

From:
To: [Rhoades, Wendy](#)
Subject: Public Hearing for Rezoning - Case C14-2021-0015
Date: Wednesday, November 3, 2021 9:02:53 PM

*** External Email - Exercise Caution ***

Hi Wendy - I live within 500ft of a proposed zoning change. I've attached the form with my comments for the public hearing. I've also included my comments directly below:

My name: Jordan Janes

My address: 501 Colonial Park Blvd; Austin, TX; 78745

I am in favor of the proposed zoning change.

Comments: I am strongly in favor of more housing density in Austin. Home affordability is a rapidly growing problem. I believe this zoning would improve the neighborhood and help the housing options.

Thanks!

Jordan Janes

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From:
To: [Rhoades, Wendy](#)
Subject: Re: C14-2021-0015
Date: Monday, January 10, 2022 9:11:11 PM

*** External Email - Exercise Caution ***

Hi Wendy,

I'm not sure if these comments carry over to all subsequent hearings, but I'd like to re-register my support for the rezoning whose case number is mentioned in the subject line. I'm a resident at 812 Sheraton Ave, within 500 feet of the development.

I've attached a photo of the filled out comment form.

Thanks,
Daniel Sullivan

On Tue, Mar 2, 2021 at 1:42 PM Daniel wrote:

Hi Wendy,

My name is Daniel Sullivan, and I am a resident who lives within 500 feet of the property whose rezoning is proposed - at 812 Sheraton Ave.

I wanted to register my support for the rezoning and multifamily development of 4700 Weidemar Ln. I believe that increased housing density is a benefit for our neighborhood and Austin more broadly, especially with the future rail line that will be running down S Congress Ave.

Thanks,
Daniel Sullivan

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Rhoades, Wendy

From: Lori Sallop [REDACTED]
Sent: Tuesday, May 11, 2021 3:19 PM
To: Alice Glasco
Cc: Meredith, Maureen; Rhoades, Wendy
Subject: Re: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015 - Reply to Lori

Follow Up Flag: Follow up
Flag Status: Flagged

Alice

Your lack of response speaks volumes of how little you care about the community and the negative impacts that will happen if this rezoning is approved. The comment below about your "assumption" only supports my statement to the lack of concern/impact to the community. After all, you know what they say when someone assumes.... I guess that I am not surprised that with a response that took almost 2.5 months to get, that it would not actually answer most of my questions.

Please look at my additional questions/comments below. Wendy/Maureen - please ensure these are provided with the rest of the documentation you are providing.

From: Alice Glasco [REDACTED]
Sent: Tuesday, May 11, 2021 10:51 AM
To: ljsallop
Cc: 'Meredith, Maureen' <Maureen.Meredith@austintexas.gov>; Wendy Rhoades (Wendy.Rhoades@austintexas.gov) <Wendy.Rhoades@austintexas.gov>
Subject: FW: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015 - Reply to Lori

Dear Lori Sallop,

I apologize profusely for assuming that you were going to participate in the city staff-sponsored community meeting held on March 11th, 2021 where some of your questions were asked and answered. Nonetheless, please see my responses below in **red**.

=====

Alice Glasco, President

Alice Glasco Consulting

512-231-8110 W

512-626-4461 C

Email: [REDACTED]

From: Alice Glasco
Sent: Monday, May 10, 2021 5:29 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: RE: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015

Maureen,

I apologize profusely. I assumed that Lori Sallop was going to participate in the city-sponsored meeting you hosted where we addressed/answered question from neighbors. I will solo-up with Lori – it was not my intent to ignore her. Thank you!

=====

Alice Glasco, President

Alice Glasco Consulting

512-231-8110 W

512-626-4461 C

Email: [REDACTED]

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Monday, May 10, 2021 5:22 PM
To: Alice Glasco [REDACTED]
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015

Alice:

Here is the original email from Lori Sallop where she asks questions (see below). I forwarded it to you on March 9. Lori's email from today said she never received a response.

Maureen

From: Lori Sallop [mailto: [REDACTED]]
Sent: Monday, March 08, 2021 10:13 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Lori Sallop [mailto: [REDACTED]]
Subject: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015

*** External Email - Exercise Caution ***

Hi Maureen and Wendy

I am writing as a property owner with several concerns around the proposed neighborhood plan amendments and zoning changes.

1. Schools - the schools in this area are already underfunded and overcrowded. The proposed changes will significantly increase the numbers of students and add more burden to already challenged schools. What is the developer's plan to assist the schools? **Applicant response: once the subject property is developed, the school district will benefit from an increase in property taxes that will be generated from the property, and the bulk of the property taxes which will go to the school district. Based on the high influx of students this housing would provide, please explain how the property tax would make a dent into helping to provide the needed funds and additional schools for the already over crowded and underfunded school. It seems that it would only make the schools worse and the students already zoned to those schools more at a disadvantage so I would love to see how a little property tax would help the school with all of the additional students. If the zoning stays the same, the school still benefit from property tax contribution and don't have a huge influx of additional students.**
2. Power Grid - as last month showed, the city's power grid is not adequate for the current power consumption. The proposed development will add significant added usage and will likely lead to more demand than the supply. What is the developer's plan so that the existing residents don't lose power? What guarantees can they provide around ensuring that power rates are not increased based on these proposed changes and that power outages will not occur? **Applicant response: property owners do not control or regulate the cost of utilities – the rates, in the city of Austin are set by the City Council and the developer will pay their fair share of the fees that are applicable by law. The adequacy of power to all residents of Austin – residential or commercial – falls upon the City and State regulations (ERCOT). You did not answer the question. If the city already cannot handle the energy needs based on what happened with the Feb snow storm and some of the information coming out about potential challenges with AC this summer, then the grid is not adequate for all of the additional**

people. What is the developer's plan so that existing residents don't lose power and don't have even more power outages.

3. Proposed building height - the proposed changes have a significant increase in how tall buildings can be built. This will significantly reduce privacy and provide safety concerns for many current homeowners **Applicant response: The allowed height under the current zoning of CS is 60 feet or 5 stories - closer to Weidemar Lane in compliance with compatibility standards setbacks. The same compatibility standards setbacks apply to any development that occurs on this site with or without a zoning change (which includes the possibility of a 1,000-room convention hotel under the current CS zoning). At this point of the project design, the proposed building height close to Weidemar Lane will not exceed 65 feet or 5 stories.** Again you failed to answer the concern about the proposed building height creating safety and privacy concerns for the many residents and current homeowners.
4. Roads - this brings up several concerns. The current roads are very narrow. Who is going to fund widening the roads? **Applicant response: The City's Transportation Department will require a traffic impact analysis at the time of site plan submittal and the staff will identify what improvements the developer is responsible for, including any traffic impact fees that must be paid.** Will the developer pay for the traffic impact analysis? I sure hope that you are not expecting our taxes to pay for that when the developer is creating the issues.
5. Traffic - traffic and speed has already been such a concern that there are currently speed bumps. The proposed amendment would be a huge increase in the traffic in this neighborhood and bring safety concerns for the children and families. There have already been incidents where drunk drivers have literally driven into people's houses. The huge increase in people from the development as well as the additional cars that would bring would increase the probability of more of these accidents. What is the developer's plan to protect the residents? **Applicant response: whether the property is developed with a 1,000-room convention hotel under the current CS zoning or with housing under the proposed multifamily zoning, during site plan and traffic impact analysis review for the site, city transportation staff will identify what improvements the developer needs to make to address safety concerns.** Again you failed to answer the concern about the proposed building worsening the safety for the many residents and current homeowners. No mention of the drunk driving incidents, the speeding accidents, etc. The traffic impact analysis (that the developer would need to pay for) does help with the fact that the road is already unsafe and an additional 1000 rooms and the traffic associated with that will make it worse.
6. Gas - my understanding is that based on the current gas line infrastructure there will likely need to move gas lines. What's the plan on HOW the gas lines will be moved? What's the guarantee that there will not be gas issues going forward from the developer? **Applicant response: The gas company has given the developer permission to relocate the gas line so that it runs under Weidemar and Shelby Lanes. The developer will comply with all safety regulations for relocating the gas line.** What's the guarantee that there will not be gas issues going forward from the developer? (notice that was not acknowledged at all)
7. Flooding - with some much additional concrete and infrastructure from the proposed changes, what's the plan to ensure there won't be flooding and drainage issues? What's the guarantee from the developer for future issues that this development will create? **Applicant response: The city's watershed department requires an on-site detention and water quality pond to control flooding. City watershed review staff will ensure that a detention and water quality pond is on the site plan for any proposed development when they review the site plan for development.** What's the guarantee from the developer for future issues that this development will create? (notice that was not acknowledged at all)
8. Area security - in addition to the traffic safety concerns, that many additional people in the area bring up overall safety concerns - more break-ins and other crimes. The city has defunded the Austin police

