N/A, SF-3-NP	Mopac Expressway, Single family residential
West	SF-3-NP	Single family residential

**NEIGHBORHOOD PLANNING AREA:** Central West Austin Area Combined NP

**WATERSHED:** Johnson Creek

TIA: N/A

**EXISTING STREET CHARACTERISTICS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Winsted Lane	55 ft	28 ft	Local	No	No	No
Windsor Road	400 ft (includes Windsor Ramp to Mopac)	70 ft	Minor arterial (MNR 4)	Yes (discontinuous)	Bike Lane. (Discontinuous).	No
Mopac Expy	600 ft (includes ramp)	60 ft (northbound lanes)	Highway	No	No	No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Neighborhood Council  
 West Austin Neighborhood Group  
 Neighborhood Empowerment Association  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 TNR- BCP Travis County Natural Resources  
 Friends of Austin Neighborhoods  
 Pease Neighborhood Association  
 Tarrytown Neighborhood Association  
 Old Enfield Homeowners Association  
 Pemberton Heights Neighborhood Association  
 Central West Austin Neighborhood Association

Shoal Creek Conservancy  
 AISD  
 Bike Austin  
 SELTexas  
 Tarrytown Alliance  
 Preservation Austin  
 Sierra Club  
 Save Our Springs Alliance  
 Save Barton Creek Assn.

**OTHER STAFF COMMENTS:****ENVIRONMENTAL**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson Creek 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 property.
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. At this time, site specific information is unavailable regarding 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.



**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.

MU Zoning:

SP 4. Mixed use development is subject to Subchapter E 4.2.

Overlays:

SP 5. This lot is located in the Scenic Roadway Sign overlay and is subject to LDC 25-10-124.

**TRANSPORTATION**

TR 1. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]. TR 2. Additional right-of-way maybe required at the time of subdivision and/or site plan. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a bike lane is recommended along IH 35 frontage Rd.

TR 2. The adjacent existing street characteristics are provided in the table below:

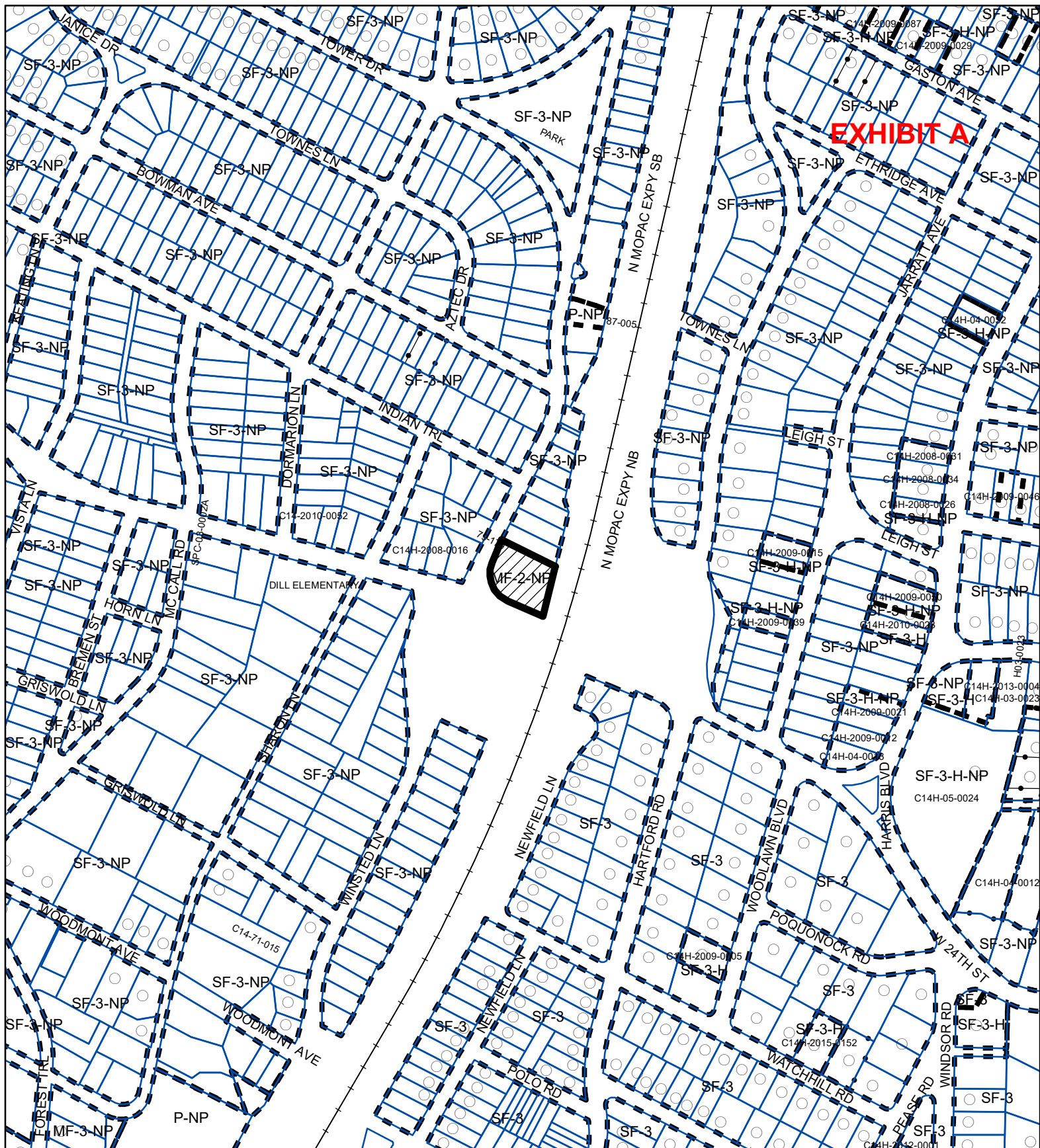
<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
Winsted Lane	55 ft	28 ft	Local	No	No	No
Windsor Road	400 ft (includes Windsor Ramp to Mopac)	70 ft	Minor arterial (MNR 4)	Yes (discontinuous)	Bike Lane. (Discontinuous).	No
Mopac Expy	600 ft (includes ramp)	60 ft (northbound lanes)	Highway	No	No	No

**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. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with utility construction and fees for a water and wastewater utility tap permit.

**INDEX OF EXHIBITS TO FOLLOW:**

- A. Zoning Map
- B. Aerial Exhibit
- C. Rezoning Petition
- D. Correspondence






**EXHIBIT A**

## ZONING

ZONING CASE#: C14-2019-0049



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

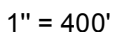
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





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: 3/4/2019





-  SUBJECT TRACT  
 ZONING BOUNDARY  
 PENDING CASE  
 CREEK BUFFER

## MLK REZONING

ZONING CASE#: C14-2018-0149  
LOCATION: 3302 E MLK BLVD.  
SUBJECT AREA: .47 ACRES  
GRID: L23  
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 by the City of Austin regarding specific accuracy or completeness.



Case Number:  
**C14-2019-0049**

## PETITION

**EXHIBIT C**

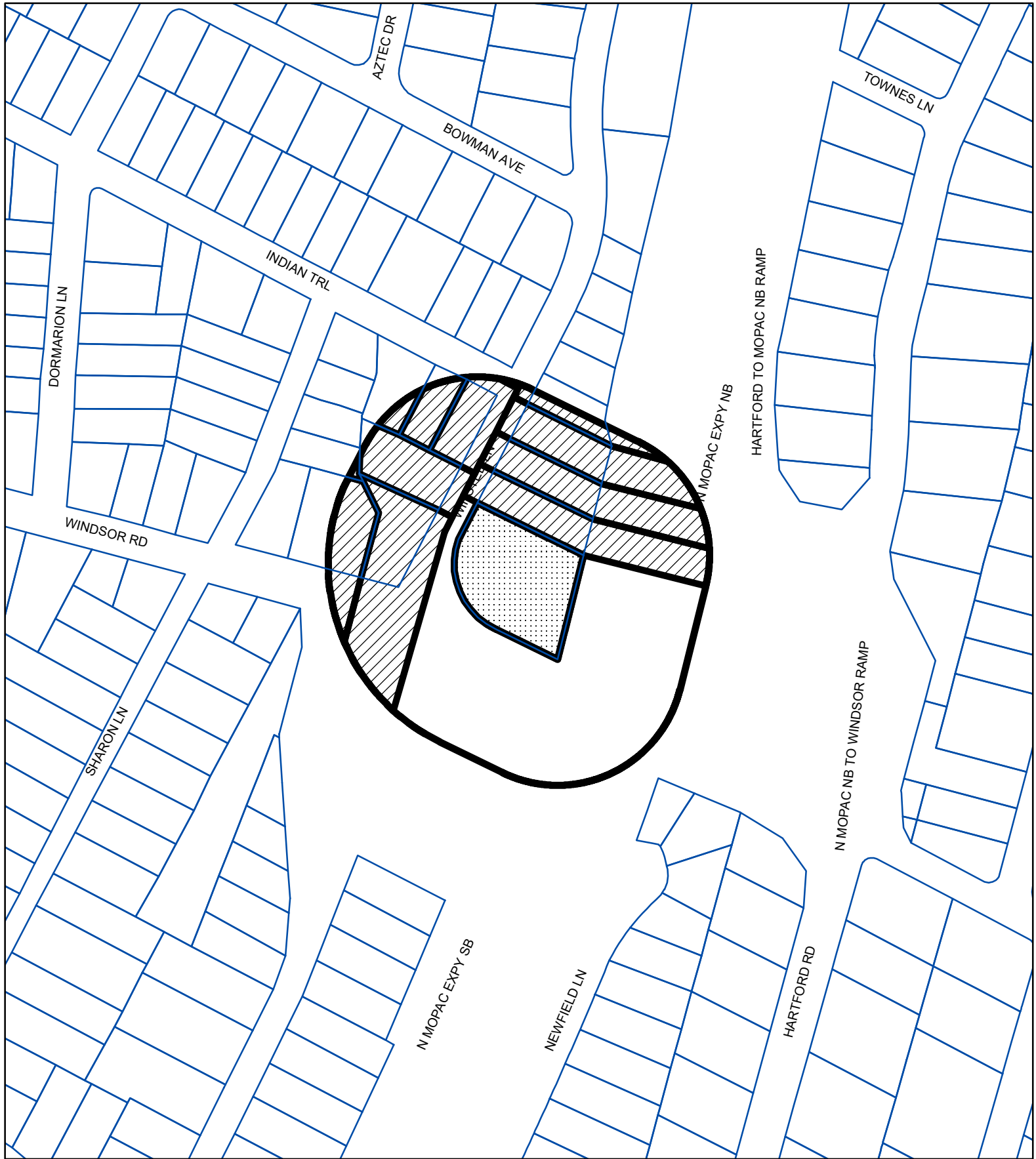
Date: 10/18/2019

Total Square Footage of Buffer: 266250.1538

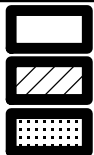
Percentage of Square Footage Owned by Petitioners Within Buffer: 18.58%

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	Percent
0115040604	2404 A WINSTED LN 78703	2222 RESEARCH PARK LTD	yes	13898.10	5.22%
0115040607	2712 WINDSOR RD 78703	BUCK CAROLYN FELTER EXEMPT LIFETIME TRUST	yes	12000.40	4.51%
0115040601	2005 INDIAN TRL 78703	CITY OF AUSTIN	no	1867.36	0.00%
0115040609	2407 SHARON LN 78703	DACH ROBERT S & AMY D	yes	361.01	0.14%
0116030617	2411 WINSTED LN 78703	DAVIS ANTHONY	no	19147.60	0.00%
0116030605	2409 WINSTED LN 78703	KOCH JASON MATTHEW	no	21378.03	0.00%
0116030604	2407 WINSTED LN 78703	LUU ALAN QUOC	no	23359.87	0.00%
0115040602	2003 INDIAN TRL 78703	REYNOLDS JUSTIN K & MEREDITH H	yes	5900.01	2.22%
0115040603	2408 WINSTED LN 78703	SMITH BLAKE	yes	11715.45	4.40%
0115040605	2400		no	32695.93	0.00%
0116030607	2413		yes	5584.33	2.10%
<b>Total</b>				<b>147908.09</b>	<b>18.58%</b>



N



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

Case#: C14-2019-0049

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1" = 200'

PETITION

Date: September 30th, 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby withdraw our protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district. We were mis informed by members of WANG about this zoning request and no longer oppose this zoning but rather support the zoning change as we would like to see more zoning like this along the corridors in West Austin.

The information initially provided was inaccurate. We do not object to the LR-MU-CO-NP rezoning request.

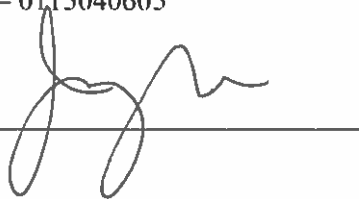
PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Crispin Juguilon

Owner of 2400 Winsted Lane – Austin TX 78703

TCAD ID – 0115040605'

Signature

A handwritten signature in black ink, appearing to read 'Crispin Juguilon', is written over a horizontal line. The signature is fluid and cursive.

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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 MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address



Tim Jamail

2404 Winsted Lane

Date:

Contact: Blake Tollett-West Austin Neighborhood Group  
512-541-5913

PETITION

Date: 15 July 2019

File Number: C14-2019-0049


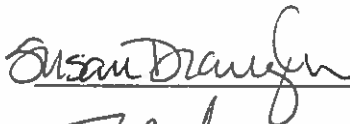

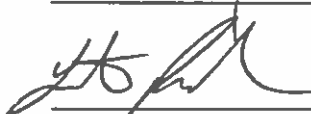

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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 MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Todd Hilliard	2102 Indian Trail Austin, TX 78703
	Susan Draught	1807 Polo Rd Austin, TX 78703
	Thomas Reilly	2103 Bowman A. Austin, TX 78703
	JUSTIN REYNOLDS	2003 INDIAN TRL AUSTIN, TX 78703
	Blake Smith	2408 Winsted Lane Austin, TX 78703

Date:

Contact: Blake Tollett-West Austin Neighborhood Group  
512-541-5913  
PO Box 5722  
Austin, Texas 78763



PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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 MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

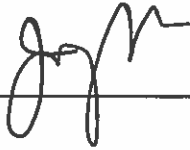
The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address



CHRISTOPHER JACKSON

2400 WINSTED LN.  
AUSTIN, TX 78703

Date:

Contact: Blake Tollett-West Austin Neighborhood Group  
512-541-5913  
PO Box 5722  
Austin, Texas 78763

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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 MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address

*R. Paige Marcus*

RENA PAIGE MARCUS

2413 Winsted LN Austin, TX 78703

Date:

Contact: Blake Tollett-West Austin Neighborhood Group  
512-541-5913  
PO Box 5722  
Austin, Texas 78763

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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 MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address

<u>Jenny Stone</u>	<u>Jenny Stone</u>	<u>2002 Indian Trail, 78703</u>
<u>Kirsten Mason</u>	<u>Kirsten Mason</u>	<u>2005 Bowman Ave, 78703</u>
<u>Justin Stinus</u>	<u>Justin Stinus</u>	<u>2004 Indian Trail 78703</u>

Date:

Contact: Blake Tollett-West Austin Neighborhood Group  
512-541-5913  
PO Box 5722  
Austin, Texas 78763

PETITION

Date: September 12, 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

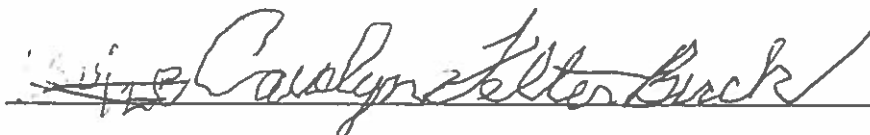
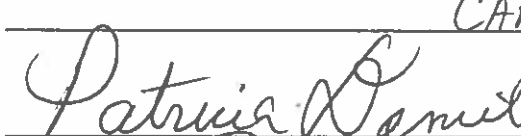


TO: Austin City Council

c/o Heather Chaffin, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov), 512-974-2122

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 MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
		2712 Windsor Rd Austin, TX 78703
	Carolyn Felter Buck	
	P DANIEL	2800-B Windsor Rd
	HUGH DANIEL	2800-B Windsor Rd
	G EDWARDS	2800A Windsor Rd

Date:

Contact: Blake Tollett-West Austin Neighborhood Group  
512-541-5913  
PO Box 5722  
Austin, Texas 78763

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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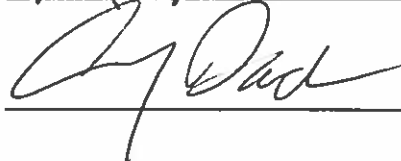
The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address

	Robert D. Ed	2407 St. Louis
	Amy D. Ed	2407 St. Louis

Date:

Contact: Blake Tollett-West Austin Neighborhood Group  
512-541-5913  
PO Box 5722  
Austin, Texas 78763

Subject:

FW: Fw:Case No. C14-2019-0049; 2401 Winsted

From: Nancy Juren  
Sent: Thursday, October 3, 2019 8:47 AM  
To: Fox, Kathleen <Kathleen.Fox@austintexas.gov>  
Cc: Alter, Alison <Alison.Alter@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>  
Subject: Case No. C14-2019-0049; 2401 Winsted

\*\*\* External Email - Exercise Caution \*\*\*

I **OPPOSE** the development at 2401 Winsted and ask that the application in the above-referenced case be **DENIED**.

This is a case of “**spot zoning**” that violates neighborhood plan for locating commercial services in our *existing* commercial centers (e.g., along Exposition and Lake Austin Blvd). The proposed location at 2401 Winsted has some of our most affordable multifamily housing, and should not be sacrificed with the “spot zoning” proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

Even more importantly, **unacceptable safety risks** will be created by adding a restaurant at that location, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted. I understand it has been the site of at least 16 vehicle crash and traffic hazard reports since 2017.

I have lived in Tarrytown for almost 40 years. I want appropriate development nearby. But the current proposal for 2401 Winsted is not appropriate or safe development for that location.

Thank you for your efforts,

Nancy Juren  
(512) 496-3669

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: CI4-2019-0049**

**Contact: Heather Chaffin, 512-974-2122**

**Public Hearing: Planning Commission August 13, 2019**

**City Council September, 19, 2019**

*Your Name (please print) Tommy Vascon*

*Your address(es) affected by this application 2619 Maria Anna Road, 78703*

**☐ I am in favor**

**☒ I object**

*Signature* *Date* *Daytime Telephone:* 432-894-1186

**Comments:** I object to the Spot zoning in this case number. There is too much congestion in this intersection already.

**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 78767-88 10**

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: CI4-2019-0049**

**Contact: Heather Chaffin, 512-974-2122**

**Public Hearing: Planning Commission August 13, 2019**

**City Council September, 19, 2019**

*Your Name (please print) Tommy Vasocu*

*Your address(es) affected by this application 2619 Maria Anna Road, 78703*

**☐ I am in favor**

**☒ I object**

*Signature Date Daytime Telephone:* 432-894-1186 \_\_\_\_\_

*Comments:*    I object to the Spot zoning in this case number. There is too much congestion in this intersection already.

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 78767-88 10



## Chaffin, Heather

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**From:** Steve Beuerlein <[REDACTED]>  
**Sent:** Sunday, September 29, 2019 9:11 PM  
**To:** Chaffin, Heather  
**Subject:** Zoning Change - Case No. C14-2019-0049

Good evening Ms. Chaffin,

I'm writing in support of the zoning change requested by the referenced case.

As a long time resident of the West Austin neighborhood, I've lamented the lack of nearby services and would welcome any efforts to add a variety of land uses to improve diversity and walkability.

