

July 31, 2007

City Council
City Hall
301 W 2nd St 2nd Floor
Austin, Texas, 78701

Dear Council Members,

We the undersigned strongly support the Responsible Growth for Windsor Park (RG4WP) Strategic Plan and Future Land Use Map for the Windsor Park Subdistrict portion of the University Hills/Windsor Park Combined Neighborhood Plan as more representative of the stakeholders of this neighborhood than the plan produced by the original city staff-led planning team

Who created the RG4WP Plan and Future Land Use Map ?

The revised RG4WP plan, building on the original draft plan, has been created by a Planning Team of more than 40 stakeholders. Some have lived in Windsor Park for more than 45 years, others just a few months. They are of many and varied backgrounds, ethnicities, income levels, and professions. They are geologists, biologists, hydrologists, structural engineers, water and wastewater engineers, archeologists, civil engineers, people with expertise in infrastructure and utilities, landscapers, financial analysts, business people, statisticians, urban planners, administrators, public school teachers, school administrators, day-care center owners, architects, sculptors and artists, information technologists, documentary film producers, attorneys, paralegals, construction supervisors, human resource specialists, military officers, mechanics, publishers, writers, political analysts, people from the social services community, historians, librarians, chemists, and a few who will admit only to an "interesting" past. We list these only to underscore the broad base of knowledge and experience that RG4WP has brought to the process. Since May, when RG4WP was formed, these people have put in hundreds of hours researching deed restrictions, studying the soils and hydrology of the area, interviewing long-time residents, and speaking to their neighbors.

The RG4WP plan supports existing retail, protects residential areas.

The major points of difference between the RG4WP plan and the staff-drafted plan going before the City Council for consideration on August 9th have to do with the support of existing residential and commercial stakeholders versus the stimulation of additional retail/commercial activity and population density through rezonings, especially given the currently dynamic development climate in Austin and the commercial thrust of the new Mueller development. We propose instead that rezonings be conducted in phases and that neighborhood population growth and commercial needs be re-evaluated at least every five years, and more often during Austin's growth spurts.

The RG4WP plan supports phased zoning, not widespread upzoning

RG4WP therefore proposes that in this first phase of rezoning, the mixed use upzonings be concentrated in existing retail areas such as Capital Plaza, the commercial strip along the 290

East access road, Reagan Square, Windsor Village, and at existing commercial nodes such as the intersections of Rogge and Manor, Berkman and 51st, and 51st and Cameron

The RG4WP plan supports economic stimulation of existing commercial properties...

If this first phase of rezonings is insufficient to stimulate and revitalize the existing commercial sites, which now must compete with those at Mueller, then tax abatements and other economic inducements should be considered. Our long term commercial neighborhood stakeholders deserve as much consideration for their economic survival and success as do companies that have never done business in the neighborhood. In other words, we propose that the changes (population growth, shifting demographics, etc.) that will take place over the next several years should be tracked and used to trigger a second phase of rezonings, if appropriate. This would first energize commercial/residential revitalization in several parts of the neighborhood. Concurrently, it would avoid a flurry of development throughout the neighborhood that is likely to create a rash of premature commercial projects that turn into "retail ghettos" or "commercial ghost towns" because the population cannot support a doubling or tripling of commercial space.

The RG4WP plan supports removing strip retail rezoning from the city-led plan...

The staff-led plan extends the mixed use designations along stretches of Manor Road, 51st, and possibly Gaston Place, which are now primarily residential. To add more retail/commercial will further strain our already embattled commercial and retail centers and would set up residential areas for inappropriate development. We suggest that these be removed from the list of properties being rezoned at this time and be considered during a second phase of rezonings that would come later. Monitoring Windsor Park for growth indicators will allow ample opportunity to identify where the next round of zoning changes would best be applied.

The RG4WP plan supports only selective VMU

Responsible Growth for Windsor Park also proposes that Vertical Mixed Use (VMU) zoning be applied selectively where it can enhance existing developed areas as above. Used with a broad brush, however, as currently proposed along Cameron Road, it creates a missed opportunity for the redevelopment of Capital Plaza to create a generous neighborhood side entry into the redesigned mixed use center. Multistory vertical construction there, with building faces just 15 feet from the curb, would effectively wall off the shopping center (a proposed Urban Center) from the very residential area it proposes to embrace and include. We propose instead that if Capital Plaza is redeveloped, the Cameron Road side be open so the design can allow a creative link with the neighborhood. As it is now, the center turns its back to the neighborhood.

The RG4WP plan supports removing density overlays from the city-led plan...

