

A-1/1-APPEAL SUPPORT LETTERS

From: Ricardo Villalobos
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: C15-2022-0051 - Notice of Public Hearing Appeal
Date: Friday, July 01, 2022 3:59:18 PM

*** External Email - Exercise Caution ***

Good afternoon Elaine,

My name is Ricardo Villalobos, P.E. and I am a resident in the Windsor Park Neighborhood. Copied on this email is my husband, Clayton Robbins, who also shares my views on this hearing as stated below. Our address is 2005 Northridge Dr, Austin, TX 78723 and we reside within 500 ft of the proposed development at 5900 Westminster Drive.

We received a Notice of Public Hearing Land Development Code Variance - Interpretation Appeal and we wanted to submit our comments to the board.

We have been following the proposed development of the 5900 Westminster Drive property and have been seeing a concerning chain of events. We would like to raise two comments of concern on the development and object to the current site plan application as follows:

Item one, the first iteration of the design started with a 12+ acre development plan. The developer has now split the property into a number of smaller lots for the purposes of curtailing the requirements of the LDC to perform proper reviews and designs, meeting the needs of a large phased development. For instance, Section 2.2.5 of the LDC requires an Internal Circulation Route (ICR) for development of a site five acres or larger with frontage on a core transit corridor or urban roadway. If the developer intends to develop the entirety of the 12+ acre land, the site plan should follow all of the requirements of a master plan in a phased approach, not as less-than-5 acre individual site plans.

The second item of concern is that the zoning requirements are also being skirted. First off, the zoning as shown on the plans is GR-V-CO-NP (a community commercial zone with vertical mixed use, following the neighborhood plan combining district) Vertical mixed use allows for inclusion of residential and commercial space combined. However, 49,980 SF of commercial space will be demolished and according to the C200 sheet of the Civil and Environmental Consultants, Inc. (CEC) reviewed by Jaime Cardenas on April 18, 2022, no replacement of commercial space has been designed in. I believe the removal of that amount of commercial property defies the overall intent of the community commercial zoning requirements. It has been over a year now that all of the commercial businesses have been kicked out of their rental agreements, and has left a large hole in our community to access amenities as designed for the Windsor Park Neighborhood. It would be a shame if no replacement commercial was designed in.

We appreciate your time and hope you will consider our voices on this matter as concerned residents, as well as voicing our neighbors' sentiments in the Windsor Park Neighborhood. Our hope is that the developer will follow the LDC code and provide back to the community by finding the balance of residential housing, commercial space opportunities, and proper routing/access to the surrounding neighborhood.

A-1/2-APPEAL SUPPORT LETTERS

Thank you,
Ricardo Villalobos, P.E. & Clayton Robbins

2005 Northridge Drive
Austin, TX 78723

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A-1/3-APPEAL SUPPORT LETTERS

From: Craig Whisenhunt
To: [Ramirez, Elaine](#)
Subject: C15-2022-0051 - Notice of Public Hearing Appeal
Date: Tuesday, July 05, 2022 7:01:44 AM

*** External Email - Exercise Caution ***

Hello Elaine,

My name is Craig Whisenhunt, CISSP, and I am a resident in the Windsor Park Neighborhood. My address is 2007 Northridge Dr, Austin, TX 78723 and I reside within 500 ft of the proposed development at 5900 Westminster Drive.

I received a Notice of Public Hearing Land Development Code Variance - Interpretation Appeal and I wanted to submit my comments to the board.

I have been following the proposed development of the 5900 Westminster Drive property and have been seeing a concerning chain of events. I would like to raise two comments of concern on the development and object to the current site plan application as follows:

Item one, the first iteration of the design started with a 12+ acre development plan. The developer has now split the property into a number of smaller lots for the purposes of curtailing the requirements of the LDC to perform proper reviews and designs, meeting the needs of a large phased development. For instance, Section 2.2.5 of the LDC requires an Internal Circulation Route (ICR) for development of a site five acres or larger with frontage on a core transit corridor or urban roadway. If the developer intends to develop the entirety of the 12+ acre land, the site plan should follow all of the requirements of a master plan in a phased approach, not as less-than-5 acre individual site plans.