Thanks,

Steve D. Beuerlein  
2605 Woodmont Ave.  
Austin, TX 78703

**Chaffin, Heather**

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**From:** Macy Jacobs [REDACTED]  
**Sent:** Thursday, October 03, 2019 9:56 AM  
**Subject:** Central West Austin Neighborhood Plan -- 2401 Winsted "Mixed Use" Plan Amendment

\*\*\* External Email - Exercise Caution \*\*\*

We need food services in our neighborhood! This would be a great neighborhood gathering place and is right on a highway and major road. Fantastic cities have multiple uses all within a neighborhood. It enhances the community and the tax base!

Sincerely,  
Macy Jacobs

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**Case Number: C14-2019-0049**

**October 1st , 2019**

**To: City of Austin Planning Commissioners**

**From: Blake Smith, 2408 Winsted Lane**

**Re: 2401 Winsted Re-zoning application**

Dear Planning Commissioners,

My family and I live at 2408 Winsted Lane, which is about 100' from the applicants property at 2401 Winsted Lane. We have lived here for about 1.5 years and intend to stay in the neighborhood indefinitely. Furthermore, I am in the real estate development business and am thus sensitive to the pros and cons these types of projects have on the area. I am writing today to formally state my request for you to deny this re-zoning request for the following reasons.

**Safety**

The location of the property is located at a very busy intersection. As has been cited by other residents, there have been a number of traffic accidents at Windsor and Winsted and the idea of constructing a walkable restaurant would put many people in danger. I drive down Windsor under Mopac multiple times a day and the steepness of the hill increases vehicles speeds as you approach Windsor. Despite the City's efforts to narrow the turn onto Winsted, many cars routinely come around that curve at 25+ miles per hour. Having children and other people cross the street to access the proposed restaurant would be a serious safety liability. I have even considered requesting that the city install speed humps in front of our house to slow down cars heading southbound on Winsted speeding up to try and catch a green light at Windsor. We do not let our 3 year old son play in front of our house for this reason.

**Spot Zoning**

It is my contention that the long term goal for the applicant is to be able to re-zone this property as cheaply as possible. I would even go so far as to say it looks like a trojan horse approach whereby the applicant requests a re-zoning approval for a restaurant only to sell the property to another developer with the zoning in tact.

There are other more suitable locations for commercial businesses to be established that would not require such spot zoning and create a precedent for this to affect a quiet and peaceful neighborhood that it has always been.

**Affordable Housing**

2401 Winsted has been one of the more affordable locations for this neighborhood. Re-zoning it would eliminate this as a viable multifamily complex for those who cannot afford a home during this housing market.

**Unsubstantiated Demand**

The applicant has routinely argued that there is a need for a small pocket park for families to gather in this area. However, there are 2 wonderful parks that my family routinely walks to multiple times per week with West Enfield and Tarrytown Parks, each less than 1 mile from the property. Thus there is simply no need for another pocket park, especially one that requires patrons to cross a busy and dangerous intersection to get there.

Finally, I would like to conclude with a quote from an email exchange I had with one of the applicants (Laura Kanne). She quoted in an email dated July 31, 2019:

“...if there is no situation where you can find yourself in support of a food truck at the property (I.E. breakfast tacos or coffee with real milk :) on Saturday mornings from 8-11) then like I said we are happy to stop the pursuit of the rezoning.”

The vast majority of the residents are against this re-zoning for the reasons I have stated and the applicant has said they are willing to withdraw their application. If they are truly seeking to develop this property for the benefit of the community, then why are they continuing to seek this in defiance of the residents who will be most impacted by it?

I respectfully request that you consider my concerns along with the others from the residents of this area in your decision making.

Sincerely,

A handwritten signature in cursive script that reads "Blake Smith".

Blake Smith

## Chaffin, Heather

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**From:** Mark Stover <stovenator@gmail.com>  
**Sent:** Tuesday, October 01, 2019 2:20 PM  
**To:** Chaffin, Heather  
**Subject:** Zoning Change Case No. C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Heather,

I am writing to you in regards to the zoning change request at 2401 Winsted Ln (Case# C14-2019-0049 ) .

My name is Mark Stover, and I live at 22 Marganita Crescent. You may or may not be aware, but Winsted Lane turns into Marganita Crescent just after it passes Tarrytown park, so this zoning change directly impacts me and my family.

The proposed change to zone a property for a restaurant or food trucks just down the street from our house on Winsted is extremely troubling to me. That section of the street is narrow, constantly has many cars parked on the street, and is difficult to navigate and avoid pedestrians, cars, and bicycles as it currently stands. Additional traffic for a restaurant along a street that was not designed for this purpose is not a good idea.

Its proximity to Tarrytown Park is also troubling. Adding additional traffic along a street with no sidewalks, where kids are frequently playing, is inviting something terrible to happen.

Please consider denying this zoning change request, in the name of safety for the kids and neighbors that live along this street.

Thanks,  
Mark Stover

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## Chaffin, Heather

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**From:** Kimberly Cook <[REDACTED]>  
**Sent:** Tuesday, October 01, 2019 1:11 PM  
**To:** Chaffin, Heather  
**Cc:** Dad  
**Subject:** Re: Request for denial of 2401 Winsted rezoning

\*\*\* External Email - Exercise Caution \*\*\*

For reference: This email should be referenced regarding the comment form for Case No. C14-2019-0049.

Thanks for your time and help.

The Cook Family  
2007 Bowman Ave.  
325-374-4125

On October 1, 2019 at 12:18 PM, Kimberly Cook <[REDACTED]> wrote:

Dear Ms. Chaffin,

I'm writing to request denial of the rezoning of 2401 Winsted. We own and reside at the house at 2007 Bowman Ave. As proposed, this rezoning poses serious safety concerns in regard to traffic and congestion at the already-crowded intersection. Please deny rezoning of 2401 Winsted.

Thank you for your consideration.

Best,

The Cook Family  
2007 Bowman Ave.

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## Chaffin, Heather

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**From:** Glenn Hirsch [REDACTED]  
**Sent:** Tuesday, October 01, 2019 11:58 AM  
**To:** Chaffin, Heather  
**Subject:** Case Number: CI4-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

I am opposed to this zoning change. My name is Glenn Hirsch and I live at 2202 Townes LN, Austin, TX 78703

Sincerely,

Glenn Hirsch

Sent from my iPad

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## Chaffin, Heather

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**From:** Kirsten Roberts [REDACTED]  
**Sent:** Tuesday, October 01, 2019 11:40 AM  
**To:** Chaffin, Heather  
**Cc:** Jared Mason  
**Subject:** Request for denial of 2401 Winsted rezoning

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I'm writing to request denial of the rezoning of 2401 Winsted. My husband and I live at 2005 Bowman Ave with our newborn son and we are very concerned about the safety of this proposal.

Since we've lived at 2005 Bowman, I have avoided walking on Winsted, which is only a few hundred feet from our house. As a cut-through street, this roadway has a heavy traffic moving well above the speed limit. Additionally, cars often park on both sides of the street which makes walking or driving on this street even more dangerous. I can't imagine a worse area in our neighborhood for a restaurant. This is a danger to both pedestrians and drivers.

I'm asking that you please protect our family-oriented neighborhood with many young children. I fear this increase in traffic will make an already unsafe environment even more dangerous. Please deny rezoning of 2401 Winsted.

Thank you for your consideration,

Kirsten and Jared Mason

--

Kirsten Roberts Mason, PharmD, BCPS  
[kirstenmroberts@gmail.com](mailto:kirstenmroberts@gmail.com)  
865.776.2610

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## Chaffin, Heather

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**From:** Fox, Kathleen  
**Sent:** Tuesday, October 01, 2019 7:25 AM  
**To:** Chaffin, Heather  
**Subject:** FW: C14-2019-0049,

This one is for you

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

**From:** Laura Sanders [REDACTED]  
**Sent:** Tuesday, October 1, 2019 4:45 AM  
**To:** Fox, Kathleen <Kathleen.Fox@austintexas.gov>  
**Subject:** C14-2019-0049,

\*\*\* External Email - Exercise Caution \*\*\*

Hello Kathleen

I would like to register my opposition to this re-zoning. This is too residential for another restaurant, not enough options for traffic flow off of mopac and another reason for families not to be comfortable walking or riding bikes.

I'm at 2119 W11th street. Just south of enfield. I am on Winstead with my dogs regularly.

We have lots of food options, this spot zone change is not the way we should be going about this. It's like we have to be over vigilant to protect our neighborhood.

Thank you.

Laura

Laura Sanders

Lwskeys@gmail.com

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## Chaffin, Heather

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**From:** Caroline Fitzpatrick <[REDACTED]>  
**Sent:** Monday, September 30, 2019 10:54 PM  
**To:** Chaffin, Heather  
**Cc:** Alter, Alison; Tovo, Kathie  
**Subject:** Re: Opposition to Rezoning Request #C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I understand this request will be heard on October 8 by the planning commission and on October 17 by the City Council.

I own a home just down the street from the property for which rezoning has been requested. I STRONGLY object to this request since it does not conform with the Neighborhood Plan and opens the door to the possibility of much more business related traffic in what is an old-fashioned and quiet neighborhood. Nearby on Exposition there is plenty of commercial space already approved and the proximity to MoPac invites significantly increased non-resident traffic, clearly not the intention of the approved Neighborhood Plan. *Please do not approve this rezoning request.*

Best,  
Caroline Fitzpatrick  
Owner, 2510 Winsted Lane

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## Chaffin, Heather

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**From:** Mary Burke [REDACTED]  
**Sent:** Monday, September 30, 2019 6:27 PM  
**To:** Chaffin, Heather  
**Cc:** Alter, Alison; Tovo, Kathie  
**Subject:** Rezoning Request #C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I live within 3 blocks of the property for which rezoning has been requested. I oppose this request since it does not conform with the Neighborhood Plan and opens the door to the possibility of much more business related traffic in what is an old-fashioned and quiet neighborhood. Nearby on Exposition there is plenty of commercial space already approved and the proximity to MoPac invites significantly increased non-resident traffic, clearly not the intention of the approved Neighborhood Plan. *Please do not approve this rezoning request.*

Mary Burke  
2204 Townes Lane

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**Chaffin, Heather**

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**From:** linda dickens <lindadickens@gmail.com>  
**Sent:** Monday, September 30, 2019 6:07 PM  
**To:** Chaffin, Heather  
**Subject:** Case C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Greetings,

I'm writing in opposition to changing zoning at Windsor and MoPac to restaurant zoning. Please do not allow this inappropriate use of land in a residential neighborhood.

Thank you,  
Linda Dickens

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## Chaffin, Heather

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**From:** Nancy Hancock <nancyhancock@hotmail.com>  
**Sent:** Monday, September 30, 2019 3:27 PM  
**To:** Chaffin, Heather; Fox, Kathleen; Alter, Alison; Tovo, Kathie  
**Subject:** No. C14-2019-0049, and Case No. NPA-2019-0027.02.

\*\*\* External Email - Exercise Caution \*\*\*

I have lived in zip code 78703 since 1986. There is a pending request for rezoning to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted). A restaurant in this area is completely absurd and I cannot believe it is even being considered. Forget the parking and traffic problems a restaurant or food truck would cause, and just focus on the fact that this is a NEIGHBORHOOD where families ride bikes and walk their animals and deserve to live in peace. Do not let this rezoning move forward.

Sincerely,

Nancy Hancock  
3300 Stevenson Ave 78703

nancyhancock@hotmail.com

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## CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN CONTACT TEAM

September 30, 2019

Organized 2010

*"To facilitate the implementation of the Central West Austin Combined Neighborhood Plan."*

### OFFICERS

Michael Cannatti  
Chair

August Harris  
Vice Chair

Joyce Basciano  
Secretary

### EXECUTIVE COMMITTEE

Trevor Armstrong  
Michael Curry  
Roya Johnson  
Jerry Lloyd  
Mark Nixon  
Thomas Pantin  
Blake Tollett  
Diane Umstead  
John Volz  
Tina Weinberger

Kathleen Fox

City of Austin, Planning & Development Review Department

505 Barton Springs Rd.

Austin, Texas 78704

Re: *Central West Austin Neighborhood Plan Amendment NPA-2019-0027.02 (2401 Winsted)*

Dear Kathleen:

After considering information provided at the July 11 community meeting with the Central West Austin Neighborhood Plan Contact Team (NPCT) and additional input from neighbors regarding the requested amendment to our Future Land Use Map (FLUM) for 2401 Winsted Lane, I am writing to provide the contact team's recommendation that the FLUM amendment request be **denied** because of the project does not comport with neighborhood plan's guidance for locating commercial services in our existing commercial centers, and not in existing residential areas. Until such time as the larger tracts are developed, the neighborhood plan envisions that commercial activity, such as proposed here, belongs in existing commercial areas (e.g., along Exposition and Lake Austin Boulevard) that fit into the scale of their commercial areas and serve the immediate community, but expressly cautions in the same breath that any new development or redevelopment should **not** increase traffic in the neighborhood.

In opposing the FLUM amendment, we note that the "neighborhood mixed use" request is **not** consistent with the goals and objectives of our neighborhood plan. See, Land Use Goal and objective 2. Moreover, it threatens to **eliminate some of the neighborhood's most affordable, multi-family housing**. In addition, the proposed restaurant use here clearly amounts to improper "**spot zoning**" that does not comply the City's "[Zoning Principles](#)" which provide a guide to preserve compatible land uses. There is also a **valid petition** signed by 64% (7 out of 11) of the eligible property owners in opposition to the request. Moreover, the proposed location for the requested "mixed use"/restaurant zoning **does not comply with Imagine Austin since this intersection with Windsor Road is not on the ASMP Transit Priority Network and is not an Imagine Austin corridor**. Finally and most importantly, the additional pedestrian and vehicle traffic to a restaurant located here presents an **unacceptable safety risk to pedestrians and vehicle traffic** since the existing, narrow street already receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports to APD since 2017. **With applicant's projected 10-fold increase in trip counts with their proposal, this is not the right place to increase pedestrian traffic on a cut-through street that has no sidewalks**. Unless and until the city and/or Applicant provide for infrastructure improvements to address safety concerns (e.g., limited sidewalks, narrow street, MoPac/bypass proximity, inadequate parking, poor traffic signaling and crosswalks, etc.), no new commercial uses should be introduced here.

Due to substantial safety concerns about the location of the proposed restaurant/park project, we instead would support permitting and approval of a food truck at the Tarrytown Neighborhood Park (aka Triangle Park) on selected dates (e.g., weekends) as meeting the park and food option objectives of this proposal, but at a better, safer location. Perhaps a location at the southmost corner of the park would be best in terms of minimal impact to existing residential homes. However, any consideration of this proposal should be sure to consider input from affected neighbors.

Thank you for your consideration.

Michael Rocco Cannatti

Chair, Central West Austin Neighborhood Plan Contact Team

## Chaffin, Heather

**From:** Fox, Kathleen  
**Sent:** Monday, September 30, 2019 1:56 PM  
**To:** Chaffin, Heather  
**Subject:** FW: Case No. C14-2019-0049 - request filed to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted)

yours

---

**From:** Linda Roesle [mailto:lkroesle@yahoo.com]  
**Sent:** Monday, September 30, 2019 1:09 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>  
**Cc:** Alter, Alison <Alison.Alter@austintexas.gov>  
**Subject:** Case No. C14-2019-0049 - request filed to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted)

### \*\*\* External Email - Exercise Caution \*\*\*

I OPPOSE the zoning change by referencing the proposed changes in Case No. C14-2019-0049.

This request is clearly a case of "spot zoning" that violates neighborhood plan guidance on where restaurants belong, and demand that the plan amendment and related restaurant zoning request be denied because the project does not comport with neighborhood plan for locating commercial services in our *existing* commercial centers (e.g., along Exposition and Lake Austin Blvd). My husband and I spent TWO Years working with other residents to create this neighborhood plan and do NOT appreciate changes to it done without our permission.

Even more importantly, if you have ever driven along Winsted to avoid MoPac traffic, you will know that **significant safety issues** will be created by adding a restaurant here. Any additional pedestrian and vehicle traffic at this location presents an unacceptable safety risk to our neighborhood, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports since 2017. Underscoring our safety concerns, there was recently a traffic accident at the intersection when a northbound truck on Winsted collided with a pregnant woman turning left onto southbound Winsted.

Consequently, we request that our neighborhood plan be honored as is and the residential character of our neighborhood be retained.

Linda Roesle  
2900 Enfield Road  
Austin, Texas

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## Chaffin, Heather

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**From:** Sara Madera [REDACTED]  
**Sent:** Monday, September 30, 2019 1:31 PM  
**To:** Chaffin, Heather  
**Subject:** Case No. C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

I oppose the rezoning of 2401 Winsted.

This is a bad precedent for development in Central West Austin neighborhoods.

**Sara Madera**

ABR,CNE,CRS,EPRO,GREEN,GRI,SRES,Broker  
Platinum Top 50 Finalist 2012, 2013 - Lic. 338902

**Stanberry REALTORS®** Austin, TX

<http://SaraMadera.com>

[REDACTED]  
512-469-0894 home office

512-750-5536 mobile

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## Chaffin, Heather

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**From:** Lee Norman [mailto:lee.norman@gmail.com]  
**Sent:** Monday, September 30, 2019 12:35 PM  
**To:** Chaffin, Heather  
**Cc:** Alter, Alison; Tovo, Kathie  
**Subject:** comment form for Case No. C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

As a resident of this neighborhood, I am opposed to a restaurant zoning request for 2401 Winsted.

Thanks and please don't hesitate to reach out with any questions.

Lee

--

Lee Norman  
512.608.7025

[www.linkedin.com/in/leenorman/](https://www.linkedin.com/in/leenorman/)

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**Chaffin, Heather**

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**From:** Genie Miller [mailto:geniemiller@austintx.gov]  
**Sent:** Monday, September 30, 2019 11:41 AM  
**To:** Chaffin, Heather  
**Subject:** Fw: Neighborhood plans

\*\*\* External Email - Exercise Caution \*\*\*

**From:** Genie Miller  
**Sent:** Monday, September 30, 2019 11:38 AM  
**To:** Kathleen Fox  
**Subject:** Neighborhood plans

Please oppose zoning change Case No. C142019-0049 and future land use Case No. NPA-2019-0027.02

Eugenia Miller  
1510 Gaston Avenue 78703

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## Chaffin, Heather

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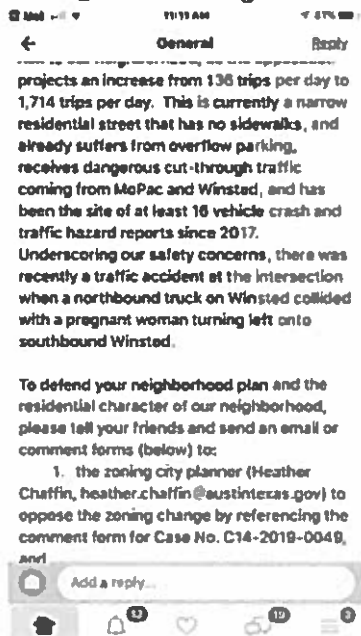
**From:** Marsha [REDACTED]  
**Sent:** Monday, September 30, 2019 11:16 AM  
**To:** Chaffin, Heather  
**Subject:** Please see case number below

\*\*\* External Email - Exercise Caution \*\*\*

I am writing to protest approval of this spot zoning. Tarrytown is already a gridlock and dangerous to try and ride a bike much less walk

This is not a good idea. Please see more reasons below

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100% 11:11 AM 57%  
General Reply  
neighborhood.

