ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0018.SH -- 5111-5115 Lancaster DISTRICT: 4

ZONING FROM: NO-MU-NP and MF-3-NP

TO: GR-MU-V-CO-NP (as amended August 25, 2022)

ADDRESS: 5107, 5109, 5111, 5113, 5115 Lancaster Court

SITE AREA: 0.7874 acres (34,300 s.f.)

PROPERTY OWNER: Plancaster, LLC, SEMIZI, LLC, Lancaster Office Three, LLC and Fayez Kazi

AGENT: Capital A Housing (Conor Kenny)

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

STAFF RECOMMENDATION:
To grant the amended request of GR-MU-V-CO-NP. Conditional overlays include:
1. Minimum 10-foot rear yard setback.
2. The following land uses shall be prohibited: alternative financial services, automotive rentals, automotive repair services, automotive sales, automotive washing of any type, bail bond services, business or trade school, business support services, commercial off-street parking, communications services, consumer convenience services, consumer repair services, drop-off recycling collection facility, exterminating services, financial services, food preparation, food sales, fineral services, general retail sales convenience, general retail sales general, hotel-motel, indoor entertainment, indoor sports and recreation, medical offices not exceeding 5,000 sq/ft of gross floor space, medical offices exceeding 5,000 sq/ft of gross floor space, off-site accessory parking, outdoor entertainment, outdoor sports and recreation, pawn shop services, pedicab storage and dispatch, personal improvement services, personal services, pet services, plant nursery, printing and publishing, research services, restaurant general, restaurant limited, service station, theater, custom manufacturing, guidance services, hospital services general, hospital services limited. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:
September 13, 2022 – To grant GR-MU-V-CO-NP as recommended by staff. (8-0) [A. Azhar- 1st, J. Thompson- 2nd; P. Howard- Recused; G. Anderson, Y. Flores, J. Shieh- Absent]
August 23, 2022 – Postponed by applicant to September on the consent agenda.
July 26, 2022 – Postponed by staff to August 23, 2022 on the consent agenda.
July 12, 2022 – Postponed on the consent agenda to July 26, 2022 at the request of staff.
June 28, 2022 – Postponed on the consent agenda to July 12, 2022 at the request of staff.

CITY COUNCIL ACTION:
October 13, 2022:
September 29, 2022: Postponed on the consent agenda to October 13, 2022 at the request of the neighborhood.
September 1, 2022: Postponed on the consent agenda to September 29, 2022 at the request of staff.
July 28, 2022: Postponed on the consent agenda to September 1, 2022 at the request of staff.

ISSUES:
The Applicant's initial request was for CS-V-NP zoning on the site. After further discussions with neighborhood representatives and City staff the Applicant amended their request to GR-MU-V-CO-NP. The SMART housing project and rezoning are supported by City staff as described on Page 1 of this report. The prohibited land uses include all GR uses that are not permitted in the existing MF-3 and NO zoning categories onsite.

CASE MANAGER COMMENTS:
The subject property is located at the south/southeast corner of the intersection of Lancaster Court and East 52nd Street and includes lots zoned NO-MU-NP and MF-3-NP. Existing land uses include professional office and single family residential land uses. To the east/southeast are properties zoned MF-2-NP and GR-MU-V-CO-NP that are developed with multifamily residential uses. Across the intersection of Lancaster and 52nd to the northwest and northeast are properties zoned LO-NP and MF-2-CO-NP that are developed with multifamily residential. Across Lancaster Court to the west/southwest and northwest are properties zoned NO-MU-NP, MF-2-NP, LO-NP, MF-2-CO-NP and a property along East 51st Street zoned GR-MU-V-CO-NP. These properties contain the following land uses: single family residential, multifamily residential and undeveloped. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***
The Applicant has stated that the planned development of the property is to provide 60 residential units and support services for SAFE Alliance, an organization that serves families fleeing domestic violence or sexual assault. The site will also include a separate mixed use building with 23 multifamily units and professional offices. The SAFE Alliance facility and overall project will be developed as a SMART Housing project. ***Please see Exhibit C- SMART Housing Letter.***
Correspondence has been received regarding this rezoning request. ***Please see Exhibit D- Correspondence.***
Staff supports the proposed GR-MU-V-CO-NP rezoning. There is a mix of zoning in the vicinity, ranging from NO-MU-NP to GR-MU-V-CO-NP, and a mix of land uses including single family residential, multifamily residential and office. The proposed rezoning and land uses will allow a mix of residential and office uses and will provide a community service.

