ZONING CHANGE AND NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

CASE#: NPA-2008-0023.01 and C14-2008-0057.SH

PC DATE: June 10, 2008
May 27, 2008
April 22, 2008

ADDRESS: 5908 Manor Road

OWNER: Arthur Sampson, 512-633-6701

APPLICANT/AGENT: Community Partnership for the Homeless, (Frank Fernandez) 512-469-9130

SITE AREA: 4.12 acres

ZONING

Tract	Current Zoning	Applicant's Request	Staff Recommendation	Area of Tract
1	SF-6-NP	MF-3-NP	SF-6-NP	2.69 acres / 117,470 sq. ft.
2	SF-6-NP	LR-NP	LR-MU-CO-NP	.34 acres / 14,810 sq. ft.
3	SF-6-NP	MF-3-NP	LR-MU-CO-NP	1.09 acres / 47,480 sq. ft.

LAND USE FROM: Higher Density Single Family Residential **TO:** Mixed Use

STAFF RECOMMENDATION:

1) Staff recommends maintaining SF-6-NP for Tract 1 and granting LR-MU-CO-NP for Tracts 2 and 3.

   The Conditional Overlay applies a 2,000 daily vehicle trip limit across Tracts 1, 2, and 3, and for Tract 2, requires 50% of ground floor building area to be commercial.

2) Staff recommends maintaining Higher Density Single Family Residential for Tract 1 and recommending Mixed Use for Tracts 2 and 3. (See attached maps)

PLANNING COMMISSION RECOMMENDATION:

June 10, 2008: Planning Commission voted to approve the *applicant's* request for MF-3-NP for Tracts 1 and 3, LR-NP for Tract 2 and Mixed Use for the entire tract [T. Atkin, J. Reddy 2nd] on a vote of 6-3. S. Kirk, P. Hui and C. Small were against the motion (nay).

May 27, 2008: Postponed to June 10, by adjacent business owner and Windsor park resident.

April 22, 2008: Postponed to May 27, by various neighborhood association presidents, Windsor park resident and Windsor park business owner.

ISSUES:

Petition Results
A valid petition of 70.59% has been filed by the adjacent property owners in opposition to this rezoning request. Petition information is located at the back of the Staff report.

This rezoning case has been approved to participate in the City's S.M.A.R.T. (**S**afe, **M**ixed-Income, **A**ccessible, **R**easonably-priced, **T**ransit-Oriented) Housing expedited review program. Please refer to S.M.A.R.T Housing Letter.

DEPARTMENT COMMENTS:

The University Hills/Windsor Park Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 9, 2007. The SF-6-NP zoning for the subject tract was approved on September 27, 2007. The boundaries of the planning area are: IH-35 to the west, US Highway 290 to the north, US Highway 183 to the east, and 51st Street to Manor Road to Loyola Boulevard to the south.

The subject parcel contains nine buildings which are used as community meeting space. As part of the University Hills/Windsor Park neighborhood planning process, the subject parcel was rezoned from SF-3 to SF-6-NP (Tract 1) and from LR and CS to SF-6-NP (Tract 2). The owner participated in the neighborhood plan process for the future land use designation map and the rezoning of this property. The subject parcels are located at Manor Road between the intersections of Sweeney Lane and Wheless Lane. The applicant would like to re-designate the property to allow for a 110 multi-family residential unit S.M.A.R.T. Housing development. Presumably, these will be efficiency units. Fifty-one dwelling units could be constructed under the current SF-6-NP zoning.

The 4.12 acre site is partially developed and according to flood plain maps, there is a flood plain within the project area. The property is moderately vegetated and predominately surrounded by single-family residences to the east and west. The applicant wishes to rezone the property to MF-3-NP for Tracts 1 and 3 and LR-NP for Tract 2.

PUBLIC MEETINGS:

On April 10, 2008, a meeting was held at the Memorial United Methodist Church with stakeholders within the neighborhood, the applicant, and City staff. At this time, there is no planning contact team for this combined planning area. However, property owners, renters, business owners, and other stakeholders from the Windsor Park, University Hills, and Pecan Springs neighborhoods attended. Approximately 71 people, including City of Austin (2) staff and the applicant's team (4) attended the meeting. During the meeting, the applicant discussed

the proposed project and answered stakeholder questions. Many concerns about this project were raised at this meeting including an overabundance of affordable and group housing in this area of East Austin; insufficient bus service provided by Capital Metro; reduced property values; traffic in the neighborhood as well as traffic accidents on Manor Road; increased crime; insufficient water pressure; lack of parks, and an overall decreased quality of life. The neighborhood voted 53-1 (the property owner) with 1 abstaining against the proposed project. The neighborhood voted 52-1 to keep the future land use map and zoning the same. In addition, the neighborhood voted 51-0 to develop the site as a public park.

STAFF ANALYSIS

The proposed project is consistent with the goal of promoting more affordable housing and housing diversity. There is a bus stop at the corner of Manor Road and Sweeney Lane which could provide transportation to this site. The bus stop is important considering that if the proposed project is built, many of this population would probably use transit. Staff reiterates the neighborhood's concern about poor transportation service.

However, the density of the proposed project for Tract 1 could adversely impact the character of the adjacent single-family neighborhood due to the intensive MF-3-NP zoning request. The subject parcel is a deep lot which extends into the neighborhood by six residential lots off of Manor Road. The site is surrounded on three sides by ten single-family residential houses with SF-3 zoning. Under the existing zoning, a potential of 46 units (3.77 acres * 12.44 dua) could be built while the proposed zoning could result in 135 units (3.777 acres * 36 dua). This is an increase of 89 units. The applicant has agreed to limit the number of units to 110, but the proposed density of 29 units per acre is significantly higher than the adjacent single family residences (SF-3-NP). Most of the back yards of the existing homes would have direct view of a much more intensive development. Most of the existing homes are attractive, relatively small structures on small lots. Staff is concerned that the intensity of the proposed zoning is not compatible with the adjacent single-family neighborhood.

Staff believes that the request for Tract 2 and 3 to Mixed Use and LR-MU-CO-NP is appropriate as it fronts Manor Road. This request supports plan provisions for providing a mix of commercial uses along Manor Road. In addition, most of the zoning along Manor Road in this area is commercial.

EXISTING LAND USE AND ZONING

	FUTURE LAND USE	ZONING	LAND USES
Site	Higher Density Single Family Residential	SF-6-NP	Private Community Meeting Space
North	Single Family Residential & Mixed Use	GO-MU-NP, SF-3-NP	Single family residences, office
South	Single Family Residential & Mixed Use	GR-CO-NP, MF-3-NP, SF-3-NP	Dairy Queen, Single family residences
East	Multi-Family, Mixed Use (Pecan Springs neighborhood)	MF-3-CO-NP, MF-3-NP, GR-MU-CO-NP	Apartments, Manor Road
West	Single Family Residential	SF-3-NP	Single family residences

NEIGHORHOOD PLAN: The property lies within the Windsor Park neighborhood of the University Hills/Windsor Park Combined Neighborhood Plan adopted on August 9, 2007.

TIA: Is not required.

WATERSHED: Fort Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- Windsor Park Neighborhood Association
- Responsible Growth for Windsor Park
- Austin Neighborhoods Council
- Home Builders' Association of Greater Austin
- Austin Independent School District
- Homeless Neighborhood Organization
- PODER
- Taking Action, Inc.
- Anberly Airport Association
- Mueller Neighborhoods Coalition
- First American Commercial Property Group
- League of Bicycling Voters

SCHOOLS: (AISD)

Harris Elementary Pearce Middle School Reagan High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Manor Road	80'-88'	Varies	4MUA	9,511**