Even more importantly, if you have ever driven along Winsted to avoid MoPac traffic, you will know that significant safety issues will be created by adding a restaurant here. Any additional pedestrian and vehicle traffic at this location presents an unacceptable safety risk to our neighborhood, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports since 2017. Underscoring our safety concerns, there was recently a traffic accident at the intersection when a northbound truck on Winsted collided with a pregnant woman turning left onto southbound Winsted.

To defend our neighborhood and the  
Add a reply...  
🏠 🔔 13 ❤️ 🗨️ 19 ☰ 2

Marsha

Keep on Keepin on

## Chaffin, Heather

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**From:** Gabriel Wilson <wilson.gabriel@gmail.com>  
**Sent:** Tuesday, October 01, 2019 2:35 PM  
**To:** Chaffin, Heather; Fox, Kathleen  
**Cc:** Alter, Alison; Tovo, Kathie; Erin Wilson  
**Subject:** 2401 Winsted; 2019-031788 (NPA-2019-0027.2)

\*\*\* External Email - Exercise Caution \*\*\*

My name is Gabriel Wilson, my wife Erin Wilson and I are registered property owners at 2406 Sharon Lane, within 400 feet of the property at 2401 Winsted Lane and under consideration for a zoning change from MF-2-NP to something that supports a restaurant and light retail. We have owned this property on Sharon Lane for 4 years and, as a neighbor and father of 2 children under 4 years old, we are **OPPOSED** to any change in the Land Development Code which would zone the property to any classification other than MF-2-NP.

Significant safety issues are raised by the increased foot traffic by creating a restaurant into the neighborhood where one was never considered to exist before and where the existing, narrow street already receives dangerous cut-through traffic coming from MoPac and Winsted.

- No sidewalk exists to connect the site to Tarrytown Park
- No sidewalk exists to connect sidewalk networks from the east and west sides of Mopac
- There is not an accessible path from the sidewalk up to the buildings and proposed food establishment to serve the walking community
- A "hawkeye" or similar sensor is not present at the Windsor crosswalk near The Girls' School to allow safe pedestrian crossing to the sidewalk network

Significant safety issues are raised by bringing restaurant traffic and parking congestion into our residential neighborhood, especially given the nature of cut-through traffic coming off of Mopac on Winsted. Currently there is no infrastructure to handle the anticipated increased traffic and parking in the immediate area.

- The existing eastbound right turn lane from Windsor to Winsted encourages drivers speed thru the turn without regard to safety and directly into traffic that will be entering the site on foot and in a car
- There are no existing traffic calming devices along Winsted or Windsor (such as traffic humps) resulting in significant speeding on Winsted and Windsor. In addition, there are blind turns onto Winsted and coming onto Windsor from side streets.

The proposed change creates significant negative impacts to local neighbors, and does not propose any remedy to address.

- There are no parking management tools (e.g., parking limits, such as parking only on one side, limited hours of parking, residential parking permit, etc.) to Winsted area since it is a major cut-thru street that is narrow and already difficult to drive and walk along (no sidewalks).
- There are no establish hours of operation or sound requirements (in case the owner decides to make it a music venue) like prohibiting amplified sound
- There are height, lighting, odor, trash dumpster or signage restrictions for a restaurant that prevent the property located in the heart of a residential area from adversely affecting neighbors

Finally, the request is a clear case of "spot zoning" that is against city policy and that also violates neighborhood plan guidance on where restaurant uses belong. On this, the Future Land Use Map identifies a number of locations where restaurant zoning is desired, mostly along the major nodes along Exposition and Lake Austin Blvd. The current site, which has some of our neighborhood's most affordable multifamily housing, should not be sacrificed with the "spot zoning" proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

Our neighborhood has sufficient parks and restaurant zoned parcels to within a 1/2 mile radius. Please represent the sentiment of the most locally impacted neighbors of this request and **OPPOSE** this unnecessary zoning change.

Thank you,  
Gabriel Wilson  
2406 Sharon Lane  
202-288-4155

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## Chaffin, Heather

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**From:** Kristi McKenzie [REDACTED]  
**Sent:** Wednesday, October 02, 2019 3:25 PM  
**To:** Chaffin, Heather; Fox, Kathleen; Alter, Alison; Tovo, Kathie  
**Subject:** Case No. C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

I am a Tarrytown resident and I oppose the propose zoning change along Winsted and the Mopac (2401 Winsted). I believe these changes are not consistent with our neighborhood character and presents safety concerns along this heavily traveled area.  
Kristi McKenzie

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## Chaffin, Heather

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**From:** Grace Fletcher [REDACTED]  
**Sent:** Sunday, September 29, 2019 4:21 PM  
**To:** Alter, Alison; Cadena-Mitchell, Kurt; Chaffin, Heather; District10

\*\*\* External Email - Exercise Caution \*\*\*

Dear Council Member Alter and Staff,

My name is Grace Fletcher and I am a Tarrytown resident and active member of W.A.N.G. I currently live at 2401 Winsted Lane and am in full support of the rezoning of this property (Case # NPA-2019-0027.02 & C14-2019-0049). I previously lived in Windsor park (East Austin) and was ecstatic to have found affordable living here in the heart of Tarrytown a few months ago and plan to be here for a very long time.

I have been a nanny in this specific neighborhood for over 5 years and have visited about every child-based facility in central Austin. As a childcare provider who watches two or more children at a time, finding a place where families and children can dually experience a safe and fun dining environment is an extreme challenge. Tarrytown lacks any family-friendly facility where children can safely play AND eat in an enclosed area, which baffles me. Locations that do provide this amenity are too far from downtown and never worth the fight in traffic.

Our closest park, Triangle Park, lacks any enclosures and offers no public restrooms for the children which greatly reduces the usability of the park. Westernfield park also is not fully fenced even though it is adjacent to a FREEWAY! I personally know parents while at this park who have had altercations with homeless men there when trying to assist their children in using the park's public bathrooms. Terrifying!

Last Saturday, I overheard a group of people outside my unit discussing the safety hazard that this rezoning may cause due to the volume of cars coming through Winsted and the lack of sidewalks. As a person who walks these specific streets every morning and evening, I have never encountered a situation where I felt unsafe and never witnessed any issues with vehicles driving in that area. The traffic isn't any different from the neighborhood cut through streets of Dormarion, Indian Trail or Margranita Crescent. If sidewalks are the issue, then sidewalks or speed bumps should be discussed instead of stopping the rezoning of 2401 Winsted.

I am contacting y'all to make sure that the voice of the people most impacted by this rezoning care are heard. The residents of 2401 Winsted is a close nit community and everyone is very excited at the possibility of having a Food Truck at our property. We plan to attend all upcoming hearings with the city.

Thank you for your time,

Grace Fletcher

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## Chaffin, Heather

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**From:** Stephanie Jarnigan [REDACTED]  
**Sent:** Sunday, September 29, 2019 4:03 PM  
**To:** Chaffin, Heather  
**Subject:** Case No. C14-2019-0049 - OPPOSED TO ZONING CHANGE REQUEST

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I am a property owner / permanent resident in the Tarrytown neighborhood. I am writing to register my opposition to the zoning change requested in Case No. C14-2019-0049.

Thank you,  
Stephanie Jarnigan  
3303 Bridle Path, Austin, TX 78703

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## Chaffin, Heather

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**From:** Romalda <[REDACTED]>  
**Sent:** Sunday, September 29, 2019 2:13 PM  
**To:** Chaffin, Heather  
**Subject:** 2401 Winsted C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Dear Heather

Spot zoning in our neighborhood is not ok with me, please deny this request.

Thank you.

Romalda Allsup

512 445 4489  
[REDACTED]

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## Chaffin, Heather

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**From:** Nancy O'Bryant Puentes <[REDACTED]>  
**Sent:** Sunday, September 29, 2019 2:00 PM  
**To:** Chaffin, Heather  
**Cc:** Alter, Alison; Tovo, Kathie  
**Subject:** please no on Case No. C14-1019-0049

\*\*\* External Email - Exercise Caution \*\*\*

To Heather Chaffin  
Zoning City Plannere

Regarding Case No. C14-2019-0049

Please do not destroy our neighborhood by changing the zoning on Winsted! This action will be detrimental to traffic, to safety, and to the character of our neighborhood! Please do not allow this! It is a really bad request.

Nancy & Carlos Puentes  
1808 Forest Trail  
Austin 78703

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## Chaffin, Heather

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**From:** Karen Browning <[REDACTED]>  
**Sent:** Sunday, September 29, 2019 1:57 PM  
**To:** Tovo, Kathie; Chaffin, Heather  
**Subject:** Re: NPA-2019-0027.02, C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

As home owners near this area and very familiar with it, this is not a good idea and we very much oppose this. There are better places for this. This is a one way street (often blocked up with cars on both sides), heavily used as the side road for MoPac, and will create all kinds of problems in the surrounding neighborhoods. Bad planning, keep with the current use plan.

Karen and Mark Browning, 2300 Townes Lane, 78703

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## Chaffin, Heather

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**From:** the Pickhardts [REDACTED]  
**Sent:** Sunday, September 29, 2019 12:42 PM  
**To:** Chaffin, Heather  
**Subject:** Please oppose the zoning change request 2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Please respect our neighborhood plans.

Thank you,

Irene Pickhardt

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## Chaffin, Heather

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**From:** Tommy Vascocu [REDACTED]  
**Sent:** Sunday, September 29, 2019 12:21 PM  
**To:** Chaffin, Heather; Tovo, Kathie; Fox, Kathleen  
**Cc:** Alter, Alison; mike@tcciplaw.com  
**Subject:** Case No. C14-2019-0049 Zoning  
**Attachments:** Austin Neighborhood Objection .pdf

\*\*\* External Email - Exercise Caution \*\*\*

Please note that I object to the proposed zoning in the above case. This plan violates the current neighborhood plan and residential character of the neighborhood. Thank you.

Tommy R. Vascocu  
2619 Maria Anna Road  
Austin, Texas 78703  
H 512-300-0046  
M 432-894-1186

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## Chaffin, Heather

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**From:** LAURA Sanders [REDACTED]  
**Sent:** Sunday, September 29, 2019 5:04 PM  
**To:** Chaffin, Heather  
**Subject:** Zoning for restaurant at winstead and Mopac Case No. C14-2019-0049,

\*\*\* External Email - Exercise Caution \*\*\*

Hello heather

I am a home owner on 11th street. I totally oppose this rezoning. This is a residential neighborhood with too much traffic already. And plenty of restaurants Please do not approve this re-zoning

Thank you  
Laura

Laura Sanders  
[REDACTED]

914 536 7183

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## Chaffin, Heather

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**From:** Fox, Kathleen  
**Sent:** Monday, September 30, 2019 7:58 AM  
**To:** Chaffin, Heather  
**Subject:** FW: Case No. C14-2019-0049 Zoning  
**Attachments:** Austin Neighborhood Objection .pdf

This is for the rezoning

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**From:** Tommy Vascocu [REDACTED]  
**Sent:** Sunday, September 29, 2019 12:21 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>  
**Cc:** Alter, Alison <Alison.Alter@austintexas.gov>; [REDACTED]  
**Subject:** Case No. C14-2019-0049 Zoning

### \*\*\* External Email - Exercise Caution \*\*\*

Please note that I object to the proposed zoning in the above case. This plan violates the current neighborhood plan and residential character of the neighborhood. Thank you.

Tommy R. Vascocu  
2619 Maria Anna Road  
Austin, Texas 78703  
H 512-300-0046  
M 432-894-1186

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## Chaffin, Heather

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**From:** Fox, Kathleen  
**Sent:** Monday, September 30, 2019 7:56 AM  
**To:** Chaffin, Heather  
**Subject:** FW: Case No. C14-2019-0049 - OPPOSED TO ZONING CHANGE REQUEST

This is for your case.

**Kathleen Fox**  
Senior Planner  
City of Austin | Planning & Zoning Dept.  
P.O. Box 1088  
Austin, Texas 78767

**Tel |** 512.974.7877  
**Email |** [kathleen.fox@austintexas.gov](mailto:kathleen.fox@austintexas.gov)

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**From:** Stephanie Jarnigan [REDACTED]  
**Sent:** Sunday, September 29, 2019 4:04 PM  
**To:** Fox, Kathleen <[Kathleen.Fox@austintexas.gov](mailto:Kathleen.Fox@austintexas.gov)>  
**Subject:** Case No. C14-2019-0049 - OPPOSED TO ZONING CHANGE REQUEST

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Fox,

I am a property owner / permanent resident in the Tarrytown neighborhood. I am writing to register my opposition to the zoning change requested in Case No. C14-2019-0049.

Thank you,  
Stephanie Jarnigan  
3303 Bridle Path, Austin, TX 78703

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## Chaffin, Heather

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**From:** Susan Pascoe [REDACTED]  
**Sent:** Sunday, September 29, 2019 8:57 PM  
**To:** Chaffin, Heather  
**Cc:** Tovo, Kathie; Alter, Alison  
**Subject:** Case No. C14-2019-0049 Opposition

\*\*\* External Email - Exercise Caution \*\*\*

I am adamantly opposed to the request recently filed to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted).

The request is a clear case of "spot zoning" that is against city policy and that also violates the Central West Austin neighborhood plan guidance on where restaurant uses belong. On this, the Future Land Use Map identifies a number of locations where restaurant zoning is desired, mostly along the major nodes along Exposition and Lake Austin Blvd. The current site, which has some of our neighborhood's most affordable multifamily housing, should not be sacrificed with the "spot zoning" proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

This rezoning is not compatible with the neighborhood plan we worked so long and hard to develop and should be denied.

Thank you.

Susan Pascoe  
2502 Hartford Rd

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## Chaffin, Heather

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**From:** Tomas Pantin [REDACTED]  
**Sent:** Sunday, September 29, 2019 9:53 PM  
**To:** Chaffin, Heather; Alter, Alison; Tovo, Kathie  
**Subject:** RE: Case No. C14-2019-0049 (2401 Winsted - 78703)

\*\*\* External Email - Exercise Caution \*\*\*

RE: Case No. C14-2019-0049 (2401 Winsted - 78703)  
Zoning city planner - Heather Chaffin

Dear Ms Chaffin  
**Please oppose the changes requested in this case.**

This case is asking for incompatible spot zoning in the middle of a residential neighborhood. **Plus, significant safety issues** will be created by adding a restaurant here. Any additional pedestrian and vehicle traffic at this location presents an unacceptable safety risk to our neighborhood, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports since 2017.

Thank you  
Tomas Pantin  
615 Deep Eddy Ave  
Austin TX 78703

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## Chaffin, Heather

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**From:** [REDACTED]  
**Sent:** Monday, September 30, 2019 7:09 AM  
**To:** Chaffin, Heather  
**Cc:** Tovo, Kathie; Alter, Alison  
**Subject:** Case # C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Chaffin,

I am writing to express my opposition to proposed zoning changes for 2401 Winstead Lane. Our neighborhood and the City of Austin agreed that retail should be restricted to certain areas in order to preserve the integrity of the neighborhood as well as maintain safety.

The corner in question is already busy and dangerous with cars and is a place where children ride bikes and residents walk. I urge you to reject the proposed zoning change.

Thanks,

Elise Schram  
1408 Hardouin Avenue  
Austin, Texas 78703

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**Chaffin, Heather**

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**From:** RS MD [REDACTED]  
**Sent:** Monday, September 30, 2019 7:28 AM  
**To:** Chaffin, Heather  
**Subject:** In Re Case Number C14-2019-0049, 2401 Winstead LN

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Chaffin,

I oppose any commercial zoning change to this property, specifically, a food court or any other culinary flights of fantasy defiling our neighborhood.

Sincerely,

--

**Richard Schram MDJD**  
Board Certified in Orthopedic Surgery  
Fellowship Trained in Sports Medicine

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## Chaffin, Heather

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**From:** George Lange [REDACTED]  
**Sent:** Monday, September 30, 2019 9:19 AM  
**To:** Chaffin, Heather; Fox, Kathleen  
**Cc:** Alter, Alison; Tovo, Kathie  
**Subject:** Zoning change case C14-2019-0049 & Land use map change case NPA-2019-0027.02

\*\*\* External Email - Exercise Caution \*\*\*

Dear Heather and Kathleen,

I am a resident of Central West Austin, and I am writing in reference to the "spot zoning" case that is the subject of the indicated case numbers. I am opposed to the zoning change and amendment to the neighborhood plan. The existing neighborhood plan has been created to limit commercial establishments to certain areas in order to maintain the existing neighborhood character. I believe we should continue to follow the plan, and in general, avoid a culture of routinely allowing variances. Thank you for your consideration.

George Lange  
3200 Hillview Road

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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: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Kelly & Greg Wilson  
Your Name (please print)

1617 Watchhill Rd  
Your address(es) affected by this application

Greg Wilson  
Signature

10/3/19  
Date

512 422 1155  
Daytime Telephone:

Comments: A restaurant at this location in the middle of a residential neighborhood is completely off-putting

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

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.

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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: C14-2019-0049  
Contact: Heather Chaffin, 512-974-2122  
Public Hearing: Planning Commission August 13, 2019  
City Council September 19, 2019

Allen W. Smith  
Your Name (please print)  
1404 Kent Lane

Your address(es) affected by this application

*Allen W. Smith*  
Signature  
Date 9-30-2019

Daytime Telephone: 512-381-2814

Comments: The zoning change is inconsistent with the neighborhood plan and will create dangerous conditions on Winstead will vehicle traffic since that street is narrow and congested currently. There have upwards of 16 accidents at the intersection of Winstead and Windsor Rd. since 2017. So introducing a commercial element in to a neighborhood setting is not a best use for the property that is already zoned multi-family.

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

## Chaffin, Heather

---

**From:** Brian Wilson [REDACTED]  
**Sent:** Monday, September 30, 2019 11:02 AM  
**To:** Chaffin, Heather  
**Subject:** Zoning Change OPPOSED at 2401 Winsted Lane

\*\*\* External Email - Exercise Caution \*\*\*

*Reference Case #C14-2019-0049U*

Dear Case Manager Heather Chaffin,

My name is Brian Wilson and I am a registered property owner at 2408 Sharon Lane, within 500 feet of the property at 2401 Winsted Lane and under consideration for a zoning change from MF-2-NP to something that supports a restaurant and light retail. I have lived at this address on Sharon Lane for 15 years and, as a neighbor and father of three children 10 and under, I am **OPPOSED** to any change in the Land Development Code which would zone the property to any classification other than MF-2-NP.

Significant safety issues are raised by the increased foot traffic by creating a restaurant into the neighborhood where one was never considered to exist before and where the existing, narrow street already receives dangerous cut-through traffic coming from MoPac and Winsted.

- No sidewalk exists to connect the site to Tarrytown Park
- No sidewalk exists to connect sidewalk networks from the east and west sides of Mopac
- There is not an accessible path from the sidewalk up to the buildings and proposed food establishment to serve the walking community
- A "hawkeye" or similar sensor is not present at the Windsor crosswalk near The Girls' School to allow safe pedestrian crossing to the sidewalk network

Significant safety issues are raised by bringing restaurant traffic and parking congestion into our residential neighborhood, especially given the nature of cut-through traffic coming off of Mopac on Winsted. Currently there is no infrastructure to handle the anticipated increased traffic and parking in the immediate area.

- The existing eastbound right turn lane from Windsor to Winsted encourages drivers speed thru the turn without regard to safety and directly into traffic that will be entering the site on foot and in a car
- There are no existing traffic calming devices along Winsted or Windsor (such as traffic humps) resulting in significant speeding on Winsted and Windsor. In addition, there are blind turns onto Winsted and coming onto Windsor from side streets.

The proposed change creates significant negative impacts to local neighbors, and does not propose any remedy to address.

