

**From:** Amanda Willard  
**Sent:** Friday, June 05, 2020 1:16 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Cc:**  
**Subject:** C14-2020-0022 5010 & 5102 Heflin Lane

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

This email is written in protest of the requested zoning change from SF-4A-NP to SF-6-NP.

Our area is already experiencing the adverse impact of increased development. While COVID-19 has temporarily reduced traffic across our city, under normal circumstances, the congestion on Webberville and Heflin during peak times has increased to a level that impacts my family's commute times and complicates navigating our own neighborhood. For example, attempting to turn north from Heflin Lane onto Webberville is challenge. Traffic traveling south on Webberville travels at a speed greater than the posted limit (even with the speed bumps in place) and any car parked in the bike lane along Webberville creates a situation that makes it too dangerous to walk around my own neighborhood with my children at certain times of the day. Any increase in density will strain our already congested roadways.

Of substantial concern, the increased impervious cover will exacerbate flooding in our neighborhood. Since purchasing our home in 2012, the number of times our house has flooded has increased steadily as development in the area has increased. We have already replaced floors and had to have a professional install an expensive drainage system for our house.

I recognize that some change is inevitable. When evaluating what changes are reasonable, I ask that you please keep in mind that our wonderful neighborhood still has homes occupied by the original owners who purchased their properties in the 60's and have already experienced substantial changes. To create a situation that forces any of our neighbors to make costly upgrades to their properties to mitigate the impact of surrounding developments or to be forced to sale their homes because they can not afford the upgrades, is not reasonable.

The increased density of proposed projects like the one at MLK & Tannehill and directly across the street at the intersection of Webberville and Stone Gate will make it impossible to safely navigate traffic and difficult for some of us to maintain our homes. Each one of these projects, if considered individually, may seem reasonable but together and combined with all of the rapid development East Austin is experiencing, will negatively impact the safety, functionality and affordability of the Stone Gate neighborhood.

I appreciate you seriously considering keeping the current SF-4A-NP zoning intact.

Respectfully,

Amanda Willard

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**From:** Leonard, Delaine E  
**Sent:** Monday, June 01, 2020 10:44 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Cc:** Andrea Petit ; Monica Kurtz  
**Subject:** C14-2020-0022

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Dear Heather,

I write as a homeowner at 5202 Stone Gate DR, and member of the Stone Gate Neighborhood Association to protest the zoning change for case number: C14-2020-0022.

My protest is based on several items:

- 1) The aggregate of high density projects surrounding our neighborhood has already had an adverse impact on traffic. These developers have historically discussed opening Elmsgrove Drive to Heflin Lane. Many of the homeowners along Elmsgrove already park in the street. This inhibits traffic during peak hours to one lane only.
- 2) This project's developers in particular has a history of saying one thing to the Planning Commission and surrounding neighborhood associations, and advertising a quite different development on their website.
- 3) This proposed zoning change is in an area prone to flooding and high density development will only serve to increase flooding throughout the existing neighborhood.
- 4) The proposed setback between the development and existing single family homes is again suspect. What this development company says it will do and what it advertises to potential investors/residents are two distinctly different things.

Kind regards,

Delaine Fedson Leonard, Harpist and Educator  
University of Texas Butler School of Music  
Faculty, Austin Community College  
Suzuki Harp Teacher Trainer for Suzuki Talent Education of Hong Kong and the Americas

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From: Leonard, Delaine E  
Sent: Tuesday, March 17, 2020 9:12 AM  
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
Cc: Sharp, Adam R <>; Andrea Petit <>; Monica Kurtz <monicakurtz@hotmail.com>  
Subject: C14-2020-0022

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

Dear Ms. Chaffin,

This email is written in protest of zoning change from SF-4A-NP to SF-6-NP. This developer plans to put a road through Elmsgrove Drive that will feed into Woodmoor and Stone Gate Dr. At peak rush hours, the cars parked along those streets already limit traffic to one-way at a time. Entering or exiting the Stone Gate neighborhood can be nightmarish.

Turning north from Heflin Lane onto Webberville is next to impossible. Traffic headed south on Webberville builds up speed (much greater than the posted limit), and cars parked illegally in the bike lane along Webberville obstruct sightlines. Exiting Stone Gate or Woodmoor is essentially the same, except it now takes an additional 5-10 minutes to wait for queue on Woodmoor or Stone Gate.

The increased density of projects at MLK & Tannehill and directly across the street at the T-intersection of Webberville and Stone Gate will make it impossible to navigate traffic. Or cross the street to walk in those lovely foot paths that every developer promises.

Of perhaps greater concern is that the increased impervious cover will exacerbate flooding in this already flood-prone neighborhood.

Each one of these three projects, if taken on their own merits (Heflin Lane, MLK & Tannehill, and SF-3-NP at Webberville and Stone Gate) are reasonable projects. Together, they will seriously impact the serenity and functionality of this quiet and collegial neighborhood.

Please seriously consider keeping the current SF-4A-NP zoning intact.

Kind regards,

Delaine Fedson Leonard  
Harpist and Educator, Austin, TX

Sarah and Ernest Butler School of Music, The University of Texas at Austin Harp Teacher Trainer, Suzuki Association of the Americas

[www.music.utexas.edu](http://www.music.utexas.edu)

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