**5400 Block – North of Wellington Dr., 11/14/03

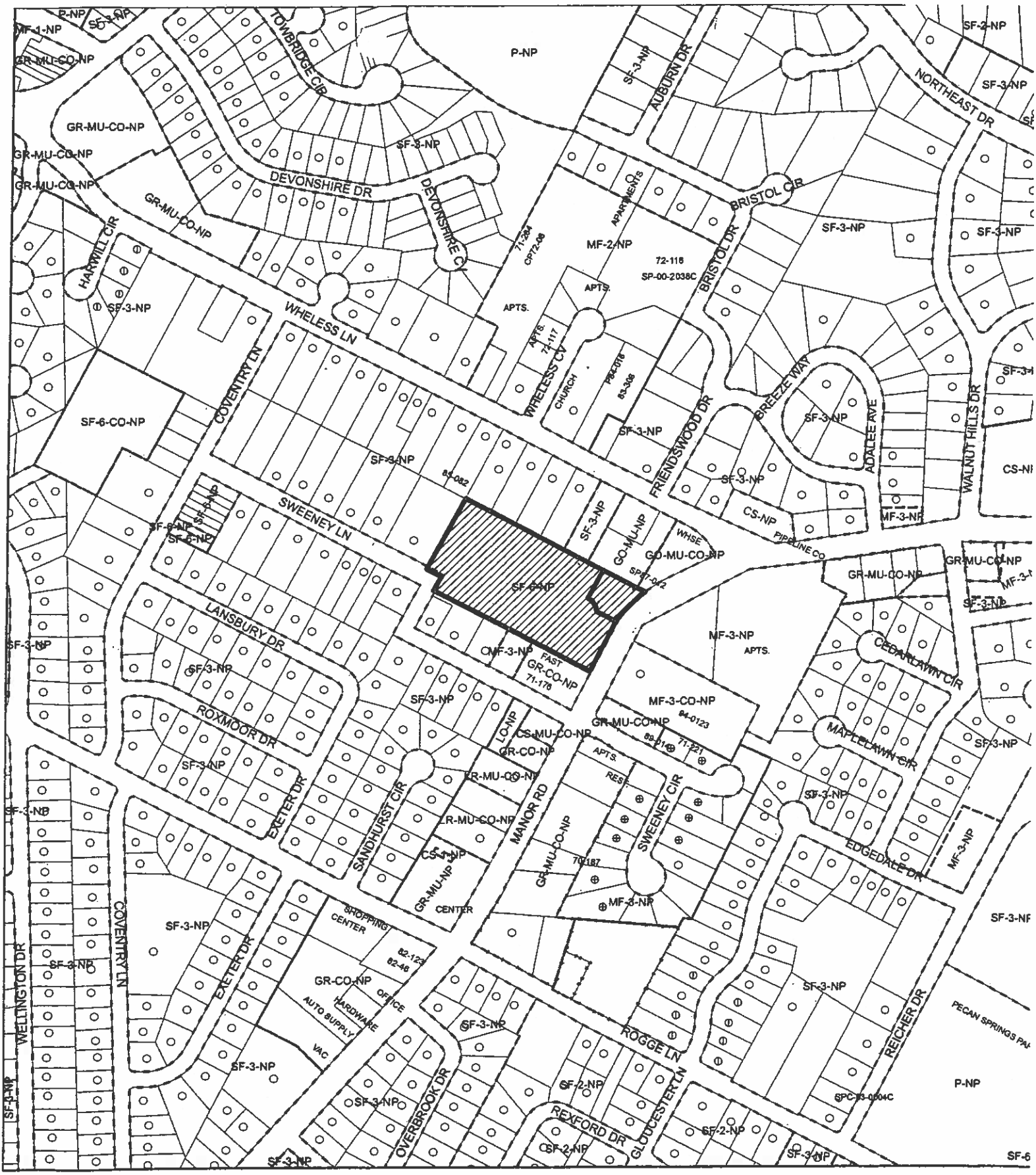
CITY COUNCIL DATE: **ACTION:**
July 24, 2008 Postponed to August 7, 2008 by neighborhood (NEABACA)
August 7, 2008 Postponed to September 25, 2008 by neighborhood (NEABACA)
September 25, 2008

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

NEIGHBORHOOD PLANNING CASE MANAGER: Paul DiGiuseppe
PHONE: 974-2865
Email: paul.digiuseppe@ci.austin.tx.us

ZONING CASE MANAGER: Joi Harden
PHONE: 974-2122
E-mail: joi.harden@ci.austin.tx.us



ZONING

N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

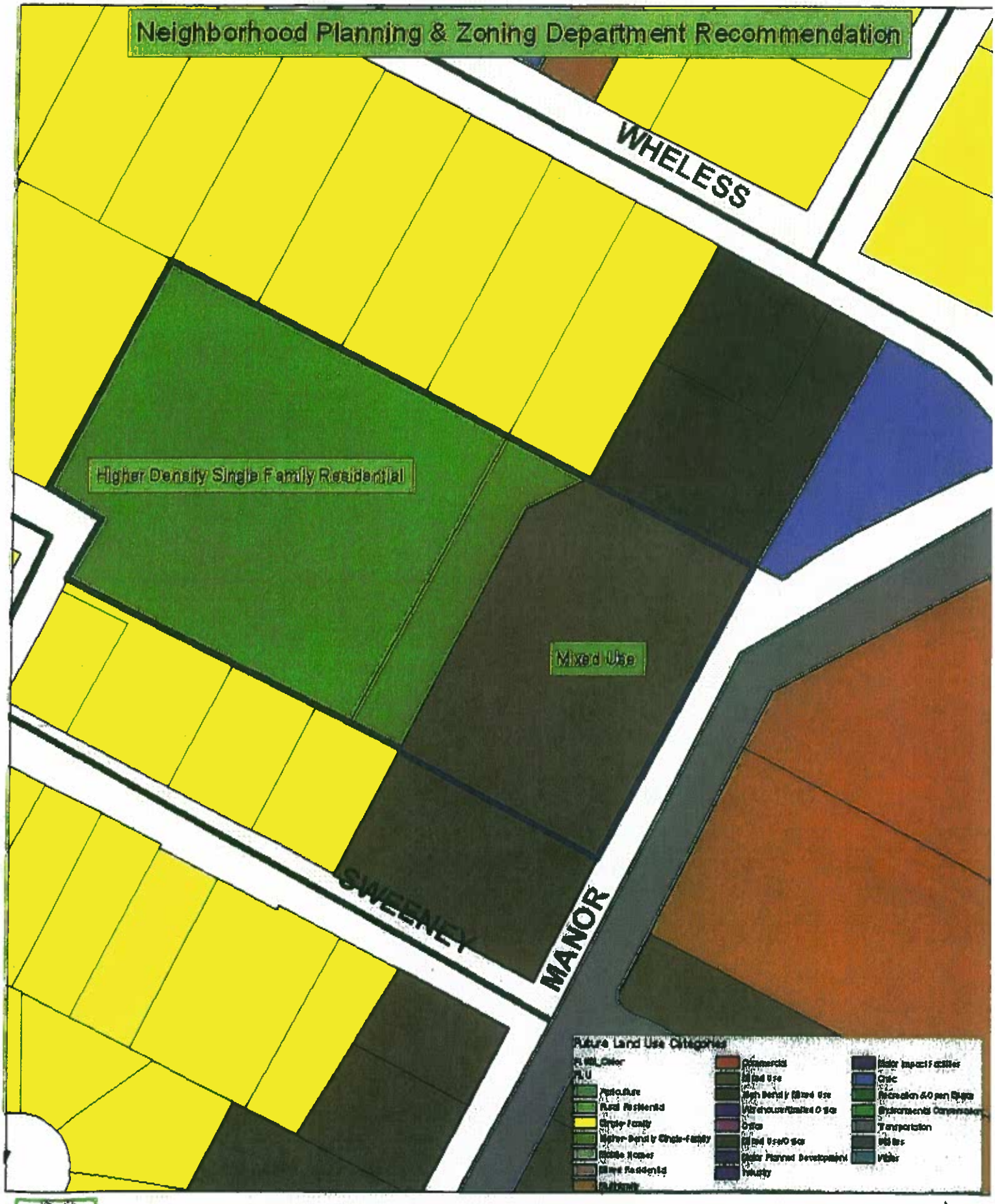
ZONING CASE#: C14-2008-0057:SH
ADDRESS: 5908 MANOR RD
SUBJECT AREA: 4.12 ACRES
GRID: M25
MANAGER: J. HARDEN

OPERATOR: S. MEEKS

CITY OF AUSTIN FOUNDED 1839

This map has been produced by G.I.S. Services for the sole purpose of geographic reference


APPLICANT REQUEST
C14-2008-0057.SH
Windsor Park Development
5908 Manor Road
Tract 1
Approx.
117,470 sq. ft.
2.69 acres
MF-3-NP
200 ft. line
LR-NP
Tract 2
Approx.
14,810 sq. ft.
0.34 acres
Tract 3
Approx.
47,480 sq. ft.
1.09 acres
MF-3-NP
SWEENEY
MANOR
VERNON