- There are no parking management tools (e.g., parking limits, such as parking only on one side, limited hours of parking, residential parking permit, etc.) to Winsted area since it is a major cut-thru street that is narrow and already difficult to drive and walk along (no sidewalks).
- There are no establish hours of operation or sound requirements (in case the owner decides to make it a music venue) like prohibiting amplified sound

- There are height, lighting, odor, trash dumpster or signage restrictions for a restaurant that prevent the property located in the heart of a residential area from adversely affecting neighbors

Finally, the request is a clear case of "spot zoning" that is against city policy and that also violates neighborhood plan guidance on where restaurant uses belong. On this, the Future Land Use Map identifies a number of locations where restaurant zoning is desired, mostly along the major nodes along Exposition and Lake Austin Blvd. The current site, which has some of our neighborhood's most affordable multifamily housing, should not be sacrificed with the "spot zoning" proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

Our neighborhood has sufficient parks and restaurant zoned parcels to within a 1/2 mile radius. Please represent the sentiment of the most locally impacted neighbors of this request and **OPPOSE** this unnecessary zoning change.

Thank you,  
Brian G. Wilson  
2408 Sharon Lane  
512-423-9031

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## Chaffin, Heather

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**From:** Emily Lawrence Mapes [REDACTED]  
**Sent:** Wednesday, September 18, 2019 9:51 PM  
**To:** Alter, Alison  
**Cc:** Cadena-Mitchell, Kurt; Chaffin, Heather; District10  
**Subject:** Enthusiastic support for LR-MU-NP

\*\*\* External Email - Exercise Caution \*\*\*

Dear Council Member Alter,

As a resident of Tarrytown with young children (aged 5 and 7), I'd like to voice my full-throated support of the proposed food truck/playground development project at the intersection of Windsor and Winsted, case number # NPA-2019-0027.02 & C14-2019-0049.

My family chose to live in Tarrytown for the easy commute to my job downtown and the great elementary school. I believe walkable amenities like this project would be good for my family and our community. This proposed site is an easy walk or bike ride from my house, and I'd love the opportunity to create tighter neighborhood ties and support a new local business without waiting in traffic.

Thank you,  
Emily Lawrence  
2100 Forest Trail  
Austin, TX 78703

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## Chaffin, Heather

---

**From:** Pepper Daniel [REDACTED]  
**Sent:** Wednesday, September 11, 2019 2:13 PM  
**To:** Chaffin, Heather  
**Subject:** Winsted development

\*\*\* External Email - Exercise Caution \*\*\*

Hugh and Patricia Daniel at 2800b Windsor Rd oppose the winsted road development.

Congestion of traffic on a narrow street would mean more cars rerouted to our street at the corner of Sharon lane and Windsor Road where we own our home, one block from this site.

That is a dangerous cross at the light of Winsted and exiting Loop one and many accidents have happened there. Plus, the lane narrows east and west and fenderbenders have occurred.

This site should remain residential only.

It is not a safe area for children to play and roam, so close to Loop one.

Thank you,  
Hugh & Patricia Daniel

Sent from my iPad

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## Chaffin, Heather

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**From:** Pepper Daniel <pepperdaniel@yahoo.com>  
**Sent:** Wednesday, September 11, 2019 8:53 AM  
**To:** Chaffin, Heather  
**Subject:** Winsted RE-zoning

\*\*\* External Email - Exercise Caution \*\*\*

Patricia and Hugh Daniel at 2800 Windsor rd oppose the development proposed at Winsted. We will ask to speak at the hearing.

It is too crowded on that area one block away from our home and no parking without customers cutting thru our street. It is a dangerous route with mo-pac traffic so crowded as it is on that corner.

Sent from my iPad

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Case Number: C14-2019-0049  
Contact: Heather Chaffin, 512-974-2122  
Public Hearing: Planning Commission August 13, 2019  
City Council September 19, 2019

RENA PALGE MARCUS

Your Name (please print)

2413 WINSTADLN, AUSTIN, TX 78703

Your address(es) affected by this application

R. Paige Marcus

Signature

9/11/19

Date

Daytime Telephone: 915-497-3927

Comments: I can imagine how my home and my safety will be negatively impacted by rezoning this area. I have almost been hit, both walking & driving a number of times when leaving or returning to my home. This situation has a direct correlation with cars parked on the street & the limited visibility that drivers have of the road when cars are lined (parked) on either side, resulting in limited passage for one car... and impossible for 2 cars.

I purchased my property a little over a year ago &

(please all reverse side)

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



significant financial investment had the zoning in this residential area been different. As someone who frequently goes to the 3 parks in our area  
1. Westinfield 2. Triangle Park 3. Red Neighborhood park -> lets also not forget the Johnson Hike and Bike Trail

The reasoning for re-zoning isn't logical and clearly isn't necessary with the number of parks that we are so fortunate to already have in our neighborhood. This leads me to question the motives for re-zoning as we could easily infer that the need of parks in our neighborhood is not a painpoint and I will gladly volunteer my time to show the current applicants these parks if locating them has been difficult.

Thank you for reading this and being mindful of the preservation of this part of town and the safety of the residents.

R. Paige Maden

## Chaffin, Heather

---

**From:** Danyelle Price <[REDACTED]>  
**Sent:** Monday, September 09, 2019 1:40 PM  
**To:** Chaffin, Heather  
**Cc:** Diego Donamaria  
**Subject:** Cases NPA-2019-0027.02 and C14-2019-0049

\*\*\* External Email - Exercise Caution \*\*\*

Good afternoon Heather,

My husband and I received several notices regarding this re-zoning request. The land is right around the corner from our home. I contacted Amanda with the Drenner Group to get more information on the project. I just wanted to note that I am in favor of this new zoning. My only concern would be parking, but I know that the City has rigorous requirements in place to help ensure proper parking for business establishments.

Have a lovely day,

Danyelle & Diego Donamaria  
2411 Sharon Lane  
Austin, 78703

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## Chaffin, Heather

---

**Subject:** FW: Enthusiastic support for LR-MU-NP

---

**From:** Emily Lawrence Mapes  
**Sent:** Wednesday, September 18, 2019 9:51 PM  
**To:** Alter, Alison <Alison.Alter@austintexas.gov>  
**Cc:** Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; District10 <District10@austintexas.gov>  
**Subject:** Enthusiastic support for LR-MU-NP

\*\*\* External Email - Exercise Caution \*\*\*

Dear Council Member Alter,

As a resident of Tarrytown with young children (aged 5 and 7), I'd like to voice my full-throated support of the proposed food truck/playground development project at the intersection of Windsor and Winsted, case number # NPA-2019-0027.02 & C14-2019-0049.

My family chose to live in Tarrytown for the easy commute to my job downtown and the great elementary school. I believe walkable amenities like this project would be good for my family and our community. This proposed site is an easy walk or bike ride from my house, and I'd love the opportunity to create tighter neighborhood ties and support a new local business without waiting in traffic.

Thank you,  
Emily Lawrence  
2100 Forest Trail  
Austin, TX 78703

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September 19, 2019

Council Member Alison Alter  
District 10

Sent via email

**RE: 2401 Winsted Lane**

Dear Council Member Alter:

I am a homeowner on Griswold Lane. I live within a reasonable boundary area from 2401 Winsted Lane, a property under consideration for a zoning change.

I support this zoning change from MF-2-NP to LR-MU-NP for a number of reasons. First, our neighborhood desperately needs more mixed use zoning designation. The parcel under consideration is ideally located on the perimeter of the neighborhood, backs to MoPac and will serve many families and homes with the services this zoning use will afford.

Second, I am tired of being held hostage by our local neighborhood group, WANG. They do not represent our neighborhood interests and instead are exposing themselves as an irrelevant vocal minority group with ample time to be busybodies. For too long they have dictated land use policy without considering public majority opinion and operate as a totalitarian group holding too much power over land use and private property matters.

I am in full support of a change to the West Austin NPA and FLUM modification from SF to neighborhood mixed use.

The MU overlay will allow existing residential use to remain and the new LR base district will allow for desperately needed neighborhood commercial uses. It is a win-win for the neighborhood. In a great act of hypocrisy, WANG refuses to accept the neighborhood public majority affirmation of the rezoning of this parcel. The actual neighborhood (non WANG) expresses overwhelming majority support for this zoning change. With your support as well as planning commission, we can allow the public process to have a fair forum for neighborhood to be fairly represented outside of the "neighborhood regime" that claims to represent our interests.

Thank you for reading this letter and supporting this zoning change.

Sincerely,



Blake K. Thompson

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Case Number: C14-2019-0049  
Contact: Heather Chaffin, 512-974-2122  
Public Hearing: Planning Commission August 13, 2019  
City Council September 19, 2019

Robert D Jones

Your Name (please print)

200,200,1904+1900

Your address(es) affected by this application

Winsted

8-9-10

Signature

Date

Daytime Telephone

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

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Case Number: C14-2019-0049  
Contact: Heather Chaffin, 512-974-2122  
Public Hearing: Planning Commission August 13, 2019  
City Council September 19, 2019

*CRISTIN JUCU'LOV*  
Your Name (please print)

2400 WINSTED LN., AUSTIN, TX 78703

Your address(es) affected by this application

*[Signature]*  
Signature

9/11/19  
Date

Daytime Telephone

Comments:

☐ I am in favor  
☒ I object

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

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**Case Number: C14-2019-0049**

**Contact: Heather Chaffin, 512-974-2122**

**Public Hearing: Planning Commission August 13, 2019  
City Council September, 19, 2019**

**Tim JAMAIL**

Your Name (please print)

**2404 WINSTED LN.**

Your address(es) affected by this application

**Tim JAMAIL** **9/17/19**  
Signature Date

Daytime Telephone: **(512) 474-9493**

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



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Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Robert Dsch

Your Name (please print)

☐ I am in favor  
☒ I object

2407 SHARON LN

Your address(es) affected by this application

[Signature] 09/14/2019

Signature

Date

Daytime Telephone: 512 686-5627, 512 788-8848

Comments: Traffic flow in this area  
is already a problem in the morning  
(Girls School) and a problem  
with traffic by passing mapes  
on Winstead, W. Crescent, blanch  
past Terrytown Park. I'm  
afraid of the safety of  
children playing at the park  
no side walks in leaves

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

Case Number: **C14-2019-0049**

August 13, 2019

Dear Planning Commissioners,

I live at 2003 Indian Trail which is less than 200' from the applicant's site. I wish to raise a few critical concerns regarding the zoning application for 2401 Winstead Lane. Together these items should lead you to deny this zoning request. I feel it important to state that I work in real estate development and manage entitlement and development projects across the central Texas region. As such, I am not anti-development.

**Merit of the Deal-**

For too long this Planning Commission and the residents of Austin have been lied to for zoning applications. Countless applications are filled with disingenuous plans that seek to mislead the general public in order to reduce the public opposition. These plans of course immediately change following approval of the project by City Council. Please consider that the applicant purchased this property for more than two million dollars. They then hired Drenner Group, one of the most expensive entitlement consultants in the city, to lead these entitlement efforts. There are only 11 units in this complex with an average size of 892 sq. ft. The economics of this plan do not make sense as there is no conceivable way that a food truck and these 11 units can justify the amount of expense the applicant is incurring. Especially when you consider the applicant also informed the room at the residents meeting that he was under contract for the 'house next door' (assuming immediately next door- its located at 2407 Winstead). Travis County Appraisal District currently values that site at \$616,610. If that transaction closes this very likely puts the applicant's total spend at more than \$3 million. It also should be known that the applicant is President of Lincoln Ventures- a successful real estate development firm that has entitled and built a plethora of properties in Austin.

Furthermore, from a market perspective- the food truck idea has already been tried recently and it failed. It was located at the southeast corner of Pecos and Exposition. It didn't last very long and is no longer there due to a lack of business.

**Safety-**

Granting this zoning application would be extremely dangerous. The driveway is located a few feet from Windsor Road intersection where speed limits are 30 mph. When heading westbound toward the proposed site from Mopac, you descend a steep hill that causes vehicles to travel well in excess of 30 mph. There then is a sharp blind turn onto Winstead where the driveway is located. Due to residents parking on both sides of the road- Winstead often becomes a one-way street. Having driven this route

thousands of times- I myself have almost collided with cars and pedestrians when turning on Winstead. It is so dangerous I no longer walk this route with my family as there are no sidewalks on Winstead. Making matters worse- during rush hour- people use Winstead as a cut-through street to avoid Mopac. They often speed and drive recklessly. On several occasions my family and I have almost been hit by cars on Winstead, a couple incidents were so egregious I called Austin Police department to report the reckless driving. The driveway and sole access point to the property does not allow sufficient distance for cars to recognize oncoming traffic to stop.



#### **Parking-**

The applicant proposes removing parking spaces for this site. The problem is they don't have enough spaces for their own residents (let alone customers to a business) as evidenced by the numerous vehicles that have been parked on the surrounding streets. These vehicles often get left for months without moving. Nearly all of my neighbors have called the city numerous times to deal with these seemingly abandoned vehicles. The truck pictured below has "F\*\*\* You" carved into the side of it (likely from a disgruntled person who had to deal with this truck parked in front of their house for extended periods). As of the date of this letter, it hasn't moved in weeks and has been in front or adjacent to my property on Indian Trail the last 34 of 48 days. He has been using Indian Trail for years to park. Regardless, numerous residents of this site have used Indian Trail and Winstead to long-term park their cars. Granting the applicant this zoning change will remove additional spaces and further burden those of us surrounding the property because patrons of the site will have no on-site parking available. They will then be forced to park in front of residences and walk down streets with no sidewalks.



**Site is out of date on all Zoning and Building Standards-**

Granting zoning and allowing them to operate businesses from this site when the building is not in compliance with city code and zoning standards is inadvisable. No new zoning or business licenses should be granted unless the site is brought up to current City of Austin standards. It's a safety hazard to the patrons of the establishment and to those living nearby as you have allowed businesses to operate in a site that was developed for residential use. You will have businesses operating next door to inhabited units. Newly constructed mixed-use buildings go through extensive city review prior to construction to account for all the obstacles caused when businesses and residents coexist. Approving this application will enable the applicant to operate business in an outdated 1950's residential building that is in no way conducive to safely and reasonably operating businesses.

**Benefit to the City/ Surrounding Land Use-**

Permanently rezoning a piece of property to accommodate a food truck would be like rezoning part of UT's campus to accommodate tailgates. It just doesn't make sense. In all seriousness- there is Tarrytown Shopping Center with full commercial use a short 400 yards from the site. A popular brick and mortar restaurant, yoga studio, liquor store, dry cleaners, and post office are just some of the tenants. Across Exposition Blvd. from the retail center is a business office development and gas station. Triangle Park is a few short steps from the applicant's site- there are several parks in the area. When you consider future development of University of Texas' property along Lake Austin Boulevard and Exposition- this neighborhood will be well suited with mixed use development in the years to come. There is also no opportunity to expand this zoning adjacent to the site. This would effectively be spot zoned to the detriment of the neighborhood.



I greatly appreciate you taking these concerns into account and respect the weighty decisions of the Commission. At the end of the day I can appreciate the applicant's efforts to improve the neighborhood but the plan falls short in merit and I respectfully request that you vote NO for this zoning application.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Justin Reynolds', with a long horizontal flourish extending to the right.

Justin Reynolds  
2003 Indian Trail  
Austin, TX 78703

**Chaffin, Heather**

---

**Subject:** FW: Winsted RE-zoning

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

**From:** Pepper Daniel

**Sent:** Wednesday, September 11, 2019 8:53 AM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Subject:** Winsted RE-zoning

Patricia and Hugh Daniel at 2800 Windsor rd oppose the development proposed at Winsted. We will ask to speak at the hearing.

It is too crowded on that area one block away from our home and no parking without customers cutting thru our street. It is a dangerous route with mo-pac traffic so crowded as it is on that corner.

Sent from my iPad

## **Chaffin, Heather**

---

**Subject:** FW: Winsted development

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

From: Pepper Daniel

Sent: Wednesday, September 11, 2019 2:13 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Winsted development

Hugh and Patricia Daniel at 2800b Windsor Rd oppose the winsted road development.

Congestion of traffic on a narrow street would mean more cars rerouted to our street at the corner of Sharon lane and Windsor Road where we own our home, one block from this site.

That is a dangerous cross at the light of Winsted and exiting Loop one and many accidents have happened there. Plus, the lane narrows east and west and fenderbenders have occurred.

This site should remain residential only.

It is not a safe area for children to play and roam, so close to Loop one.

Thank you,  
Hugh & Patricia Daniel

Sent from my iPad



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Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

*Shelli Paulg*  
Your Name (please print)

☐ I am in favor  
☒ I object

*2717 Windsor RD*

*Austin TX 78703*

*8.7.19*

Date

Signature

*512 507 3355*

Daytime Telephone:

Comments: *I ~~object~~ object commercial zoning in my residential neighborhood*

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

## Chaffin, Heather

---

**From:** Ted B [REDACTED]  
**Sent:** Tuesday, August 13, 2019 2:15 PM  
**To:** Chaffin, Heather  
**Cc:** Ted B  
**Subject:** Case #: C14-2019-0049

Hello Ms. Chaffin,

Referencing the case # in the subject line (subject property at 2401 Winsted Ln), I would just like to register my firm opposition to the application to change zoning to Neighborhood Mixed Use (LR-MU-NP). This is a neighborhood and street with many small children that is already overrun with traffic and quite treacherous for pedestrians (i.e. the local families walking dogs, riding bikes, or out with their children). The street is a perfect storm of street-side parking (due to limited driveways and garages) which narrows the thoroughway and heavy traffic as it is a feeder road to MoPac that many drivers use as a "shortcut" during peak MoPac traffic periods. The last thing this neighborhood needs is a commercial presence added to the mix, bringing in additional traffic and congestion, and worsening an already borderline unsafe area.

Regards,  
Charles (Ted) Batey  
2404 Sharon Ln  
Austin TX 78703

## Chaffin, Heather

---

**From:** Todd Hilliard [REDACTED]  
**Sent:** Friday, August 09, 2019 3:46 PM  
**To:** Chaffin, Heather  
**Subject:** Winsted & Windsor Rezoning

I am against this action. I live within the notification area on Indian Trail. There was an accident there today.

I've signed a petition and think the whole plan is ill advised.

Todd Hilliard  
2102 Indian Trail  
Austin, Texas 78703  
(512) 560-6966

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Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Jacqueline Shultz  
Your Name (please print)

2312 Dowfield Ln 78703  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

Signature

8/22/19  
Date

Daytime Telephone: 512 825 5466

Comments: The zoning is SF3 for a reason  
A large complex would add  
too much traffic to an already  
congested area and look  
horribly + bring property value  
around down

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

**Chaffin, Heather**

---

**Subject:** FW: Case #: C14-2019-0049

---

**From:** Ted B  
**Sent:** Tuesday, August 13, 2019 2:15 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Cc:** Ted B  
**Subject:** Case #: C14-2019-0049

Hello Ms. Chaffin,

Referencing the case # in the subject line (subject property at 2401 Winsted Ln), I would just like to register my firm opposition to the application to change zoning to Neighborhood Mixed Use (LR-MU-NP). This is a neighborhood and street with many small children that is already overrun with traffic and quite treacherous for pedestrians (i.e. the local families walking dogs, riding bikes, or out with their children). The street is a perfect storm of street-side parking (due to limited driveways and garages) which narrows the thoroughway and heavy traffic as it is a feeder road to MoPac that many drivers use as a "shortcut" during peak MoPac traffic periods. The last thing this neighborhood needs is a commercial presence added to the mix, bringing in additional traffic and congestion, and worsening an already borderline unsafe area.

