

## Meredith, Maureen

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**To:** Rivera, Andrew; Past Chair; Sirwaitis, Sherri  
**Cc:** North Lamar  
**Subject:** RE: NPA-2022-0026.01 and C14-2022-0166 - Georgian Dr Quality Foundation

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**From:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Sent:** Monday, July 24, 2023 8:07 AM  
**To:** Past Chair <>; Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** North Lamar <>  
**Subject:** RE: NPA-2022-0026.01 and C14-2022-0166 - Georgian Dr Quality Foundation

Hello Ms. Hinely,

Ms. Phillips will likely not begin her service on PC until next month.

Thank you,  
Andrew

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**From:** Past Chair <>  
**Sent:** Monday, July 24, 2023 8:00 AM  
**To:** Sirwaitis, Sherri <[Sherri.Sirwaitis@austintexas.gov](mailto:Sherri.Sirwaitis@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>; Rivera, Andrew <[Andrew.Rivera@austintexas.gov](mailto:Andrew.Rivera@austintexas.gov)>  
**Cc:** North Lamar <>  
**Subject:** Fw: NPA-2022-0026.01 and C14-2022-0166 - Georgian Dr Quality Foundation

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External Email - Exercise Caution

fyi Sherri and Maureen

Andrew, could you make sure this gets to Alberta? She's not showing a boards and commissions email.

Thanks!

Lisa Hinely  
North Lamar/Georgian Acres neighborhood team  
<http://nlct.wordpress.com>

----- Forwarded Message -----  
**From:** Past Chair <>

**To:** [bc-todd.shaw@austintexas.gov](mailto:bc-todd.shaw@austintexas.gov) <[bc-todd.shaw@austintexas.gov](mailto:bc-todd.shaw@austintexas.gov)>; [BC-Claire.Hempel@austintexas.gov](mailto:BC-Claire.Hempel@austintexas.gov) <[bc-claire.hempel@austintexas.gov](mailto:bc-claire.hempel@austintexas.gov)>; [BC-Patrick.Howard@austintexas.gov](mailto:BC-Patrick.Howard@austintexas.gov) <[bc-patrick.howard@austintexas.gov](mailto:bc-patrick.howard@austintexas.gov)>; [BC-Grayson.Cox@austintexas.gov](mailto:BC-Grayson.Cox@austintexas.gov) <[bc-grayson.cox@austintexas.gov](mailto:bc-grayson.cox@austintexas.gov)>; [BC-Joao.Connolly@austintexas.gov](mailto:BC-Joao.Connolly@austintexas.gov) <[bc-joao.connolly@austintexas.gov](mailto:bc-joao.connolly@austintexas.gov)>; [BC-Awais.Azhar@austintexas.gov](mailto:BC-Awais.Azhar@austintexas.gov) <[bc-awais.azhar@austintexas.gov](mailto:bc-awais.azhar@austintexas.gov)>; [bc-felicity.maxwell@austintexas.gov](mailto:bc-felicity.maxwell@austintexas.gov) <[bc-felicity.maxwell@austintexas.gov](mailto:bc-felicity.maxwell@austintexas.gov)>; [BC-Nadia.Ramirez@austintexas.gov](mailto:BC-Nadia.Ramirez@austintexas.gov) <[bc-nadia.ramirez@austintexas.gov](mailto:bc-nadia.ramirez@austintexas.gov)>; [BC-Jennifer.Mushtaler@austintexas.gov](mailto:BC-Jennifer.Mushtaler@austintexas.gov) <[bc-jennifer.mushtaler@austintexas.gov](mailto:bc-jennifer.mushtaler@austintexas.gov)>; [bc-alice.woods@austintexas.gov](mailto:bc-alice.woods@austintexas.gov) <[bc-alice.woods@austintexas.gov](mailto:bc-alice.woods@austintexas.gov)>; [bc-adam.haynes@austintexas.gov](mailto:bc-adam.haynes@austintexas.gov) <[bc-adam.haynes@austintexas.gov](mailto:bc-adam.haynes@austintexas.gov)>; "[bc-greg.anderson@austintexas.gov](mailto:bc-greg.anderson@austintexas.gov)" <[bc-greg.anderson@austintexas.gov](mailto:bc-greg.anderson@austintexas.gov)>

**Cc:** North Lamar <>

**Sent:** Monday, July 24, 2023 at 07:58:31 AM CDT

**Subject:** NPA-2022-0026.01 and C14-2022-0166 - Georgian Dr Quality Foundation

Chair, Vice Chair, Commissioners -

Thank you for your careful work at your last meeting on the Life Storage case in our Georgian Acres neighborhood planning area. I appreciate yall using that fairly straightforward example to talk through the idea that Imagine Austin is a plan, not a wish. Redevelopment of the North Lamar Blvd corridor for safety with a mix of uses that support our diverse residents and businesses has been slower than we would have hoped, but it is happening. I believe your recommendation will help it to continue.