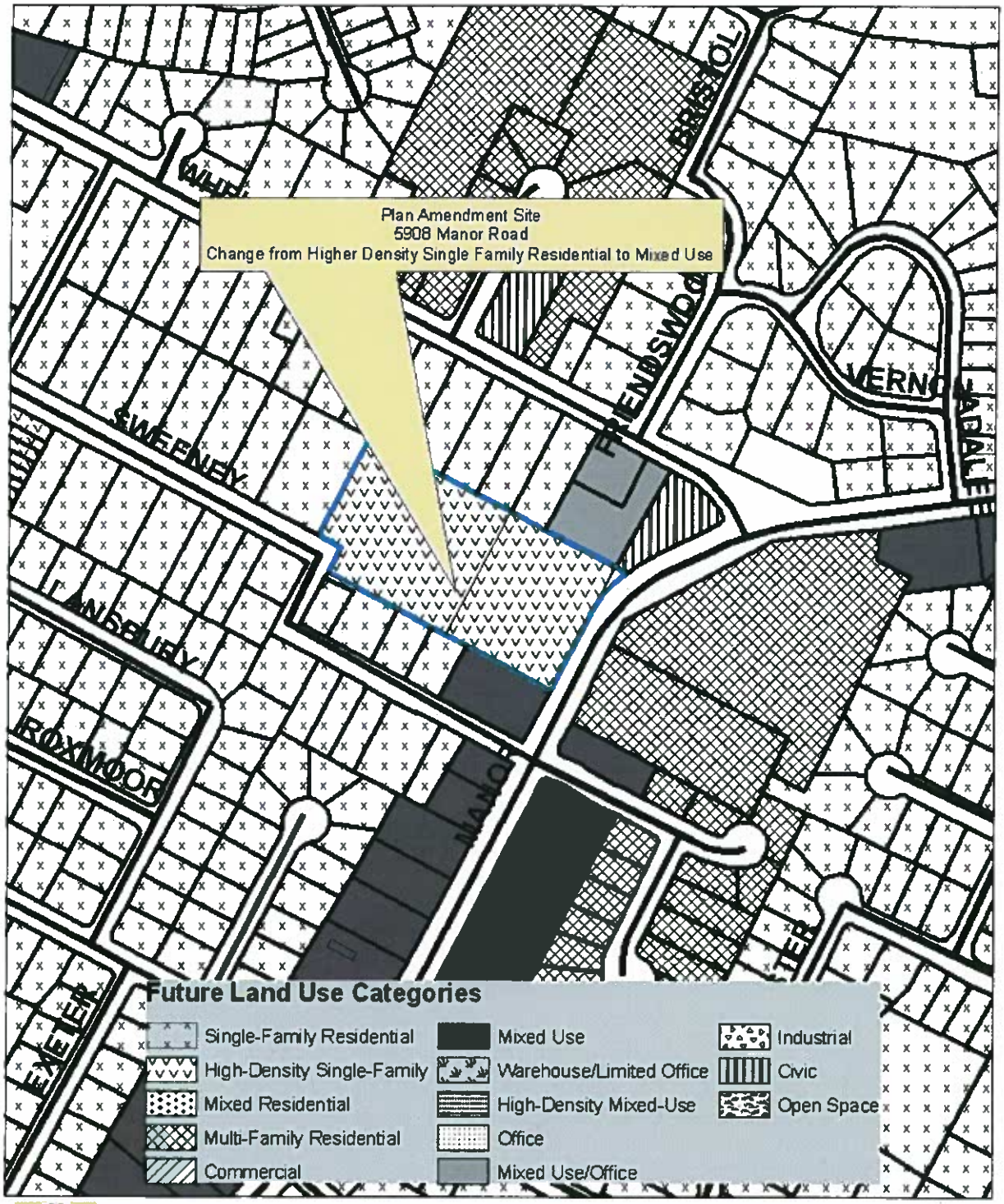
University Hills/Windsor Park Combined Neighborhood Plan
Neighborhood Plan Amendment
Case # NPA-2008-0023.01

N


STAFF RECOMMENDATION
C14-2008-0057.SH
Windsor Park Development
5908 Manor Road
Tract 1
Approx.
117,470 sq. ft.
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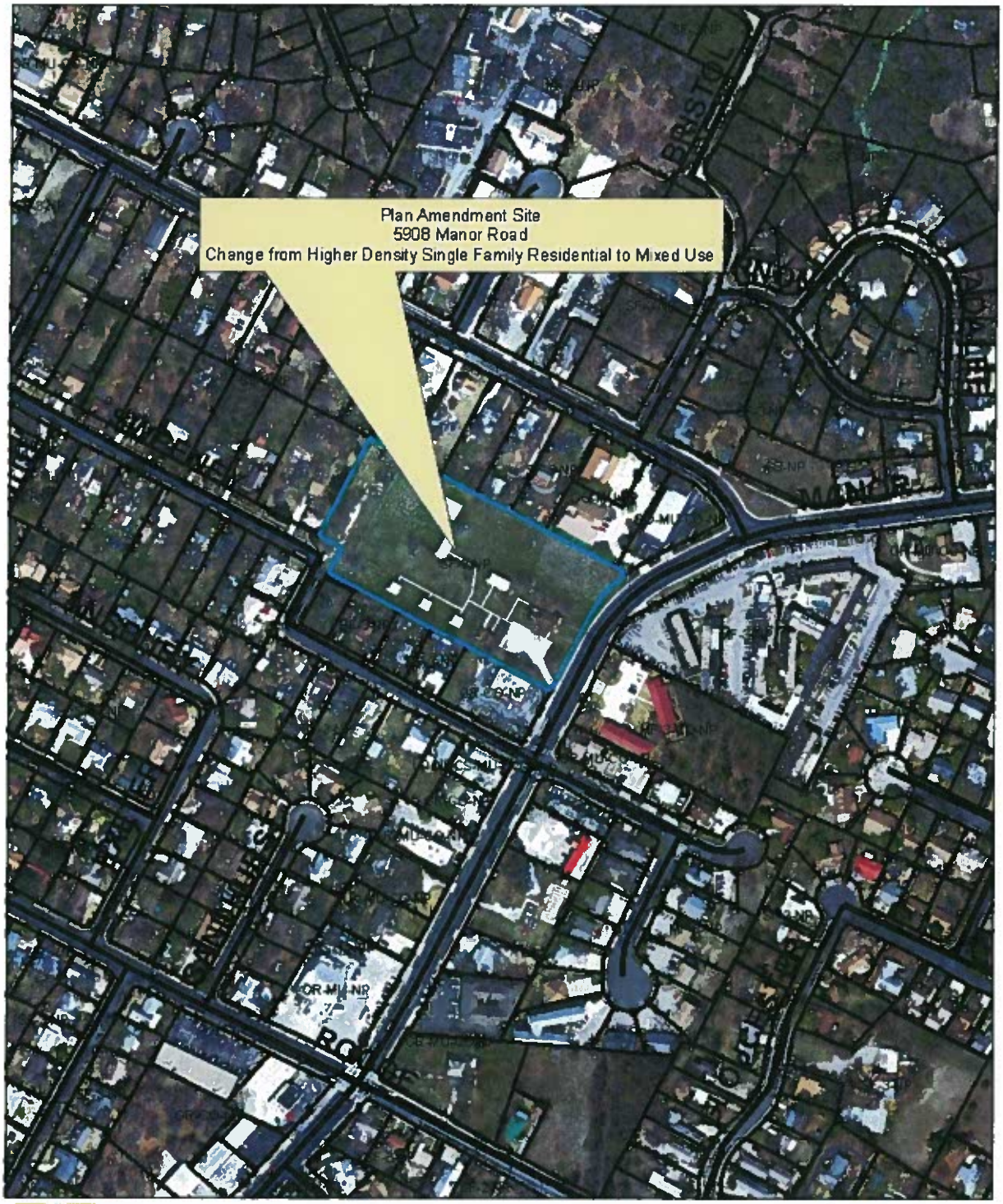

APPENDIX A
C14-2008-0057.SH
Windsor Park Development
5908 Manor Road
Tract 1
Approx.
117,470 sq. ft.
2.69 acres
200 ft. line
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Approx.
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1.09 acres
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8

plan amend



University Hills/Windsor Park Combined Neighborhood Plan
Neighborhood Plan Amendment
Case # NPA-2008-0023.01

aerial


Plan Amendment Site
5908 Manor Road
Change from Higher Density Single Family Residential to Mixed Use
N

STAFF RECOMMENDATION:

1) Staff recommends maintaining SF-6-NP for Tract 1 and LR-MU-CO-NP for Tracts 2 and 3.

The Conditional Overlay requires 50% of ground floor building area to be commercial.

2) Staff recommends maintaining Higher Density Single Family Residential for Tract 1 and recommending Mixed Use for Tracts 2 and 3.

BASIS FOR RECOMMENDATION (LAND USE PRINCIPLES):

The relevant plan goals, objectives, and recommendations are included below.

Provisions Addressing Neighborhood Compatibility

Land Use & Development Goal: Promote and maintain the single-family residential character of the neighborhood.