Regards,  
Charles (Ted) Batey  
2404 Sharon Ln  
Austin TX 78703

**Chaffin, Heather**

---

**Subject:** FW: Winsted & Windsor Rezoning

**From:** Todd Hilliard  
**Sent:** Friday, August 09, 2019 3:46 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** Winsted & Windsor Rezoning

I am against this action. I live within the notification area on Indian Trail. There was an accident there today.

I've signed a petition and think the whole plan is ill advised.

Todd Hilliard  
2102 Indian Trail  
Austin, Texas 78703  
(512) 560-6966

**Chaffin, Heather**

---

**Subject:** FW: Rezoning of 2401 Winsted Ln - # NPA-2019-0027.02 & C14-2019-0049

**From:** Mitchell Zlotnik

**Sent:** Thursday, August 01, 2019 4:10 PM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; District10 <District10@austintexas.gov>; Allison.alter@austintexas.gov

**Cc:** aswor@drennergroupp.com

**Subject:** Rezoning of 2401 Winsted Ln - # NPA-2019-0027.02 & C14-2019-0049

Dear Council Member Alter,

My name is Mitch Zlotnik and I'm contacting you and your office to express my support for the proposed commercial rezoning of 2401 Winsted, Austin, TX 78703. I live 1 block away from this property on Sharon Ln and would love nothing more than to enjoy a food truck at this location. It's no secret that Tarrytown lacks walkable family-friendly places to eat which is surprising since its a centrally located neighborhood with kids everywhere. Zilker, Deep Eddy, Clarksville all have a number of walkable options to pick from and unfortunately, this pocket of the city does not. This simple proposed amenity would be such a nice solution for a community need without much of a footprint to the area. We all desire more walkability and this place provides that for our neighborhood. We sincerely hope you support this rezoning change!

Thank you for your consideration,

Mitch Zlotnik

**2222 Research Park, Ltd.**

1006 Mopac Circle, Suite 101

Austin, Texas 78746

512.474.9493 phone 512.474.5715 fax

August 1, 2019

**Via Hand Delivery**

Heather Chaffin

505 Barton springs Rd., 5<sup>th</sup> Floor

Austin, TX 78701

Re: 2401 Winsted Lane

Austin, TX

Related Zoning Case # C14-2019-0049

Dear Commission Members:

Please allow me to introduce myself. My name is Tim Jamail, President of 2222 Management, Inc., which is the managing partner for 2222 Research Park, Ltd. This partnership is the owner the property located at 2404 Winsted Lane, located directly across Winsted Lane from the above referenced property. As an owner of a property affected by the requested zoning change described in the referenced file, I do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (see enclosed petition).

The level of traffic along Winsted Lane at most times of the day is already to the point where it has become extremely difficult and dangerous for the homeowner's living along both sides of Winsted to exit their driveways. This situation is further exacerbated by the vehicles always parked along both sides of Winsted, leaving only one center lane available for traffic (see attached pictures). This has the effect of turning Winsted into a single lane street for drivers travelling in both directions, who must navigate around the parked vehicles, pedestrians and/or homeowner's exiting their property.

The contemplated use as proposed under the requested zoning change will reduce the amount of parking available on site, while increasing the amount of traffic the subject property currently generates, thereby serving to make a bad situation worse!

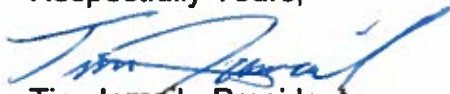


The applicant stated during the neighborhood meeting that the purpose of the zoning change request is to provide a "neighborhood park" so the surrounding neighbors will have a safe place to meet while their children play. I would like to point out there are currently two existing parks (Triangle Park and West Enfield Park) approximately 3 blocks away in either direction from the subject property. Furthermore, I do not believe that the minimal investment required to bring a food truck on site and fence in what in essence would be a small "food court" hardly qualifies as a park. Additionally, while the current applicant may have good intentions, there is no guaranty that any future owner would maintain the "park" concept as proposed if the requested zoning change is granted.

Lastly, any patrons attempting to access the proposed "park" by foot or bicycle will be placed at risk due to the lack of any sidewalks or bike lanes currently serving the area around the property in question.

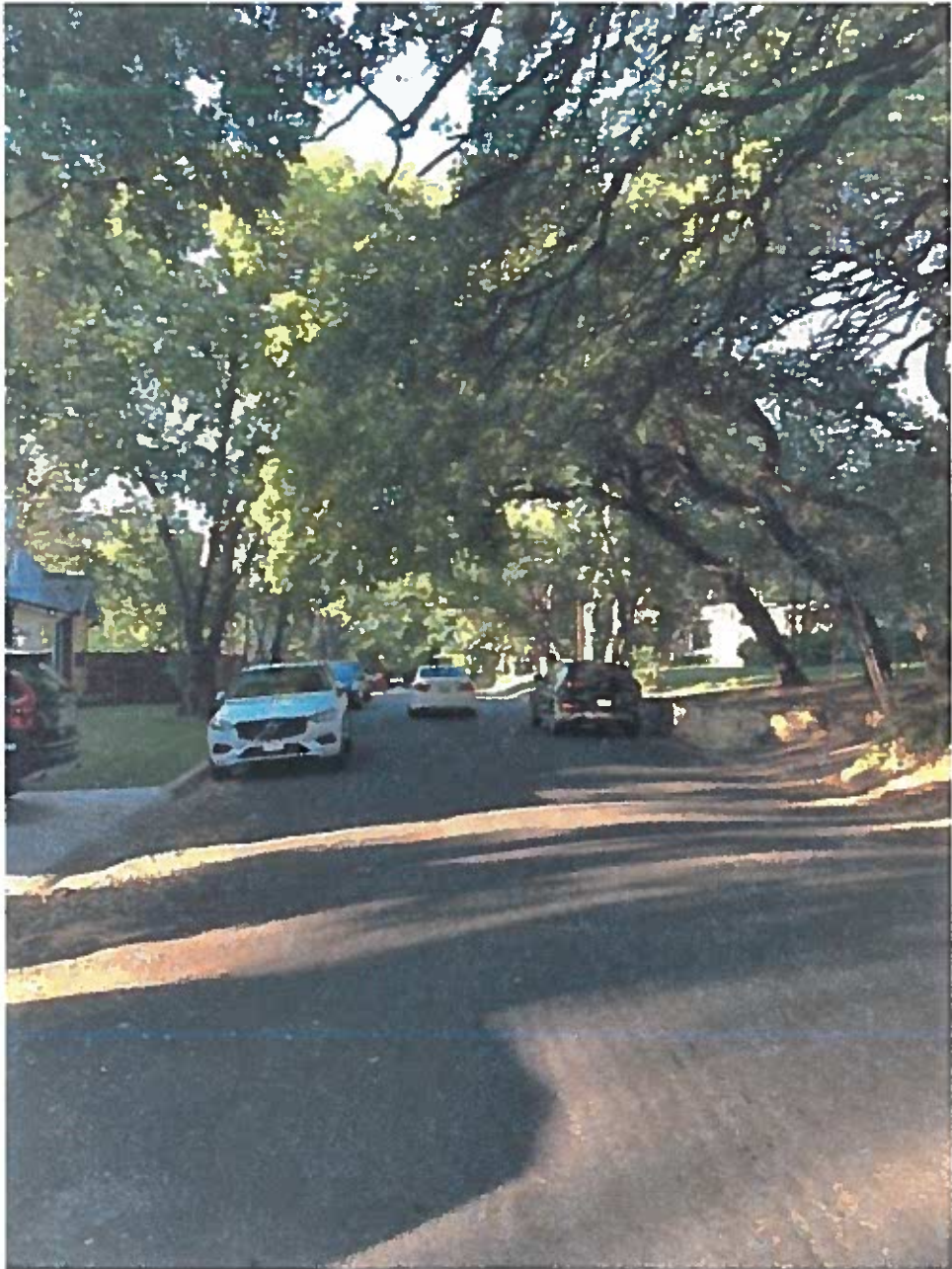
For these reasons, I join in with the West Austin Neighborhood Group in opposing the requested zoning change. I am available by phone or email to answer any questions or address any comments you may have. Thank you for your consideration.

Respectfully Yours,

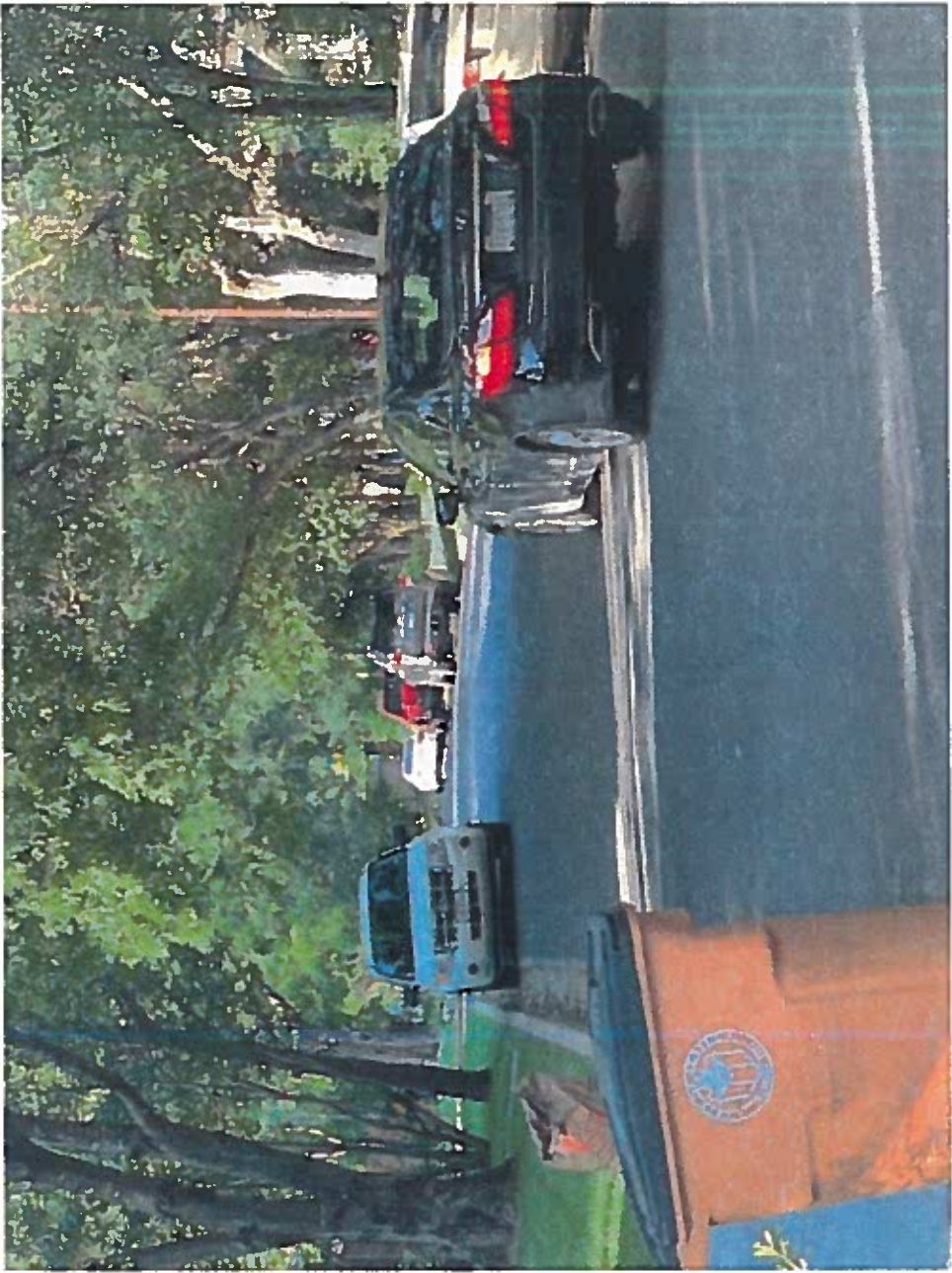


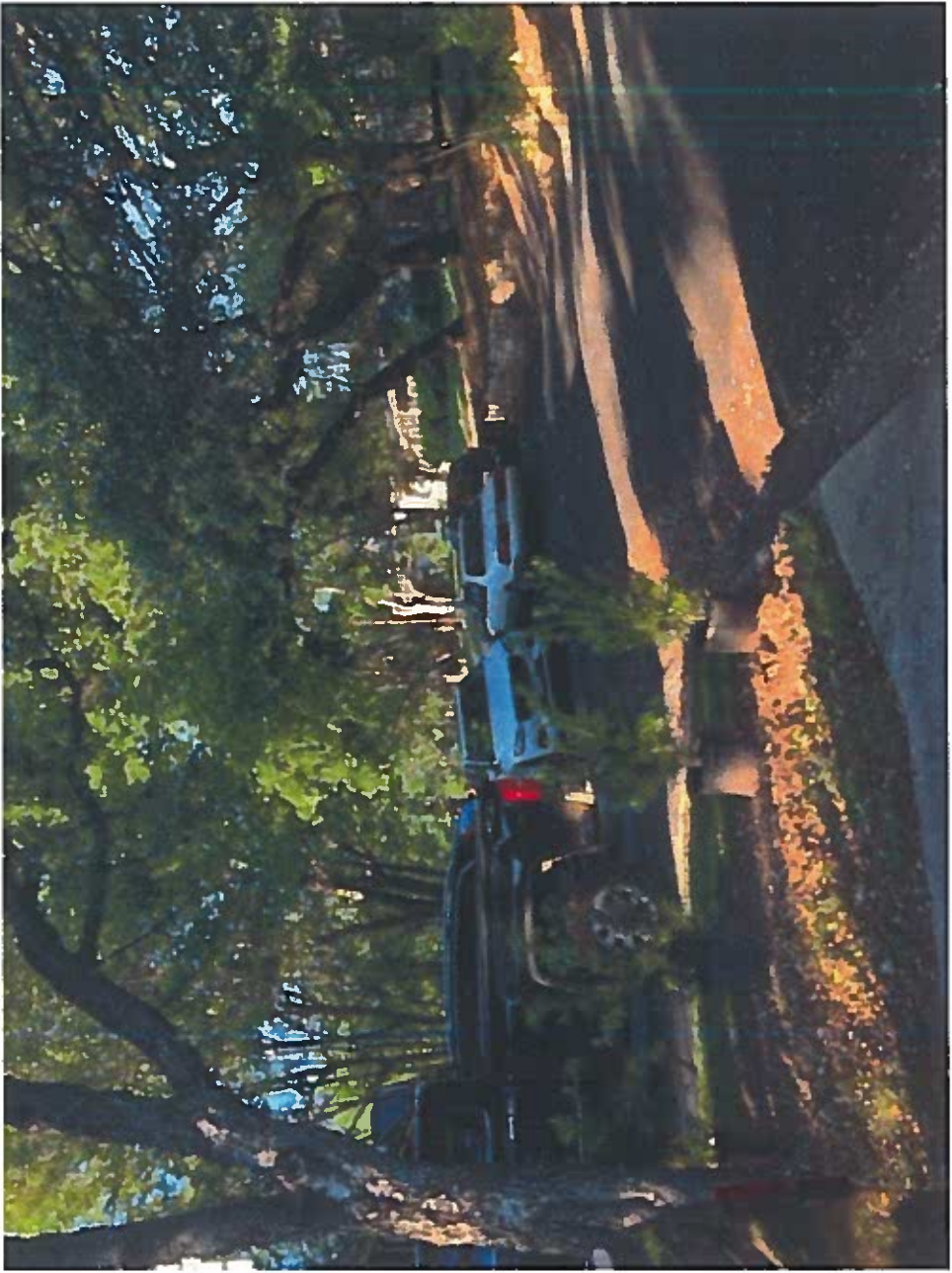
Tim Jamail - President  
2222 Management, Inc.



