

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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During its public hearing, the City Council may grant or deny a plan amendment request or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Housing and Planning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2022-0028.02

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: Oct 25, 2022 - Planning Commission

☐ I am in favor
☒ I object

Shalonda Horton

Your Name (please print)

10705 Claywood Drive, Austin 78753

Your address(es) affected by this application

Shalonda Horton

Signature

10-24-2022

Date

Comments: Why are we building in a Flood
zone? To help improve affordable housing
crisis, shouldn't we allow families to
purchase homes and not just rent?
I'm concerned about traffic flow.

Meredith, Maureen

To: Barbara Mink
Subject: RE: Case Number: NPA-2022-0028.02

From: Barbara Mink
Sent: Monday, October 24, 2022 4:54 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Fw: Case Number: NPA-2022-0028.02

*** External Email - Exercise Caution ***

Case Number: NPA-2022-0028.02

Contact: Maureen Meredith

Public Hearing: October 25, 2022 Planning Commission

My name: Barbara P. Mink

Address affected: 1208 Somerset Ave. Austin 78753

Daytime phone number: 512-415-4090

Date: October 24, 2022

Comments:

I object to this amendment

My property is directly across the creek from the proposed project. We had the developers out recently to our neighborhood association meeting. They did not present information on any details of this project. They just want the re-zoning and then then they said they would tell the neighbors any details about what they intend to build there. The presentation was basically a "trust us, it will be lovely" approach. We have gotten differing information as to the number of units, whether they will be for purchase, for long term rental or short-term rental, etc. "They will be lovely" is all the developers say. LOTS more details are needed.

Legally they cannot build within a certain distance from the center of the creek. But they provided no information about how they intend to protect the creek and not have contamination of the creek. That creek and the areas around the creek have a stand of huge trees and has been the natural habitat for generations for owls, hawks, possums, armadillos, coyotes, foxes and many song birds. The developers say that the area along the creek will be 'parkland' without any details of how they intend to leave this natural area as the wildlife refuge it has been for generations. They seem to be using a loophole... they have to designate a certain portion of their land as 'parkland', so they are just saying that their 'parkland' will just be the area where they cannot build anyway.

Neighbors on this side of the creek have dealt with folks walking through our property to get to the wooded area and the creek. We have had to watch our children in our own backyards because of others trying to get to the property across the creek. If the area across the creek now becomes 'parkland', the amount of folks from outside the immediate neighborhood seeking access to this area will only increase.

The developers need to be much more forthcoming with detailed plans.

Thank you,

Barbara

Dr. Barbara P. Mink
Dean | School of Leadership Studies
Fielding Graduate University

| fielding.edu

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.

From: Barbara Mink
Sent: Monday, October 24, 2022 4:50 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Case Number: C14-2022-0085

*** External Email - Exercise Caution ***

Case Number: C14-2022-0085
Contact: Heather Chaffin
Public Hearing: October 25, 2022 Planning Commission

My name: Barbara P. Mink
Address affected: 1208 Somerset Ave. Austin 78753
Daytime phone number: 512-415-4090
Date: October 24, 2022
Comments:
I object to this rezoning.

My property is directly across the creek from the proposed project. We had the developers out recently to our neighborhood association meeting. They did not present information on any details of this project. They just want the re-zoning and then then they said they would tell the neighbors any details about what they intend to build there. The presentation was basically a “trust us, it will be lovely” approach. We have gotten differing information as to the number of units, whether they will be for purchase, for long term rental or short-term rental, etc. “They will be lovely” is all the developers say. LOTS more details are needed.

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Case Number: C14-2022-0085

Contact: Heather Chaffin, 512-974-2122

Public Hearing: October 25, 2022, Planning Commission
December 1, 2022, City Council

Enn Friedrichs + David Hyde

Your Name (please print)

☐ I am in favor
☒ I object

10700 claywood Dr Austin, TX
Your address(es) affected by this application (optional) 78753

Enn Friedrichs

Signature

10/19/22
Date

Daytime Telephone (optional): 817-874-2578

Comments: We strongly oppose this zoning request application. The green space that this development would effectively destroy ~~and~~ is very beautiful with large obviously old live oak trees. We often hear children playing in the area and I think it is good for the neighborhood community. It ensures people will continue renting and purchasing homes here.