Land Use & Development Objective: Preserve clusters of single family residential uses along Manor Road.

Recommendation: Maintain single-family zoning on residential parcels along Manor Road.

Land Use & Development Objective: Ensure that the residential character of the University Hills & Windsor Park neighborhoods is maintained as the community changes over time.

Recommendation: New residences, remodels, and additions to existing residential structures should be sited and designed to be compatible with the size and scale of surrounding structures.

Provisions Addressing Housing Affordability

Land Use & Development Goal: Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.

Housing Goal: Encourage a diversity of housing options at various levels of affordability dispersed throughout the neighborhood.

Housing Objective: Support increased opportunities for affordable housing in the planning area.

Other Relevant Provisions

Land Use & Development Goal: Attract needed vendors and service providers into the planning area through support for local businesses and revitalization/redevelopment of neighborhood shopping areas.

Land Use & Development Objective: Transform Manor Road into a pedestrian-friendly street with a mix of commercial and residential land uses.

East MLK Neighborhood Plan, Pecan Springs Subarea Recommendation (p. 61): ...more limited neighborhood-oriented mixed use along the Manor Road corridor.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES):

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   Tract 1: SF-6-NP - Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. A SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. A SF-6 district may be used as a transition between a single family and multifamily residential use.

   Tract 2 and 3: LR-CO-MU-NP - Neighborhood commercial (LR) district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of resident of the neighborhood.

   Conditional Overlay (CO) – The conditional overlay (CO) is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

   Mixed Use (MU) - The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

   The existing zoning allows for reasonable use of the site while maintaining the character of the surrounding area.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Compatibility standards would impact the subject property. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. See below:

Compatibility Standards

The site is subject to compatibility standards. Along the north, south, and west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

Additional design regulations will be enforced at the time a site plan is submitted.

- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 25 feet in with is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Exterior lighting above the second floor is prohibited in the GO, LR, GR, CS, or CS-1, when adjacent to a SF-5 or more restrictive zoning district (Section 25-2-585).

Transportation

If the requested zoning is granted, it is recommended that access to Sweeney Lane be prohibited as a condition of zoning because the requested zoning is for multifamily residential (MF) and commercial uses (LR). Sweeney Lane is classified as a local residential street intended to serve single-family residential uses.

No additional right-of-way is needed at this time for Manor Road. According to the adopted 2025 Austin Metropolitan Area Transportation Plan, Manor Road is a 4-lane, undivided major arterial roadway between Airport Blvd. and Springdale Rd.

A traffic impact analysis was waived because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted development should be limited through a conditional overlay to less than 2,000 trips.

There are existing sidewalks along both sides of Manor Road (**except for this property – sidewalks will be required as a condition of subdivision and site plan approval**).

Manor Road is classified in the Bicycle Plan as a Priority 2 bike route.

Capital Metro bus service is available along Manor Road with the #10 South First/#20 Manor Road local service route.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Fort Branch Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

PETITION

Case Number: **C14-2008-0057.SH** Date: June 10, 2008

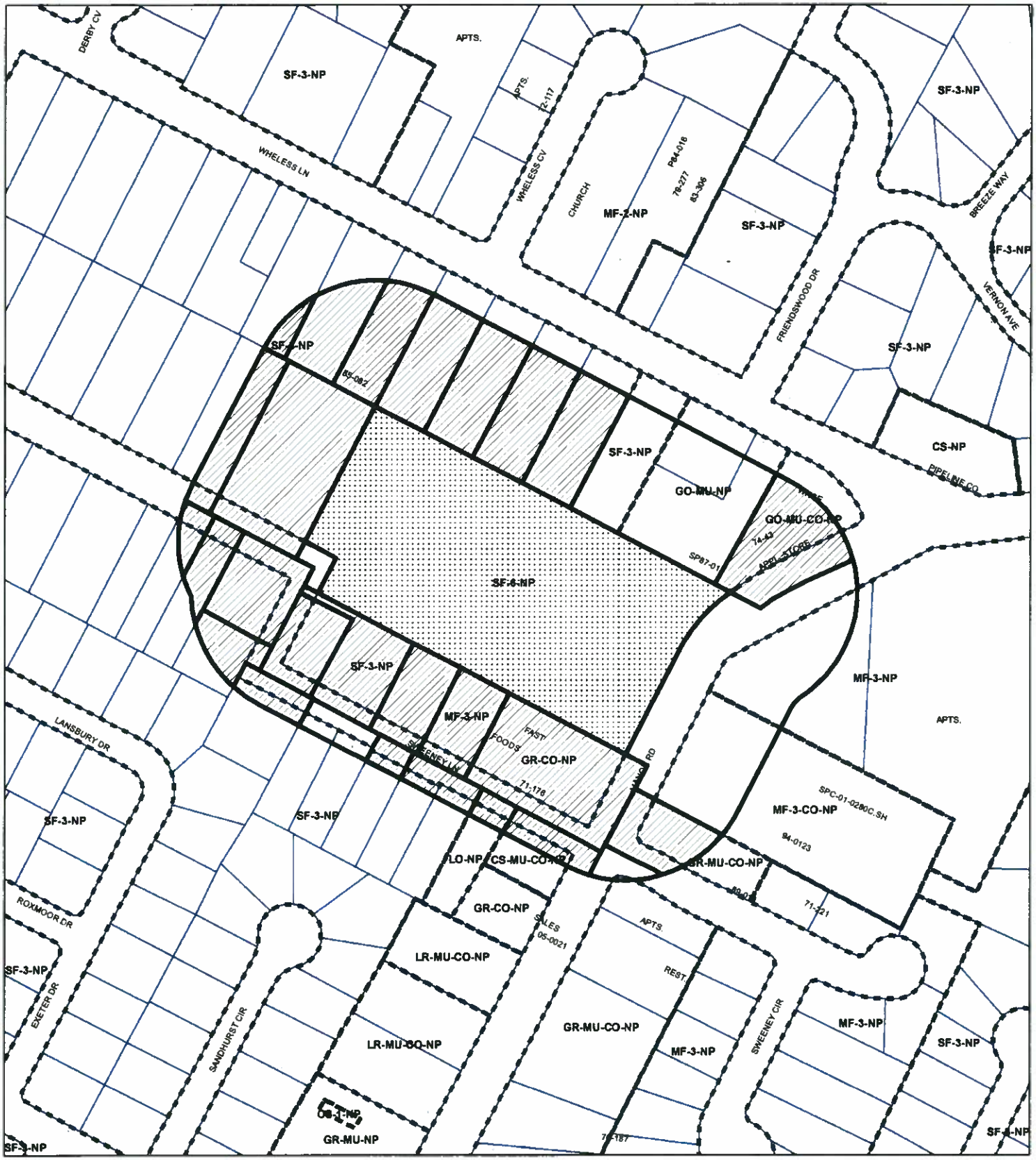
5908 MANOR RD

Total Area Within 200' of Subject Tract 491,911.51

1	02-2020-0111	DURBIN AMAMDA & JONATHAN E DURBIN	3,529.66	0.72%
2	02-2020-0112	RIOS MARY	6,985.62	1.42%
3	02-2020-0118	HARRINGTON PATRICK	5,705.87	1.16%
4	02-2020-0137	SEVILLA DANIEL O	17,463.55	3.55%
5	02-2020-0138	RODRIGUEZ MARIA MONTOYA	7,166.99	1.46%
6	02-2021-0103	VICTOR	2,857.33	0.58%
7	02-2021-0104	GOLDEN DOROTHY S	5,676.25	1.15%
8	02-2021-0105	GOLDEN DAVID E & CINDERELLA K	2,845.80	0.58%
9	02-2021-0106	OHIAGU CHIKEZIE & GRACE	6,913.12	1.41%
10	02-2021-0201	MAYFIELD ROBERT U	37,929.12	7.71%
11	02-2021-0202	GARRISON IRA DAVIS	13,163.71	2.68%
12	02-2021-0203	VICTOR	12,949.79	2.63%
13	02-2021-0205	HATHERLY VERA	17,158.01	3.49%
14	02-2021-0206	HATHERLY JAMES D & JO LYNN	12,866.85	2.62%
15	02-2021-1448	HENRY ROY L	13,697.00	2.78%
16	02-2122-0112	GRACE TEMPLE CHURCH INC	24,929.54	5.07%
17	02-2221-0108	CONOVER WILLIAM C	2,734.86	0.56%
18	02-2221-0109	LOPEZ CESAR	13,798.02	2.80%
19	02-2221-0110	MARTINEZ ADAN & AMADA BENITEZ	14,715.59	2.99%
20	02-2221-0111	HARMAN WILLIS D & DONNA	17,449.66	3.55%
21	02-2221-0112	MARTA CRESPO	17,496.65	3.56%
22	02-2221-0113	WILLIAMS TINORA	17,458.25	3.55%
23	02-2221-0114	CABRERA IRMA	17,240.03	3.50%
24	02-2221-0118	LEWIS JR	42,307.85	8.60%
25	02-2221-0119	WOODS CORI	12,212.01	2.48%