We also believe that the density overlays and design tools, with the exception of Small Lot Amnesty, will create significant problems for property owners if applied with a broad brush across the neighborhood as a whole. Windsor Park is composed of many subdivisions, each with its own active deed restrictions. Many of these are in conflict with one or more of the proposed overlays. The city staff-drafted version of the plan wisely states that neither the City nor the Plan intend or desire to pit property owner's deed restrictions against what is allowed by city zoning. These overlays, if applied over the entire neighborhood, would do

exactly that The burden of upholding deed restrictions will fall to the property owners at great expense in legal fees, court costs, and conflicts between neighbors. If these density overlays and design tools are to be used at all, they should be applied selectively in "subdistricts" of the neighborhood by consensus of the residents of that subdistrict

Thank you for giving consideration to this plan

NAME	ADDRESS 78723 AUSTIN	DATE
Bridget Hopp	2021 Wheeler Ln. - A TX	8/4/07
James Nelson James Nelson	8201 Dorchester	8/4/07
Michael A. Huber	6101 THAMES DR	8/4/07
Nathan A. Richardson	6103 THAMES DRIVE	8/05/07
Patricia Richardson	6103 Thames Dr.	8/5/07
Wayne Williams	6306 Kenilworth	8/5/07
Hetty Goess	2021 B Wheeler Ln	8/5/07
Johnny Couch	6207 Dorchester Ln	8/5/07
Chad Stenhouse	6302 Kenilworth	8/5/07
Dee Boze	6305 Kenilworth	8/5/07
Simon Martinez	2209 Townbridge Cir	8/5-07
MARIA GARCIA	2209 Townbridge Cir	8/05/07
Ormar Garcia	2209 Townbridge Cir	8/05/07
Virginia Cerdas	2207 Townbridge Cr	8/05/07
Juanita Cerdas	2207 Townbridge Cr.	8/05/07
Francisco Guevara	2203 Townbridge	8-5-07
John	2203 Townbridge	8-5-07
William	2203 Townbridge Cr.	8-5-07
Red	2200 Townbridge Cir	8-5-07
Jose Restrepo	2204 Townbridge Cir	8-5-07
Betty Moore	1608 Sweetbriar Ave.	8-5-07
Paul	1608 Sweetbriar Ave.	8-5-07
Gordon D. Moore	1608 Sweetbriar Ave.	8-5-07

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NAME	ADDRESS	DATE
Linda Nguyen	2505 Wheless Lane	8-2-07
Yolanda Ibarra	2405 wheless lane	8-2-07
Easter Smith	2311 wheless LN	8-2-07
RICARDO GONZALES	2408 wheless Ln	8-2-07
Lisa Gonzales	2408 wheless LN	8-2-07
Blake Netter	2605 Sweeney Ln	8-20-07
Sylvia A. Myrals	2715 Sweeney Ln	8-4-07
Paul Myrals	2715 Sweeney Ln	8-4-07
Barbara Denny	2601 Sweeney Ln	8-4-07
Becky Logan	5819 COVENTRY Ln	8-4-07
Chad White	5819 COVENTRY LN	8-4-07
James B Berry	5710 Coventry Lane	4 Aug 07
Roger W. Horn	5500 Delwood dr	8/4/07
Paul	1914 Ridgmont Dr	8-4-07
MANUEL AT	1904 Rogge Ln	8-4-07
Michelle Dunn	1802 Rogge Ln	8-4-07
Patty Hamann	1709 Rogge Lane	8-4-07
Stella H. Jones	5807 Thames Dr	8-4-07
Monnie R. Jones	1911 Rogge Lane	8-4-07
Kathleen S. Jones	1913 Rogge Lane	8-4-07
Lynne Marshall	2601 Sweeney Lane	8-4-07

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NAME	ADDRESS	DATE
John Pace	1423 Flowerleaf	7-23-07
John Pace	1423 Flowerleaf Dr	7-23-07
Charles	1201 RIDGEHAVEN DR	7-24-07
Jim Kauri	1307 Ridgehaven Dr.	7-24-07
Paul Rayburn	2011 Angering Brook	7-24-07
Harold Rayburn	" " "	"
Del Ann Danner	5511 Delwood Dr.	7-24-07
Larry Randall	6402 Haney	7-24-07
Kerry Garcia	1303 Northridge Dr.	7-24-07
Tommy J. Antonio Garcia	1303 Northridge Dr.	7-24-07
Patricia Francis	1302 Northridge Dr.	7/24/07
John Francis	1302 Northridge Dr.	7/24/07
B. J. Wilson	1200 Ridgemoor	7-24-07
Virginia Warren	1200 Ridgemoor	7-24-07
Tom Kauri	1311 Ridgehaven	7-24-07
John Walter	1306 Ridgehaven Dr	8/3/07
Veronica Fuentes	1310 Ridgehaven Dr	8/3/07
Claudia Fuentes	1310 Ridgehaven Dr	8/3/07
William Boles	1300 Ridgehaven Rd.	8/3/07
Pam Mitchell	1207 RIDGEHAVEN DR	8/3/07
Janey Mitchell	1207 Ridgehaven Dr	8/3/07
Leta S. Nicholas	1301 Ridgehaven Dr	8/3/07
Allen K. Henderson	1204 NORTHBRIDGE DR	8/3/07
Clint Lee	1204 NORTHBRIDGE DR	8/3/07