BASIS FOR RECOMMENDATION
1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*
3. *Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-3-NP, NO-MU-NP	Professional office, Single family residential
North	LO-NP, MF-2-CO-NP, SF-6-NP	Multifamily
South	NO-MU-NP, GR-MU-V-CO-NP	Single family, Undeveloped
East	MF-2-NP	Multifamily
West	NO-MU-NP, MF-2-NP	Professional office, Single family residential, Multifamily

NEIGHBORHOOD PLANNING AREA: University Hills/Windsor Park NP Area (Windsor Park)

TIA: Deferred to time of site plan, if required. WATERSHED: Tannehill Branch

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Neighborhood Empowerment Foundation
Preservation Austin
SELTexas
Windsor Park Neighborhood Association
Windsor Park-Pecan Springs Heritage NA
Austin Lost and Found Pets
Del Valle Community Coalition
Homeless Neighborhood Association
Neighbors United for Progress
Responsible Growth for Windsor Park
Sierra Club, Austin Regional Group
Windsor Park Neighborhood Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	ZAP/PLANNING COMMISSION	CITY COUNCIL
C14-2011-0103 IBC Mueller View 1206 E. 51st Street	GR-MU-V-CO-NP to GR-MU-V-CO-NP (to allow drive thru svs)	10/25/2011: To grant as requested	12/8/2011: To grant as requested

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lancaster Court	68' to 79'	29'	Level 1	Yes	None	Yes
E 52nd Street	49'	30'	Level 1	No	None	Yes

ADDITIONAL STAFF COMMENTS:

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Site Plan

SP 1. Site plans will be required for any new development other than single-family, two-family or duplex residential.

SP 2. The site is subject to compatibility standards. SF-3-NP zoning district is located less than 540 feet from the northern boundary of the site. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 4. This tract is already developed, and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 50 feet of right-of-way for E 52nd Street. It is recommended that 25 feet of right-of-way from the existing centerline should be dedicated for E 52nd Street according to the Transportation Plan at the time of subdivision and/or site plan application. [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Lancaster Court	68' to 79'	29'	Level 1	Yes	None	Yes
E 52nd Street	49'	30'	Level 1	No	None	Yes

Parks & Recreation

PR1: Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with CS-V-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