Valldated By: **Total Area of Petitioner:** **Total %**

Stacy Meeks **347,251.13** **70.59%**



PETITION

N

SubjectTract
PropertyOwner
Buffer
Zoning Boundary

CASE#: C14-2008-0057.SH
ADDRESS: 5908 MANOR RD
GRID: M25 & M26
CASE MANAGER: J. HARDEN

1" = 200' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department
Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax: (512) 974-3112, regina.copic@ci.austin.tx.us

January 28, 2008

S.M.A.R.T. Housing Certification
Community Partnership for the Homeless (CPH) Windsor Park Development – 5908 Manor Rd

TO WHOM IT MAY CONCERN:

Community Partnership for the Homeless (development contact: Frank Fernandez (512) 469-9130 (o); (512) 825-5345 (m); (512) 469-0724 (f); ffernandez@austinhomeless.org is planning to develop a **110 unit multi-family** development in the Windsor Park Neighborhood Planning Area. The development will be located **5908 Manor Rd.** (This address was previously certified under a different owner as "Arthur Sampson Estates".)

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage, subject to attainment of the required zoning. Please note that this letter does not constitute a staff recommendation for a zoning case. . Since **100%** of the units will serve households at **50%** Median Family Income (MFI) or below, the development will be eligible for **100%** waiver of the fees listed in the S.M.A.R.T. Housing Ordinance #20071129-100 adopted by the City Council. Expected fee waivers include, but are not limited to:

Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication (*by separate ordinance*)
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

Prior to issuance of building permits and starting construction, the developer must:

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Katie Jensen 512-482-5407).
- Submit plans demonstrating compliance with accessibility and transit-oriented standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that accessibility and transit-oriented standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3126 if you need additional information.

Steve Barney
Neighborhood Housing and Community Development

Cc: Annette Polk, Capital Metro
Virginia Collier, NPZD
James Grabbs, AWU
Katie Jensen, Austin Energy
Robby McArthur, AWU
Yolanda Parada, WPDR
Guy Brown, WPDR
Gina Copic, NHCD
Stuart Hersh, NHCD
Timothy Kisner, AE
Danny McNabb, WPDR
Maneesh Chaku, NHCD
Javier Delgado, WPDR
Nannett Holweger, Public Works
Tim Langan, WPDR
Lisa Nickle, WPDR

PLAN AMENDMENT NARRATIVE:

We are in need of a plan amendment for Site 5908 Manor Road in order to build 110 unit SRO with commercial on the front part of the lot facing Manor. In order to accomplish this, we will need the plan amendment to denote our site Mixed Use (MU) instead of Single Family High Density Residentia

COMMUNITY PARTNERSHIP FOR THE HOMELESS

Who are our tenants?

Chuck, a recent Community Partnership graduate, has had his share of ups and downs over a life that now is on the far side of 84. Originally from Arkansas, Chuck recounts military postings to Italy, North Africa, and southern France during World War II, and was in Times Square on VJ Day August 14, 1945 when the war was declared over.



Prior to his service, Chuck was a committed academic and returned to his pursuits as soon as the war was over. He attended graduate school in Texas, then at Columbia University, and spent time with IT&T on the US east coast. In his long life, Chuck taught and researched in the fields of sociology and anthropology, studied the education of children of migrant workers, and even examined the local economic development of India on a Fulbright Scholarship. While in India, he collaborated with the National Institute for Mental Health on numerous projects.

But after those years of extensive traveling and rootlessness, eventually Chuck found himself without a home. And although he even carries shrapnel scars from multiple wounds, he did not access his VA benefits until he was 80 years old. It wasn't until he needed medical assistance that he came to the VA for help. When his VA officer learned that Chuck had no home or place to live it was then he was referred to Community Partnership. While staying at Community Partnership's home, Chuck made new friends, and worked hard on an appendix on the history of law. He still goes to dance classes, is a frequenter of the library and continues participate and contribute to a community that he loves. He successfully graduated the Re-Entry program and now has permanent residence at Lyons Garden in East Austin.



Don proudly explains that he is enrolled in a college program, taking courses toward a counseling degree. His ultimate goal, he explains, is to achieve a master's degree in addictions counseling in order to help others who find themselves caught up in alcohol and substance abuse. He is helping to sponsor two other men who are going through their own counseling program, trying to overcome substance abuse.

Just a short time ago, Don's dreams would not have been nearly as large. He served

COMMUNITY PARTNERSHIP FOR THE HOMELESS

in the US Army from 1974-1977, during the Viet Nam war era. At a rank of Sergeant E5, Don trained for a role as a military policeman and as a correctional officer. For several years, he trained new officers within the US military disciplinary program.

Just out of the military, Don began a civilian career as part of a security task force for large employers. In 1977 he was a pedestrian in an auto-pedestrian accident which left him with two broken legs. Unable to work, Don began what he describes as a downward spiral into alcohol abuse. Bouncing from job to job and city to city, Don lost his way. "My first rehab was at a veteran's hospital in Chicago," said Don. "I stayed sober four months that time, and was able to find work in sales." In 2005, after a heart attack, Don realized that he needed to make significant changes.

He sought help from Austin's McCabe Center, in a VA-sponsored program. An undiagnosed bi-polar condition was discovered. Following a residency treatment program involving counseling sessions and medications, coupled with a growing optimism that he could take charge of his life, Don was referred to Veteran's Re-Entry Program, a partnership of Community Partnership for the Homeless and Caritas of Austin.

"It took a while to understand that everything was OK," said Don. "I saw the opportunities that were being given to me, and I was determined to get something out of this."

In the Re-Entry Program, Don was provided with safe and secure housing, a permanent address, encouragement to return to college, and access to supportive services to help him readjust to living independently. Don lived with two roommates, also military veterans, in one of the single-family houses that Community Partnership owns in south Austin. Don's case manager, from Caritas, provided additional stability, support and access.

After 22 months in the Re-Entry Program, Don transitioned to his own apartment, and is now enjoying the solitude of his quiet neighborhood. He takes the bus to school and to shop, rising at 4:30 every morning to get his day started. Estranged from his daughters for many years, Don is renewing these relationships and just found out that he is a grandfather.

Don just received a mid-term assessment of his grades thus far in his program: All A's!! We are pleased to have removed some barriers and paved the way for Don to return to the community --- but realize that it was Don himself who made this happen.

"I've learned that you can live your life in fear – or in faith," said Don. "A little of my fear is eliminated every day."

COMMUNITY PARTNERSHIP FOR THE HOMELESS

Our mission is to provide safe, affordable housing and access to supportive services for those working to achieve independent living.

Important Facts about Windsor Park development:

- The Windsor Park development will be a well-maintained, good quality property.
- Windsor Park development residents will be required to pass criminal background checks and multiple interviews.
- Windsor Park development is a much-needed housing solution for retirees, part-time workers, and other single adults who can't afford one-bedroom apartments.
- Windsor Park development will be staffed 24 hours a day.
- Windsor Park development will have a single central entrance instead of multiple entrances, controlling access by non-residents.
- Windsor Park development will have surveillance cameras installed in both the interior and exterior of the building to ensure the safety of residents and neighbors.
- The need for housing options for people at this income level is acute.

Who are we?

- The proposed developer of 5908 Manor Road
- A nonprofit, affordable housing developer, founded in 1990
- Owner & manager of single family houses that provide stable and secure housing for veterans
- Currently constructing a 5 star green development of six units of affordable housing for single-parent families

What is the Windsor Park development?

- An apartment complex of 110 efficiencies

Who will live at the Windsor Park development?

Individuals, who have incomes of $24,900 or less per year, including:

- People working low-wage jobs – retail, restaurants, grocery stores, custodians, childcare workers
- People with disabilities and chronic health problems who need an affordable place to live
- People over the age of 65 who are no longer working or work part-time

What should I expect if Community Partnership develops the Windsor Park development?