\$150M as well as canceled several new police academy classes. Austin's overall crime rates are increasing. Huge increase of people and few police offices does not seem like a good math equation for resident safety. What's the developer's plan and guarantee around funds for police, preventing increase in crime activity? **Applicant response: The city will benefit from the from the increased appraisal of the development of the property through an increase in property taxes, and, the taxes can assist in funding the police department – whether the property is developed with a 1,000-room convention hotel under the current CS zoning or with housing under the proposed multifamily zoning.** Since the city voted to defund the police \$150 AND to cancel the next several police academies, the response does not make sense at all. Additional taxes will NOT go to police funding. So you will be providing more people, more crime, more work for less police. The property taxes that the developer pays doesn't go to the police when the city votes to defund the police. Again, how does the developer's plan to protect resident safety?

As you can tell, I have several concerns for the proposed changes.

Thanks!

Lori

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DATE: May 17, 2021

TO: City of Austin City Planning Commissioners

CC: District-3 City Council Member, Pio Renteria – Pio.Renteria@austintexas.gov
Maureen Meredith - maureen.meredith@austintexas.gov
Wendy Rhoades - Wendy.Rhoades@austintexas.gov
Case file

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

Re: 4700 Weidemar Lane
Plan Amendment Case #: NPA-2021-0020.01
Zoning Case #: C14-2021-0015

Dear City Planning Commissioners,

We, the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT), would like to state our concerns about the request by the developer for the property mentioned above to change the South Congress Combined Neighborhood Plan future land use map (FLUM) and current zoning, from Commercial (CS-CO-NP) to multi-family (MF-6-NP) to build a mix of multi-family rental apartments and owned condos.

In alignment with neighbors, **we do not support a change to the current FLUM, and we do not support rezoning** from CS-CO-NP to MF-6-NP. If this case is brought up before a City Council meeting, we urge you to please vote **against** the requested to change the current FLUM and rezoning.

Rather, we wish to keep the property zoned as is for commercial use vs. multi-family due to the increased height of the planned buildings (60 ft vs. 90 ft) towering over existing neighbors in the Colonial Trails sub-division, AND the fact that a selling point for these neighbors at the time of their home purchases was that this tract would never be developed because of a high capacity gas pipeline which runs through the middle of the lot.

The FLUM amendment would be inconsistent with the surrounding land uses, as well as our Neighborhood Plan future land use map. With a planned development like this in a dense commercial area, it will certainly bring a substantial increase in traffic to/from residences 24/7 vs. the existing commercial traffic which is typically minimized only during working hours and on week days.

Furthermore, we understand the gas pipeline will need to be moved, which is quite atypical in a FLUM/zoning case. The developer reported on plans to move the existing pipeline, yet the pipeline owner has not, thus far, even heard of these plans. This will be the first time that a FLUM amendment within the SCCNPCT area will include moving and adjusting gas line(s). A change like this means individuals would live 24/7 365 days a year within very close proximity to this gas line vs. if left as commercial zoning where less individuals would come and go and more so only during typical work days/hours.

It is another important concern that the closest metro station is more than half mile away, with very narrow substandard roads with no sidewalks or shoulders, making it very unsafe for pedestrian use and cyclists.

The neighbors and stakeholders of the SCCNPCT area remain focused on the key issues and priorities specifically spelled out in the neighborhood plan, and this planned development is in stark contrast to these explicit goals:

- Limit the effects of industrial and commercial uses on adjacent neighborhoods

- Prevent commercial incursion into neighborhoods
- Preserve the **character** of single-family neighborhoods
- Improve pedestrian connections throughout the area
- New development should be compatibly scaled when adjacent to residential uses
- Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city
- **Tree-lined** neighborhood streets should allow residents to safely travel by any means
- **Preserve** and enhance the existing single-family neighborhoods, and **retain the affordability of these neighborhoods**

The Colonial Trails neighborhood has been in contact with area residents, which have unanimously expressed the desire to keep the current commercial zoning in place per the Future Land Use Map (FLUM), and strongly urge you and your colleagues to **deny the FLUM amendment - AND - deny rezoning this property.**

Thank you,
Mario Cantu, Keena Miller, Gwen Jewiss
SCCNPCT

Rhoades, Wendy

From: George [REDACTED]
Sent: Monday, May 17, 2021 1:22 PM
To: Renteria, Sabino
Cc: Meredith, Maureen; Rhoades, Wendy
Subject: Planning Commission Email

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

RE: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Dear Planning Commissioners,

As a property owner and resident of Colonial Trails subdivision, I have several concerns with the proposed change to amend the Future Land Use Map (FLUM) from Commercial to Multifamily land use. The applicant proposes to change the zoning from CS-CO-NP (General Commercial Service district—Conditional Overlay—Neighborhood Plan) to MF-6-NP (Multifamily Highest Density district - Neighborhood Plan) for multifamily and condos. I am **against any change to the current FLUM and rezoning** because the change conflicts with the recommendations in the South Congress Combined Neighborhood Plan. The proposed change to the FLUM and associated rezoning is not consistent with the surrounding land use pattern. In fact, most of the diversity of housing – condos and multifamily in this planning area has been on South Congress Avenue away from the neighborhood area(s). Another concern I have about the proposed amendment to the FLUM is the buried gas pipeline that currently exists beneath the property. My understanding is the pipeline will need to be moved. Many individuals could potentially live 24/7 365 days a year within close proximity to this gas line vs. commercial zoning with limited individuals working only during the day. The City places great emphasis on mobility, yet the closest bus station is more than half mile away from the proposed development. I, along with several other property owners/residents, have been contacting other neighborhood residents, who have expressed the desire to keep the current commercial zoning and **deny the FLUM amendment**. In my review of the Neighborhood Plan, I have noted below several specific priorities and objectives in our neighborhood plan:

New development **should be compatibly scaled** when adjacent residential areas.

Preserve and enhance the existing single-family neighborhoods and retain the **affordability of our neighborhoods**.

Preserve the character of single-family neighborhoods.

Tree-lined neighborhood streets should allow residents to safely travel by foot, bicycle, or car.

Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city.

Once again, I ask that the Planning Commission to **deny the request** to amend the future land use map and request for rezoning. Thank you.

Respectfully,
George Kraber
702 Colonial Park Blvd.
Austin, TX 78745

Rhoades, Wendy

From: Angela Cruz [mailto:angela.cruz@cityofaustin.org]
Sent: Tuesday, May 18, 2021 1:15 PM
To: Meredith, Maureen; Rhoades, Wendy
Cc: Renteria, Sabino
Subject: NPA-2021-0020.01 & C14-2021-0015 4700 Weidemar Ln

Follow Up Flag: Follow up
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Good Afternoon Ms. Meredith & Ms. Rhoades,

As a neighbor located within 500 feet of the proposed project, I wanted to state my **objection** to the two proposed zoning changes for 4700 Weidemar Lane. My primary concern is **safety** as related the increased traffic & density in our neighborhood. The increase of residents and cars will result in more speeding and traffic on roads that are already neglected by the city and void of improvement. The other safety issue is the moving an existing pipeline on the property. Shelby Lane Development has minimized the risk of relocating a pipeline to the city and also the adjacent neighbors. There has been no transparency on the actual risk of moving a major pipeline or discussion of safety protocols or impacts to neighbors in the event of an accident or death.

