

P E T I T I O N

Date: February 16, 2023

File Number: 2023-171533 ZC

Address of Rezoning Request: 7500 Wynne Ln., 78745


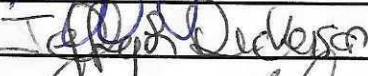

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code that would re-subdivide into 3 lots with 2 units per lot.

(STATE REASONS FOR YOUR PROTEST)

The Applicant and Applicant agent requests a zoning change from MH to SF-3 and would like to build up to 6 units on this .565-acre parcel. While the neighbors agree with the zoning request of SF3, they are opposed to the number of units proposed. The signatories and Matthews Lane Neighborhood Association (a voluntary group, not an HOA) oppose dense development 0.6 miles from a transit corridor. The density of the project is inconsistent with neighboring lots. This area lacks proper stormwater, traffic, and utility infrastructures. The density of this proposed development would create vehicular and pedestrian traffic hindrances on narrow 1 ½ car curb-less road. We oppose the application.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	JEFF JUST	7506 WYNNE
	Jeffrey L. Dickerson	7507 Wynne
	DONATELLA I. DICKERSON	7507 WYNNE

Date: 03/08/2023

Contact Name: Karen Fernandez

Phone: 512-739-1684

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Address

<i>Minerva Martinez</i>	Minerva Martinez	7503 Wynne Ln.
<i>GILBERTO V. MARTINEZ</i>	GILBERTO V. MARTINEZ	7503 WYNNE LN.
<i>Xoch. R. Najer</i>	Xoch. R. Najer	7503 Wynne Ln #B

Date: 03/08/2023

Contact Name: Karen Fernandez

Phone: 512-739-1684

P E T I T I O N

Date: February 16, 2023

File Number: 2023-171533 ZC , C14-2023-0006

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Signature

Printed Name

Address

Bernard Currin BERNARD CURRIN 7500 FORESTWOOD ROAD

Date: 03/08/2023

Contact Name: Karen Fernandez

Phone: 512-739-1684

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Signature

Printed Name

Address

	Eugene Sutton	1505 Damon Road.
	Susana L. Kugeares	1510 Damon Rd.