- We will work with the neighborhood to help with the design process and tenant selection
- The creation of a high quality and well managed development
- Community Partnership will be a long-term owner that contributes positively to the neighborhood with zero tolerance for crime and drug activity

COMMUNITY PARTNERSHIP FOR THE HOMELESS

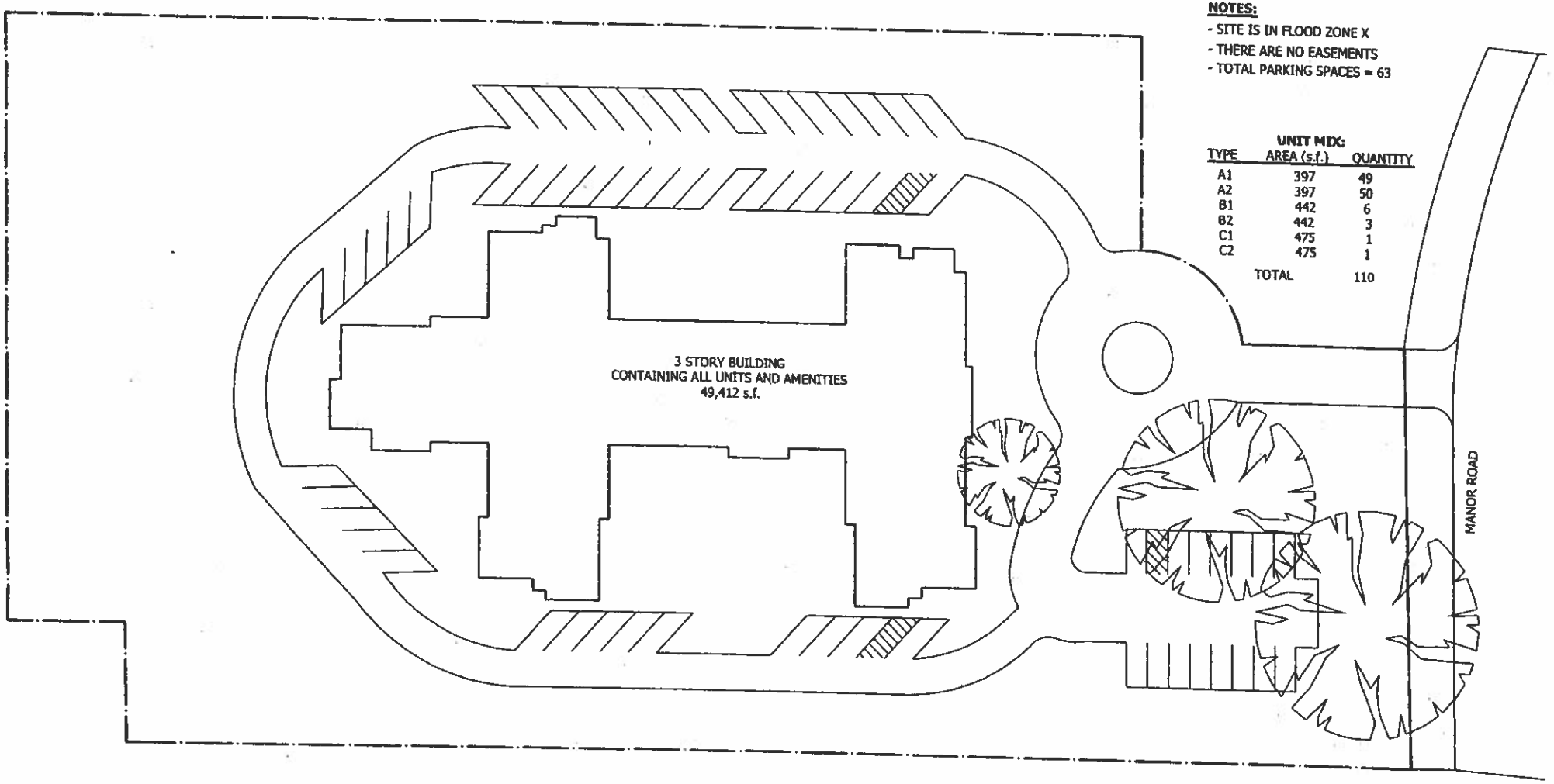
Our mission is to provide safe, affordable housing and access to supportive services for those working to achieve independent living.

This is not a homeless shelter! We will be providing Permanent Supportive Housing. Below is a chart that describes the difference:

	Homeless Shelter	Permanent Supportive Housing
Purpose	Temporary living environment to provide safe, secure alternative to living on the street	Long term living environment. Same as an apartment complex
Length of Stay	People stay for 7 - 30 days	Indefinite stay – people stay as long as they want as long as they follow rules
Living environment	People sleep in bunks or mats on floor. Dormitory style sleeping quarters	Private living apartments with keyed entrance
Population served	Must be homeless – living on the streets or in shelter, or at risk of eviction	Must have proof of residential stability, period of sobriety, ability to pay rent.
Admission	People stand in line or sign up ahead of time. Facility may conduct drug/alcohol screening and/or scan through metal detector	Requires application and screening on criminal background, rental history, credit history
Fees	Minimum, if any	Monthly rent, deposit, application fee
Hours of operation	Usually open early evening, close early morning	24 hour operation

QUESTIONS?
PLEASE CONTACT US:

Community Partnership
1503 South IH 35 Austin, TX 78741
phone 512.469.9130 email: cuzzell@austinhomeless.org
www.austinhomeless.org
blog: www.windsorparkdevelopment.blog.com



NOTES:

- SITE IS IN FLOOD ZONE X
- THERE ARE NO EASEMENTS
- TOTAL PARKING SPACES = 63

UNIT MIX:

TYPE	AREA (s.f.)	QUANTITY
A1	397	49
A2	397	50
B1	442	6
B2	442	3
C1	475	1
C2	475	1
TOTAL		110

N

SITE PLAN
SCALE: 1:40

MANOR SRO

Suggested Conditional Overlays
For
Manor Road SRO

Neighborhood Plan Amendment
and
Zoning Change Applications

Set Backs:

1. Rear set-back.
    a. No pavement within 100' of west property line.
    b. No building within 125' of west property line.

2. Side set backs: no building within 55' of (north and south) property line.

Building Height: Maximum two stories beyond 265' from Manor Road (east) property line. (Three stories allowed from property line along Manor Road to 265' from property line.)

Density: Maximum 30 units per acre (113 units)

Vehicular Access: Single driveway from Manor Road

Prohibited Uses:

1. Public or Private Primary Educational Facilities
2. Public or Private Secondary Educational Facilities
3. College and University Facilities

March 20, 2008

Joi Harden
Neighborhood Planning and Zoning Department
City of Austin
PO Box 1088
Austin, TX 78767
CASE: C14-2008-0057-SH

Dear Ms. Harden:

My name is Steven Dentzer. I have been a resident of 2502 Sweeney Lane since 1997. I am writing this letter to express my OPPOSITION to the proposed homeless housing project for 5908 Manor Rd. Our neighborhood is saturated with these and similar projects. I personally have had many negative experiences with these projects and the people in them. So have many of my neighbors. I am concerned about my property values and even my safety. I am just asking for a bit of fairness. Our neighborhood has way more then its fair share of section 8, halfway houses, low income, and sexual offender facilities.

The management company for this proposed facility has never managed more than 6 units, this unit is designed to be 110 units! I doubt they have the experience for something of this scale. Plus they want to put it in a residential community, right across from an apartment complex which already has lots of crime problems. This makes no sense!

The proposed site is currently a privately owned park. I propose the city look into turning it into a public park, which would benefit the entire community in a positive way. This is just one suggestion.

I would appreciate you would take my concerns into account in your approval process for this project.

Sincerely,

Steven L Dentzer

Steven L Dentzer
2502 Sweeney Lane B
Austin, TX 78723
dentzer@yahoo.com
512-698-4020

RE: Homeless Housing proposal for 5908 Manor Rd

Re: Case # C14-2008-0057-SH

To: Joi Harden

Address for this person or agency: Neighborhood Planning and Zoning Dept.
City of Austin P.O. Box 1088
Austin, Tx 78767

My Name: Margi Bienemann

My Mailing Address: 2600 Sweetgum
Austin, Tx 78723

My Phone number: WK: 495-4173

My email address:

I live in this neighborhood and wish to express my OPPOSITION to this proposed project for the following reasons:

1. Our neighborhood is at a tipping point. Our neighborhood is already saturated with all forms of transitional, supportive, group, subsidized, halfway, and rehabilitative housing. These facilities and the problems that come with them have added greatly to the decline of our neighborhood. We are concerned about our quality of life, what kind of neighborhood we live in, our property values, and frankly, the safety of ourselves and our families.

2. The proposed management company for this proposed facility has never managed a project larger than 6 units. This proposed project would be 110 units, a far larger project than they have experience in managing. We are concerned that this lack of experience would lead to needless problems in our neighborhood.