My second concern is the **scale and structural size** of the proposed development. We are a neighborhood of single and two story homes which soon may have 6-8 story apartment and condo building in our backyard. This density is not compatibly scaled with our existing neighborhood or the surrounding commercial businesses.

I request that you **deny** the request to amend the future land use map and the rezoning from commercial to multi-family residential.

Sincerely,

Angela Cruz
600 Colonial Park Blvd
Austin, TX 78745

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Rhoades, Wendy

From: Lynn Davis <lynn.davis@cityofaustin.com>
Sent: Tuesday, May 18, 2021 4:11 PM
To: Meredith, Maureen; Rhoades, Wendy
Cc: Renteria, Sabino
Subject: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015 (Lynn Davis)

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Dear Austin City Planning Commissioners,

As an original homeowner at 408 Colonial Park Blvd, Austin, TX 78745 in the Colonial Trails Neighborhood, I humbly ask that the Austin City Planning Commission **deny the request** to amend the South Congress Neighborhood Plan future land use map (FLUM) and current zoning, from Commercial (CS-CO-NP) to multi-family (MF-6-NP) to build a mix of multi-family rental apartments, first floor businesses and owned condos at 4700 Weidemar Lane.

There are several reasons I ask that you deny this request, below:

1. Inconsistent neighborhood character. The proposed height of the buildings, 90 ft, is both out of scope for the current FLUM, which calls for affordable, single-family homes, and is out of character for the current design of the neighborhood.
2. Two existing gas lines. It is my understanding that there are two high-capacity gas lines that run through the property. We were told upon purchase that the development of this land area was unlikely due to the danger and cost of moving the pipelines. The builder has not conducted due diligence to determine the seriousness, safety, impact or even feasibility of moving these gas lines, and I strongly believe that this is a dangerous development to pursue on this property.
3. Traffic and safety. The scale of the proposed development and number of full-time residents is not supported by road development, nor public transportation plans.
4. Lack of affordability. This development is not consistent with current city affordable housing goals.
5. Inconsistency with current FLUM. The current FLUM is clear in that it includes the following goals, a departure from the plans outlined for the 4700 Weidemar development. The current FLUM calls to:
 - Preserve the character of single-family neighborhoods
 - Improve pedestrian connections throughout the area
 - New development should be compatibly scaled when adjacent to residential uses
 - Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city
 - Tree-lined neighborhood streets should allow residents to safely travel by any means
 - Preserve and enhance the existing single-family neighborhoods, and retain the affordability of these neighborhoods

Thank you for considering my opinion as an active and engaged Austinite and member of the Colonial Trails community.

Best,
Lynn Davis
Owner

408 Colonial Park Blvd, Austin, TX 78745

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Rhoades, Wendy

From: Dacey Long [mailto:dlong@longandbrown.com]
Sent: Tuesday, May 18, 2021 4:30 PM
To: Renteria, Sabino
Subject: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Follow Up Flag: Follow up
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I sent a previous email earlier today addressing my concerns. I would like to attach the photos to my original email. This email is organized in the same format as my original email.

Dear Planning Commission,

My name is Dacey Long and I am a resident in the Colonial Trails Neighborhood. My home is located within 200 feet of the proposed development on 4700 Weidemar Lane. I am against the rezoning change and I am requesting that you **deny the change/amendment** to the Future Land Use Map (FLUM) from Commercial to Multifamily land use. I have listed the concerns for my recommendation below.

- **The proposed rezoning amendment to construct the “Multifamily Residence” Shelby Lane complex is in direct conflict to the following goals and priorities found in the South Congress Combined Neighborhood Plan, which was used to create the FLUM:**
 1. **Preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.** In 2019, 18.4% of households in the East Congress neighborhood lived below the poverty line and over half of households lived below Austin's FMI. Many residents have been displaced due to the increasing property taxes and this development will cause continuous spikes in property values.
 2. **New development should be compatibly scaled when adjacent to residential uses.** There are no homes or businesses above two stories on any properties adjacent to the proposed development. The plans indicate there will be structures ranging from four to seven stories.
 3. **The St. Elmo Industrial District should be preserved and enhanced where appropriate.** The Applicant proposes to rezone the property to MF and condominiums and apartments that will have no commercial oriented businesses on site. The proposed multifamily unit is in vast contrast to the commercial businesses located south, east, and north of the proposed site and are not in accordance with preserving and utilizing this area as a commercial and industrial district as it is stated on the South Congress Neighborhood Plan.

Buildings and homes adjacent to 4700 Weidemar Lane. You can see a 90 foot complex not compatible with the surrounding buildings and homes.

- **The proposed rezoning amendment to construct the “Multifamily Residence” Shelby Lane complex conflicts with the goals and priorities found in the *Imagine Austin* plan.** The proposed development site is far back from the South Congress corridor and does not conform to the mobility criteria concerning safe walking paths and access to mass transit stops found in the *Imagine Austin* plans. The proposed site is located .7 miles from a mass transit stop on South Congress and

the walk to the stop has drainage ditches and parking lots, a 3 way intersection that does not have a crossing walk or traffic light, minimal sidewalks, and no bike lanes. A tenant would have to walk 1.5 miles round trip to the bus stop and future rail line. IH-35 is 1,000 feet from the 6 story parking lot and tenants will use IH-35 which could bring 550+ automobiles on the interstate.

- **The proposed development has plans to reroute two natural gas pipelines and place them in close proximity to homes.** One pipeline is a high-pressured intrastate transmission line (800-1200 psi) and the other is a distribution line (200 psi). They run parallel to one another and a 60 foot easement is required for the two. The development plans only show a 15 foot easement with only one pipeline running next to an apartment building with 400 units, condominiums with 150 units, and several homes with families in the Colonial Trails neighborhood. Furthermore, 70+% of pipelines incidents occur during new construction and excavations. Finally, many businesses adjacent to the proposed development site house flammable liquids and chemicals.



The pipelines are located underground through the 4700 Weidemar Lane.

Thank you,
Dacey Long

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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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2021-0015

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 25, 2021, Planning Commission

Lori Sallop Dermer
Your Name (please print)

512 Colonial Park Blvd

Your address(es) affected by this application (OPTIONAL)

[Signature]
Signature

☐ I am in favor
☒ I object

5/20/21
Date

Daytime Telephone: 317-645-5325

Comments: please refer to emails submitted
regarding safety, privacy, schools,
gas, electricity disruptions, traffic

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

City of Austin, Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2021-0015

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 25, 2021, Planning Commission

ROBERT J. LUCEAU

Your Name (please print)

76745
400 COLONIAL PARK BLVD AUSTIN TX

Your address(es) affected by this application (OPTIONAL)

[Signature]

Signature

5-20-2021

Date

Daytime Telephone: 512-443-0652

Comments: WE OBJECT TO MY WIFE
BECAUSE OF THE TRAFFIC. WE
GET A LOT OF TRAFFIC FROM DOWN
THE STREET BY ST. ELMO. TRUCKS COME
BY EVERY MORNING SOMETIMES ALL DAY.
WE GET A LOT OF TRAFFIC FROM THE
CAR DEALERSHIPS TOO. AND WHAT
ABOUT THE PIPELINE?

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

City of Austin, Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

☐ I am in favor
☒ I object

From: [Meredith, Maureen](#)
To:
Cc: [Rhoades, Wendy](#)
Subject: RE: AGAINST zoning change
Date: Monday, July 5, 2021 11:39:14 AM

Thank you for your comments. We will add them to the staff case reports.
Maureen

From: Patrick Spencer-Rios
Sent: Friday, July 02, 2021 6:25 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: AGAINST zoning change

*** External Email - Exercise Caution ***

Hello, I own a home on colonial park blvd and am opposed to the zoning change for the apartments/condos at 4700 Weidemar Lane complex.