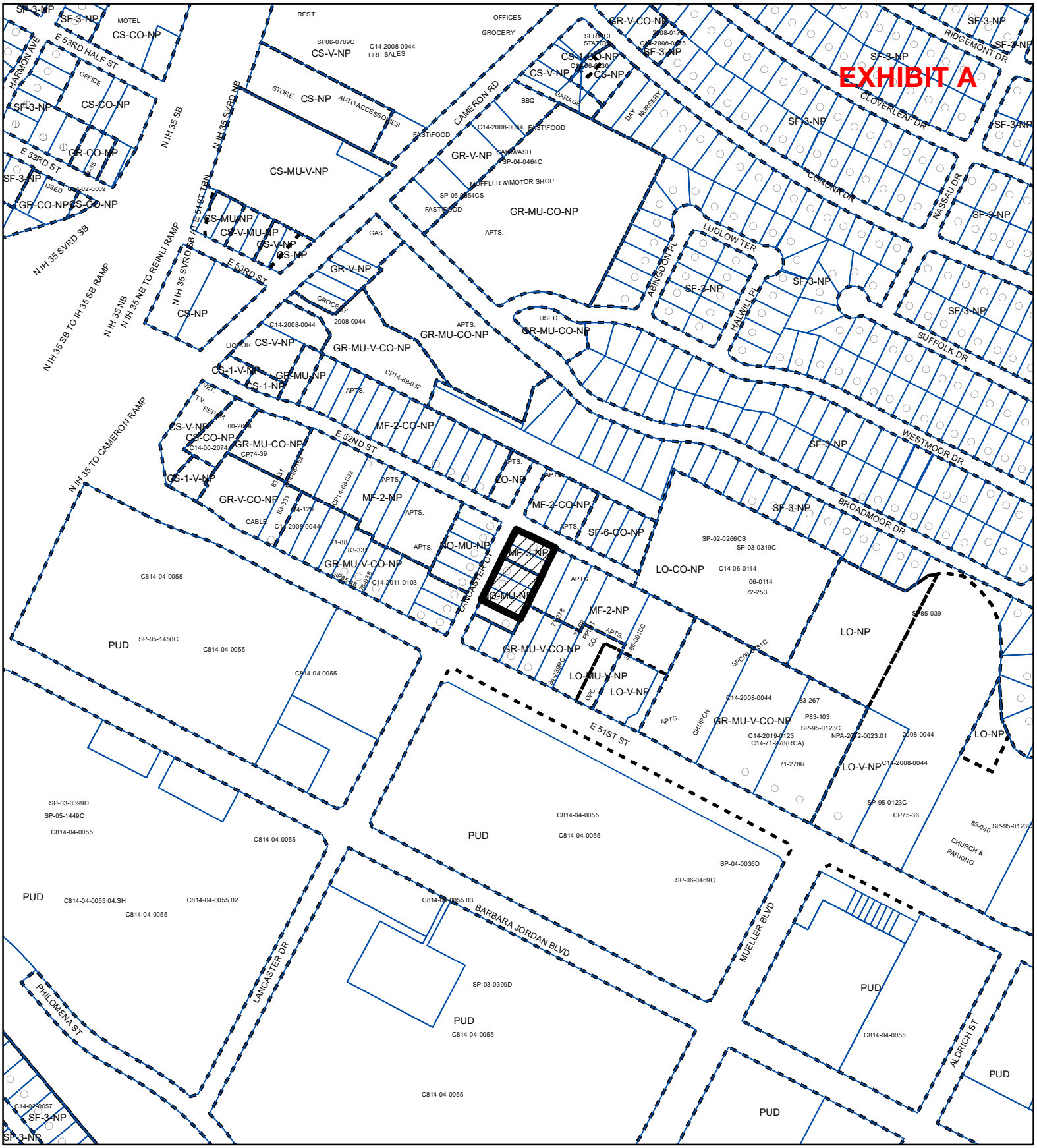
Water Utility

AW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for

compliance with City criteria and suitability for operation and maintenance.
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Exhibit
C. SMART Housing Letter
D. Correspondence