3. I often ride the city bus which at peak times is standing room only. I've also been harassed by people living in the halfway houses already in my neighborhood, riding the bus. According to the proposed management company, most of their residents would be riding the bus. It makes me very uneasy about my safety.

Signature

Sincerely.
Margi Bienemann.

Harden, Joi

From: Jason Faulkenberry [jason.faulkenberry@gmail.com]
Sent: Saturday, March 22, 2008 4:02 PM
To: Harden, Joi
Subject: 5908 Manor Rd rezoning

I am against the rezoning of 5908 Manor Rd.

Thanks,
Jason Faulkenberry
2608 Lansbury Dr

Harden, Joi

From: J Budziszewski [jbud@austin.rr.com]
Sent: Monday, March 24, 2008 8:49 PM
To: Harden, Joi
Subject: Zoning Case # C14-2008-0057-SH

Joi Harden
Neighborhood Planning and Zoning Department City of Austin

RE: Case # C14-2008-0057-SH

Dear Mrs. Harden:

I am teacher. My wife and I are residents and property owners in the Windsor Park Neighborhood. We wish to protest the proposal for a zoning variance to allow the building of a 110-unit housing facility for homeless people at 5908 Manor Road.

We certainly believe in taking care of the homeless. Indeed, my wife spends many hours as a volunteer in a community agency, working with the needy face to face. However, the safety and well-being of children is paramount. In recent years, our neighborhood has been forced to absorb far more than its share of housing facilities for sex offenders, drug addicts, and other dangerous and unstable people. It is difficult to escape the conclusion that in the view of the City of Austin, families of ordinary people of middling income do not matter, and their children can fend for themselves.

The neighborhood already lives in fear. We cannot continue to pay the price of irresponsible city planning decisions without irreversible decline. Enough is enough.

Thank you for your attention to this urgent problem.

Sincerely yours,
J. and Sandra Budziszewski
5601 Exeter Drive
Austin, TX 78723-3519

Harden, Joi

From: gfire [gfire@earthlink.net]
Sent: Tuesday, March 25, 2008 1:42 PM
To: Harden, Joi
Subject: I am opposed to the 110 Unit Homeless Housing Facility coming into my immediate neighborhood.

Dear Joi,

It was a pleasure to speak to you on the phone today!

This is my official position - I am opposed to the 110 Unit Homeless Housing Facility coming into my immediate neighborhood. I am a single woman who has owned her own home in this neighborhood for almost 4 years. Right now, we are working constantly in my neighborhood to improve the quality of life and safety. We have neighborhood watches against crime, the Dell Children's Hospital has just been built along with some nice shopping areas and we have plenty of churches and schools right here in Windsor Park. I believe that building a Homeless Housing Facility would not be helpful in maintaining the good quality of life that we are working very hard to achieve.

Please do what you can to prevent this 110 Unit Homeless Housing Facility from being placed in my neighborhood. Thank you very much.

Sincerely,

Pam Mayo
2500 Lansbury Drive
Austin, Texas 78723

Phone: 512.928.8473

gfire
gulabi records
austin, texas
singer-songwriter/DJ. americana meets electronica. "yoga for the voice."

http://gfiremusic.com
http://myspace.com/djgfire
http://reverbnation.com/gfire

Harden, Joi

From: Tom Van Schaik [tvanschaik@austin.rr.com]
Sent: Tuesday, March 25, 2008 2:39 PM
To: niclole.fisher@tdhca.state.tx.us; Harden, Joi; sully.jumpnet@sbcglobal.net; amdealey@aol.com; Wynn, Will; saundra_kirk@sbcglobal.net; pcavazos_planning@yahoo.com
Subject: proposal for 5908 Manor Rd.

Regarding:

Zoning Case # C14-2008-0057-SH
Dept of Housing File # 08271

I am writing as a citizen of Austin and a neighbor living on Ameswood Dr, in regards to the proposed homeless housing development being considered for 5908 Manor Rd.

The surrounding areas have been slowly coming back to a family-oriented community, though there are still many forms of transitional, group, subsidized, halfway and rehab facilities located in the immediate area. My concern is that this development will kill the re-emergence of this area as a prime part of Austin (including the Meuller Development only about a mile from the proposed site) and throw it back to the crime ridden area it has been in the past.

Many families have invested a lot of money, time and energy in an attempt to turn this area into a safe place to live and raise a family and it would not be right to endanger their families or property values with this development.

I oppose the development in no uncertain terms and I ask that you adamantly reject this proposal for this development -

Thank you for your time -

Tom Van Schaik
5502 Ameswood Dr
Austin, TX 78723
512.292.9655
tvanschaik@austin.rr.com

March 25, 2008

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P. O. Box 1088
Austin, TX 78767

RE: Case # C14-2008-0057-SH

Dear Ms. Harden,

As a forty-one (41) year resident of the **Northeast Austin Pecan Springs Neighborhood** I am **"STRONGLY"** opposed to the proposed 110 unit "supportive housing" homeless facility to be built in our neighborhood.

Our neighborhood is well established and integrated. Most residents have live here for 20 plus years.

We are currently coping with one of the highest crime rates in our city. One of my main concerns is the safety of our senior citizens. In the three (3) block area of my home we have five (5) widows and at least three families with major health issues. I feel these residents (including me) will be in jeopardy and the crime rate will increase.

Our neighborhood supports five (5) elementary schools, one (1) junior high school and two (2) high schools. **What impact will this have on our children?**

Please **SAVE** our neighborhood, our quality of life and our property values by denying this proposal.

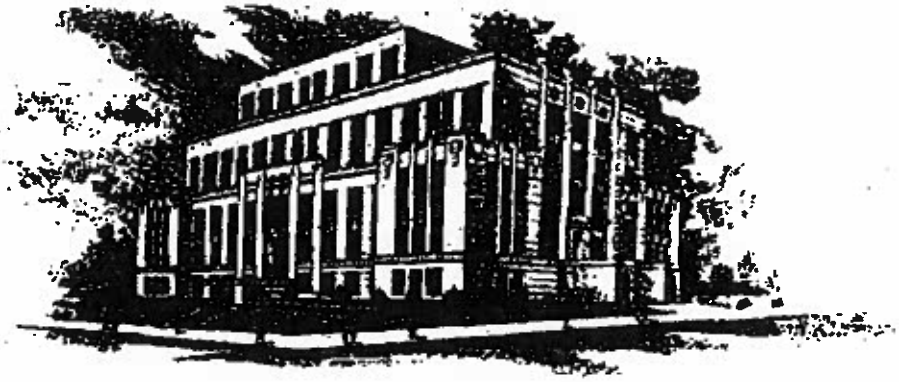
Respectfully,

Mary L. Wilson

Mary L. Wilson
5209 Basswood Lane
Austin, TX 78723

CC: Nicole Fisher
Paula Hui
Jay Reddy
Clint Small

County of TRAVIS
STATE OF TEXAS



RON DAVIS
COMMISSIONER, PRECINCT 1
Office: 512-854-9111
Fax: 512-854-4897
Email: ron.davis@co.travis.tx.us

314 W. 11th St., Room 510
AUSTIN, TEXAS 78701
Mailing Address
P.O. Box 1748
Austin, Texas 78767

March 26, 2008

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Opposition to Manor Road SRO- TDHCA #08271, Proposed Homeless Housing Development
Case# C14-2008-0057-SH

I am writing to voice my opposition to the proposed homeless housing development at 5908 Manor Road. Let me first say I support affordable housing and have been an advocate for it in my role as Travis County Commissioner of Precinct One. When locating a development we must look at the impact it will have on the surrounding neighborhoods.

I understand that there is a great need for this type of development. However, the neighborhoods in this area are already saturated with all forms of transitional, halfway, group and rehabilitative housing. For years the neighborhood associations have worked with the Austin Police Department and the Weed and Seed programs to combat the many undesirable elements and have endured many of the challenges that come along with this kind of development.

A community meeting was held on Tuesday March 25, 2008 at the Memorial United Methodist Church on Berkman Drive where there was overwhelming opposition to this development. It appears that there has been selected siting in East Austin and Eastern Travis County. There needs to be a more comprehensive approach in the selection of where these facilities are located so that they will not adversely impact the surrounding neighborhoods, while also providing the necessary services to those working to achieve independent living.