Thank you
Patrick

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From:
To: [Renteria, Sabino](#); [Meredith, Maureen](#); [Rhoades, Wendy](#)
Subject: Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015
Date: Thursday, August 12, 2021 8:10:37 PM

*** External Email - Exercise Caution ***

DATE:

TO: City of Austin City Planning Commissioners

CC: District-3 City Council Member, Pio Renteria – (Pio.Renteria@austintexas.gov),
Maureen Meredith - (maureen.meredith@austintexas.gov), Wendy Rhoades -
(Wendy.Rhoades@austintexas.gov) Case file

FROM: Ronald D Wentling & Jill N Wentling, property owner and resident of Colonial Trails subdivision

Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Dear Planning Commissioners,

I have several concerns with the proposed change to amend the Future Land Use Map (FLUM) from Commercial to Multifamily land use. The applicant proposes to change the zoning from CS-CO-NP (General Commercial Service district—Conditional Overlay—Neighborhood Plan) to MF-6-NP (Multifamily Highest Density district - Neighborhood Plan) for multifamily and condos. I am **against any change to the current FLUM and rezoning** because the change conflicts with the recommendations in the South Congress Combined Neighborhood Plan. The proposed change to the FLUM and associated rezoning is not consistent with the surrounding land use pattern. In fact, most of the diversity of housing – condos and multifamily in this planning area has been on South Congress away from the neighborhood area(s). Another concern I have about the proposed amendment to the FLUM is the buried gas pipeline that currently exists beneath the property. My understanding is the pipeline will need to be moved. Many individuals could potentially live 24/7 365 days a year within close proximity to this gas line vs. commercial zoning with limited individuals working only during the day. The City is placing great emphasis on mobility yet the closest bus station is more than half mile away from the proposed development. I, along with several other property owners/residents, have been contacting other neighborhood residents, who have expressed the desire to keep the current

commercial zoning and **deny the FLUM amendment**. In my review of the Neighborhood Plan, I have noted below several specific priorities and objectives in our neighborhood plan:

New development **should be compatible scaled** when adjacent to residential uses.

Preserve and enhance the existing single-family neighborhoods and retain the **affordability of our neighborhoods**.

Preserve the character of single-family neighborhoods.

Tree-lined neighborhood streets should allow residents to safely travel by foot, bicycle, or car.

Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city.

Once again, I ask that the Planning Commission **deny the request** to amend the future land use map and request for rezoning. Thank you.

Respectfully,

Ronald D Wentling and Jill N Wentling

705 Windledge Dr, Austin, TX 78745

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From:
To: [Meredith, Maureen](#); [Rhoades, Wendy](#); [Renteria, Sabino](#)
Subject: Please include this in staff reports to Planning Commission NPA-2021-0020.01 and C14-2021-0015
Date: Monday, August 16, 2021 3:36:00 PM

*** External Email - Exercise Caution ***

TO: City of Austin City Planning Commissioners

CC: District-3 City Council Member, Pio Renteria – (Pio.Renteria@austintexas.gov),

Maureen Meredith - (maureen.meredith@austintexas.gov), Wendy Rhoades -

(Wendy.Rhoades@austintexas.gov) Case file

FROM: George Kraber, property owner and resident of Colonial Trails subdivision

Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #:

C14-2021-0015

Planning Commissioners,

I am **against** the Applicant's proposal to change the South Congress Combined Neighborhood Plan (SCCNP) future land use map (FLUM) from Commercial to Multi-family land use. Also, I am **against** the Applicant's proposal to change the zoning from General Commercial Service district—Conditional Overlay—Neighborhood Plan (CS-CO-NP) to MF-6-NP (Multifamily Highest Density district - Neighborhood Plan) for multifamily and condos. The property is currently zoned CS-CO-NP, which does not allow any type of residential use.

The reasons I am **against** the FLUM change and associated rezoning is it is **NOT** consistent with the surrounding land use pattern. I would prefer the 4700 Weidemar property to stay commercial. Even though a new commercial development would increase traffic through our neighborhood, it would be substantially less than multi-family/condos. And generally, with a commercial building, the traffic would be between 7-5pm, while multi-family would be 24/7. Also, the current roads in that area are secondary roads, narrow, and dangerous, and it would be difficult for an emergency evacuation. Another concern is the current developer wants to reroute a gas line that runs through the property. This is a major concern for myself and my neighbors.

I am requesting that you vote **against** the developers proposed FLUM and zoning changes.

Respectfully,
George Kraber
702 Colonial Park Blvd.
Austin, TX 78745

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From:
To: [Rhoades, Wendy](#); [Meredith, Maureen](#)
Subject: Planning Commission: please include in staff reports for Nov 9, 2021
Date: Tuesday, November 2, 2021 2:43:21 PM

*** External Email - Exercise Caution ***

DATE: November 2, 2021

TO: Planning Commission, City of Austin

CC: Maureen Meredith - Maureen.meredith@austintexas.gov

Wendy Rhoades - Wendy.Rhoades@austintexas.gov

FROM: George Kraber, property owner and resident of Colonial Trails subdivision

Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Dear Planning Commissioners,

I have several concerns with the proposed change to amend the Future Land Use Map (FLUM) of the South Congress Neighborhood Plan from Commercial to Multifamily land use. The applicant proposes to change the zoning from CS-CO-NP (General Commercial Service - Conditional Overlay - Neighborhood Plan) to MF-6-NP (Multifamily Highest Density - Neighborhood Plan) for multifamily and condos. I am **against any change to the current FLUM and rezoning** because the change conflicts with the recommendations in the South Congress Combined Neighborhood Plan. The proposed change to the FLUM and associated rezoning is not consistent with the surrounding land use pattern. In fact, most of the diversity of housing, condos and multifamily residences, are located on the South Congress Corridor away from the single family residential areas.

Another concern I have about the proposed development is the safety concerns as they relate to the relocation of the buried high pressure gas pipeline that currently exists beneath the property. The Developer has proposed that the pipeline be moved to facilitate construction of the complex at 4700 Weidemar Lane.

Also, the City places great emphasis on mobility, yet the closest bus station is .7 miles away from the proposed development. According to Imagine Austin, households are to be "within ¼ and ½ mile distance of transit and high capacity transit." (IACP_2018.pdf - page 241-242)

Once again, I ask that the Planning Commissioners vote to **deny the request** to amend the future land use map and request for rezoning. The changes are contrary to the South Congress Neighborhood Plan's priorities and objectives:

- **Preserve the character** of single-family neighborhoods
- New development should be **compatible scaled** when adjacent to residential uses.
- Preserve and enhance the existing single-family neighborhoods and retain the **affordability of our neighborhoods**.
- **Preserve and enhance** the existing single-family
- Tree-lined neighborhood streets should allow residents to **safely travel by foot, bicycle, or car**.

Respectfully,
George Kraber
702 Colonial Park Blvd.
Austin, TX 78745

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Clark, Kate

From: Rhoades, Wendy
Sent: Wednesday, November 3, 2021 3:03 PM
To: Clark, Kate
Subject: FW: Planning Commission: please include in staff reports for Nov 9, 2021

From: George
Sent: Tuesday, November 2, 2021 2:48 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Dacey Long; Lynn Stepanenko; Mario Cantu - SCCNPCT
Subject: Planning Commission: please include in staff reports for Nov 9, 2021

*** External Email - Exercise Caution ***

TO: Planning Commissioners, City of Austin
CC: Maureen Meredith - (maureen.meredith@austintexas.gov), Wendy Rhoades - (Wendy.Rhoades@austintexas.gov) Case file
FROM: George Kraber, property owner and resident of Colonial Trails subdivision
Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

The following is the property owners rebuttal of Applicant's Responses to Article 16: Neighborhood Plan Amendment Ordinance 25-1-810 by Alice Glasco and the Developer, Legacy MCS.

LAND USE PLANNING PRINCIPLES

The Applicant's responses below are copied from the Applicants: Article 16: Neighborhood Plan Amendment Ordinance § 25-1-810 - RECOMMENDATION CRITERIA.

1. Ensure that the decision will not create an arbitrary development pattern.

Applicant's Response: The decision to rezone the site from CS-CO-NP to MF-6-NP will not create an arbitrary development pattern.

Rebuttal: The request for rezoning from CS-CO-NP to MF-6-NP is an example of **spot zoning**. As noted in the chart below, the current zoning of properties adjacent to and beyond the planned development are as follows: CS, LI, GR, SF-2, SF-3, and CS-MU-CO-NP. Please see the chart below.