Date: 03/08/2023

Contact Name: Karen Fernandez

Phone: 512-739-1684

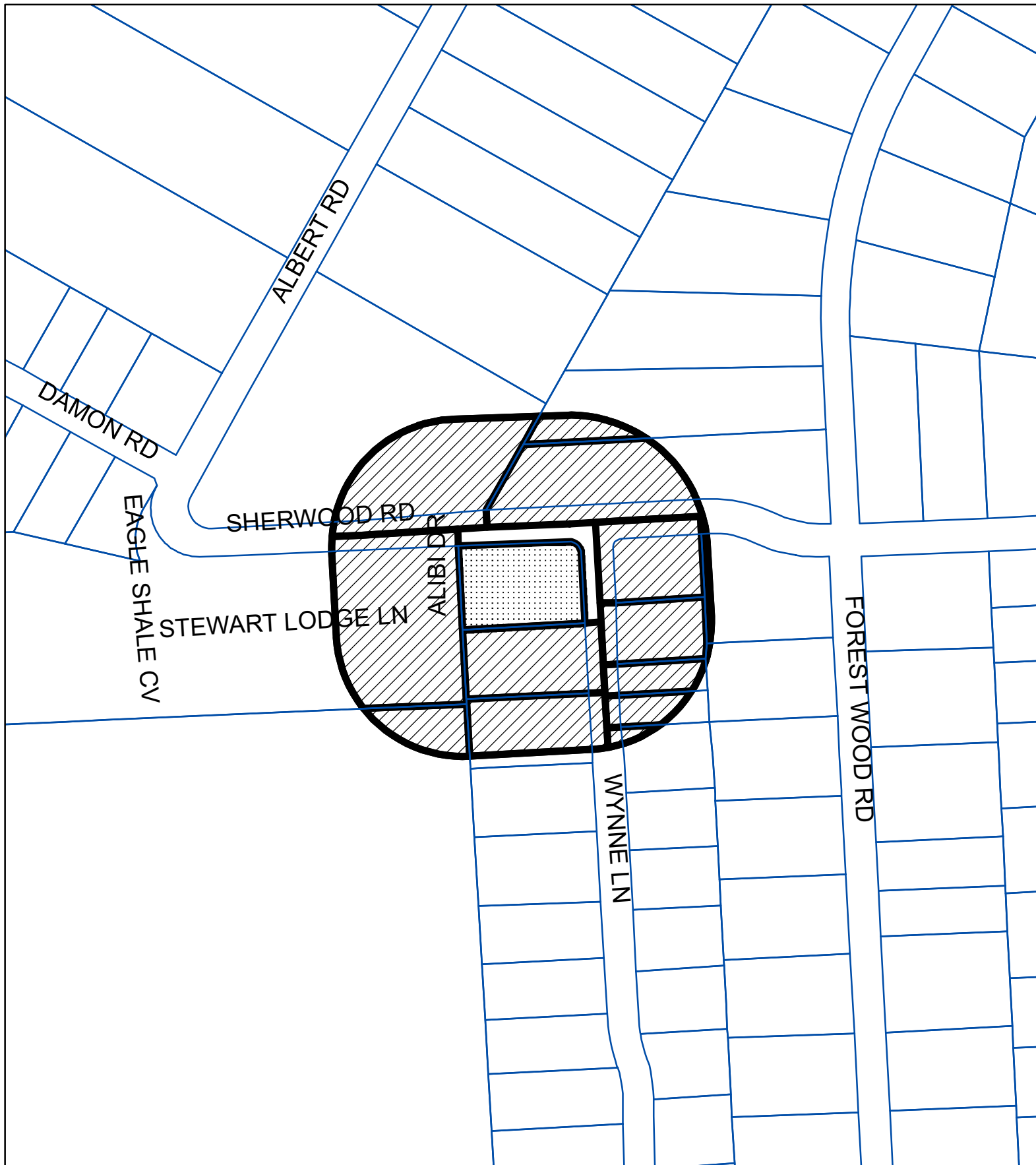
Case Number:
C14-2023-0006

PETITION

Date: 3/21/2023
Total Square Footage of Buffer: 253622.105
Percentage of Square Footage Owned by Petitioners Within Buffer: 7.57%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0422130212	7404 FOREST WOOD RD 78745	BIG PAWS CONSTRUCTION LLC - SERIES	no	5993.32	0.00%
0422130213	7406 FOREST WOOD RD 78745	BLACKMAN JOHN SAMUEL & LESLIE A	no	36610.12	0.00%
0422130503	7504 WYNNE LN 78745	CRAGG GORDON EUGENE & RITA FAY CRAGG	no	19584.57	0.00%
0422130601	7500 FOREST WOOD RD AUSTIN 78745	CURRIN BERNARD	yes	1585.25	0.63%
0422130611	7507 WYNNE LN 78745	DICKERSON JEFFREY L & DONATELLA I DICKERSON	yes	1598.40	0.63%
0422130201	7605 ALBERT RD AUSTIN 78745	HENSON MARK LYNN	no	41069.97	0.00%
0422130602	7504 FOREST WOOD RD AUSTIN 78745	HOLTER MARTIN SCOTT	no	72.35	0.00%
0422130614	7605 SHERWOOD RD AUSTIN 78704	MACEDO JORGE	no	21219.53	0.00%
0422130613	7503 WYNNE LN 78745	MARTINEZ GILBERTO & MINERVA & XOCHI RAQUEL NAJAR	yes	16021.69	6.32%
0424151601	1106 W DITTMAR RD AUSTIN 78745	NEURO INSTITUTE OF AUSTIN L P	no	9469.48	0.00%
0422130502	7502 WYNNE LN AUSTIN 78745	RODGERS BILLY W	no	24187.90	0.00%
0422130615	7511 WYNNE LN 78745	WOLFE CAPITAL INVESTMENTS LLC	no	5675.82	0.00%
0422130616	7505 BLDG1 WYNNE LN 78745	WOLFE CAPITAL INVESTMENTS LLC	no	7559.21	0.00%
0424151801	Address Not Found		no	53510.00	0.00%
Total				244157.62	7.57%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2023-0006

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 completeness.



1" = 200'

Petition Points

7500 Wynne Ln Zoning Opposition

https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=13054916&t_selected_propertyrsn=697334

Supporting Points by MLNA and Brownleaf Estates

1. MLNA and Brownleaf Estates will Support SF3
2. MLNA and Brownleaf Estates will support two units per deed restriction.
3. MLNA and Brownleaf Estates will ask for no STR (if not owner occupied) and No Duplexes

Need below in the proper petition form

Zoning Opposition reasons:

- Insufficient Infrastructure support – both current and future
- No capital street improvements slated for 2023 on this narrow rural road.
- No improvements on storm infrastructure that may lead to flooding downstream.
- Increase in traffic on narrow rural road with choke points on Albert/Sherwood
- Will create utility issues like low water pressure, electrical updates, transformer malfunctions.
- High Density infill is not compatible with surrounding area and does not protect the Current neighborhood character that consists of single-family residences.
- High density housing does not protect against natural resources and environment flooding by substantially limiting environment coverage and increasing transportation with increase in vehicular traffic as this lot is not close to transit corridors.
- Decreased water pressure due to high density housing as well as increased use of lawn irrigation that is commonly used in this area may lead to fire safety hazards.

Application by Thrower Design, Victoria Haase shows:

Desire to subdivide into three lots on .56 acres (24393.6 SQFT)

$24393.6 / 3 =$ when end up with lot Size of 8131 SQFT.