ZONING

ZONING CASE#: C14-2022-0018.SH

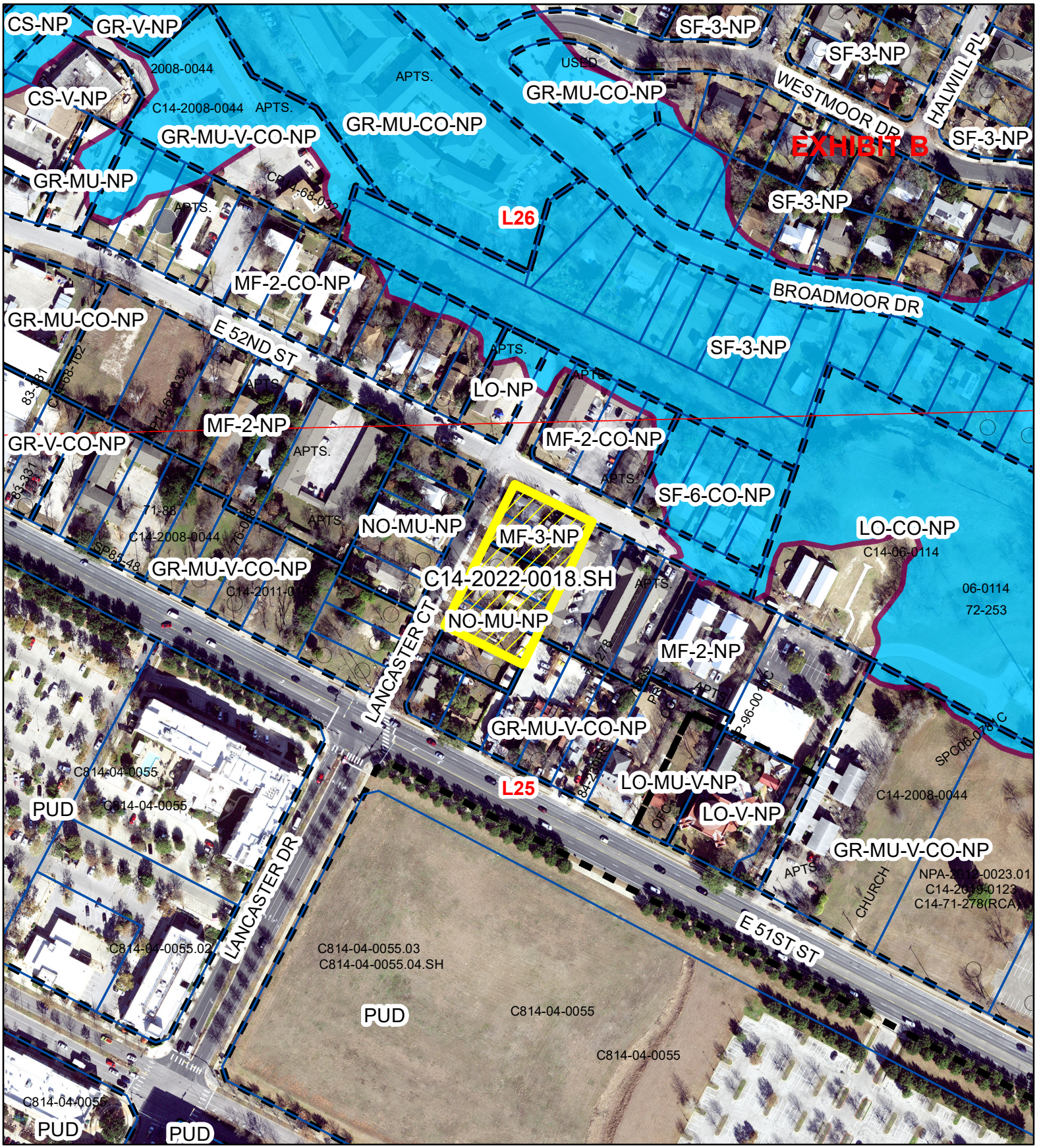
1 " = 400 '

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

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN FOUNDED 1839

Created: 6/6/2022



N

1 " = 200 '

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

5111-5115 Lancaster

ZONING CASE#:	C14-2022-0018.SH
LOCATION:	5111, 5113, 5115 Lancaster Ct
SUBJECT AREA:	0.95 Acres
GRID:	L25
MANAGER:	Heather Chaffin

Created: 7/26/2022
by: MeeksS

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EXHIBIT C

City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing and Planning Department

S.M.A.R.T. Housing Program

9/8/2022

S.M.A.R.T. Housing Certification
Semizi LLC and Plancaster LLC
5107 and 5109 Lancaster Ct. Austin, TX 78723 (ID 850-5960)

TO WHOM IT MAY CONCERN:

Owners Semizi LLC and Plancaster LLC (development contact Eyad Kasemi; ph: 512.761.6161; email: eyad@capitalahousing.com) is planning to develop The Lancaster, a 23-unit mixed-use development at 5107 and 5109 Lancaster Ct. Austin, TX 78723

Three (10%) of the units will be leased to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 10% (3) of the units will serve households at or below 60% MFI, the development will be eligible for 25% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore none of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~
Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee
Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee
Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenergy.com).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that the required accessibility or visitability standards have been met.

- An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3462 or by email at nathan.jones@austintexas.gov if you need additional information.