There are many other places in the area to develop, and if you use this form to comment, it may be returned to: naming natural green areas makes people want to continue living here. Please do not sell out our Austin communities which are already dwindling.
City of Austin, Housing & Planning Department
Heather Chaffin
P. O. Box 1088, Austin, TX 78767
Or email to: Heather.chaffin@austintexas.gov

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Case Number: C14-2022-0085

Contact: Heather Chaffin, 512-974-2122

Public Hearing: October 25, 2022, Planning Commission
December 1, 2022, City Council

Shakara Horton
Your Name (please print)

☐ I am in favor
☒ I object

10705 Claywood Drive, Austin 78755
Your address(es) affected by this application (optional)

Shakara Horton
Signature

10-24-2022
Date

Daytime Telephone (optional): _____

Comments: I'm concerned about families living in a
flood zone and change in traffic flow in my
neighborhood.

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

City of Austin, Housing & Planning Department

Heather Chaffin

P. O. Box 1088, Austin, TX 78767

Or email to:

Heather.chaffin@austintexas.gov

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Case Number: C14-2022-0085

Contact: Heather Chaffin, 512-974-2122

Public Hearing: October 25, 2022, Planning Commission
December 1, 2022, City Council

Bernard Chapa
Your Name (please print)

10701 Claywood Dr.
Your address(es) affected by this application (optional)

B Chapa
Signature

☐ I am in favor
☒ I object

Oct/17/22
Date

Daytime Telephone (optional) (512) 833-0920

Comments: _____

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

P. O. Box 1088, Austin, TX 78767

Or email to:

Heather.chaffin@austintexas.gov

On Tue, Oct 18, 2022 at 10:07 AM Angèle Davidson < > wrote:

Hi Amanda,

Happy to make time to discuss my request and concerns. I'll detail out my concerns below, but I'm also happy to have you out to the property to show you some of the reasons for my (and my neighbors in the 1300/1400 block) concerns first hand. I truly appreciate all that your client has already done to clear out the area. It has helped improve things significantly, and that's part of the reason why I'm inclined to support the zoning change with some additional commitments I've already outlined in my original email to Maureen.

There are still a few other large and trash dump sites that are on the south side of the creek (and some falling into the creek) which is part of a lot that is a buffer between our back property lines and the creek itself. This property is not your client's responsibility, but we haven't had success with the property owner to clean them up, so these sites pose a concern for the property owners on the south side of the creek when folks who cross the creek from the north side and onto private properties, because they are filled with all kinds of stuff people shouldn't be trying to walk through.

As I mentioned before there is no public access to the creek from the Applegate Dr side, but because there is a water easement that looks like a sidewalk that people frequently mistake as a trail (you have to walk through undeveloped lots or peoples yards to get to this because it doesn't connect to the street). Some of us have posted signs around our property stating that it's private, but it's not stopped a good portion of people who think it's just access to the greenbelt. We want to make sure if this becomes dedicated park land that it's publicized how to get in and out of the park.

We just don't want people trespassing and getting hurt, which is why having a fence/barriers to make it harder to cross the creek (and for less trash to make it into the creek) would be helpful. And I think for people coming across from the north side of the creek (which is very steep) having some signage letting them know they aren't just walking off into the woods but actually into our backyards. Hoping that might keep some of that traffic from coming through the dump sites and into our yards.

Thanks for your time,
Angèle

From: Amanda Brown <

Sent: Monday, October 17, 2022 1:58 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Sosebee, Jonathan < >; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Re: FW: Case: NPA-2022-0028.02

Hi Maureen,

Thank you for forwarding. Yes, please give her my information. We would like to chat with her about the security of the park.

Please let her know that the new owner, our client, has worked with APD to clear the creek of all people experiencing homelessness and has been out twice to clear all the debris. I think they cleared out 4 truck loads of stuff. If she is still having issues, then we will certainly go back out.