- which is very close to the current construction of 4 units on 7505 Wynne Ln.

Each lot will consist of House and ADU on each lot for a total of six units.

More than likely two story rather than single story leading to less sunlight to provide green scape coverage.

Current zoned Lots in MLNA

Zoning Type	Zoning Counts
DR	29
MH	100
SF1	2
SF2	109
SF2-CO	3
SF3	15
SF3-CO	2
SF5-CO	1

Position paper against high/intense density development and cited sources

Here are the against high-density developments:

1. **Overcrowding:** High-density housing developments can lead to overcrowding, which can negatively impact the quality of life for residents. Overcrowding can lead to long wait times for elevators, limited parking, and other issues. It also increases noise pollution as well as reduces access to outdoor space.
2. **Increased Traffic:** High-density housing developments can result in increased traffic, particularly during peak hours. This can cause congestion and make it difficult for residents to get to work or run errands.
3. **Reduced Privacy:** High-density housing developments often feature smaller apartments or homes with less privacy, which can be an issue for some people.
4. **Displacement and gentrification of existing communities:** High-density housing developments can result in the displacement of existing communities, particularly low-income communities, as new developments take over their neighborhoods. This can lead to social and economic instability.
5. **Loss of Green Space:** High-density housing developments often involve the conversion of green space into housing developments, which can lead to a loss of green space and wildlife habitats.
6. **Pressure on Infrastructure:** High-density housing developments can put pressure on infrastructure, such as transportation systems, water supplies, and waste management systems.
7. **Social Isolation:** High-density housing developments can lead to social isolation, as residents may not have access to community spaces or have opportunities to interact with their neighbors.
8. **Reduced quality of life:** High-density developments can lead to the degradation of urban environments, such as the loss of green spaces, increased traffic, and increased air pollution. This can negatively impact the quality of life for residents.

Documented Sources against High Density Development:

"The Death and Life of Great American Cities" by Jane Jacobs: This influential book argues that high-density, large-scale housing developments can lead to the displacement of low-income communities and contribute to the decline of urban neighborhoods.

"Towers and Slums: A Study of Contemporary British Housing Policy" by David Mumford: This book critiques the practice of building high-density housing developments in inner-city areas, arguing that such developments can lead to the concentration of poverty and social problems.

"The Housing Question" by Henri Lefebvre: This classic work in the field of urban planning critiques the way that high-density housing developments are used to accommodate urban populations and argues that such developments can lead to the degradation of urban environments and the isolation of residents.

"The Social Life of Small Urban Spaces" by William H. Whyte: This study looks at the ways that public spaces in cities are used and argues that high-density housing developments can negatively impact the quality of public spaces and lead to social isolation.

Journal of Planning Education and Research (JPER)

Journal of the American Planning Association (JAPA)

Urban Studies Journal

Habitat International

Journal of Urban Design

The Journal of Urban Design (JUD) is a peer-reviewed academic journal that covers a wide range of topics in urban design. While it may contain articles that touch on the potential drawbacks of high-density housing developments, I cannot guarantee that it includes specific arguments against high-density development.

November 4, 2022

Mrs. Wendy Rhoades
Planner Principal
City of Austin, Housing & Planning Department

RE: Wynne Lane Single Family

Dear Wendy,

On behalf of the property owners of 7500 Wynne Lane, we submit the rezoning application herein. The property is in the City of Austin full purpose jurisdiction and is 0.565 acres on the south-west corner of Wynne Lane and Sherwood Road, legally platted as Lot 13, Block B of the Brownleaf Estates Subdivision. The property is not in an established Neighborhood Planning Area and therefore does not have a Future Land Use designation and has *Mobile Home Residence (MH)* zoning.

The request is for *Family Residence (SF-3)* district zoning. The lot was once occupied with a mobile home structure that was frequently the subject of various code violations until removal and remediation in recent years. The desire is to re-subdivide into 3 lots and develop each lot with a house and an accessory dwelling unit. The SF-3 zoning district is compatible with adjacent and near-by properties and the rezoning will allow for an increase in density that is appropriate and encouraged by the following Imagine Austin Comprehensive Plan policies:

1. Creating complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offering a variety of transportation options, and having easy access to daily needs such as schools, retail, employment, community services, and parks and recreations options.
2. Protecting neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers, corridors, redevelopment, and infill sites.
3. Expanding the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
4. Ensuring harmonious transitions between adjacent land uses and development intensities.
5. Protecting Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserving open space and protecting the function of the resource.

Thrower Design respectfully requests a favorable recommendation, and we are available for questions or discussion as needed.

Sincerely,

A handwritten signature in black ink, consisting of a series of loops and a wavy line at the end.

Victoria Haase

Wynne Lane Single Family - 7500 Wynne Lane

November 4, 2022