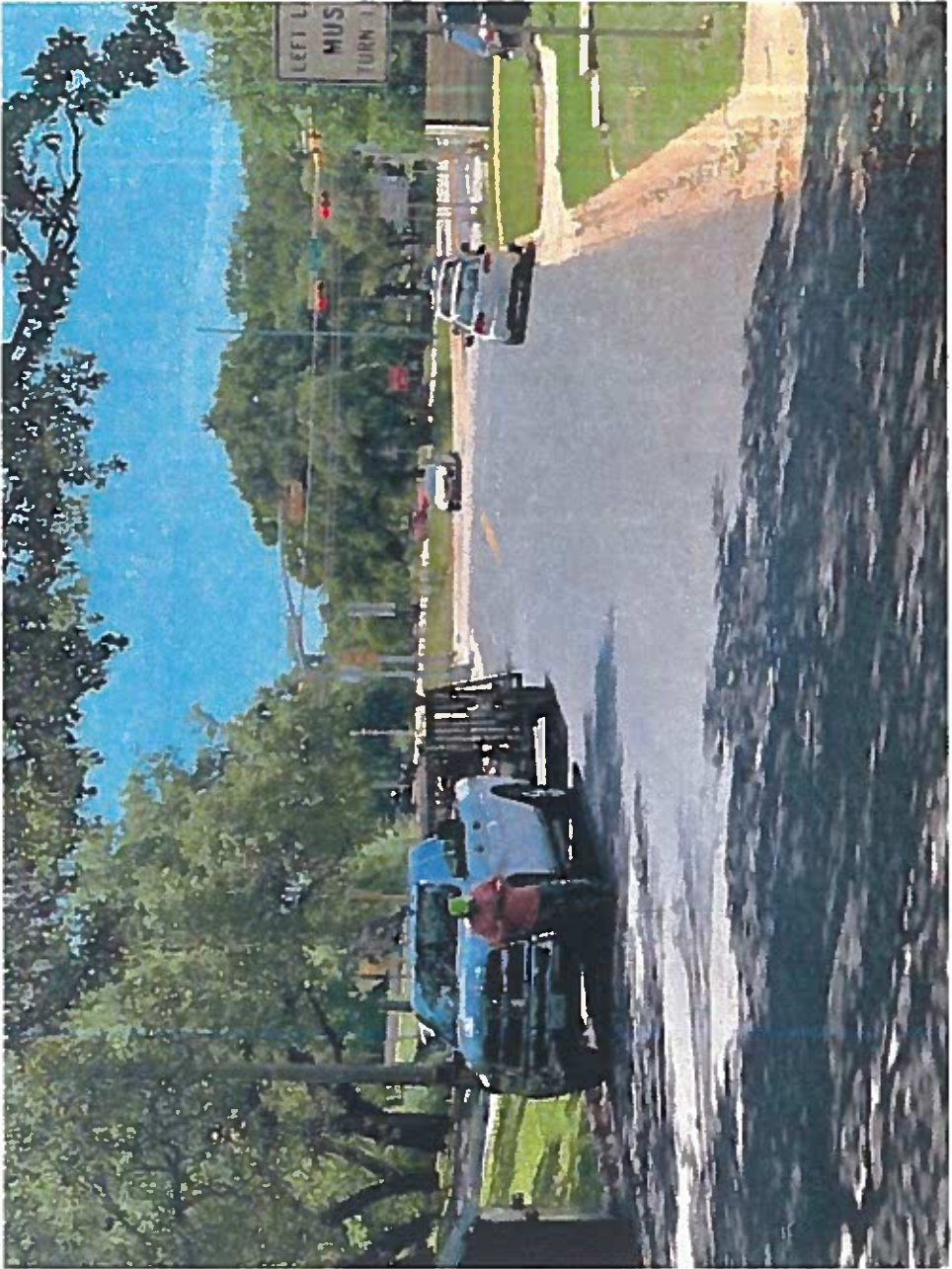


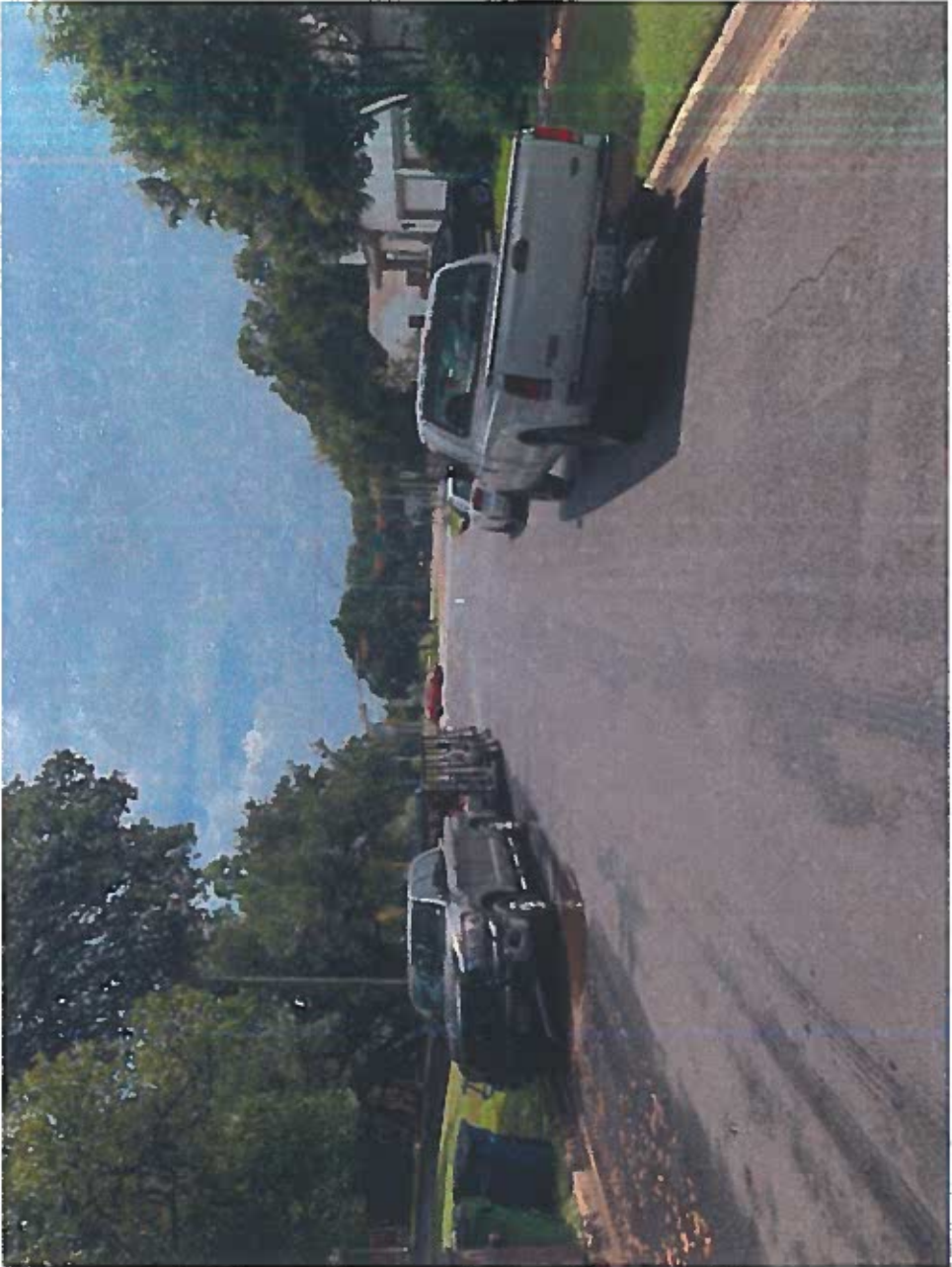












**Chaffin, Heather**

---

**Subject:** FW: Tarrytown food truck

**From:** erin mooney  
**Sent:** Monday, July 29, 2019 4:57 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; Allison.alter@austintexas.gov  
**Cc:** Lauren Kanne <>; Amanda Swor; District10 <District10@austintexas.gov>  
**Subject:** Tarrytown food truck

Dear Council Member Alter,

My email is in regards to case # NPA-2019-0027.02 & C14-2019-0049

We ADAMANTLY support the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703.

I want to take a minute and express my total support for a food truck at this proposed location in Tarrytown. Austin is such a wonderful city and the food truck/food culture is what makes Austin unique. It makes me so excited to think that our neighborhood could be a part of that. We are a young family with small children and really love the idea of walking to grab dinner and seeing friends around the neighborhood. It would build such wonderful community to have our own neighborhood spot. I really hope you consider this change in zoning. The neighborhood would really benefit from having this gathering space. We are thrilled with the prospect!

Thank you for your time and consideration,

Erin Mooney  
2104 Elton Lane  
Austin, Texas 78703



## Chaffin, Heather

---

**From:** erin mooney [REDACTED]  
**Sent:** Monday, July 29, 2019 4:57 PM  
**To:** Chaffin, Heather; Cadena-Mitchell, Kurt; Allison.alter@austintexas.gov  
**Cc:** Lauren Kanne; aswor@drennergroupp.com; District10  
**Subject:** Tarrytown food truck

Dear Council Member Alter,

My email is in regards to case # NPA-2019-0027.02 & C14-2019-0049

We ADAMANTLY support the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703.

I want to take a minute and express my total support for a food truck at this proposed location in Tarrytown. Austin is such a wonderful city and the food truck/food culture is what makes Austin unique. It makes me so excited to think that our neighborhood could be a part of that. We are a young family with small children and really love the idea of walking to grab dinner and seeing friends around the neighborhood. It would build such wonderful community to have our own neighborhood spot. I really hope you consider this change in zoning. The neighborhood would really benefit from having this gathering space. We are thrilled with the prospect!

Thank you for your time and consideration,

Erin Mooney  
2104 Elton Lane  
Austin, Texas 78703

## Chaffin, Heather

---

**From:** Mitchell Zlotnik [REDACTED]  
**Sent:** Thursday, August 01, 2019 4:10 PM  
**To:** Chaffin, Heather; Cadena-Mitchell, Kurt; District10; Allison.alter@austintexas.gov  
**Cc:** [REDACTED]  
**Subject:** Rezoning of 2401 Winsted Ln - # NPA-2019-0027.02 & C14-2019-0049

Dear Council Member Alter,

My name is Mitch Zlotnik and I'm contacting you and your office to express my support for the proposed commercial rezoning of 2401 Winsted, Austin, TX 78703. I live 1 block away from this property on Sharon Ln and would love nothing more than to enjoy a food truck at this location. It's no secret that Tarrytown lacks walkable family-friendly places to eat which is surprising since its a centrally located neighborhood with kids everywhere. Zilker, Deep Eddy, Clarksville all have a number of walkable options to pick from and unfortunately, this pocket of the city does not. This simple proposed amenity would be such a nice solution for a community need without much of a footprint to the area. We all desire more walkability and this place provides that for our neighborhood. We sincerely hope you support this rezoning change!

Thank you for your consideration,

Mitch Zlotnik

## Chaffin, Heather

---

**From:** Blake Tollett <[REDACTED]>  
**Sent:** Monday, July 29, 2019 7:47 PM  
**To:** Chaffin, Heather  
**Cc:** WANG ExCom; Alter, Alison; Cadena-Mitchell, Kurt  
**Subject:** Re: C-14-2019-0049; 2401 Winsted Lane  
**Attachments:** 2401 Winsted Ln Petition.docx

Good Evening Heather-

Thank you for your guidance on this. I have forwarded your email response to some of the neighbors that are troubled by the proposed rezoning and neighborhood plan amendment and they are circulating a petition in opposition to the rezoning request. I had previously downloaded the City's tutorial on petitioning in opposition to rezoning requests and I have attached to this email reply the petition that is being circulated.

To re-emphasize one of the points enumerated in the letter of opposition from the neighborhood association, one of the major concerns of the neighbors to the property is the long term use envisioned for the property. One of the applicants' proposed uses under the proposed commercial zoning is placing a food truck and limited children's playscape on the property. Once the property gets a LR-MU-NP zoning district designation, its development potential would realistically dictate a different highest and best use, more than likely a commercial office/restaurant project in the neighborhood of 15,000 square feet. That is a completely different scenario than what is being presented, and it is something that could flow from the then in place entitlements. The neighborhood has accustomed to the property being a multi-family residential use and we are asking for it to remain purely residential.

As for the question of a postponement, that will be a decision for the full WANG Board of Directors who will be meeting on its regularly scheduled meeting date of Tuesday the 6th of August. Our understanding is that the City Staff's report should issue sometime that day, and I would ask that you forward it to the neighborhood association through our joint email of [REDACTED]. In addition, I would ask that on behalf of the neighborhood association I be listed as an Interested Party in this matter. My address for this listing is:

WANG  
ATTN: Blake Tollett  
PO Box 5721  
Austin, Texas 78763

With regards;

Blake Tollett, WANG

On Jul 29, 2019, at 9:08 AM, Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)> wrote:

Blake,

We must have original signatures on valid petitions. We prefer that you use this form; most groups use this form plus a letter outlining their concerns/opposition. If a property is owned by a corporation or

trust you will need to provide documents that show who is authorized to sign on behalf of the organization.

[https://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Zoning\\_Petition.pdf](https://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Zoning_Petition.pdf)

Please note that a valid petition does not affect the required vote of Planning Commission or first or second readings at City Council-- it only affects third reading of the case. This is the final hearing to approve or deny a zoning change. I do recommend that you get your petition in early, and you can add signatures as you receive them. You can deliver the petition to me at the 5th floor of One Texas Center, 505 Barton Springs Road.

The neighborhood can request a postponement of the Commission and/or Council meetings, up to 60 days. Since the case is on the August 13th agenda, a postponement would not affect their statutory requirement-- hearing of a postponement counts. The next available Planning Commission dates are August 27, September 10, September 24 and October 8. Most postponements are 2 weeks, but 1 month is not unheard of. If you are requesting a postponement, please specify the requested date and send your request to me-- email is fine. Sooner is better, and it can be requested last minute, but our unofficial deadline is at least 1 week in advance, or August 6th.

I hope this is helpful. You can also call me at 512-974-2122 if you have additional questions.

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

From: Blake Tollett <[REDACTED]>  
Sent: Sunday, July 28, 2019 3:25 PM  
To: Chaffin, Heather <[Heather.Chaffin@austintexas.gov](mailto:Heather.Chaffin@austintexas.gov)>  
Cc: WANG ExCom <[REDACTED]>, Alter, Alison <[Alison.Alter@austintexas.gov](mailto:Alison.Alter@austintexas.gov)>;  
Cadena-Mitchell, Kurt <[Kurt.Cadena-Mitchell@austintexas.gov](mailto:Kurt.Cadena-Mitchell@austintexas.gov)>  
Subject: C-14-2019-0049; 2401 Winsted Lane

Good Morning Heather Chaffin, Case Manager:

Blake Tollett here, West Austin Neighborhood Group (WANG). The neighborhood association is in the process of assisting property owners within 200 feet of the property referenced above in submitting a petition against the rezoning request at the property.

My first question today is on acceptable forms that signed petitions can be submitted to the City. Will the City accept petitions signed, scanned and submitted electronically? Some of the property owners are not in Austin currently and with the apparently expedited hearing schedule, they are concerned that their input will not be received in a timely manner.

A follow up question concerns the scheduled hearing dates before the Planning Commission, August 13th, and the City Council, August 19th.

The middle to end of August is normally a very busy time for residents of the City as they wind up summer vacations and they prepare for the resumption of school. The neighborhood association understands the necessity of the hearing being scheduled for the 13th of August as the applicants have delayed bringing the matter forward until they are up against a statutory deadline, or that is what has been relayed to us. With that understanding and due to timing pressures, the neighbors may want to request a postponement until sometime in September, preferably in the middle of the month or later. Is there a deadline for asking for a postponement by the neighborhood association? Is the request for a one month postponement a normally acceptable request?

Thank you in advance for your assistance on these matters.

**Chaffin, Heather**

---

**From:** Sam Parsley [REDACTED]  
**Sent:** Tuesday, July 30, 2019 9:41 AM  
**To:** Allison.alter@austintexas.gov [REDACTED]  
**Cc:** Chaffin, Heather; Cadena-Mitchell, Kurt; District10; [REDACTED]  
**Subject:** SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

Dear Council Member Alter,

Case # NPA-2019-0027.02 & C14-2019-0049

I currently live at 2413 Sharon Ln, Austin, TX 78703 within 200 feet of the 2401 Winsted property. I want to express my total support for proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. Unfortunately, dining options are very limited in our area and there currently are no family-friendly restaurants in the immediate area. The idea of a food truck at this location is getting everyone in our neighborhood very excited! I have spoken to dozens of neighbors about this case and everyone can't wait for it to happen! We are a close-knit community and are excited to have a place where we can connect and dine. We all know that traffic in central Austin is terrible from 3 pm onward so having a place that we can walk to and not drive to would be so appreciated.

I look forward to attending the upcoming zoning meetings. Thank you for your time and consideration with this case.

Respectfully,

--  
Sam Parsley  
P: (432) 638-7202  
[REDACTED]

2413 Sharon Lane, Austin, TX 78703

**Chaffin, Heather**

---

**Subject:** FW: LR-MU-NP commercial rezoning of 2401 Winsted, Austin TX 78703

---

**From:** Claudia K. Burns  
**Sent:** Tuesday, July 30, 2019 1:14 PM  
**To:** allison.alter@austintexas.gov  
**Cc:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; District10 <District10@austintexas.gov>;  
**Subject:** LR-MU-NP commercial rezoning of 2401 Winsted, Austin TX 78703

Good morning.

I am taking the time to email you regarding the above referenced matter for the purpose of expressing my explicit support for this matter before you for consideration. Currently our neighborhood, Tarrytown, does not offer the same amenities found in other adjacent neighborhoods.

We are lacking family friendly, safe neighborhood meeting places that provide the opportunity for a fenced play area along with the great amenity of a food truck.

Currently, our parks do not offer fenced in play areas which are sorely needed to keep our children safe! I will no longer take my grandchildren to the Enfield Park as it is not possible to safely monitor several children playing in different areas. There is no continuous fencing along Winsted or Enfield which is extremely dangerous. There also is a transient issue which culminated in a man offering that the bathrooms were now 'open' and could be used by the kids. He was NOT a city employee and the mother who he approached quickly gathered her children and fled.. as did the man!

I am sure that this is just one example that I am aware of as it happened to a friend who subsequently called me to not go to the park to meet her with my grandkids for a planned play date.

The Winsted proposal offers a fenced area with an appropriate playground which will be easily supervised. To also offer a food truck just fits in totally with where our Tarrytown need to focus in order to maintain a thriving sense of community.

The restaurants along the lake do not fit this need as they are not kid friendly. You just cannot allow young children to play freely near the lake due to safety issues. Also, children can be disruptive to adults working on their tablets or conducting meetings over coffee. Starbucks obviously does not offer a kid friendly space and that is our only other option in the neighborhood currently.

The Winsted playground/food truck is a welcomed relief to resolve this issue and allow us to have a lovely, safe, walkable venue to grab a cup of coffee or whatever and relax in a tree shaded play area. Everyone there understands it is a kid friendly space!!!!

Currently, Tarrytown needs to form a Neighborhood Committee that better reflects all Tarrytown residents.

Thank you for your consideration.

Sincerely, Claudia Burns  
3713 Windsor Road  
Austin, Texas, 78703

**Chaffin, Heather**

---

**Subject:** FW: SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

**From:** Sam Parsley  
**Sent:** Tuesday, July 30, 2019 9:41 AM  
**To:** Allison.alter@austintexas.gov  
**Cc:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; District10 <District10@austintexas.gov>; Amanda Swor  
**Subject:** SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

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I look forward to attending the upcoming zoning meetings. Thank you for your time and consideration with this case.

Respectfully,

--

Sam Parsley  
P: (432) 638-7202  
E:  
2413 Sharon Lane, Austin, TX 78703

## **Chaffin, Heather**

---

**Subject:** FW: C-14-2019-0049; 2401 Winsted Lane  
**Attachments:** 2401 Winsted Ln Petition.docx

---

**From:** Blake Tollett <>  
**Sent:** Monday, July 29, 2019 7:47 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Cc:** WANG ExCom <>; Alter, Alison <Alison.Alter@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>  
**Subject:** Re: C-14-2019-0049; 2401 Winsted Lane

Good Evening Heather-

Thank you for your guidance on this. I have forwarded your email response to some of the neighbors that are troubled by the proposed rezoning and neighborhood plan amendment and they are circulating a petition in opposition to the rezoning request. I had previously downloaded the City's tutorial on petitioning in opposition to rezoning requests and I have attached to this email reply the petition that is being circulated.

To re-emphasize one of the points enumerated in the letter of opposition from the neighborhood association, one of the major concerns of the neighbors to the property is the long term use envisioned for the property. One of the applicants' proposed uses under the proposed commercial zoning is placing a food truck and limited children's playscape on the property. Once the property gets a LR-MU-NP zoning district designation, its development potential would realistically dictate a different highest and best use, more than likely a commercial office/restaurant project in the neighborhood of 15,000 square feet. That is a completely different scenario than what is being presented, and it is something that could flow from the then in place entitlements. The neighborhood has accustomed to the property being a multi-family residential use and we are asking for it to remain purely residential.

As for the question of a postponement, that will be a decision for the full WANG Board of Directors who will be meeting on its regularly scheduled meeting date of Tuesday the 6th of August. Our understanding is that the City Staff's report should issue sometime that day, and I would ask that you forward it to the neighborhood association through our joint email of <>. In addition, I would ask that on behalf of the neighborhood association I be listed as an Interested Party in this matter. My address for this listing is:

WANG  
ATTN: Blake Tollett  
PO Box 5721  
Austin, Texas 78763

With regards;

Blake Tollett, WANG





# WEST AUSTIN NEIGHBORHOOD GROUP

Organized 1973

## OFFICERS

Holly Reed  
President

Cathy Kyle  
Past President

August Harris  
Secretary

George Edwards  
Treasurer

## BOARD MEMBERS

Mary Arnold  
Joyce Basciano  
Joseph Bennett  
Michael Cannatti  
Haidar Khazan  
Craig Lill  
Brady Pedneau  
Blake Tollett

22 July 2019

Scott Grantham, Case Manager  
Planning & Zoning Department  
City of Austin

RE: Case # C-14-2019-0049; 2401 Winsted Lane

Dear City of Austin:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG) have voted electronically to oppose the rezoning request referenced above and we would ask the Planning & Zoning Department to not recommend the request to the City's Planning Commission.

Our opposition to the rezoning request from MF-2-NP [Multifamily Residence district-Neighborhood Plan district] to LR-MU-NP [Neighborhood Commercial district-Mixed Use combining district-Neighborhood Plan district] is based on the following:

- Currently the site is home to long-standing multi-family housing that has in the past been relatively affordable. It is desirable that this purely residential use continues in our neighborhood, and under the proposed rewrite of the Land Development Code (LDC), there may be potential for a modest increase in density if there is an affordable housing addition. Rezoning the property to a commercial zoning district, even with a mixed use designation, gives an entitlement that potentially could eliminate the residential use entirely on the property, and possibly eliminate the ability for an increase in affordable housing units under a rewrite of the LDC.
- At the City of Austin sponsored public meeting on 11 July to discuss the proposed zoning change, if the LR zoning district was granted, the applicants volunteered to restrict the permitted commercial uses through Conditional Overlays all but Restaurant (limited) and Administrative and Business Offices. Under the LR zoning district, the applicants would then be entitled to have a more than 15,000 square foot commercial enterprise on this property, a commercial use in the middle of a purely residential neighborhood. To WANG, this would constitute a spot zoning, a normally undesirable zoning precedent.
- The only feasible access to the property is off Winsted Lane. Currently, Winsted Lane is heavily used by residents in the area and their guests for parking. There is no guarantee that the patrons of the applicants' proposed use of the property will confine their parking to the site itself. In addition, there are no sidewalks in this area of the neighborhood and according to the City's sidewalk master plan, there are none contemplated in the near future. The intersection of Windsor Road and Winsted Lane is extremely complicated and the heavy use of it makes for a very unfriendly pedestrian and bicycle interface. This area of our neighborhood is not serviced by the City's transportation system.
- One of the applicants' justification for their rezoning request is the perceived need for a privately designated "pocket park" where local residents can gather to socialize and have available a place where their children can safely play together. Three blocks to the north of this project along Winsted Lane is the City's Triangle Park with a great lawn, a designated and designed children's playscape, picnic tables and a concrete ping pong table. Three blocks to the south of this project along Winsted Lane is the City's Westenfield Park with a swimming pool, basketball courts, a great lawn and tennis courts. Both of these city parks have some safety fencing currently in place, and if there is a desire for a completely enclosed play area, the City's Parks & Recreation Department have partnership opportunities to accomplish this goal.