The second item of concern is that the zoning requirements are also being skirted. First off, the zoning as shown on the plans is GR-V-CO-NP (a community commercial zone with vertical mixed use, following the neighborhood plan combining district) Vertical mixed use allows for inclusion of residential and commercial space combined. However, 49,980 SF of commercial space will be demolished and according to the C200 sheet of the Civil and Environmental Consultants, Inc. (CEC) reviewed by Jaime Cardenas on April 18, 2022, no replacement of commercial space has been designed in. I believe the removal of that amount of commercial property defies the overall intent of the community commercial zoning requirements. It has been over a year now that all of the commercial businesses have been kicked out of their rental agreements, and has left a large hole in our community to access amenities as designed for the

A-1/4-APPEAL SUPPORT LETTERS

Windsor Park Neighborhood. It would be a shame if no replacement commercial was designed in.

I appreciate your time and hope you will consider my voice on this matter as a concerned resident, as well as voicing our neighbors' sentiments in the Windsor Park Neighborhood. My hope is that the developer will follow the LDC code and provide back to the community by finding the balance of residential housing, commercial space opportunities, and proper routing/access to the surrounding neighborhood.

Thank you,
Craig Whisenhunt, CISSP

2007 Northridge Drive
Austin, TX 78723

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A-1/5-APPEAL SUPPORT LETTERS



Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Location: 5900 Westminster Drive, Austin, TX 78723

To Whom it May Concern,

Our apartment complex, which is within about 1400 feet of the Windsor Village Shopping Center, houses low-income residents who already miss businesses displaced by the proposed redevelopment of the site. Many residents do not drive, and this nearby center has provided retail and services for them.

We understand the currently proposed project is lacking proper sidewalks both at the street and within the apartment complex, and insufficient ground-floor commercial space to serve not only the new residents on the site, but nearby neighbors who have relied this 60-year old neighborhood shopping center. Many of our residents use scooters and wheelchairs and will need sufficient sidewalks to visit any of the proposed amenities at the site location.

We therefore support the appeal the approval of the Windsor Village site permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Sincerely,

Jolene Keene
Executive Director
Accessible Housing Austin!

[REDACTED]

512-640-7781

A-1/6-APPEAL SUPPORT LETTERS

From: Rachel Luebe
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval
Date: Saturday, July 09, 2022 3:44:20 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive,  Austin, TX 78723

To whom it may concern,

I live at 5901 Thames Drive, Austin TX 78723 in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience the Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Rachel Luebe

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A-1/7-APPEAL SUPPORT LETTERS

From: Deborah Miller
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval Case Number: SP-2020-0257C.SH
Date: Saturday, July 09, 2022 3:51:22 PM

*** External Email - Exercise Caution ***

To whom it may concern,

I write as a Windsor Park resident (5306 Abingdon Place) to support the appeal of the approved Windsor Village site plan permit application (Case Number: SP-2020-0257C.SH, 5900 Westminster Drive, Austin, TX 78723) made by the Development Services Department. It appears that the review staff failed to correctly interpret the quite-complicated Austin Land Development Code's Vertical Mixed Use (VMU) and Commercial Design Standards for a proper VMU project. VMU allows residential uses on commercially zoned land, but not at the displacement of commercial uses, and requires numerous amenities to be included in the project.

With the climate crisis going out of control, mixed-use neighborhoods are especially important in helping us live our lives happily without having to drive so much. (Also to reduce our traffic problems.)

I am very excited at the prospect of 405 new apartments to help with our housing shortage, but they and other residents should also be able to benefit from the convenience that Windsor Village shops and services have offered and been relied on for many years. The proposed substantial reduction of the commercial space on the site is contrary to our goals for a compact and accessible city.

I therefore ask that you make sure that the project meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you for your consideration,

Deborah Miller
Windsor Park resident

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A-1/8-APPEAL SUPPORT LETTERS

From: Ashley Card
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval
Date: Saturday, July 09, 2022 5:04:46 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 5207 Knight Circle in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Ashley Card

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A-1/9-APPEAL SUPPORT LETTERS

From: JoEllen Wynne
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval Case SP-2020-0257C.SH Location: 5900 Westminster Drive,
Austin, TX 78723
Date: Saturday, July 09, 2022 5:08:47 PM

*** External Email - Exercise Caution ***

I live at 1705 Westmoor Dr, Austin TX 78723 in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

JoEllen Wynne
512-507-9525

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JoEllen Wynne
512-507-9525

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A-1/10-APPEAL SUPPORT LETTERS

From: Arturo Longoria
To: [Ramirez, Elaine](#)
Subject: Case Number: SP-2020-0257C.SH
Date: Saturday, July 09, 2022 5:13:54 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

Hello,

I live at 1301 Berkshire Drive in the Windsor Park neighborhood.

The currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Arturo Longoria

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A-1/11-APPEAL SUPPORT LETTERS

From: RICHARD MANN
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval Case Number: SP-2020-0257C.SH
Date: Saturday, July 09, 2022 5:44:40 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive,
Austin, TX 78723

To whom it may concern,

I live at 1618 Glenvalley Dr in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. The small businesses of this shopping center in the heart of Windsor Park served as the core walkable destinations to shop, eat, and enjoy art. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Richard Mann

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A-1/12-APPEAL SUPPORT LETTERS

From: Michael
To: [Ramirez, Elaine](#)
Subject: Case Number: SP-2020-0257C.SH
Date: Saturday, July 09, 2022 5:46:44 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

Hello,

I live at 1301 Berkshire Drive in the Windsor Park neighborhood.

The currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Michael Guzman

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A-1/13-APPEAL SUPPORT LETTERS

From: Katie Faehl
To: [Ramirez, Elaine](#)
Subject: Re: Case Number: C15-2022-0051
Date: Sunday, July 10, 2022 8:54:47 AM

*** External Email - Exercise Caution ***

Case Number: C15-2022-0051
Contact Elaine Ramirez
Public Hearing: Board of Adjustment; July 13th, 2002

My Name: Kathryn Faehl
My Address: 5906 Dunbury Drive

I Object

Cross Reference:
Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

My home is within 500 feet of the proposed development. My husband and I live at 5906 Dunbury Drive in the Windsor Park neighborhood. We bought our house in 2008 and have enjoyed living in the neighborhood, making use of businesses in the centrally located Windsor Village Shopping Center. We used to run over to get produce and other items at the small grocery store (now Hank's). We've eaten many pizzas and breakfast tacos from now gone businesses. We've shopped for clothing and other goods at the now gone department store and dollar store - always nice to have to close. A shopping center we could walk to was a major plus when we decided to purchase our home. I miss all the businesses that have gone but hope for more commercial businesses to move in. The space is perfect, and was designed, to be a hub for retail and dining - a place to meet and greet with your neighbors. Seeing how Hank's thrives, it appears this area of land can again. Changed, with mixed use that includes housing, but still providing a space for dining and retail - as is intended in the city's planning vision - and that is requested by the citizens of Windsor Park. We ask that you follow the promise that is set out by well-intentioned and thoughtful city planning endeavours - please do not disregard essential parts of this vision. It's not fair to the city and it's not fair to my neighborhood. Please respect our requests as they are the same as what is in the code requirements.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

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I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Kathryn Faehl (& Dennis Wylie)
5906 Dunbury Drive
Interested parties

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A-1/15-APPEAL SUPPORT LETTERS

From: Jeff Dahm
To: [Ramirez, Elaine](#)
Subject: SP-2020-0257C.SH: Appeal of Windsor Village Site Plan Approval
Date: Sunday, July 10, 2022 8:48:58 AM

*** External Email - Exercise Caution ***

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive, ^{[[L]]}_{SEP}Austin, TX 78723

To whom it may concern,

I live at 2200 Lockwood Cove, Austin TX in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Jeff Dahm

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A-1/16-APPEAL SUPPORT LETTERS

From: Jon Heining
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Sunday, July 10, 2022 10:45:39 AM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To Whom It May Concern:

I live at 1603 Glenvalley Drive in the Windsor Park neighborhood.

The currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. I and many other residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years, and the current plan will deprive us of those services. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible city. Indeed, the lack of commercial development in this area over the past 20 years has been quite frustrating for me and my family.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. I ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Sincerely,

Jon Heining

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A-1/17-APPEAL SUPPORT LETTERS

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval
Date: Sunday, July 10, 2022 12:43:08 PM

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive, [REDACTED] Austin, TX 78723

To whom it may concern,

I live at 5604 Exeter Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City. Windsor Village has been a special place for the neighborhood as long as I've lived here, and we need to be forward thinking about how we utilize this space for the benefit of all as the city continues to grow and change at such a rapid pace.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Haris Qureshi
Environmental Commission / Joint Sustainability Committee

Scheduled Meeting Disclosure Information:

Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey:

<https://www.surveymonkey.com/r/BCVisitorLog>

Board and Commission members are not required to determine who meets the requirements listed above. If you are requesting a meeting and have questions about whether you meet the disclosure requirements above, please refer to Ordinance 20160922-005 (<http://www.austintexas.gov/edims/document.cfm?id=265293>). Additional information is available at: <http://www.austintexas.gov/department/lobbyists>.

Haris Qureshi

A-1/18-APPEAL SUPPORT LETTERS

Boards and Commissions

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A-1/19-APPEAL SUPPORT LETTERS

From: Fiona
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Sunday, July 10, 2022 1:27:34 PM

*** External Email - Exercise Caution ***

Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 6312 Haney Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Fiona Kozuh and Paul Field

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A-1/20-APPEAL SUPPORT LETTERS

From: Fadi EL-Assad
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Sunday, July 10, 2022 2:47:12 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 5205 Ravensdale Lane, Austin TX 78723 in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Fadi El-Assad

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A-1/21-APPEAL SUPPORT LETTERS

From: Meg Green
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan
Date: Sunday, July 10, 2022 3:48:10 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive, ^[1]_{SEP}Austin, TX 78723

To whom it may concern,

I live at 1803 Westmoor Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Meg Green

Sent from my iPhone

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A-1/22-APPEAL SUPPORT LETTERS

From: Martin
To: [Ramirez, Elaine](#)
Subject: Case Number: SP-2020-0257C.SH
Date: Sunday, July 10, 2022 3:52:00 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 1311 E 52ND ST #6 in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Fu Lye Woon

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A-1/23-APPEAL SUPPORT LETTERS

From: ██████████
To: [Ramirez, Elaine](#)
Subject: Windsor Park Village Site Plan Appeal Case Number: SP-2020-0257C.SHAddress: 5900 Westminster Drive, Austin, TX 78723
Date: Sunday, July 10, 2022 4:49:38 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval case number: SP-2020-0257C SH Address: 5900 Westminster Drive.
Austin, TX 78723

I live at 1502 Westmoor Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Joyce Pohlman
1502 Westmoor Drive
Austin, TX 78723

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A-1/24-APPEAL SUPPORT LETTERS

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval, Case Number: SP-2020-0257C.SH
Date: Sunday, July 10, 2022 6:21:31 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live with my family at 1308 Hillcrest Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use (VMU) project. Many residents of this neighborhood, including my family, have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the population density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

The VMU overlay was intended to increase housing availability while retaining enough commercial space to serve the increased number of residents in addition to the existing nearby population. The approved site plan does not meet that intent. Under the currently approved site plan, residents of the new apartments will have to travel for practically all their shopping needs.

I therefore support the appeal of the Windsor Village site plan permit application approved by the Development Services Department. Our neighborhood asks for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Marianne Reat

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A-1/25-APPEAL SUPPORT LETTERS

From: Jessica Kessinger
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Monday, July 11, 2022 12:01:20 PM

*** External Email - Exercise Caution ***

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive, ^{[[[[]]]}SP Austin, TX 78723

To whom it may concern,

I live at 6715 Haney Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

Ensuring more mixed use in our land development is the main way the City can meet so many of the city's goals including climate change resolutions, Austin Strategic Mobility Plan goals, health equity goals, food deserts goals, and decreases district 1's large eviction rate (largest in the city). This is an opportunity to directly meet all these goals and I'm disappointed that our neighborhood even has to send this email. I have taken so many surveys from the city of Austin. *I pay taxes for these high rate consultants to tell city departments what the city needs to do, so please do it considering we don't have much land to develop and opportunities like we do now.*

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Jessica and family

--

Jessica Kessinger

Cell: 316-706-3963

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A-1/26-APPEAL SUPPORT LETTERS

From: Marcelle Friedman
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval
Date: Monday, July 11, 2022 1:11:15 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive, [redacted] Austin, TX 78723

To whom it may concern,

I live at 5400 Wellington Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Marcelle Friedman

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A-1/27-APPEAL SUPPORT LETTERS

From: Caroling Lee
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval Case Number: SP-2020-0257C.SH
Date: Monday, July 11, 2022 3:32:19 PM

*** External Email - Exercise Caution ***

Hi Elaine:

I am a concerned citizen with a property at 2314 Devonshire Drive in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project.

Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I am writing to support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Caroling Lee

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A-1/28-APPEAL SUPPORT LETTERS

From: Jenny Robertson
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Monday, July 11, 2022 4:51:39 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To the Board of Adjustment:

I live at 5700 Westminster Dr, 78723. I moved to Windsor Park five years ago because I loved the neighbors, the amenities in the nearby Windsor Village and the local elementary schools. Before it closed, I routinely used the retail in Windsor Village (including the Dollar General, the taco and pizza restaurants, a neighborhood gym, and an artists' co-op). My son and I regularly use the green space on site (directly across from the public library).

The current site plan for redevelopment of the center does not meet requirements for a VMU project. While I appreciate housing density and its necessity to meet our current residential market challenges, that density must come with infrastructure to support hundreds of new neighbors currently planned for the site. Instead, the site plan significantly reduces both commercial space and green space -- both of which are much neglected and needed on Austin's East Side. Adding housing without the commercial and public space necessary to support it -- indeed, removing such existing, vital services and failing to replace them -- runs counter to the city's goals for accessible, walkable urban environments.

I support the appeal of the approved Windsor Village site plan permit application, and I ask for a project that takes into consideration these needs. The current site plan as approved does not meet requirements of Austin's VMU and commercial design standard ordinances, to the detriment of the neighborhood and the new neighbors we seek to welcome here.

Thank you for your time,
Jenny Robertson

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A-1/29-APPEAL SUPPORT LETTERS

From: Hollie
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval
Date: Monday, July 11, 2022 7:04:22 PM

*** External Email - Exercise Caution ***

Case Number: SP-2020-0257C.SH
Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Location: 5900 Westminster Drive, ¹¹₁₂Austin, TX 78723

Dear citizens,

I live at 2032 Northridge Drive in the Windsor Park neighborhood. My family and other residents of Windsor Park relied on the convenience that Windsor Village shops and services offered for many years. We were sad to see many of our beloved shops close due to the redevelopment of the space. The currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City. We deserve the commercial space that the original Windsor Park planners envisioned for our community.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Hollie Jenkins



Reply Forward

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A-1/30-APPEAL SUPPORT LETTERS

From: Richard Messina
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Monday, July 11, 2022 7:43:37 PM

*** External Email - Exercise Caution ***

Case Number: SP-2020-0257C.SH

Location: [5900 Westminster Drive, Austin, TX 78723](#)

To whom it may concern,

I live at 2038 Northridge Drive, Austin TX in the Windsor Park neighborhood. I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

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A-1/31-APPEAL SUPPORT LETTERS

From: Rosa-María DiDonato
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval Case Number: SP-2020-0257C.SH
Date: Monday, July 11, 2022 8:12:51 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Location: [5900 Westminster Drive, Austin, TX 78723](#)
To whom it may concern,

I live at 2027 Northridge Drive 78723 in the Windsor Park neighborhood. I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City. I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Rosa-Maria DiDonato

--

Sent from Gmail Mobile

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A-1/32-APPEAL SUPPORT LETTERS

From: Agnes Varnum
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval
Date: Tuesday, July 12, 2022 6:55:01 AM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH

Re: Appeal of Windsor Village Site Plan Approval

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive, ^{[[[[}SP Austin, TX 78723

To whom it may concern,

I live at 2603 Roxmoor Dr., 78723, in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. My family and I, as well as many of our neighbors, have relied on the convenience that Windsor Village shops and services have offered for all of our time in the neighborhood. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I am writing to support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Agnes Varnum
Call/Text: 973-975-7865
Email: [REDACTED]

[Schedule a meeting >>](#)

[Find me on LinkedIn >>](#)

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A-1/33-APPEAL SUPPORT LETTERS

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2022-0051

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; July 13th, 2022

Felicia Donley

Your Name (please print)

5702 Westminster Dr , Austin 78723

Your address(es) affected by this application

Felicia Donley
Signature

7/12/2022

Date

Daytime Telephone: 512-689-0459

Comments: I am in favor of the Appeal, and against the approval of this

development as it stands.