Sincerely,



Nathan Jones, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE Jonathan Orenstein, AWU Mashell Smith, ORS

EXHIBIT D

Prepared for City of Austin, Housing and Planning Department
Meeting, June 21, 2022, 6:00-7:30pm
Plan Amendment Case #: NPA-2022-0023.01.SH
Zoning Case #: C14-2022-0018.SH

We homeowners, living on 52nd ST and Lancaster CT (adjacent to the proposed development), **object** for the following reasons:

SAFE IS A GREAT ORGANIZATION, BUT AN IMPROVED PLAN IS NEEDED FOR SUITABILITY AND SUSTAINABILITY

- There will be no green space for SAFE residents to enjoy, particularly those with children who need daily access to outdoor activities.

NEIGHBORHOOD CRIME AND SAFETY CONCERNS FOR SAFE RESIDENTS

- September 2, 2018 Homicide (1307 E. 52nd ST)
- July 20, 2020 Homicide (1400 E. 51st ST))
- April 24, 2022: Man hit multiple people with car near Windsor Park.
  Before going to Target to commit more crimes, this same man tried to break down doors of several residences at 1307 E. 52nd ST. He brandished a knife at a resident of the Verandas on 52nd, threatening to "cut her" if she approached him.
- Given the already unsafe area of Lancaster CT and 52nd ST, where drugs are traded and violence has occured, residents are afraid of walking their dogs due to crimes and encounters with individuals committing other illegal acts, such as dumpster diving and package theft.
- Adding this Shelter may further increase resident safety risks.

FLOODPLAIN CONCERNS (Floodplain map attached)

- The proposed development will have 95% impervious cover. Given our proximity to the floodplain, we have serious concerns about how these developments will negatively impact us, particularly those who live adjacent to Tannehill Creek.
- We have already experienced drainage problems that made it necessary for six residents to have to install all new flooring due to mold. The proposed 95% impervious cover poses serious risks to our health and safety.

For the reasons listed above, we object to the proposed development:

Lee Howson (HOA President, The Verandas at 52nd ST)
1309 E. 52nd St., Unit 3

Kaitlin Antonides
1309 E. 52nd ST, Unit 4

Jane Ann Parker and Andy Breslin
1311 E. 52nd ST, Unit 1

Scot Richardson
1311 E. 52nd ST, Unit 5

Martin Woon
1311 E. 52nd ST, Unit 6

Carolina Trevino
1311 E. 52nd ST, Unit 3

Candace Misko
1311 E. 52nd ST, Unit 4

Connie Chen
1307 E. 52nd ST, Unit 3

Will Heathcott and Steele Meisinger
1306 E. 52nd ST

Chaffin, Heather

From: Jane A Parker [redacted]
Sent: Tuesday, June 21, 2022 3:10 PM
To: Chaffin, Heather; Meredith, Maureen
Subject: Virtual Community Meeting for The Lancaster, NPA-2022-0023.01.SH; C14-2022-0018.SH
Attachments: The Lancaster (1).pdf; Lancaster-52nd floodplain map.docx; July 20, 2020 Homicide.pdf; Sept. 2 2018 Homicide.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Heather and Maureen,

I would like to submit the following statements of opposition to the above named Plan Amendment and Zoning Case. I am also attaching two articles regarding violence that has occurred in very close proximity to the planned project, as well as the current floodplain map for our neighborhood.

Please let me know if you have any questions, and we will see you at the meeting tonight.

Thank you,
Jane Ann Parker
512-636-0410

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Chaffin, Heather

From: Jane A Parker [redacted]
Sent: Tuesday, April 12, 2022 2:38 PM
To: Chaffin, Heather
Subject: Case No. C14-2022-0018.SH (The Lancaster)

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Heather,

So I did more research, and they are actually planning to tear down six homes: 5105, 5107, 5109, 5111, 5113, 5115 Lancaster. So that big piece of information that was passed on is rather suspect. Not to mention what they told you as opposed to what they told US they were planning to build. They want to get State money to fund their Safe Alliance building, but that would only be 1/3 of what they are putting in. They are asking for 95% impervious cover too.