Note: The closest multistory buildings are on the South Congress Corridor over a half mile away. Currently, there are plans to build The Stations of St Elmo at 4510 St. Elmo (CS-MU-CO-NP) which the site plans indicate an approximate height of forty-eight.

	ZONING	LAND USES
Site	CS-CO-NP	undeveloped

North	LI-NP	Electronic Industrial Distributor Wholesale Distributors and Warehouses Manufacturing/Mechanical/Mining, Transportation/Logistics, Construction/Facilities/Trades
South	CS-CO-NP	Auto Repair
East	LI-NP CS-CO-NP CS-MU-NP CS-NP GR-NP CS-NP	HVAC Contractor Electrical Repair Shop Accountant & Tax Return Preparation Car Rental
West	SF-3-NP SF-2-NP SF-3-NP CS-MU-CO-NP	Single family homes One property northwest of the proposed site is zoned CS-MU-CO-NP has not been constructed as of March 2021. Although the location has plans to build condominiums in the facility, the development will be used for residential and will house office spaces, commercial retail, and a fitness center. The property website describes the appearance of the proposed development as: <i>“architecture designed for modern-day functionality with rich industrial-style finishes”</i> which is consistent with the commercial surroundings of the neighborhood located north, south, and east of the property.

3. Minimize negative effects between incompatible land uses:

Applicant's Response: The proposed multifamily and condo development will be compatible with surrounding land uses.

Rebuttal: As you can see from the photos below, the proposed 4700 Weidemar Lane development is NOT compatible with the surrounding land use both in terms of the current Neighborhood Plan and existing property and structures.

1st Photo: As the drone is flying over the north end of the 4700 Weidemar Lane property the camera is facing slightly southwest. The white building at the top of the photo is AutoNations Service Center with Colonial Trails subdivision to the right. The straight line grassy area with tire tracks is the high pressure pipeline transecting the property.

2nd Photo: The drone camera is facing towards the west and you can see the houses on Colonial Park Blvd. Shelby Lane is just visible to the left in the picture.

3rd Photo: The drone camera is facing north. Small businesses and the CenTex Plant are visible. Note Shelby Lane bottom of photo. It is an unimproved country type road.

As you might notice all the buildings in this general area are one story. There are no other structures compatible with what is being proposed. At this time, the closest multi-family structures are .7 miles away on the South Congress Corridor.





5. Discourage intense uses within or adjacent to residential areas.

Applicant's Response: The proposed multifamily and condo development will be compatible with the existing residential development west of the subject site.

Rebuttal: The construction of 150 condo units and 304 apartment units will actually encourage more intense use of the substandard road adjacent to the development and increase traffic throughout the Colonial Tails subdivision (CT). This increased use will impact safety and emergency vehicle access throughout CT and the adjacent neighborhoods.

13. Avoid creating undesirable precedents.

The Applicants Response: The proposed MF-6-NP zoning will not create any undesirable precedents

Rebuttal: As noted in item 1, the rezoning of 4700 Weidemar Lane from CS-CO-NP to MF-6 with create undesirable precedents for the adjacent neighborhoods with increased traffic causing safety concerns for emergency vehicles access, school bus stops, and pedestrian traffic

17. Consider infrastructure when making land use decisions.

The Applicant's Response: There is adequate infrastructure to accommodate housing on the subject site.

Rebuttal: Currently there is NOT adequate infrastructure to support this development, either in the construction phase or upon completion. The pictures are of Shelby Lane and St Elmo Lane, are asphalt base

and in bad condition. Weidemar Lane which was recently resurfaced but still has an inadequate subbase. The Traffic Impact Analysis stated, "Shelby Lane and Weidemar Lane are currently classified as substandard streets."

Photos below: 1. Shelby Lane eastward

2. Shelby Lane eastward

3. Intersection of Shelby Lane westward, Colonial Park Blvd (to the left) and St. Elmo Lane (to the right)

4. Weidemar Lane southward after recent repaving but subbase was not replaced









18. Promote development that serves the needs of a diverse population.

The Applicant's Response: The requested FLUM change and rezoning will, indeed, promote development that will serve the community.

Rebuttal: It is uncertain that the FLUM change and rezoning will serve the needs of a diverse population. It is my understanding that The Station St. Elmo at 4510 St Elmo was sold out before it was even advertised to local buyers. One concern expressed by property owners is the development of 304 apartment units. Typically, individuals who lease apartments for a year or two are not invested in the area and there is concern of their impact on the residential area.

Thank you for taking the time to read my rebuttals. I hope it is helpful in your decision to **vote against** the proposed Future Land Use Map and rezoning case.

Respectfully,
George Kraber
702 Colonial Park Blvd
Austin, TX 78745

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November 1, 2021

Re: **Neighborhood Plan Amendment Case No. NPA-2021-0020-.01 (4700 Weidemar Ln (8 acres) Plan Amendment Case # C14-2021-0015**

To the City of Austin Zoning and Planning Board:

I am a resident of the Colonial Trails Neighbord and my property at 404 Colonial Park Blvd. is adjacent to the 4700 Weidemar Lane site. I oppose the zone change from CS-CO-NP to MF-6-NP for the following reasons listed below in highlighted text.

The applicant's justification for the amendment includes the following:

1. The proposed change to the FLUM and associated rezoning are consistent with the surrounding land use pattern. The proposed development will add a diversity of housing- condos and multifamily - in this planning area.

This is simply not true because the surrounding land use pattern is zoned for commercial and industrial use and single family. Please see the table below which lists the zoning adjacent to 4700 Weidemar Lane, the site of the proposed development.

	ZONING	LAND USES
Site	CS-CO-NP	undeveloped
North	LI-NP	Electronic Industrial Distributor Wholesale Distributors and Warehouses Manufacturing/Mechanical/Mining, Transportation/Logistics, Construction/Facilities/Trades
South	CS-CO-NP	Auto Repair
East	LI-NP CS-CO-NP CS-MU-NP CS-NP GR-NP CS-NP	HVAC Contractor Electrical Repair Shop Accountant & Tax Return Preparation Car Rental
West	SF-3-NP SF-2-NP SF-3-NP CS-MU-CO-NP	Single family homes One property northwest of the proposed site is zoned CS-MU-CO-NP has not been constructed as of March 2021. Although the location has plans to build condominiums in the facility, the development will be used for residential and will house office spaces, commercial retail, and a fitness center. The property website describes the appearance of the proposed development as: <i>"architecture designed for modern-day functionality with rich industrial-style finishes"</i> which is consistent with the commercial surroundings of the neighborhood located north, south, and east of the property.

The photos below show the businesses and homes directly adjacent to 4700 Weidemar Lane.



South of 4700 Weidemar Lane: Toyota Service Center, AutoNation 4800 S IH 35 Frontage Rd Suite 1



Southeast of 4700 Weidemar Lane: Collision Center, 4901 Weidemar Lane



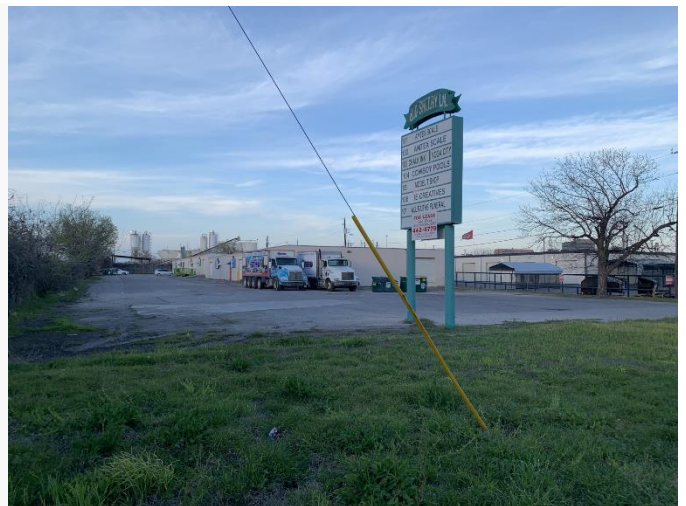
East of 4700 Weidemar Lane: Elk Electric, 4704 Weidemar Lane



East of 4700 Weidemar Lane: Bryant Electric, 4825 Weidemar Ln STE 600



Northeast of 4700 Weidemar Lane: Various Warehouses with commercial and industrial businesses, 900 Shelby Lane and 820 Shelby Lane





North of 4700 Weidemar Lane: Back entrance to Centex Materials, Inc. This entrance is frequented by cement trucks, delivery trucks, and dump trucks transporting heavy rocks. This entrance is approximately 30 feet from the proposed development.