Case # C-14-2019-0049; 2401 Winsted Lane  
22 July 2019  
Page 2

The neighborhood association sees a distinct precedent setting downside to this rezoning request and virtually no upside. The justifications put forth by the applicants for the rezoning would on their face appear laudable, but zoning runs with the land and plans change. Again, we ask that the City Staff not recommend this rezoning request to the Planning Commission.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Holly Reed". The signature is written in dark ink and has a fluid, connected style.

Holly Reed, President  
West Austin Neighborhood Group  
PO Box 5722  
Austin, Texas 78763

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

As a proud Tarrytown resident, I believe that having access to convenient local places to dine with neighbors and meet up with friends is how you enjoy your community. This desire for community is at the heart of a neighborhood and what Tarrytown is all about. We believe it is in these types of amenities that communities are formed, strengthened and sustained.

Unfortunately, the community in our neighborhood is in great need of a convenient family friendly eatery. We feel that this property has the unique opportunity already built-in to its current design to help meet this need. In our minds, this is the perfect addition to upgrade the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Brandon Miller  
(Name)

[Signature]  
(Signature)

1517 Forest Trail, Austin, TX 78703  
(Address)

**2401 Winsted Rezoning Letter of Support**  
**(Case # NPA-2019-0027.02 & C14-2019-0049)**

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

As a proud Tarrytown resident, I believe that having access to convenient local places to dine with neighbors and meet up with friends is how you enjoy your community. This desire for community is at the heart of a neighborhood and what Tarrytown is all about. We believe it is in these types of amenities that communities are formed, strengthened and sustained.

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Candace Hill  
(Name)

C. Hill  
(Signature)

2410 Keating Ln Austin, TX 78703  
(Address)

**2401 Winsted Rezoning Letter of Support**  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

(Name) Liz Heyl

(Signature)



(Address) 2619 Spring Ln.

**2401 Winsted Rezoning Letter of Support**  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Sandy Garcia      Sandy Garcia  
(Name)                      (Signature)

1908 Exposition  
(Address)

**2401 Winsted Rezoning Letter of Support**  
**(Case # NPA-2019-0027.02 & C14-2019-0049)**

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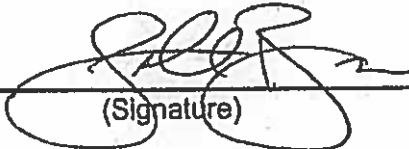
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Warmest Regards,

Scott Burns  
(Name)

  
(Signature)

1701 Vista Lane, Austin, TX 78703  
(Address)

Thursday, July 11, 2019

Dear City Council Members,

My family wishes circumstances had not prevented us from attending this evening's meeting regarding the rezoning of a townhouse complex on the corner of Winsted and 24<sup>th</sup> to allow for a Food Truck to be parked on the property, but we hope this letter strongly represents our support of such.

As proud Tarrytown residents, with two young children, the idea of having a place to walk or bike to for a meal, to play, meet up with friends, and or make new friends, is what dreams are made of! That very idea and dream is at the heart of a neighborhood and what Tarrytown is all about! Dining options are very limited in this neighborhood and a Food Truck can provide so much with a small footprint/impact on the environment and the surrounding neighbors.

We understand that change can be scary and it is human nature to imagine the worst-case scenario, I certainly do as a parent, and homeowner, but please try to see the BEST with this development and in our minds, upgrade to the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to hearing from our community! After all, we are much stronger together with a unified vision.

Warm regards,  
The Smith family

2507 Kenmore Ct  
Austin, TX 78703



2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Enn Murney   
(name)

2104 Anton Ln  
(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

*Amy Uglietta*

---

(name)

**1710 Vista Lane Austin, TX 78703**

---

(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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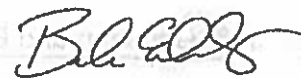
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Warmest Regards,

Brendan and Erinn Edmonds

(Name)



(Signature)

3203 Meredith Street, Austin TX 78703

(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Kate, Jeff, Christian and Ellie Cook

---

2006 Elton Lane

---

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Laura Mitchell

(Name)

*Lauren Mitchell*

(Signature)

2324 Townes Ln, Austin TX 78703

(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Mitchell Zlotnik

---

(name)

---

2413 Sharon Ln

(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Regards,



Parker P. Polan  
2106 Stamford Ln.  
Austin, TX 78703

8/11/2019

Gmail - Food Truck Options



Lauren Kanne <laurenbkanne@gmail.com>

---

## Food Truck Options

---

Ruby Rose <[REDACTED]>  
To: Laurenbkanne  
Cc: Eric Begley

Sat, Aug 10, 2019 at 7:57 AM

Hello Lauren and David Kanne,

Thank you for trailblazing more food options in Tarrytown. Please accept this email as our statement of support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703.

Ruby Rose  
Eric Begley

3301 River Road  
Austin, TX 78703



2401 Winsted Rezoning Letter of Support  
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Warmest Regards,

(Name)

Trent Tate  
3500 Bonnie Rd  
Austin, TX 78703

(Signature)



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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Suzanne McGinnis 512.809.8510  
(name)

2101 Elton Lane Austin, TX 78703  
(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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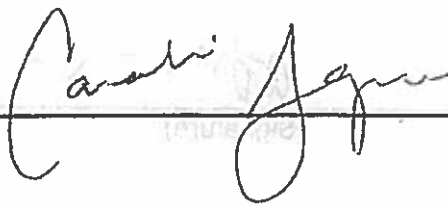
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Warmest Regards,

(name)



(Address)

1914 W. 37<sup>th</sup> St, Austin TX 78731

2401 Winsted Rezoning Letter of Support  
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Warmest Regards,

Andrew Tate  
(Name)

  
(Signature)

3114 Pleasant Run Place, Austin, TX 78703  
(Address)



Lauren Kanf [redacted]

## Zoning

Audrey Munson <[redacted]>  
To: Laurenkann [redacted]

Thu, Jul 11, 2019 at 4:36 PM

Hi Lauren- I just wanted to send a quick note to express my support for your project and allowance of zoning change for a food truck. With two little ones and not very many kid friendly food options in Tarrytown, this would be immensely beneficial for our family and the many families we know with kiddos nearby. Please let Chris and I know if there is anything else we can do to support this project.

Best,  
Audrey Munson  
1802 Bremen Street  
512-574-4751

Sent from my iPhone

*[Faint handwritten notes and signatures are visible in the background of the email body.]*

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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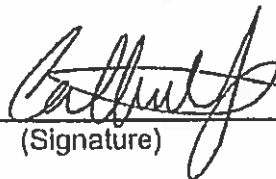
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Warmest Regards,

Catherine Gonzalez  
(Name)

  
(Signature)

2409 Winsted Ln Unit A Austin, TX 78703  
(Address)



2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Charles Adams Jr  
(Name)

[Signature]  
(Signature)

[Redacted Address]  
(Address)

2411 Winsted Ln  
Austin, TX 78703

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Charli Anderson  
(name)

1804 Schulte Ave, Austin, TX 78703  
(Address)



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**(Case # NPA-2019-0027.02 & C14-2019-0049)**

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Warmest Regards,

Claudia K Burns  
(name)

3713 Windsor Rd, 78703  
(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I support the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I reside in Tarrytown and would enjoy having food truck service at this location.

Thank you for your consideration and hard work!!

Sincerely,



Clint Parsley  
2703 Macken St.  
Austin, Texas 78701

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**(Case # NPA-2019-0027.02 & C14-2019-0049)**

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Warmest Regards,

Craig Lill      Craig Zill  
(name)

2410 Keating Lane Austin, TX 78703  
(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

David Kame  
(name)

2206 Woodmont Ave, Austin TX 78703  
(Address)

M Gmail

Lauren Kanne [REDACTED]

## Support for food truck park

Emily Craft [REDACTED]  
To: Lauren Kanne [REDACTED]

Wed, Jul 10, 2019 at 3:30 PM

To whom it may concern:

My name is Emily Craft, and I am a Tarrytown homeowner. I support the rezoning proposal that would allow for a food truck to be parked at 24th and Winsted. This walk-able food option with a fenced playground would be an excellent asset to the neighborhood and community. Tarrytown residents, especially those with kids, would benefit from having this space to come together and enjoy each other's company.

Sincerely,  
Emily Craft

1702 Pecar St  
Austin TX 78703

[Handwritten signature]

(name)

[Handwritten address]

(address)

**2401 Winsted Rezoning Letter of Support**  
**(Case # NPA-2019-0027.02 & C14-2019-0049)**

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Warmest Regards,

Emily Ridinger

(name)

2100 Elton Lane

(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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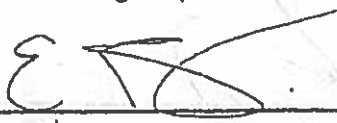
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Warmest Regards,

  
(name)

2809 Bonnie Rd Austin TX 78703  
(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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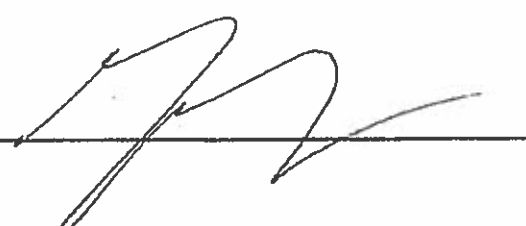
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Warmest Regards,

GRACE FLETCHER  
(name)



2401 WINSTED LANE UNIT #1, 78703  
(Address)





Lauren Kanne [REDACTED]

## Condo Rezoning

Hillary Deck [REDACTED]  
To: laurenkkanne [REDACTED]

Wed, Jul 10, 2019 at 11:43 AM

Hi Lauren,  
Margaret Lang forwarded me your text and I wanted to voice my support for the rezoning. I live in Tarrytown, on Bridle Path, between Raleigh and Robinhood. I have two small kids and we would greatly enjoy having a walkable eatery in the neighborhood. Not only would this be a value-add to the neighborhood real-estate speaking, but I could see it become a gathering place for neighbors to get to know each other in the community. A sense of community is why we chose Tarrytown and I would love to see that grow.

Thank you and best of luck at the meeting!

Hillary Deck

- 3509 Bridle Path  
Austin TX 78703



### HILLARY DECK

Realtor, CNE, GRI

c 512.468.6214 o 512.327.4800  
[REDACTED]

a 4301 WESTBANK DR  
AUSTIN, Texas 78746



Kuper

Sotheby's  
INTERNATIONAL REALTY

**2401 Winsted Rezoning Letter of Support**  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

J. SCOTT BURNS   
(name)

3713 WINDSOR RD., AUSTIN, TX 78703  
(Address)



Lauren Kanne <laurenbkanne@gmail.com>

## 2401 Winsted Zoning Change

James Cain

Wed, Jul 10, 2019 at 11:38 PM

To: David Kanne <[REDACTED]>, "laurenbkanne" <[REDACTED]>

Cc: Sarah <[REDACTED]>

Although I will be out of town and not able to attend the meeting tomorrow, I wanted to send a note expressing my enthusiastic support for any zoning change that would bring a desirable commercial use to 2401 Winsted like the one proposed. West Austin desperately could use more walkable amenities, especially those that are in demand by the young families with school-age children that are increasingly populating the area. I have two small children (5 and 2) and live a half mile away (approx 10 min walk).

A walkable food option with playground area would also draw people from points east (Pemberton Heights, Bryker Woods, etc.) and provide more connectivity between several West Austin neighborhoods. There are too many households and families in close proximity to this location not to have this type of business here - long overdue!

James Cain  
2507 Exposition Blvd

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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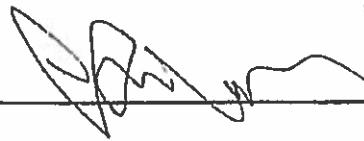
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Warmest Regards,

Jeff Mooney  
(name)



2404 Altan Ln  
(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

(Name)  
Jessica Tate  
3500 Bonnie Rd  
Austin, TX 78703

(Signature)

Jessica M. Tate

**2401 Winsted Rezoning Letter of Support**  
**(Case # NPA-2019-0027.02 & C14-2019-0049)**

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Warmest Regards,

Kirstin and Joe Ross  
2509 Tarryhill Place  
Austin, TX 78703

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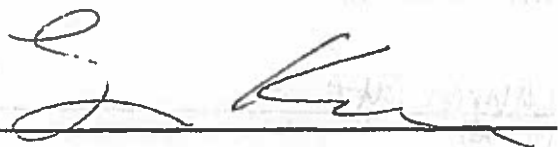
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Warmest Regards,

Lauren Kanne  
(name)



2206 Woodmont Ave Austin TX 78703  
(Address)

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Warmest Regards,

Lauren Tate  
(Name)

  
(Signature)

3104 Pleasant Run Pl. Austin TX. 78703  
(Address)



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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Margaret Lang  
(name)

3315 Bridle Path Austin TX 78703  
(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Meghan Freytag  
(name)

2809 Bonnie Rd Austin TX 78703  
(Address)

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Warmest Regards,

Michelle Gonzalez  
(name)

2606 Wilson Street #1402, Austin TX 78704  
(Address)

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Warmest Regards,

(name)

*Patrick Oster*

(Address)

*2606 Wilson Street Austin, TX*

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Warmest Regards,

Sam Parsley

(name)

DocuSigned by:

Sam Parsley

5E1D9C8A001C4B

2413 Sharon Lane

(Address)



Lauren Kanne <laurenkanne@comcast.net>

---

## Rezoning-food trucks and playground

---

Sandy Garcia

Wed, Jul 10, 2019 at 11:58 AM

To: laurenkanne@comcast.net

To whom it may concern,

I've lived in Austin for 43 years and have always been drawn to the parks and family playgrounds that make Austin so special.

I live in Tarrytown and would love to see the same gift of neighborly meeting spots that I see in other neighborhoods including family friendly parks and food trucks.

I am in support of creating community in our own neighborhood and see a need to create this kind of experience for this neighborhood.

Sincerely,  
Sandy Garcia MD  
Pediatrician

Sent from my iPhone

1908 Exposition Blvd  
Austin TX 78703

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Warmest Regards,

The Meléndez Taylor family

1602 Northwood Road

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Warmest Regards,

Casey Ford  
(name)



1608 Forest Trail, Austin, TX 78703  
(Address)



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(Case # NBA-2019-002702 & C14-2019-0049)

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Warmest Regards,

Cheryl Halbert  
(name)

1804 Vista Lane, Austin, TX 78703  
(Address)



Lauren Kanne <laurenbkanne@gmail.com>

---

## Rezone request support

---

Guin Guthrie  
To: laurenbkanne@gmail.com

Thu, Jul 11, 2019 at 5:36 PM

Dear Neighbors,

I am writing to express my family's wholehearted and enthusiastic support of the proposed rezoning which specifically impacts the land located at the corner of 24th Street and Winsted Lane, now owned by David Kanne. As a resident of Tarrytown and a mother of two young children, I feel that our neighborhood is lacking walkable family-friendly food options. The rezoning request includes a fenced-in play area and a parked food truck, offering the whole family a place to to eat and play. This is a simple yet effective solution to rectify our neighborhood's serious lack of local, walkable food options, and my family is looking forward to the possibility of finally having choices when eating out locally.

Sincerely,

Guinevere and Eric Guthrie

2016 Forest Trail

Sent from my iPhone



Lauren Kanne <[REDACTED]>

---

## Support

Katie Fuchs <[REDACTED]>  
To: laurenbkanne <[REDACTED]>

Sun, Jul 21, 2019 at 6:06 PM

Hi Lauren, Margaret Lang forwarded me your email. our family fully supports your creative and wonderful idea to make a family friendly space in Tarrytown! The food truck and play areas sound lovely. We agree that this area of town needs things more things like this to build a community feel. We look forward to hearing how things go and good luck at the meeting.

Thank you!  
Katie and Dan Fuchs

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Warmest Regards,

Lucy & Dillon Walker

(name)

2101 Ghishold Lane Austin TX 78703

(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

As a proud Tarrytown resident, I believe that having access to convenient local places to dine with neighbors and meet up with friends is how you enjoy your community. This desire for community is at the heart of a neighborhood and what Tarrytown is all about. We believe it is in these types of amenities that communities are formed, strengthened and sustained.

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Warmest Regards,

Shawn & Wes Dickerson

(name)

3208 Gilbert St, Austin, TX 78703

(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

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Warmest Regards,

James A. Halbert IV  
(name)

1804 Vista Ln.  
(Address)  
Austin TX 78703

Amie Arfman

---

**From:** Amanda Swor  
**Sent:** Monday, April 8, 2019 9:20 AM  
**To:** Drew Raffaele  
**Subject:** FW: Possible New Restaurant on Winsted

Amanda W Swor, Director of Entitlements & Policy  
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704  
512-807-2904 direct | 512-496-8573 cell | [REDACTED] | [www.drennergroupp.com](http://www.drennergroupp.com)

**From:** Cynthia Deegan [REDACTED]  
**Sent:** Friday, April 05, 2019 11:48 PM  
**To:** Zach Richards [REDACTED]  
**Cc:** Amanda Swor <[REDACTED]>; Jennifer Deegan <[REDACTED]>  
**Subject:** Re: Possible New Restaurant on Winsted

This is really great news! Thanks!

Sent from my iPhone

On Apr 4, 2019, at 11:08 PM, Zach Richards [REDACTED] wrote:

Amanda,

Great to talk to you today and I've copied my wife (Jennifer) and her mom (Cindy) who lives at the 2101 Winsted property. I think I can speak for all of us in saying that we are initially supportive of the project as described which I'll recap briefly:

- Most existing affordable housing units will remain intact.
- New owner (who live's in the neighborhood) is considering opening a small local restaurant on the site.
- No major demolition or construction is planned
- Parking and pedestrian access issues have not been fully addressed due to the early stages of this plan.

As mentioned, I think we would all like to see better pedestrian access in our neighborhood especially at that intersection. So if there's anything you can do to promote a better setup for this I think it would benefit your client's new venture and the neighborhood as a whole. An of course we would be more than happy to support any such measures.

Keep us posted on the progress of the project.

Thanks,  
Zach

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Regan Tierney  
(name)

1709 Voth  
(Address)



**2401 Winsted Rezoning Letter of Support**  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

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Warmest Regards,

 Ryan Lauf  
(name)

3315 Bridle Path, Austin, TX 78703  
(Address)



Lauren Kanne <lauren@redacted.com>

---

**Fwd: Tarrytown Food Truck Zoning**

---

Amy Uglietta <redacted@gmail.com>  
To: lauren@redacted.com

Thu, Jul 11, 2019 at 5:40 PM

Sent from my iPhone

Begin forwarded message:

**From:** Christopher Uglietta <chrisuglietta@gmail.com>  
**Date:** July 11, 2019 at 5:39:05 PM CDT  
**To:** Amy Uglietta <amyuglietta@gmail.com>, lauren@redacted.com  
**Subject:** Tarrytown Food Truck Zoning

Lauren,

We can't attend tonight, but fully support the proposed zoning change to allow for a food truck nearby on Winstead.