I think it would be a good idea for you to ask them again to tell you *exactly* what they are planning to do. Because it was different from what was presented at the Windsor Park Neighborhood Association Contact Team meeting.

Thanks so much for your time,

Jane Ann Parker
512-636-0410

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Chaffin, Heather

From: Candace Misko [redacted]
Sent: Tuesday, April 12, 2022 3:20 PM
To: Chaffin, Heather
Subject: Case # C14-2022-0018.SH (The Lancaster)

*** External Email - Exercise Caution ***

Hi Heather,

Jane Ann Parker has been keeping our community updated on the Lancaster project occurring in our neighborhood. I want to add that I like, Jane Ann, am opposed to this proposal. Please include my email opposition in the proposal.

Thank you,
Candace Misko

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Chaffin, Heather

From: Candace Misko [redacted]
Sent: Tuesday, April 12, 2022 3:20 PM
To: Chaffin, Heather
Subject: Case # C14-2022-0018.SH (The Lancaster)

*** External Email - Exercise Caution ***

Hi Heather,

Jane Ann Parker has been keeping our community updated on the Lancaster project occurring in our neighborhood. I want to add that I like, Jane Ann, am opposed to this proposal. Please include my email opposition in the proposal.

Thank you,
Candace Misko

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Chaffin, Heather

From: Jamie Nielson [redacted]
Sent: Thursday, April 14, 2022 1:10 PM
To: Chaffin, Heather
Cc: Jamie Nielson
Subject: Proposed zoning change: Case Number C14-2022-0018.SH

*** External Email - Exercise Caution ***

Good Afternoon, Ms. Chaffin – This is a follow-up to my voicemail of yesterday to provide some detail. I am a manager of Rock Stop, LLC – Series II which owns 5105 Lancaster Ct. That property appears to have been included in the zoning change application that is Case Number C14-2022-0018.SH. Rock Stop, LLC – Series II has not consented to have its property included in that zoning change nor has it consented to the zoning change.

Please give me a call on my cell (512-680-7341) to discuss this zoning change application. I respectfully request to notified by email of any notices issued by the city or required of the developer regarding the application.

Thank you.

Jamie Nielson

(512) 680-7341 Cell

[redacted]

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Chaffin, Heather

From: Jane A Parker <[redacted]>
Sent: Thursday, April 28, 2022 1:54 PM
To: Chaffin, Heather
Subject: The Lancaster, Case No: C14-2022-0018.SH

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Heather,

Thanks for talking to me today about the proposed development on Lancaster CT.

Here are my main concerns:

1) Following the developers' pattern of 95% impervious cover endangers residents near and on Tannehill Creek. Reduced impervious cover is a serious, direct threat to our homes;

2) SAFE Alliance: Given the lack of greenspace, our neighborhood is a poor environment for this project. It is a great organization, but this is not the only opportunity for the City to represent victims of domestic violence. There are better locations that are more suitable. Good housing with outdoor space is needed;

3) Overall the project creates a bad situation for neighboring residences and is not well thought out;

4) No consideration was given to neighbors when they cut down all of the trees (Will they replant?);

5) Parking, traffic, dumpsters, lighting...ingress and egress for commercial properties (were stated to only be located on 52nd St).

The developers are intentionally buying nearby properties at inflated prices to drive us out of our "affordable" homes. We are determined to stay in our homes in spite of these underhanded tactics. Here are some recent valuations from the neighboring homes:

5105: $473,000
5109: $478,200
5111: $494,200
5113: $833,100
5115: $578,000

These are TINY houses and are not at all worth what they paid for them. The city should take into consideration those of us who have lived in Austin for decades, have paid into the tax base for decades, and are now being threatened by intentional and outrageous rising taxes. I have lived in Austin for 64 years and have been gentrified out of every neighborhood I've lived in. I have worked for the state since I was 15. I really thought I could buy this 650 sq. ft. condo and be able to afford it for my remaining years on this planet. Now I and others are feeling threatened by those who are loving Austin to death. It's shameful.