North of 4700 Weidemar Lane: Various warehouses and industrial businesses, 712 Shelby Lane



West of 4700 Weidemar Lane: Single family homes along Colonial Park Blvd.

The proposed rezoning amendment to construct the “Multifamily Residence” Shelby Lane complex is in direct conflict to the following goals and priorities found in the Imagine Austin plan.

IMAGINE AUSTIN PLANNING PRINCIPLES:

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options. B-9 3 of 25 Planning Commission: June 23, 2020
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

The property is located on Weidemar Lane and is **not along the South Congress corridor but is along the South IH-35 corridor**. The property is **not** located along an Activity Corridor as defined in the Imagine Austin Comprehensive Plan. The location is located .7 miles from the South Congress corridor. **This is outside of the .5 mile criteria metric for access to high capacity transit stops found in Imagine Austin.** Furthermore, there are no bikelines to the transit stops and sidewalks are almost non-existent. In fact, most of the walking route is limited to the edge of narrow roads, drainage ditches, parking lots, embankments, a three way intersection that does not have a cross walk and is not pedestrian friendly. This intersection has the entrance to the Centex cement plant where cement trucks, dump trucks, and tractor trailers are used frequently during the weekdays and weekends. The property is 1,000 feet from the IH-35 corridor and with a six story parking garage onsite, residents are much more likely to use a vehicle to commute, considering the alternative public transportation with a 1.5 (round trip) walking distance via unsafe pedestrian or cycling routes. The goal of Imagine Austin is to increase public transportation use/decrease single vehicular use and the proposed zone change of a multi-family contradicts this goal. We realize the development has plans to build a sidewalk surrounding the property at 4700 Weidemar and sidewalks are planned to be installed at The Station at St. Elmo but roughly even after these are installed, 60% of the walk to the South Congress transit stop will not have sidewalks. Furthermore, according to the Austin Mobility Map for future transportation needs, **Shelby Lane has a “Low” priority** rating for sidewalk improvement and the **“Low”** priority status continues on the route that would be used by pedestrians to get to the future high capacity stop .7 miles away on South Congress. According to the “Roadway Capacity Projects Map”, **there are no future plans to improve the roadways on any part of the route** nor in any part of the existing neighborhood. In fact, the City of Austin has given Terry-O Lane a **“Substandard Street”** rating and there are no future plans to improve the road conditions. See photos below to view the journey a pedestrian or cyclist would make to the South Congress transit stop and/or nearby businesses.



1. *Current road of Weidemar Lane. The development would be on the right side of this photo. This road would be used to enter the north side of the proposed development. As you can see from this photo, the condition nor the size of the road does not support the future traffic for any type of development nor does it accommodate pedestrians or cyclists. Pedestrians would be walking in the grassy area that is also used for drainage and retention after rainfall.*



- 2-3. *Current road on Terry-O Lane. This would be used by pedestrians and cyclists to get to the transit stop on South Congress. This is not accessible for pedestrians and cyclists. The narrow two lane road does not have a shoulder or sidewalks. There is limited visibility as well because the ground is uneven. You have to step in the drainage ditch when walking this route.*



4. *Pedestrians and cyclists have to use this three way intersection where St. Elmo Road and Terry-O Lane meet to access South Congress. There are no crosswalks or traffic lights but a yield sign and stop sign. The visibility is limited due to a sharp curve that is left of this photo. The rock wall pictured is the entrance to Centex Cement Company. Weekdays and sometimes weekends, you will find 20-30 cement trucks and dumptrucks exiting and entering through these gates. The entrance of this business is also where the "Y" of the road forks so again there is limited visibility for drivers.*



5. *After crossing the “Y” intersection, pedestrians have to use St. Elmo Rd. to access South Congress. There are no sidewalks but only drainage ditches, embankments, and parking lots.*



6. *This is the view from the east side of the 4700 Weidemar Lane where the entrance to the five story, 600 space parking garage will be located. IH-35 is approximately 1,000 feet from the entrance/exit to this parking garage. This encourages single vehicular traffic instead of high capacity transit stops.*

The proposed rezoning amendment to construct the “Multifamily Residence” Shelby Lane complex is in direct conflict to the following goals and priorities found in the South Congress Combined Neighborhood Plan.

1. **Goal One: Preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.** With similar (Public) and future developments (4411 SoCo, St. Elmo Station) in this area, homeowners have seen an increase in property taxes within the last three years due to increased property value from the sale of condominiums close to the neighborhood. Within the last five years, property taxes for homeowners have had a 40% increase. Despite wanting to stay in this location due to work proximity, many residents have been displaced and have moved to temporary housing or to areas outside of Austin.

Objective 1.1 New development should be compatibly scaled when adjacent to residential uses.

The proposed development with the zone change will include a four to five story structure of 150 residential condominiums and a six to seven floor structure with 400 apartments for lease or rent. The multifamily development is not compatible with the single family one and two story homes in the current neighborhood and will look oddly out of place. Furthermore, the height of the condominiums and apartments along with only a 30 foot setback will provide direct access and view of not only the backyards but to the bedrooms and bathrooms of the current homeowners. The neighborhood recognizes that this developer is building another property, The Station at St. Elmo, 4510 Terry-O Lane, Austin, TX 78745, however, this property didn't require a zoning change from commercial to multifamily. Our neighborhood didn't contest this property because it will be multi-use and contain various businesses along with condominiums and will be a maximum height of four stories with only 136 units. Furthermore, the mixed use building Station at St. Elmo will not be thirty feet from the backyards of fifteen houses as would the 4700 Weidemar Lane development. Due to the height and mixed-use status, this will make a nice transition from the industrial part of this area to the single-family homes.

Objective 3.12

The St. Elmo Industrial District should be preserved and enhanced where appropriate.

The Applicant proposes to rezone the property to MF and condominiums and apartments that will have no commercial oriented businesses onsite. The proposed multifamily unit is in vast contrast to the commercial businesses located south, east, and north of the proposed site and are not in accordance with preserving and utilizing this area as a commercial and industrial district as it is stated on the South Congress Neighborhood Plan. As Austin grows, more multifamily and mixed use developments are encroaching on commercial zones and forcing out successful and established commercial businesses from their area. Not only that but if this zone change is approved and the developer is allowed to build the multi-family housing unit, the construction phase and rerouting of the gas pipeline and distribution line, will cause year long closures to the only roads accessible to the established businesses.

The proposed development site and future building plans pose safety risks for current and future residents due to unsafe easements for a high-pressured natural gas pipeline and distribution line as well as the rerouting the said gas lines that will be necessary to build on this property. (See photos and reports below).

Easements: There are two gas lines that run parallel on the east end of the property and continue 1,200 feet to a depressurization facility located on East St. Elmo. One pipeline is a high-pressured intrastate transmission line (800-1200 psi) with a 12” diameter and the other is a distribution line (200 psi). They run parallel to one another and a 60 foot easement is required for the two. According to the development plans, there is a 15 foot easement with only one pipeline running next to an apartment building with 400 units, condominiums with 150 units, and several homes with families in the Colonial Trails neighborhood, again with a 15 foot easement. It is uncertain if the one pipeline depicted on the developer's plans is referring to the transmission line or the distribution line.



Sign at the corner of Weidemar Lane and the south end of Colonial Park Blvd. This is where the pipeline veers from IH-35 and cuts across the property on Weidemar Lane and onto the depressurization facility located north of Weidemar Lane on St. Elmo Rd.



Warning sign for high pressure pipeline on 4700 Weidemar Lane. At this time, there is a 60 foot easement for the two lines that run parallel through this property. The closest homes are about 250 feet from the pipelines.

