

From: rodneye ahart
Sent: Tuesday, September 13, 2022 12:46 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Conor Kenny <Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: The Lancaster (NPA-2022-0023.01.SH and C14-2022-0018.SH)

*** External Email - Exercise Caution ***

Dear Maureen,

On September 12, 2022, the Windsor Park Neighborhood Plan Contact Team (WPNPCT) met to discuss and make a recommendation on the neighborhood plan amendment and rezoning requests submitted by Capital A Housing for the redevelopment of 5107-5115 Lancaster Court. The properties are located within the boundaries of the Windsor Park Neighborhood Planning Area.

Prior to September, members of the contact team attended the community meetings for the proposed project held by the City of Austin on June 13, 2022, and June 21, 2022. The WPNPCT also held meetings with the applicant and surrounding neighbors on April 11, 2022; July 11, 2022; and August 8, 2022. The feedback provided by the surrounding neighbors at these meetings was taken into consideration by the contact team.

By a vote of 6-4-2, the WPNPCT recommends the neighborhood plan amendment request for Mixed Use and the rezoning request for GR-V-MU-CO. The contact team appreciates the applicant's amended rezoning request for GR instead of CS and the CO restricting the land uses on the site to those allowed under current MF-3 and NO-MU zoning. However, the surrounding neighbors and several members of the contact team raised considerable concerns about the minimum interior and rear yard setbacks. For these reasons, we ask that the Planning Commission explores options with the applicant to achieve the best transition and buffer possible between the proposed project and the adjacent residential properties.

If you have any questions, please do not hesitate to contact me.

Thank you,

Rodney E. Ahart, Chair
Windsor Park Neighborhood Plan Contact Team