Lancaster-52nd floodplain map

Wednesday, April 13, 2022



Link to map

https://www.austintexas.gov/floodpro/

Chaffin, Heather

From: Martin Woon[redacted]>
Sent: Thursday, May 5, 2022 11:16 PM
To: Chaffin, Heather
Subject: Case No C14-2022-0018.SH
Attachments: Lancaster-52nd floodplain map.docx

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I'm a resident at 1311 E 52ND ST APT 6 (aka Verandas at 52nd).

I have some questions and concerns about this project:

-My unit is very close to Tannehill Creek/flood zones (see attached). Following the pattern of 95% impervious cover endangers residents near and on Tannehill Creek. Reduced impervious cover is a serious, direct threat to our homes.

-What is the status of The Lancaster? Is Conor Kenny going to forego the approval letter from Windsor Park Neighborhood Association and take it straight to the Planning Commission?

-SAFE Alliance: Given the lack of greenspace, our neighborhood is a poor environment for this project. It is a great organization, but this is not the only opportunity for the City to represent victims of domestic violence. There are better locations that are more suitable. Good housing with outdoor space is needed.

Kindly reply.

Thanks.

Chaffin, Heather

From: Jamie Nielson <[redacted]>
Sent: Monday, June 20, 2022 9:55 AM
To: Chaffin, Heather
Subject: Proposed zoning change: Case Number C14-2022-0018.SH

*** External Email - Exercise Caution ***

Good Morning Ms. Chaffin – I plan on filing comments in opposition to the referenced proposed zoning change regarding Lancaster Court.

A resident in the area told me the City mailed out comment forms to use. If so, would you be so kind as to email me the form. I have never received mail from the city on this case so I do not have a copy of the form.

Thank you.

Jamie

Jamie Nielson

P.O. Box 30530
Austin, Texas 78755-3530

For Overnight and Hand Deliveries:
5105 Lancaster Court
Austin, Texas 78723-3023

(512) 380-9616
(512) 681-9132 Fax
(512) 680-7341 Cell

NOTICE: The information in this email (and any attachments) is confidential and protected by legal privileges and work product immunities. If you are not the intended recipient, you must not use or disseminate the information. Receipt by anyone other than the intended recipient is not a waiver of any attorney-client or work product privilege. If you have received this email in error, please immediately notify me by "Reply" command and permanently delete the original and any copies or printouts

Listen to Statesman News Network

Austin American-Statesman
SERVING OUR COMMUNITY SINCE 1871

LOCAL

Suspect in woman's slaying known to wield machete knife, police say

Kelsey Bradshaw

Published 1:09 p.m. CT July 28, 2020

A man accused by police of killing a woman in East Austin last week was known to walk around swinging a machete-style knife, according to court documents.

Austin police charged 23-year-old James Sorrels with murder last week, three days after asking for the public's help in finding a suspect in the case. Police think Sorrels slashed 58-year-old Karen Sue Henson in the face with a machete-style knife, an arrest affidavit filed against Sorrels says.

Officers on July 20 had responded at 2:50 a.m. to an apartment complex in the 1400 block of East 51st Street, west of Berkman Drive near Interstate 35.

Police had received a 911 call about an injured woman, and when officers arrived, they found Henson in an apartment with her face slashed, the affidavit says.

Henson was taken to Dell Seton Medical Center but she was pronounced dead at 3:25 a.m.

Henson's fiancé told police that the couple heard scratching outside their bedroom window and Henson went to investigate because he wasn't wearing clothes. Soon after she left the apartment, the fiancé heard screaming coming from the living room, the affidavit says.

He went into the living room and found Henson bleeding. A large amount of blood was found north of the couple's apartment, with a trail of it leading into the couple's apartment, the affidavit says.

Police showed Sorrels photos of the items and he said the photos were not taken in his apartment and he said his name wasn't James. He appeared to be suffering from mental health issues, the affidavit says.

Police believe Sorrels knew what he did was wrong because he hid the shoes, latex gloves and machete in the attic, the affidavit says.

Henson's death was ruled a homicide by the Travis County medical examiner's office. Her cause of death was sharp force trauma, the affidavit says.

Sorrels is in the Travis County Correctional Complex with a bail amount of $1 million, online county records say.