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Kevin Walter	1306 Ridgeway Dr	8/3/07
Tom Kouri	1311 Ridgeway Dr.	8/3/07
HELEN KOURI	" " "	8/3/07
Veronica Fuentes	1310 Ridgeway Dr	8/3/07
Claudia Fuentes	1310 Ridgeway Dr	8/3/07
Mary M. M. M.	1308 Ridgeway Dr	8/3/07
Pam Mitchell	1207 RIDGEHAVEN DR	8/3/07
Sammy Mitchell	1207 Ridgeway Dr	8/3/07
Heta S. Nicholas	1201 Ridgeway	8/3/07
Allan K. Henderson	1204 NORTH RIDGE	8/3/07
Clara Lee Hinkle	1204 NORTH RIDGE	8/3/07
D. Lynn Duvie	1400 Ridgeway	8-4-07
D. Lynn Duvie	1406 Ridgeway	8-4-07
D. Lynn Duvie	1404 Ridgeway	8-4-07
Virginia Norman Palmer	1200 Ridgeway Dr	8-4-07
Virginia Alderson	1200 Ridgeway Dr	8-4-07
P. J. W. W.	1200 Ridgeway Dr	8-4-07
W. W. W.	1209 Ridgeway Dr.	8-4-07
Jim Merchant	1211 Ridgeway Dr.	8-5-07
Adeel Ali	1211 Ridgeway Dr	8/5/07
RICHARD WHEATCEN	1301 RIDGEMONT DR.	8/5/07
R. W. W.	1301 Ridgeway Dr.	8/5/07
Lee Hillhouse	1311 Ridgeway Dr.	8/7/07
M. G. G.	1311 Ridgeway Dr.	8/7/07
W. W. W.	1313 Ridgeway Dr	8/8/07

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NAME	ADDRESS	DATE
Jack Schuler	1308 Ridgemont	8-5-07
Brayl Humphries	" "	" "
Tracy Hill	1208 Ridgemont	8.5.07
John Lewis	1208 Ridgemont	8.5.07
Jeremy Rittenhouse	" "	8.5.07

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NAME	ADDRESS	78723 TX	DATE
Henri Goess	2021 B Wheeler Lane	Austin	8/3/07
John Strickmeyer	6114 N Hampton	78723	8/3/07
John Stewart	1916 Running Brook Dr	Austin 78723	8/3/07
Dahlia Cherry-Maney	D Cherry-Maney	2011 Greenbrook	8/3/07
John H. Maney	John H. Maney	2011 Greenbrook Pkwy.	8/4/07
Joe Schumacher	2006 North Ridge Dr		8-5-07
William Goodpasture	5715 Wight Cove		8-5-07
Lori Goodpasture	5715 Wight Cove		8-5-07
Lisa Fennell-Roddy	2013 Rogge Ln	78123	8-5-07
Antony P. R. I.	2040 Northridge Drive		05-11-07
Chad K. Montoya	2311 Rogge Ln		8-5-07
Wm. F.	2400 Trafalgar		8-5-07
Wm. F.	2400 TRAFALLAR		8-5-07
Wm. F.	3602 Wellington Dr		08/05/07
Billy Joe Martin	5301 Waterbrook Dr.		06 Aug 2007

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NAME	ADDRESS	DATE
David E. Solter	2803 Sweeney Lane	7/24/07
Cynthia J. H. H. H.	2803 Sweeney Lane	7/24/07
Dr. V. J. J.	2716 SWEENEY LANE	7-24-07
Guia J. J.	2716 Sweeney Lane	7-24-07
Sheryl Cleatham	2612 Sweeney Lane	7-24-07
Mike G/NS	2717 Sweeney LA	7-24-07
ANTONIA SEGURA	2717 Sweeney LA	7-24-07
Patricia Hammon	2713 Sweeney la	7-24-07
Daniel Sevilla	2703 Sweeney Lane	7-24-07
Martha Sevilla	2703 Sweeney Lane	7-24-07
Shene City	2701 Sweeney Ln	7-24-07
Carlos Ayala	2701 Sweeney Ln	7-24-07
Mary V. Rios	2609 Sweeney Lane	7-24-07
Alex M. Rios	2609 Sweeney Lane	7-24-07
Mike Henry	2605 Sweeney LA	7-24-07
Esther Moore	2605 Rugg Lane	7-24-07
Robert Dominguez	2509 SWEENEY LN	7-24-07
Jason Burnett	2504 SWEENEY LN	7-24-07
Melvin Kaban	2601 Rugg Ln	7-24-07
Steve Dauter	2502 Sweeney LN	7-24-07
Shane Seale		
Frank J. J.	2514 Sweeney LN	7-24-07
Max J. J.	5809 Coventry Ln	7-25-07
Shane J. J.	5809 Coventry LN	7-25-07

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NAME	ADDRESS	DATE
N.A. RICHARDSON		
Mr + Mrs. N.A. Richardson	6103 Thames Dr. 78723	7/24/07
HETTY GOESS HEN GOESS	2021 B Wheelless lane	7/24/07
Eric R. Gerstmann	6004 THAMES DR AUSTIN 78723	
Eric R. GERSTMAN	2040 Northridge Drive 78723	07.24.07
Cesar Lopez	2609 Wheelless Ln. HB	07/25/07
Sandra Wilkison	1705 Larkwood Ct	7/25/07
Gordon Wilkison	1705 Larkwood Ct	7/25/07