From: Angèle Davidson
Sent: Sunday, October 16, 2022 10:14 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case: NPA-2022-0028.02

Hello,

I'm writing because I received the notice for public hearing for 10600 Jonwood Way. I will be unable to attend the hearing in person on October, 25th, but I would like to send my comments. I'm in favor of the project under the condition that the developer works with the city to fund barrier or fence around the edge of the north side of Pole Cat Creek. The edges are unsafe and littered with sharp and dangerous debris from past homeless camps that dot the area. I'd suggest that a clear entrance and exit to the park area is marked and information about where those locations are shared with the local community as the exclusive ways in and out of the park. Additionally, it would be appreciated if there are signs posted on the north side of the creek informing folks in the designated park area that all the property on the south side of the creek is private and not to be crossed over onto. We have frequent issues with trespassing and gun use in this area behind our properties on E Applegate Dr, so I'm happy for this development to take place, but I want assurance that it won't cause more trespassing from folks trying to get into the park as there will be no public access from our side of the creek.

Thank you,

Angèle Davidson

1400 E Applegate Dr

Austin, TX 78753

Heritage Hills/Windsor Hills Neighborhood Plan Contact Team
Austin, Texas 78753
October 20, 2022

Hi Maureen,

This is a letter concerning NPA and zoning case (NPA-2022-0028.02 and C14-2022-008) and the property on Jonwood Way. There are two neighborhoods that will be directly impacted. From meetings I attended, there are concerns about the rezoning.

- **Both neighborhoods would prefer to see fewer houses in the current greenspace.** Currently this greenspace hosts an abundance of wildlife, many resettled from the developments on the east side of Dessau.
- **Parkland dedication.** Everyone appreciates the parkland dedication of this parcel prior to zoning approval. However, we the neighbors would like this land kept as a wild place, with no park improvements.
- **There is a lack of visibility for the *entire* development.** (Figure 1) This zoning request is being made so that this lot can be included in the 30-unit build planned for the adjacent lot.

We have not been presented with an overall plan, and have several related requests/concerns:

- Can we have confirmation that construction will not cause future flooding to neighbors adjacent to the property?
- The developers promised a vegetative barrier will be installed between the properties on Jonwood and the new housing development. We would like commitment on that.
- The developers promised to build the primary entrance to the site on Dessau, particularly during the construction phase. We would like commitment on that.
- Could the parkland dedication be extended to the adjacent property as well to protect the entire creek (Figure 2).

We appreciate that the developers worked hard to meet with the neighborhood leaders. However, it would be good to understand how the entire planned development will impact the neighborhood.

Please feel free to reach out to me if you have any questions.