Listen to Statesman News Network

Austin American-Statesman
SERVING OUR COMMUNITY SINCE 1871

NEWS

Man, 19, admits killing woman found dead in parking lot, police say

Katie Hall,Kelsey Bradshaw khall@statesman.com

Published 12:01 a.m. CT Sept. 4, 2018 | **Updated 12:11 p.m. CT Sept. 26, 2018**

Austin police say a 19-year-old man has confessed to killing a woman who was found dead in a Northeast Austin parking lot Saturday.

Edgar J. Vega Rubi was arrested Monday, police said. Charges against him are still pending, but police said he will be charged with murder.

Austin police responded Saturday morning to a call reporting a person down in the 1300 block of East 52nd Street and found Cheryl Murray, 52, lying in the parking lot, officials said. Austin-Travis County Emergency Medical Services medics tried to resuscitate her, but she was pronounced dead at 7:44 a.m., police said.

Murray was stabbed to death, police said.

Police reviewed surveillance video taken from a nearby intersection, which they say shows Murray walking toward a vehicle with a distinctive paint pattern around 3:07 a.m. and speaking to a man inside. She then got into the vehicle, which drove east on East 52nd Street, authorities said.

Know what's going on in your community. Subscribe to our free newsletter.

Twenty minutes after the video captures Murray getting in, the vehicle can be seen driving with its headlights off, headed west on East 52nd Street toward Cameron Road.

Austin police detectives canvassed the area on Monday and found the vehicle in the 9900 block of Quail Boulevard, police said.

ROCK STOP, LLC - SERIES II
P.O. Box 30530
Austin, Texas 78755-3530

June 21, 2022

To the Planning Commission of the City of Austin

Re: June 28, 2022 Planning Commission Public Hearing concerning:

Plan Amendment Case No. NPA-2022-0023.01.SH. Contact person: Maureen Meredith

Rezoning Case No. C14-2022-0018.SH. Contact person Heather Chaffin

Dear Planning Commissioners:

My name is Jamie Nielson, and I am a manager of Rock Stop, LLC – Series II which is the owner of the property at 5105 Lancaster Court ("5105") in Austin. 5105 is adjacent to the group of tracts that are the subject of the referenced applications for amendment of the University Hills/Windsor Park Neighborhood Plan ("Plan") (NPA-2022-0023.01.SH) and rezoning (C14-2022-0018.SH). For the reasons below, Rock Stop, LLC – Series II **objects to both applications** and requests the Planning Commission recommend to the City Council both applications be denied.

Violent Crime Makes the Proposed Location a Bad Choice for "The Lancaster"

The development that is the basis for the applications is "The Lancaster" which is proposed to be a five-story, 60-unit building intended "... for those who have experienced long-term trauma violence and homelessness" with support services to be provided by SAFE Alliance (TDHCA Competitive (9%) Housing Tax Credit application for The Lancaster pp. 359, 360 and 417) ("TDHCA Application"). In 2018 a homicide by stabbing occurred on the same block as proposed for the Lancaster (1300 block of 52nd Street). In 2020 another homicide by machete occurred only a block from the proposed location (1400 block of 51st Street). The crimes are described in Attachments 1 and 2 which are articles from the *Austin American Statesman*. It is important for the Planning Commission (and SAFE Alliance) to keep these violent crimes in mind when considering the proposed Plan amendment and zoning changes. Promoting affordable housing "for those who have experienced long-term trauma, violence and homelessness" is good public policy. Placing such housing in an area with a recent history of violent crime is not.

Providing Only 5 Parking Space for 60 Residence Units Would Jam Adjacent Streets

"The Lancaster" would front Lancaster Court and extend down 52nd street. Both streets terminate within a block of the proposed location of The Lancaster and these streets currently experience a lot of street parking. The streets are so narrow that even a moderate number of parked cars turn the streets into one-lane roads; traffic then stops as standoffs occur when cars approach from opposing directions. The Lancaster development ignores the need for onsite parking as shown by the fact only 5 parking spaces are planned to be available for the tenants occupying 60 units, all