Given that Tarrytown Shopping Center lacks reasonable family-oriented food options, we need a local option. It would be fantastic for the community!

Thank you,  
Chris

Sent from my iPhone

1710 Vista Ln  
Austin, TX 78703

M Gmail

Lauren Kanne [REDACTED]

## Winstead food truck

erin mooney [REDACTED]  
To: laurenkkanne [REDACTED]

Thu, Jul 11, 2019 at 4:03 PM

To whom it may concern,

I am very excited to hear that there is a possibility of a good truck and playground going in within walking distance. Tarrytown really needs a community space to meet up with neighbors. I am so glad to hear that someone is trying to do this! My kids and I would use this space so much and it would be great for everyone to get to know each other in a fenced in safe environment. Thanks for trying to make our neighborhood better.

Erin Mooney  
2104 Elton Lane  
Austin Texas

Sent from my iPhone

[REDACTED]

Amie Arfman

---

From: Amanda Swor  
Sent: Tuesday, July 30, 2019 12:32 PM  
To: Drew Raffaele  
Subject: FW: SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

Amanda W Swor, Director of Entitlements & Policy  
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704  
512-807-2904 direct | 512-496-8573 cell | [aswor@drennergroupp.com](mailto:aswor@drennergroupp.com) | [www.drennergroupp.com](http://www.drennergroupp.com)

From: Sam Parsley <[parsley.sam@gmail.com](mailto:parsley.sam@gmail.com)>  
Sent: Tuesday, July 30, 2019 9:41 AM  
To: [Allison.alter@austintexas.gov](mailto:Allison.alter@austintexas.gov)  
Cc: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov); [Kurt.cadena-mitchell@austintexas.gov](mailto:Kurt.cadena-mitchell@austintexas.gov); [district10@austintexas.gov](mailto:district10@austintexas.gov); Amanda Swor <[aswor@drennergroupp.com](mailto:aswor@drennergroupp.com)>  
Subject: SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

Dear Council Member Alter,

Case # NPA-2019-0027.02 & C14-2019-0049

I currently live at 2413 Sharon Ln, Austin, TX 78703 within 200 feet of the 2401 Winsted property. I want to express my total support for proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. Unfortunately, dining options are very limited in our area and there currently are no family-friendly restaurants in the immediate area. The idea of a food truck at this location is getting everyone in our neighborhood very excited! I have spoken to dozens of neighbors about this case and everyone can't wait for it to happen! We are a close-knit community and are excited to have a place where we can connect and dine. We all know that traffic in central Austin is terrible from 3 pm onward so having a place that we can walk to and not drive to would be so appreciated.

I look forward to attending the upcoming zoning meetings. Thank you for your time and consideration with this case.

Respectfully,

--

Sam Parsley  
P: (432) 638-7202

[REDACTED]  
2413 Sharon Lane, Austin, TX 78703

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Austen Trimble

(Name)

Austen Trimble

(Signature)

2103 Forest Trail, Austin, Texas 78703

(Address)



Lauren Kanne [REDACTED]

---

**Zoning**

Rachel Trimble <[REDACTED]>  
To: Laurenkanne@[REDACTED]

Thu, Jul 11, 2019 at 1:14 PM

Hi Lauren,

We are thrilled to hear about this project and wish we could be there in person at the library tonight. With a sick toddler and newborn baby, we'll have to support from a distance.

The Trimble family is in full support of this project. Our neighborhood is in dire need of this type of property - an area to serve the family within walking distance. It would increase the community aspect of our neighborhood and we are very excited to see this project through. It will serve as a much needed gathering place for families to eat and play together as a community- something Tarrytown is lacking.

Best,  
Rachel and Austen Trimble  
June Trimble age 2  
Emma Jo Trimble age 1 month

2103 Forest trail  
Austin, TX 78703

Amie Arfman

---

**From:** Amanda Swor  
**Sent:** Monday, July 29, 2019 5:43 PM  
**To:** Drew Raffaele  
**Subject:** Fwd: Case C14-2019-0049 & NPA-2019-0027.02 Support Statement

Amanda Swor

Begin forwarded message:

**From:** Rachel Trimble [REDACTED]  
**Date:** July 29, 2019 at 5:21:40 PM CDT  
**To:** [allison.alter@austintexas.gov](mailto:allison.alter@austintexas.gov)  
**Cc:** [heather.chaffin@autintexas.gov](mailto:heather.chaffin@autintexas.gov), [kurt.cadena-mitchell@austintexas.gov](mailto:kurt.cadena-mitchell@austintexas.gov), [REDACTED], [district10@austintexas.gov](mailto:district10@austintexas.gov), Lauren Kanne  
**Subject:** Case C14-2019-0049 & NPA-2019-0027.02 Support Statement

Dear Council member Alter,

The Trimble family (Rachel, Austen, June -3 and Emma Joy -6 weeks) is in full support of this proposed rezoning for 2401 Winsted. We love the idea of a food truck/playground project! Our neighborhood is in dire need of this type of amenity! This concept would serve the families within walking distance and increase the sense of community of our neighborhood. We love the idea of this gathering place where families can eat and play safely in our community.

We look forward to attending the next planning committee meeting when this case will be discussed.

Sincerely,  
Rachel Trimble,  
2103 Forest Trail, Austin, TX 78703

**2401 Winsted Lane Rezoning Letter of Support**  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing as a resident of Tarrytown and as a tenant of the property in question to express my complete support for the proposed rezoning of 2401 Winsted Lane. Unfortunately, my wife and I are traveling and are unable to attend the upcoming rezoning meetings. I hope that this letter will adequately convey what we are unable to share in-person.

I have lived in this complex since 2013 and currently reside here along with my wife, who is a native Austinite. As a renter, I recognize that my opinion may not carry the same weight as a homeowner; however, my wife and I both deeply care for the Tarrytown neighborhood and more specifically, for our little community at the corner of Windsor & Winsted.

Before the property sold back in February, my wife and I had an almost monthly discussion about moving elsewhere. Despite affordable rent and the building's proximity to central Austin, we were tired of living in a place that was run-down and outdated. However, our attitude has changed since the Kannes took ownership of the building.

During the short time that the Kannes have owned our complex, I have gotten to know them through numerous exchanges and conversations. From the start, they expressed keen interest in revitalizing the complex, even asking for our opinion, as long-time residents, on what improvements they could make. In the past six months, I've seen them do more to improve and beautify the property than has been done during the entire preceding six years that I've lived here. They've given the building a facelift with new paint and new awnings, lending the units a fresher and more cohesive look. They've also started work on much-needed repairs and improvements to the interiors of the units that will undoubtedly make living here more enjoyable. After getting to know the Kannes and seeing the enhancements they have made to-date, my wife and I no longer discuss finding a new place to call home. Witnessing what they have accomplished in such a short time, we have absolute confidence in the Kannes' vision for the property and their ability to execute that vision. We believe that allowing the rezoning of this property to add a pocket park and food vendor will benefit both the residents of the complex, as well as the greater Tarrytown community for the following reasons.

*Tarrytown Lacks Eateries*

My wife and I love Tarrytown, but a huge downside to living here is the lack of places to eat within a reasonable walking distance. We routinely walk miles to Pool Burger, Whole Foods or Mozart's to get out of the house without having to brave Austin traffic. David and Lauren's vision for adding a food truck to the property would provide other Tarrytown residents and us with a more convenient option for in-neighborhood dining.

*It's a Place for the Community to Gather*



The vision for a food truck goes far beyond having a handy place to get food and drinks. Restaurants, coffee shops, and other food establishments play an integral role in bringing a community together. They provide a place for parents to grab a cup of coffee and catch up or for neighbors to share a meal and get to know each other. Adding a food truck would provide a gathering place for Tarrytown residents to come together as a community. On a personal note, we routinely stand in the parking lot talking to our neighbors. It would be wonderful for our community of townhomes to have a place to gather outside of our front doors.

#### *Great Use of Wasted Space*

The property's existing courtyard is the proposed location for the food truck and accompanying park area. Currently, this area consists of a concrete pad (where a pool was filled in) and a few pieces of worn-out furniture. In all the years I've lived here, I can probably count on two hands the number of times I have personally used this space. Likewise, other residents seldom use the space because it's unsightly and uninviting. In an area like Tarrytown, it's hard to believe that such valuable land goes virtually unused. The Kannes' vision would transform this wasted space into an outdoor eatery and park where all residents can enjoy spending time outdoors.

#### *The Vision Is Family-Friendly*

One of the aspects we like most about the proposed project is the family-friendly angle. While we don't have children, many of our friends and neighbors do. Trying to find a family-friendly place close to the neighborhood to gather with friends is difficult. A food truck and outdoor eating space would have an unstuffy, low-key vibe (like a Phil's Ice House or Hat Creek) that I imagine would make parents comfortable to bring kids along. Additionally, the fenced-in pocket park would provide a safe place for kids to play.

As with any project of this scope, there are undoubtedly challenges to overcome. David and Lauren have thoughtfully considered and devised solutions to many of the concerns raised at the initial neighborhood rezoning meeting (i.e., parking, traffic, noise, etc.). I believe that the Kannes' vision for rezoning and revitalizing this space has pros for the entire neighborhood that outweigh the downsides. Additionally, we have full faith and confidence that David and Lauren have the talent and skillset to execute their vision.

Thank you for your time and consideration in this matter.

Sincerely,

Preston Williams  
2401 Winsted Ln #5

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Sarah Hawthorne Cain SHC  
(name)

2507 Exposition Blvd Austin, TX 78703  
(Address)



Lauren Kanne [REDACTED]

## District 10 Constituent Concerns

Sarah Hawthorne Cain [REDACTED]

Fri, Aug 2, 2019 at 12:10 AM

To: kurt.cadena-mitchell@austintexas.gov

Cc: district10@austintexas.gov

Bcc: laurenkkanne [REDACTED]

Hello Kurt,

My name is Sarah Hawthorne Cain. I am a District 10 constituent living in Tarrytown. I am contacting you today for two reasons:

1. I would like to voice the support of my household for the rezoning of 2401 Winsted to allow for a food truck and "pocket park" to better serve the growing community of young families in West Austin. I love the idea and I would be remiss if I did not state that the owners and developers, The Kannes, are friends of my family.

2. I'd like to express my concerns about the West Austin Neighborhood Group (WANG) and its capacity to influence change in our community and to make recommendations to our local representatives - recommendations that have sweeping effects on the neighborhood as a whole with very little community input in the decision making process.

First, I'd like to give you some background about myself. My parents moved to this neighborhood in 1991 and I followed on the Casis-O. Henry-Austin High academic track. I spent my formative years riding my bike through Tarrytown Shopping Center and enjoyed a thriving community hub and the many restaurant gems that it had to offer - Holiday House, Formosa Grill, The Grocery, Texas French Bread. I don't need to tell you what has since happened to this once thriving shopping center in the years since it switched hands.

I now live down the street from the house I grew up in and for the last four years, I have (with one other friend) planned the annual Tarrytown Fourth of July Parade. While neither of us are currently\* members of WANG, we did operate under the umbrella of WANG, namely through their accounting department. I'd add that we have enjoyed a very productive, amiable partnership with the WANG treasurer, George Edwards, and past-president, Happy Harris.

I include this little background because I am a homegrown member of this neighborhood, I am steeped in the community's activities and schools and I am invested in its growth and, at the same time, the preservation as a healthy, family-oriented community that I've loved for almost 30 years. And I can't tell you how long we've waited for a new restaurant concept to come to the neighborhood; one that is family-friendly, safe for small children (of which, I am the mother of two) and (bonus!) walkable. Ergo, my support for the 2401 Winsted rezoning.

My concern with WANG started when I attended the proposal meeting at Howson Library on July 11th. There were a few attendees who identified themselves as WANG members, two in particular who I would characterize as nothing less than aggressive with a goal to intimidate. We were repeatedly told how many years one man has lived in this neighborhood (48 years) as if that should carry more weight than the voices of other community members. We were told this park idea was "never going to happen", even if an overwhelming majority of the neighborhood was in favor because he would never let it happen. One member even went so far as to (repeatedly) propose a hypothetical scenario in which he was going to "prance around [the park] in his Speedo" in front of the community children since it was his right to do so in a public space. None of this sat well with me.

Since then, I have done some homework and read up on the bylaws of the group and what I found raised many red flags for me:

- Per Section 1.2 of the bylaws, one of the powers is "to collect and disseminate statistics and other information, conduct investigations, take public stands, and publish or advertise its policy stands in any suitable and lawful manner." I have not been able to find any statistics or information related to this proposal in the newsletters or minutes from the past several months. The first mention of this project on WANG's website is from May 2019 (there are no updated minutes since May on the site). The most recent newsletter (also May 2019), does not include any statistics or investigative study reports or the publishing of that information for the broader public to review.
  - Despite the lack of research or statistics, the board has already made its dissenting recommendation to the City Council. This was a vote that took place between the July meeting and the August meeting (scheduled

9/16/2019

Gmail - District 10 Constituent Concerns

for August 6th) without the input of any other members of the community except for the one listed in the May 2019 minutes (Tim Jamail).

- According to Section 6.2 of the bylaws, "each [board] director shall be elected and hold office for a term of two (2) years". If you look back on previous newsletters from more than two years past, you will see members listed in the same positions for years upon years. For instance, Blake Tollett has been listed as the Assistant Secretary on the board as far back as January 2009 and beyond. This reshuffling and recycling of board members (seemingly in violation of their own bylaws), does not inspire the idea of a committee interested in fresh ideas or fresh members.
- Most concerning to me is the very limited number of WANG members. According to the most recent newsletter, there are five board members and eight committee members. Given that there are over 20,000 people living in the 78703 alone with a growing demographic of families with small children, it alarms me that there are only 13 people who are making decisions for the neighborhood with only their interests in mind while seemingly avoiding the opinions and input of this growing, younger demographic.

I understand that it may be in the interest of certain WANG members to keep the business of the group shrouded in a veil of superiority based on length of tenancy in the neighborhood. Perhaps aggressive, intimidating tactics (like the ones used at Howson) have worked well for them. But I'm also fairly certain that they didn't intend to inspire young mothers to start poking around in their bylaws and questioning why a handful of people are getting away with misrepresenting a growing majority of our community. I have spoken with many friends and neighborhood acquaintances (mostly parents with young children) and the general reaction is one of concern and anger that our voices are not being heard and that the destiny of our neighborhood is being decided by a few "NIMBYs" who would rather squash the evolution of our neighborhood in the name of "preventing its deterioration" than to realize a potential for new, necessary growth. I, for one, plan to be much more active in these discussions, in WANG meetings and by reaching out to your office, to make sure that we ALL have a seat at the table, that we ALL have a voice.

Please don't get me wrong: while I would love to have a park that I can walk to with my children and grab a bite to eat, I can absolutely understand the concerns of neighbors who live in close proximity to the proposed park with regard to parking issues, speeding cars, walkability, etc. I welcome an open dialogue between those neighbors, the developers and other citizens with "skin in the game". What I cannot wrap my head around, however, is a faction of 13 community members who have the power to make recommendations to Representative Alter and other local officials on behalf of the greater community with little to no input from its neighbors, especially its growing demographic of young families who would most directly benefit from neighborhood improvements like the one proposed. I would also hate for any future proposed neighborhood endeavors to be DOA without community members even knowing about them because Blake Tollett woke up on the wrong side of the bed and decided he doesn't like food trucks.

As for the man who threatened to "prance around in his Speedo" in front of our children, I will say this: if I ever witnessed a man behave in such an inappropriate manner in a public space where small children and families congregate, who was deliberately trying to make my neighbors feel uncomfortable or unsafe with their children, my first call would be to the police. It is truly a shame that this is what WANG brought to the table as a proxy to represent their interests. To make a veiled threat to the community's children or to suggest that bringing a pocket park to the neighborhood will encourage pedophiles goes beyond the pale. Again, I'd caution you from taking the recommendation of any organization that condones such scare tactics.

Thank you so much for your time. I appreciate you hearing all sides of this argument and I hope you consider these concerns before taking the recommendations of WANG that misrepresent the voice of a large and ever growing part of our population.

If you would like to discuss further in person, I would be more than happy to make myself available at a time that works best for you. I can be reached via email or phone (512) 632-9652.

Sincerely,

Sarah Hawthorne Cain, RN, BSN, OCN  
2507 Exposition Blvd  
Austin, TX 78703

\*I say currently because my husband and I did pay for a membership into WANG in 2016. We never received any notice of lapsing membership nor did we receive any renewal application.

--

**Sarah Hawthorne Cain**

**2401 Winsted Rezoning Letter of Support**  
**(Case # NPA-2019-0027.02 & C14-2019-0049)**

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

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Unfortunately, the community in our neighborhood is in great need of a convenient family friendly eatery. We feel that this property has the unique opportunity already built-in to its current design to help meet this need. In our minds, this is the perfect addition to upgrade the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Julie D. Cunningham  
(name)

2100 Elton Lane  
(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

As a proud Tarrytown resident, I believe that having access to convenient local places to dine with neighbors and meet up with friends is how you enjoy your community. This desire for community is at the heart of a neighborhood and what Tarrytown is all about. We believe it is in these types of amenities that communities are formed, strengthened and sustained.

Unfortunately, the community in our neighborhood is in great need of a convenient family friendly eatery. We feel that this property has the unique opportunity already built-in to its current design to help meet this need. In our minds, this is the perfect addition to upgrade the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Justin Metcalf  
(Name)

[Signature]  
(Signature)

1905 Sharon Lane  
(Address)

2401 Winsted Rezoning Letter of Support  
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Ashley Metcalf

(Name)



(Signature)

1905 Sharon Lane

(Address)

## Grantham, Scott

---

**From:** Ted B  
**Sent:** Sunday, March 17, 2019 11:17 AM  
**To:** Grantham, Scott  
**Subject:** Case #: C14-2019-0049

<b>Follow Up Flag:</b>		Follow up	
<b>Flag Status:</b>		Flagged	

Hello Mr. Grantham,

Referencing the case # in the subject line (subject property at 2401 Winsted Ln), I would just like to register my firm opposition to the application to change zoning to Neighborhood Mixed Use (LR-MU-NP). This is a neighborhood and street with many small children that is already overrun with traffic and quite treacherous for pedestrians (i.e. the local families walking dogs, riding bikes, or out with their children). The street is a perfect storm of street-side parking (due to limited driveways and garages) which narrows the thoroughway and heavy traffic as it is a feeder road to MoPac that many drivers use as a "shortcut" during peak MoPac traffic periods. The last thing this neighborhood needs is a commercial presence added to the mix, bringing in additional traffic and congestion, and worsening an already borderline unsafe area.

Regards,  
Charles (Ted) Batey  
2404 Sharon Ln  
Austin TX 78703



## Grantham, Scott

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Regards,  
Charles (Ted) Batey  
2404 Sharon Ln  
Austin TX 78703

**From:** JULIE WALKER

**Sent:** Thursday, October 10, 2019 3:27 PM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>

**Subject:** 2401 Winsted

\*\*\* External Email - Exercise Caution \*\*\*

Does Austin need more affordable housing?

Yes it does

Is 2401 Winsted affordable housing?

For this side of town, yes it is

Does Austin need another restaurant?

Like we need another pile of scooters

Why should we grease the way to destroy affordable housing by changing the zoning?

Thank you for your kind attention,

Julie Walker

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you