Rerouting of pipeline: The developer will have to reroute both the pipeline and distribution line and while doing so, there are seven businesses located 200-800 feet of 4700 Weidemar that house hazardous materials. 70% of pipeline and gas line incidents occur due to new construction without the presence of combustible liquids or hazardous materials. Who will be responsible for lives and property if an incident such as destruction of property, injury/bodily harm, and loss of life occur? Please see the report from the Austin Fire Department concerning hazardous materials stored adjacent to the property.

Zoning Change C14-2021-0015 4700 Weidemar Lane

LOCATION	BUSINESS NAME	HMP Type	Hazardous Materials of Concern	Quantity	Distance to Site
4901 Weidemar Ln	Auto Nation Champion Toyota Collision (B	Flammable liquids, industrial gas	< MAQ	527 Ft.
4825 Weidemar Ln	Areil Materials	C	Industrial gases	< MAQ	232 Ft.
4433 Terry-O Ln	Custom-Crete	B	Flammable liquids, industrial gas	< MAQ	468 Ft.
4315 Terry-O Ln	Tebben Co. Inc., LP	B	Flammable gas	< MAQ	814 Ft.
1009 Shelby Ln	Caliber Collision	B	Flammable liquids, industrial gas	< MAQ	213 Ft.
4400 S. IH 35 SB SR	CarMax #7190	A	Gasoline	4,000 Gal.	566 Ft.
4506 S. IH 35 SB SR	Roger Beasley Mazda South	B	LP-Gas, Petroleum naptha	9,215 Cu.Ft	657 Ft.

Abbreviations and Terms

Distance to Site: The distance from the nearest property line of the site storing the hazardous material to the closest exposure property line. For sites with a permanent aboveground storage tank or pressure vessel, AFD measures from the potential source of the release to the closest exposure property line.

HMP Type: Category of a AFD Aboveground Hazardous Materials permit. Permits are assigned based on the relative fire, explosion or toxicity risks of the hazardous materials to the community. Type A represent the greatest risk, Type B represents a modest risk and Type C represents a low risk.

MAQ (Maximum Allowable Quantity per Control Area): The maximum amount of a hazardous material allowed to be stored or used within a control area inside a building or an outdoor control area. The maximum allowable quantity per control area is based on the material state (solid, liquid or gas) and the material storage or use conditions.



Prepared By: Scott Stookey - Fire Marshal's Office
Report Date: February 28, 2021

In summary, I urge you to deny the zone change request because the proposed development is NOT compatible with the surrounding area or businesses, it is NOT compatible with Imagine Austin's Comprehensive Plan, the plans for the development do not have adequate easements and setbacks for a natural gas high-pressured pipeline and a natural gas distribution line, and rerouting both the pipeline and distribution line is unsafe.

Sincerely,
Dacey Long
Resident of Colonial Trails Neighborhood

From:
Cc: [Rhoades, Wendy](#); [Meredith, Maureen](#); _
Subject: Planning Commission: please include in staff reports for Nov 9, 2021
Date: Wednesday, November 3, 2021 4:34:12 PM

*** External Email - Exercise Caution ***

Dear Austin City Planning Commissioners,

As an original homeowner at 408 Colonial Park Blvd, Austin, TX 78745 in the Colonial Trails Neighborhood, I humbly ask that the Austin City Planning Commission **deny the request** to amend the South Congress Neighborhood Plan future land use map (FLUM) and current zoning, from Commercial (CS-CO-NP) to multi-family (MF-6-NP) to build a mix of multi-family rental apartments, first floor businesses and owned condos at 4700 Weidemar Lane.

There are several reasons I ask that you deny this request, below:

1. Inconsistent neighborhood character. The proposed height of the buildings, 90 ft, is both out of scope for the current FLUM, which calls for affordable, single-family homes, and is out of character for the current design of the neighborhood.
2. Two existing gas lines. It is my understanding that there are two high-capacity gas lines that run through the property. We were told upon purchase that the development of this land area was unlikely due to the danger and cost of moving the pipelines. The builder has not conducted due diligence to determine the seriousness, safety, impact or even feasibility of moving these gas lines, and I strongly believe that this is a dangerous development to pursue on this property.
3. Traffic and safety. The scale of the proposed development and number of full-time residents is not supported by road development, nor public transportation plans.
4. Lack of affordability. This development is not consistent with current city affordable housing goals.
5. Inconsistency with current FLUM. The current FLUM is clear in that it includes the following goals, a departure from the plans outlined for the 4700 Weidemar development. The current FLUM calls to:
 - Preserve the character of single-family neighborhoods
 - Improve pedestrian connections throughout the area
 - New development should be compatibly scaled when adjacent to residential uses
 - Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city
 - Tree-lined neighborhood streets should allow residents to safely travel by any means
 - Preserve and enhance the existing single-family neighborhoods, and retain the affordability of these neighborhoods

Thank you for considering my opinion as an active and engaged Austinite and member of

the Colonial Trails community.

Best,

Lynn Davis

Owner

408 Colonial Park Blvd, Austin, TX 78745

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From:
To: [Meredith, Maureen](#); [Rhoades, Wendy](#)
Subject: 4700 Weidemar Lane-Nov 9th Planning Commission
Date: Thursday, November 4, 2021 8:52:16 AM

*** External Email - Exercise Caution ***

Good Morning Ms. Meredith & Ms. Rhoades,

As a neighbor located within 500 feet of the proposed project, I wanted to state my **objection** to the two proposed zoning changes for 4700 Weidemar Lane. My primary concern is **safety** as related the increased traffic & density in our neighborhood. The increase of residents and cars will result in more speeding and traffic on roads that are already neglected by the city and void of improvement.

The other safety issue is the moving an existing pipeline on the property. Shelby Lane Development has minimized the risk of relocating a pipeline to the city and also the adjacent neighbors. There has been no transparency on the actual risk of moving a major pipeline or discussion of safety protocols or impacts to neighbors in the event of an accident or death.

My second concern is the **scale and structural size** of the proposed development. We are a neighborhood of single and two story homes which soon may have 6-8 story apartment and condo building in our backyard. This density is not compatibly scaled with our existing neighborhood or the surrounding commercial businesses.

I request that you **deny** the request to amend the future land use map and the rezoning from commercial to multi-family residential.

Sincerely,

Angela Cruz
600 Colonial Park Blvd
Austin, TX 78745

Angela M. Cruz
Client Relationship Manager

Meridian Wealth Advisors
3600 North Capital of Texas Highway
Building B, Suite 150
Austin, TX 78746

o: 512.717.5576



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From:
To: [Rhoades, Wendy](#); [Meredith, Maureen](#)
Subject: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane
Date: Monday, November 1, 2021 9:00:16 PM

*** External Email - Exercise Caution ***

DATE: October 29, 2021
TO: Case Manager: Wendy Rhodes Wendy.Rhoades@austintexas.gov
CC: Applicant: Alice Glasco
Case File: Planning Commission 4700 Weidemar C14-2020-0015 District-3.
FROM: Dacey Long and the Colonial Trails Neighborhood
Re: Requesting Postponement Planning Commission Meeting for December 7th, 2021
Re: From: CS-CO-NP
To: MF-6-NP - Staff Rec: Recommendation of GR-MU-V-CO-NP

To the Zoning and Planning Board, City of Austin

On behalf of the Colonial Trails Neighborhood, we are requesting a postponement for the NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane from November 9th, 2021 to December 7th 2021. The South Congress Combined Neighborhood Plan Contact Team is also asking for postponement and has sent an additional request for the postponement.

Although correspondence was dated October 28th, the residents of Colonial Trails did not receive notification of the hearing date until October 30th. We were given a deadline of November 2nd for any paperwork to be completed for the hearing. Given we have four days to prepare before the November 2nd deadline, I request to postpone the hearing date to December 7th.

Members in our neighborhood met with Alice Glasco and the developers on September 27th to discuss the proposed zone change and development plans. During the meeting, Ms. Glasco as well as the developers agreed to have another meeting with members of our neighborhood before the planning zone hearing but we have not met nor have we been contacted to schedule the follow-up meeting. The September 27th meeting was recorded so we can verify this agreement if needed. This is an additional factor for the postponement request.