Thank you,

Gina Rosenthal
HHWH Contact Team Member
9405 Dallum Drive
512.850.9769

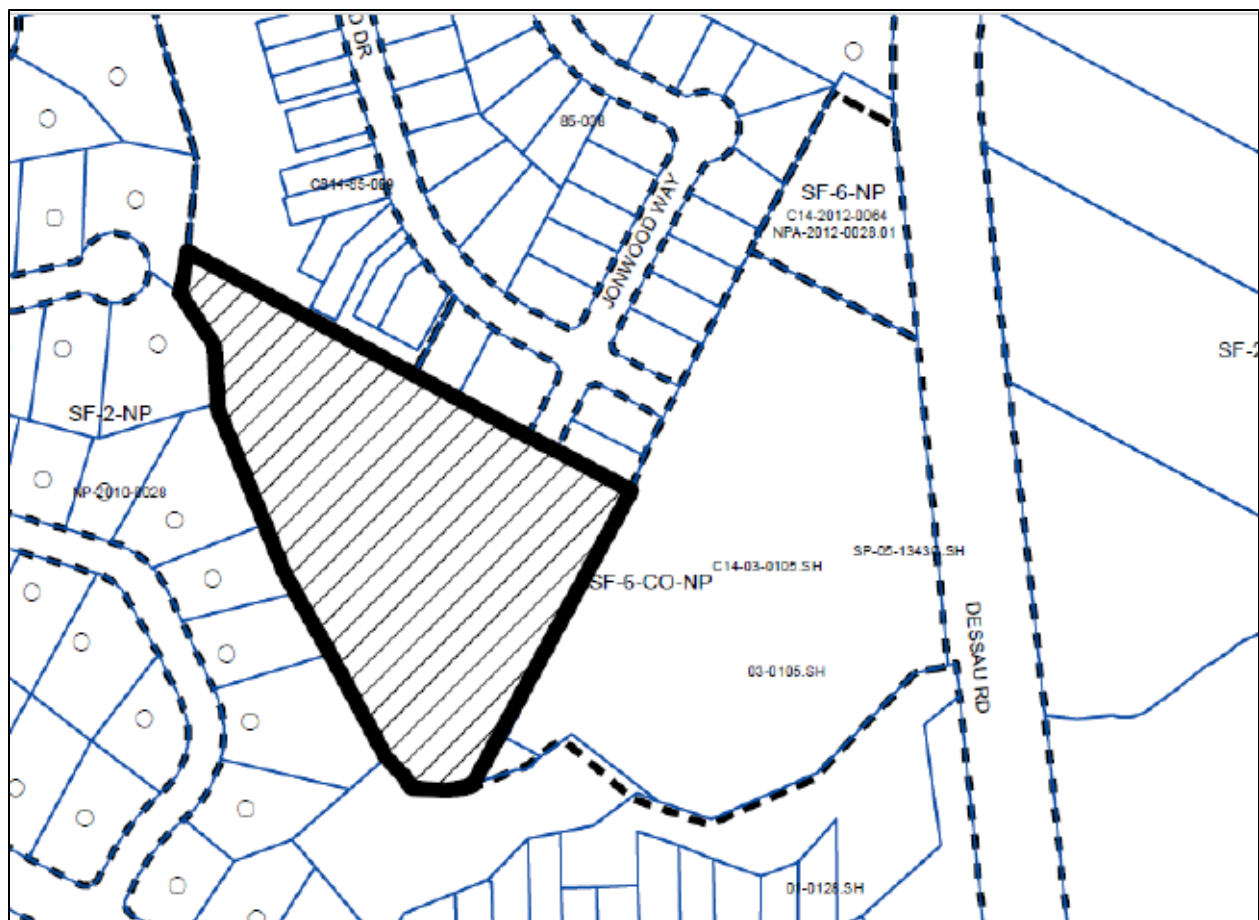


Figure 1: Adjacent Parcel



Figure 2: Adjacent Parcel Parkland Request

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Case Number: C14-2022-0085

Contact: Heather Chaffin, 512-974-2122

**Public Hearing: October 25, 2022, Planning Commission
December 1, 2022, City Council**

Abdul Munim Zahid

Your Name (please print)

☐ I am in favor
☒ I object

10622 Claywood Dr

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

[Signature]

Signature

10/19/22

Date

Daytime Telephone (optional): 512-206-6047

Comments: _____

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

City of Austin, Housing & Planning Department

Heather Chaffin

P. O. Box 1088, Austin, TX 78761

Or email to:

Heather.chaffin@austintexas.gov

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Case Number: C14-2022-0085

Contact: Heather Chaffin, 512-974-2122

**Public Hearing: October 25, 2022, Planning Commission
December 1, 2022, City Council**

Cristina Vudhiwat

Your Name (please print)

☐ I am in favor
☒ I object

10720 Claywood Dr

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

Cristina Vudhiwat

Signature

10-

Date

Daytime Telephone (optional): _____

Comments: I am absolutely opposed to rezoning part of our small street of single family homes to allow denser development. There's not road capacity for the connection they plan to link up to the higher density development off Dessau. I'm also concerned about emergency fire or ambulance access to the dense development & concerned about safety for our kids w/ people using Claywood & Collinwood as access points.
concerns given the proximity of the development to the creek.

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City of Austin, Housing & Planning Department

Heather Chaffin

P. O. Box 1088, Austin, TX 78767

Or email to:

Heather.chaffin@austintexas.gov