- 1) Approval removes almost all commercial use area of the property. This area has been central to the community for years. The removal of this commercial property forces residents to go outside of the community to purchase items they were previously able to get just down the street.
- 2) No traffic survey has been completed to show how the addition of 400+ units (800+ cars) will impact already congested intersections. How will these additional cars get into and out of the neighborhood without negatively impacting residents already living there?
- 3) No assurances that Westminster Dr will not become a busy through street, impacting the ability of residents to walk and play. This is a neighborhood street that children use to get to school. Westminster becoming a main road to get into and out of the neighborhood will reduce safety and property values of all the houses on the street.
- 4) Approval removes almost all green space from the property. The field behind the shops has been used for recreation by area residents for years, and is a noise break between the houses and commercial area. Minimal area has been allotted for green space in an already deficient area while adding additional people that need to use these spaces.

A-1/34-APPEAL SUPPORT LETTERS

July 12, 2022

Via E-mail at Elaine.Ramirez@austintexas.gov

Board of Adjustment, City of Austin
Austin City Hall, Council Chambers, Room 1001
301 West 2nd Street
Austin, Texas 78701

Re: Appeal of Windsor Village Site Plan Approval – Special Called Meeting July 13, 2022
Agenda Item / Case Number: A-1 / C15-2022-0051
Reference File Name: SP-2020-0257C.SH
Location: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 1905 Running Brook Drive in the Windsor Park neighborhood. My family and I have lived in the Windsor Park neighborhood for over 15 years.

I understand that the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. My family, along with many other residents, have relied on the convenience that Windsor Village shops and services have offered for many years. We often ride our bikes to it. While we agree there is a need for additional housing, the proposed density in the Windsor Village Site Plan is out of line with the substantial reduction in commercial space. The Windsor Village Site Plan is contrary to common sense, the existing uses of the shopping center, and Austin's goals for a compact and accessible city.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We respectfully request a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thanks for your consideration,

/s/ Paul Tough

Paul Tough

A-1/35-APPEAL SUPPORT LETTERS

From: Jeffrey Frelack
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Tuesday, July 12, 2022 4:32:51 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 1603 Sweetbriar Ave in the Windsor Park neighborhood and I live within 500 feet of the Windsor Village site.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City. As someone who walks on or across this property on a daily basis, I'd like for it to comply with the VMU vision outlined. Losing businesses in our neighborhood is not a positive.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Jeffrey Frelack

Sent from my iPad

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A-1/36-APPEAL SUPPORT LETTERS

Sharon Brumley

1610 Sweetbriar Avenue

Austin, Texas 78723

(512)284-3085

Re: Appeal of Windsor Village Site Plan Approval

Case Number: SP-2020-0257C.SH

Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 1610 Sweetbriar Avenue in the Windsor Park neighborhood and have for over 20 years.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Sharon Brumley

Sharon Brumley

A-1/37-APPEAL SUPPORT LETTERS

From: [REDACTED]
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval - Time Sensitive
Date: Tuesday, July 12, 2022 8:04:06 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

We live at 1415 Ridgehaven Drive in the Windsor Park neighborhood, only 2 blocks away from the proposed redevelopment project. We have lived in the neighborhood since 2000 and were active in supporting the Windsor Park Neighborhood Plan with its emphasis on Vertical Mixed Use. When we first heard of the proposed project, we were looking forward to having new businesses as neighbors in walking distance. The current plan has dashed these hopes.

We understand that the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

We therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Michael Caesar and Teresa Howard

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A-1/38-APPEAL SUPPORT LETTERS

From: Bobby Lish
To: [Ramirez, Elaine](#)
Subject: Re: Appeal of Windsor Village Site Plan Approval / Case Number SP-2020-0257C.SH
Date: Tuesday, July 12, 2022 9:48:34 PM

*** External Email - Exercise Caution ***

Case Number: SP-2020-0257C.SH

Location: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 1807 Northridge Drive, Austin TX 78723 in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,
Robert Lish

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A-1/39-APPEAL SUPPORT LETTERS