Finally, an elderly resident in the neighborhood who wanted to speak during the hearing had surgery today on November 1st. Due to his heart condition (heart arrhythmia) and internal bleeding that will occur after his prostate surgery, he will not be able to speak at the November 9th hearing. His cardiologist orders are not to be exposed to any type of stress or physical exertion for at least three weeks after the surgery.

Please let me know if you have any questions or need additional information for the postponement.

Sincerely,
Dacey Long
The Residents of Colonial Trails Neighborhood

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2021-0015

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: November 9, 2021, Planning Commission

MARY LUCERO

Your Name (please print)

☐ I am in favor
☒ I object

400 COLONIAL PARK BLVD. AUSTIN TX 78745

Your address(es) affected by this application (optional)

Mary Lucero

Signature

10-4-2021

Date

Daytime Telephone (Optional):

Comments: TO MUCH TRAFFIC & NOISE
ALREADY

PLANNING COMMISSION

NOVEMBER 9, 2021

C14-2021-0015

WENDY RHOADES 512-974-7719

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

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

City of Austin

NOV 09 2021

WENDY RHOADES

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.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2021-0161

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: December 21, 2021, Zoning and Platting Commission

Patrick Queen

Your Name (please print)

3303 B W. William Cannon

Your address(es) affected by this application (optional)

Patrick Queen

Signature

12/20/21

Date

Daytime Telephone (Optional): 832-541-2885

Comments:

IF this is approved, there should NOT Be any access from or to Stage ~~Coach~~ Coach Drive.

This will keep Persimmon condos safe and secure. If Access is allowed, Resident security will be risky and it will negatively impact Condo Property values

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

Emailed
12/20/21

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 participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. 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.

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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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Case Number: C14-2021-0015

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 27, 2022, City Council

DENISE BEAVERS PENICK

Your Name (please print)

503 CPB

Your address(es) affected by this application (Optional)

[Signature]

Signature

1 9 22

Date

Daytime Telephone (optional): 512-296-6153

Comments:

TOO

CROWDED

ALREADY!!!

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

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

City of Austin

JAN 12 2022

NHCD / AHFC

☐ I am in favor
☒ I object

DATE: November 2, 2021

TO: Case Manager: Wendy Rhodes Wendy.Rhoades@austintexas.gov

CC: Applicant: Alice Glasco

Case File: Planning Commission 4700 Weidemar NPA-2021-0020.01 - C14-2020-0015 District-3.

FROM: Colonial Trails Neighborhood – SCCNPCT supports the neighborhoods postponement request

Re: Requesting Postponement Planning Commission Meeting November 9, 2021 to December 14, 2021

Re: From: CS-CO-NP
To: MF-6-NP

Dear Wendy Rhodes,

We, the Colonial Trails Neighborhood are requesting postponement November 09, 2021 Planning Commission to December 14, 2021 Planning Commission. We the SCCNPCT will need time to communicate with the neighborhood regarding case number: C14-2021-0015 4700 Weidemar Lane. Staff recommendations were pending for this case which initiated several postponements by the applicant and staff for this case number.

We prepared as best as we could ahead of time because we knew when this case would be presented to Planning Commission. The Colonial Trails Neighborhood & SCCNPCT arranged to meet with Alice Glasco on 27-SEP-2021 per her request for an update. At the end of that meeting neighbors requested information and had several questions that needed to be addressed regarding the gas pipeline as an issue and concern, including mobility which was a new addition that was not included/presented at the Virtual Community Meeting Date March 11, 2021 Time: 6:00 – 7:30pm Plan Amendment Case #: NPA-2021-0020.01 Zoning Case #: C14-2021-0015 Property address: 4700 Weidemar Ln (8 acs). We would like to meet with Alice Glasco because at this time the updated and current information for this development is on the table, which is different from the initial Virtual Community Meeting. On August 16, 2021 staff requested an indefinite postponement of the above-referenced neighborhood plan amendment and rezoning cases. Renotification of both cases will be required.

- The neighborhood feels they did not have sufficient notification.
- Neighborhood & SCCNPCT would like to meet with Alice Glasco prior to a Planning Commission Meeting for new updated and pending information.
- Answer neighborhood questions to the 27-SEP-2021 meeting that have not been answered.
- Changes to the proposed development have been made to the initial Virtual Neighborhood Meeting that took place on March 11, 2021 Time: 6:00 – 7:30pm.
- We Colonial Trails Neighborhood **request postponement for the November 9, 2021 Planning Commission Meeting to December 14, 2021 Planning Commission meeting.**

Thank you,

Dacey, George, Lynn, Angela,

From:
To:
Cc: [Meredith, Maureen](#); [Rhoades, Wendy](#);
Subject: RE: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane - Reply
Date: Wednesday, November 3, 2021 1:06:23 PM
Attachments: [FW EXTERNAL FW Weidemar Ln Relocation.msg](#)

Mario,

Thank you for the reply. The two questions you asked are:

1. What is the developer's cost to construct the city required sidewalks along Weidemar Lane and Shelby Lane? **Response: \$1,005,312.50 (the developer is responsible for 100% of the cost).**
2. Share communication with Gas Company regarding their approval to relocate the gas line.
Response: see attached email correspondence between Texas Gas staff and WGI civil engineers

-
Project Presentation:

This the link [HERE](#) for the Shelby Lane Residences presentation that I shared with you, the contact team and neighbors on 9/27/21 and also sent to you after the meeting for you to share with the Contact Team and Neighbors. This presentation that we shared with you on 9/27/21 is our final version and we do not intend to change it. The other purpose of the 9/27/21 meeting was also intended to give you an update and findings/mitigations of the Traffic Impact Analysis that the city Transportation staff had approved.

=====

Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email:

From: Mario Cantu
Sent: Wednesday, November 3, 2021 12:21 PM
To: Alice Glasco
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rhoades, Wendy

<Wendy.Rhoades@austintexas.gov>; Dacey Long

Subject: Re: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane

Alice,

We will not be able to meet before November 9th Planning Commission. This is the reason we are requesting a postponement and to meet at the December 14th Planning Commission. We would like to meet with you. With the notice being short and peoples schedules vary we need time to arrange a final neighborhood meeting regarding the developers intent, and not be rushed. At the September meeting you wanted to provide an update, towards the end of that meeting neighbors had very specific questions for you and you could not provide answers. My understanding was that you would provide the answers back to us.

The neighborhood and contact team has been very patient and understanding about the ongoing postponements and time delays. At the start of this case we knew way ahead of time about the planning commission and city council dates, including what was on the table from the Virtual Neighborhood Meeting which has changed from that presentation date. We still have unanswered questions that require answers/intent and need a final presentation to the neighborhood and not an update.

M.

On Nov 2, 2021, at 7:46 PM, Alice Glasco wrote:

Maureen/Wendy,

Mario Cantu, the Chair of the South Congress Combined Neighborhood Plan Contact Team hosted a virtual meeting at my request on September 27th, which included some adjacent residents. The purpose of the meeting was for me and the development team to provide an update to our development plans. At the conclusion of the meeting, Mr. Cantu told us that he would set up a follow-up meeting after they reviewed our presentation. However, the contact team has not scheduled a follow-up meeting. The only follow-up questions I received were from one of the

residents and member of the contact team, Mr. George Kraber.

Mario & Dacey: we are available to meet, again, before the planning commission hearing of 11/9.

Note: we would like to discuss the postponement request at the 11/9 planning commission hearing because we would like the planning commission to hear the cases and proceed to the city council on 12/9.

=====

Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email:

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Tuesday, November 2, 2021 8:35 AM
To: Alice Glasco
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane
Importance: High

Alice:
Please see the PP request from Dacey Long.
Maureen

From: Dacey Long
Sent: Monday, November 1, 2021 9:00 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane

*** External Email - Exercise Caution ***

DATE: October 29, 2021

TO: Case Manager: Wendy Rhodes Wendy.Rhoades@austintexas.gov

CC: Applicant: Alice Glasco