For NPA-2022-0026.01 and C14-2022-0166 - Georgian Dr Quality Foundation, the **North Lamar/Georgian Acres neighborhood team continues to support our neighborhood plan, including retaining the Future Land Use of Neighborhood Commercial and therefore the zoning of LR Neighborhood Commercial.**

The North Lamar Combined Neighborhood Plan calls for this site to become part of the Georgian/Powell neighborhood commercial center. This is a key location in the neighborhood planning area because it serves not only nearby neighbors, but everyone from the apartments along the interstate, who have to come at least to Georgian Dr to have any access to Cap Metro. We have worked steadily since 2010 when our neighborhood plan was adopted to achieve ADA-compliant sidewalks, proper drainage, traffic calming, bus stop improvements, and safe and viable neighborhood serving businesses. We appreciate particularly the support from the City's transportation and public works staff, and from Cap Metro's community intervention staff, as well as the city Equity Office for funding our Equity GAP (Equity Georgian and Powell) work.

These cases for 8226-8240 Georgian Dr have many similarities to the Life Storage case. This property is just east of the Life Storage property, also in the North Lamar Transit Center ETOD boundary. The proposed use, storage of construction materials and vehicles for foundation repair, is not glamorous or "vibrant" but is essential for a city, especially here with our shifty soils. However, it's similarly not a transit-supportive use, either in density of jobs and housing or in the experience of living next door or walking or biking past. In both cases, the applicant has clearly said that they are asking for MU to be able to do more of their mono-use rather than intending to ever provide a mix of uses.

One key difference in these Georgian Dr cases is that construction materials storage use is not and has not ever been permitted at this site. The previous owner for years ignored City codes to store materials and build buildings on the site. Code did finally open a case in **2017**. That owner stalled City legal action by dragging through a site plan application for a permitted use as an office, then finally sold the property. The applicant bought it with the open City legal case, and began using it for his non-permitted use construction materials use, while continuing to stall City legal action with land use applications and repeated postponements. Code does continue to document the ongoing violation. I believe Sherri has their up-to-date case file for yall.

Another key difference from the Life Storage case is that this applicant is a small business owner, not a large corporation. The neighborhood team takes very seriously our charge to work for the good of all stakeholders. We've repeatedly asked to at least discuss if there were any possible way to craft a very limited land use change such that he

could continue with his business at this site, as if the use were grandfathered. However, the applicant has been adamant not to have that conversation. If we had had that conversation, our points would have been:

- Immediately remove the razor wire from the fence adjacent to Georgian Manor.
- Immediately cease parking or standing in the signed No Parking bike lane on Georgian Dr.
- Remove discarded materials and other trash visible from Georgian Manor residences.
- Implement a site plan with stormwater management
- Implement a site plan with screening and a buffer for Georgian Manor. (The neighborhood team **STRONGLY** believes that anything required for compatibility for a single family's residence would be multiply required for multiple families' residences. This would be even more important for extremely low and no income HACA residents, with very limited other housing options.)
- Conditional overlay prohibiting all other uses beyond what is permitted under current zoning.
- Restrictive covenant prohibiting all other uses. (Given the long-open City legal case, it seems doubtful that a conditional overlay by itself would result in effective enforcement.)

To our knowledge, the applicant didn't ever meet with the resident council at the adjacent HACA property, Georgian Manor. The neighborhood team reached out to get on their agenda, as well as communicating with the residents immediately next to the site. The resident council did not take a formal position, but fwiw my sense is that residents generally seem supportive of allowing the current use to continue, with constraints.

In consideration of all that, **the North Lamar/Georgian Acres neighborhood team continues to support our neighborhood plan, including retaining the Future Land Use of Neighborhood Commercial and therefore the zoning of LR Neighborhood Commercial.**

Thank you for your work!

Lisa Hinely  
North Lamar/Georgian Acres neighborhood team  
<http://nlct.wordpress.com>

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