

To Planning Commission re: NPA-2025-0022.01

I measured from the northernmost property the city proposes to remove from the FLUM, (211 E. Alpine) to the South Congress Transit Center ETOD.

It is 8/10 of a mile (at least) across eight lanes of State Hwy 71/290 from our neighborhood/FLUM location.

When we were doing the neighborhood plan, the city planners emphasized to us that good planning principles applied similar land uses facing each other across roads like S. Congress.

For example, land on the west side of S. Congress in Dawson or Bouldin neighborhood should have a land use similar to the one in our neighborhood on the east side of S. Congress. This principle is not being implemented when removing property from our FLUM and linking it to a property across a state highway almost a mile away.

Also, if this plan causes the existing commercial properties set back from the single family residences on Willow Springs Road, Braeswood and Woodleigh to be redeveloped using ETOD land use principles, the property owners will lose the quality of life they bought in this quiet tree filled neighborhood.

Removing the proposed properties and placing them in a different planning area across a state highway in hopes that the results would promote the compact and connected goals of Imagine Austin is nonsensical.

And it disenfranchises the neighbors who participated in the planning process the city required to create the Neighborhood Plans.

Elloa Mathews

Immediate past president

Greater South River City Combined NPCT