From: Linda Eaker
To: [Ramirez, Elaine](#)
Subject: Appeal of Windsor Village Site Plan Approval
Date: Tuesday, July 12, 2022 10:54:22 PM

*** External Email - Exercise Caution ***

To Whom it May Concern -

Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Location: 5900 Westminster Drive, [SEP]Austin, TX 78723

I live at 2205 Vanderbilt Lane in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years. We welcome the new residents who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

- Linda Eaker
Windsor Park resident
since 1965

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A-1/40-APPEAL SUPPORT LETTERS

From: Alana Carpenter
To: [Ramirez, Elaine](#)
Subject: Case # SP-2020-02757C.sh
Date: Tuesday, July 12, 2022 11:26:42 PM

*** External Email - Exercise Caution ***

Re: Appeal of Windsor Village Site Plan Approval
Case Number: SP-2020-0257C.SH
Address: 5900 Westminster Drive, Austin, TX 78723

To whom it may concern,

I live at 1606 Glencrest Dr, Austin Texas 78723 in the Windsor Park neighborhood.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet the City of Austin's Land Development Code requirements for a Vertical Mixed Use project as required in COA VMU code substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

This is the first project in our neighborhood that has come before the city under these ordinances, and it appears that the City Of Austin is ignoring its own codes, rules and regulations. I certainly agree that we need more housing in the city of Austin, but neighborhoods also need commercial space and opportunities for local businesses in order to remain a a livable cohesive community.

Your choices Concerning this particular development will set a precedent – will COA follow its own codes and ordinances, or will staff ignore ordinances and allow development that doesn't meet minimal VMU you standards, at the expense of local businesses and a cohesive community?

I support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community. The developer will still have numerous options to build residential spaces on this site , but please follow the VMU and CD Standards approved by COA.

Thank you,
Alana Carpenter-Moore

Alana 

PUT YOUR GOOD WHERE IT DOES THE MOST~WAVY GRAVY

A-1/41-APPEAL SUPPORT LETTERS

From: Amy Gladstein
To: [Ramirez, Elaine](#)
Subject: Re Case Number: SP-2020-0257C.SH Address: 5900 Westminster Drive, Austin, TX 78723
Date: Tuesday, July 12, 2022 3:55:10 PM
Attachments: [Windsor Village.docx](#)
[Form for Windsor Village.pdf](#)

*** External Email - Exercise Caution ***

To Whom it May Concern-

Attached please find the form that was sent to me as a resident residing within the area impacted by this development as well as my statement of position.

I truly appreciate the consideration.

Amy Gladstein

To Whom it May Concern,

I am a resident of 5607 Berkman Drive which is one block from the proposed entrance to the development in question.

I understand the currently approved site plan for redeveloping the Windsor Village Shopping Center fails to meet many of the City of Austin's Land Development Code requirements for a Vertical Mixed Use project. Many residents of this neighborhood have relied on the convenience that Windsor Village shops and services have offered for many years and the safety of our streets. We welcome the new neighbors who will inhabit the 405 apartments planned at Windsor Village, but increasing the density while substantially reducing the commercial space on the site is contrary to both common sense and Austin's goals for a compact and accessible City.

As a non driver, accessibility and safety are prime concerns of mine and the main reasons I am able to stay in my home.

I therefore support the appeal of the approved Windsor Village site plan permit application made by the Development Services Department. We ask for a project that meets the requirements of the City of Austin's Vertical Mixed Use and Commercial Design Standard ordinances to provide accessible and adequate commercial spaces for the community.

Thank you,

Amy Gladstein

Re Case Number: SP-2020-0257C.SH

Address: 5900 Westminster Drive, Austin, TX 78723

CAUTION: This email was received at the City of Austin, from an EXTERNAL

PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be added to the Late Back-up and viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2022-0051

Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov

Public Hearing: Board of Adjustment; July 13th, 2022

Amy Coladstein

Your Name (please print)

| |
|---|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object |

5607 Berkman Dr Austin TX 78723

Your address(es) affected by this application

ALA

Signature

7/12/2022
Date

Daytime Telephone: 347-262-9866

Comments: _____

If you will be using this form to comment, please return it via e-mail to:

Elaine Ramirez; 512-974-2202

Scan & Email to: elaine.ramirez@austintexas.gov