Sincerely,

Ron Davis
Commissioner, Pct. 1

cc: Austin City Council, City of Austin Neighborhood Planning & Zoning Dept.,
Texas Dept. of Housing & Community Affairs, Planning Commission

Harden, Joi

From: patrick harrington [chopstyle22@yahoo.com]
Sent: Wednesday, March 26, 2008 12:12 PM
To: Harden, Joi
Subject: letter and email from patrick harrington

joi,

i'm writing to you to express my sincere opposition to the proposed housing project at 5908 manor road. i feel this project is too large and places too high a burden on an already troubled section of the windsor park neighborhood. i also feel that the project with it's 110 units and residents with difficult challenges, would prove to be unmanageble and would soon be abandoned by the organization building it, leaving the neighborhood, the austin police department and the city of austin to deal with the ensuing problems. i also fear that the existing problems of that section of manor road would contribute to recidivism amongst the tenants of the proposed buidings and any organization attempting to help individuals would be ill advised to locate it at 5908 manor road.
i speak for myself as well as many of my neighbors when i ask the city of austin to carefully consider the implications of this development, and decline to support it.

thank-you,

patrick harrington
2713 sweeney lane
windsor park resident

Looking for last minute shopping deals? Find them fast with Yahoo! Search.

5602 Wellington Drive
Austin, Texas 78723-4012
30-Mar-08

Joi Harden
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, Texas 78767

Dear Ms Harden:

As a 24 year resident (20 year resident/homeowner) in the Windsor Park neighborhood I am opposed to the proposed zoning change to allow development of a 110 unit single resident occupancy facility at 5908 Manor Road. If this tract is to be rezoned then I strongly favor rezoning to P to allow the creation of a city "pocket park" at this site. Mr. Sampson had already created a park at this location and its use as a public park would be a true asset to the neighborhood.

Two large apartment complexes (one located immediately east of the intersection of Wheeless at Manor; the other just northeast of the intersection of Rogge at Manor) have a history of violent crimes (including murder by stabbing), frequent drug abuse and fires. Due to the circumstances that have lead to their homeless status most people placed at this location would either contribute to already existing social problems or would become victims by association or opportunity. It is cruel to stack the cards against people who have suffered as much as have the homeless. Please do not support this proposed zoning change (which if passed would permit construction of a 110 unit facility).

Sincerely,

Albert E. Adams

Albert E. Adams

Harden, Joi

From: susan stanford [stanfordsusan@hotmail.com]
Sent: Sunday, March 30, 2008 8:24 PM
To: Harden, Joi; nicole.fisher@tdhca.state.tx.us; sully.jumpnet@sbcglobal.net
Subject: Proposed Multi-family Residential Rental Community

I am unable to attend the April 8th meeting regarding the proposed complex to be located at 5908 Manor Road but would like to go on record as opposing the community.

I have lived in the Rogge Lane/Manor Road area for several years. As you have no doubt noticed there are several multi-family complexes already in the area. I notice these complexes have an inordinary number of police activity and wonder if placing the homeless in the area is in their best interest. I feel an area where they would receive positive stimulation would benefit them move. Our area is attempting to work through problems but in my estimation it will take several more years of high police presence to ensure a safe community.

Again, please make note that I oppose placing a multi-family complex in the area of 5908 Manor Road.

Susan Stanford
5604 Preswyck Drive

How well do you know your celebrity gossip? Talk celebrity smackdowns here.

30-Mar-08

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P. O. Box 1088
Austin, TX 78767

Re: Community Partnership for the Homeless Housing proposal for 5908 Manor Road
Case #: C14 2008-0057-SH

Dear Ms Harden,

As a 24 year resident (20 year resident/homeowner) in the Windsor Park neighborhood I am opposed to the proposed zoning change to allow development of a 110 unit single resident occupancy facility at 5908 Manor Road. If this tract is to be rezoned then I strongly favor rezoning to P to allow the creation of a city "pocket park" at this site. Mr. Sampson had already created a park at this location and its use as a public park would be a true asset to the neighborhood.

Two large apartment complexes (one located immediately east of the intersection of Wheless and Manor; the other just northeast of the intersection of Rogge at Manor) have a history of violent crimes (including murder by stabbing) frequent drug abuse, and fires. Due to the circumstances that have lead to their homeless status, most people placed at this location would either contribute to already existing social problems or would become victims by association or opportunity. It is cruel to stack the cards against people who have suffered as much as have the homeless. Please do not support this proposed zoning change (which if passed would permit construction of a 110 unit facility).

Sincerely,

Albert E. Adams

Albert E. Adams
5602 Wellington Drive
Austin, Texas 78723-4012

Harden, Joi

From: tish@barflynetworks.com
Sent: Monday, March 31, 2008 10:50 AM
To: Harden, Joi
Subject: rezoning opposition - please save our neighborhood

March 31, 2008

Dear Joi Harden,

I am writing in reference to Planning Commission case # C14-2008-0057-SH scheduled for hearing on April 8 or April 22. Please take action to prevent rezoning to multi-family (MF-3). Please take action to prevent the 110 unit supportive housing facility from being built in this neighborhood. Please let me know what additional steps we must take to ensure that this housing is not built.

Our community already hosts multiple transitional, subsidized, and rehabilitative housing areas in support of a better quality of life for less fortunate persons. Adding similar establishments, especially of this proposed size, will halt and surely reverse enhancement of East and Northeast Austin neighborhoods. Our safety and property will be increasingly compromised. And finally, the resulting increases in foot traffic and drug traffic is cause for concern on a busy street and area surrounded by many schools and churches.

Regards,

Leticia Baucum
6105 Adalee Ave.
Austin, Texas 78723
512.665.0569

trbgeisha@hotmail.com
tish@barflynetworks.com

David E. Golden
2803 Sweeney Lane
Austin, Tx 78723

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P.O. Box 1088
Austin, TX 78767
Dear Joi Harden

I live at 2803 Sweeney Lane: this is within the 200 ft. radius of a proposed multi-unit housing development proposed by Community Partnership for the Homeless at 5908 Manor Rd., Austin, TX. Case Number: C14-2008-0057.SH

I have lived on Sweeney Lane since I was ten years old: that would be 48 years. I have seen this area go from a rural area to single family residences to an area with a mix of single family residences and multi-family residences. The area has been degraded repeatedly by the city directing low income housing and group homes into our community. Crime, Prostitution, Drug dealing and Pan handling have all followed. This project would further degrade the mix away from the owner occupied residences.

ENOUGH IS ENOUGH!!! I along with many of my neighbors have and will continue to organize to fight for our property rights as property owners to protect ourselves from the continued influx of unsavory elements of society that have been dumped into our neighborhood by policies promoted by our city government.

The newest threat comes from the Community Partnership for the Homeless. A very nice sounding name for a group who first said the housing would be for low income families, the disabled veterans, then single people only with low income restrictions who would have to pay their own rent.

Of course at least 30 percent of the units could have people with disabilities. To me that is a code word for recovering drug addicts or alcohol addicts or people on parole. An addict is an addict for life, they are and will always be in the recovering mode.

The low income provision could be bypassed according to a Draft of Qualifying Criteria from the development company " However, there may be several special programs for a specific number of units of the property." This means there will be people in the units who are not self-supporting and paying their way. Which means who knows how many people who do not work and pay their way could be house there. These people will very likely add to the people who already wonder through our neighborhood. My neighbors and I have many times been approached by pan handlers knocking on our doors and coming onto our property.

Also, I cannot see anybody, if they are honest hardworking low income individuals, who would want to live with a group of people who have criminal histories or drug abuse problems or mental disabilities. Which leads me to speculate that this entire complex may end up with a preponderance of people with problem histories.

I AM COMPLETELY OPPOSED TO THIS DEVELOPMENT. I do not feel the developers are being honest (due to the number of conflicting stories I personally have heard form them). Either they are dishonest or do not have a clue as to what will happen at such a large complex. These people could well be here today and gone tomorrow.

Know matter when the CRAP hit's the fan I feel my neighbors and myself will be the ones covered with It!!!!!

Sincerely Yours,

David E. Golden

David E. Golden

Joi Harden
Neighborhood Planning and Zoning Dept.
City of Austin
P. O. Box 1088
Austin, TX 78767

Re: Community Partnership for the Homeless Housing proposal for 5908 Manor Road
Case # C14 2008-0057-SH

Re: Case # C14 2008-0057-SH

April 2nd 2008

Dear Ms. Joi Harden,

I am writing to you as a concerned citizen living in the Windsor Park neighborhood. I am very opposed to the Community Project for the Homeless ; which is proposing a 110-unit single-resident occupancy to serve low income individuals .Included in this population are the mentally and physically disabled, veterans , previous drug offenders and other low income individuals.

My concern is that the 5908 Manor road address is already in a drug infested area.
These future renters will fall prey to the already existing drug population and will also start knocking on doors of the existing neighbors in the area.
I am speaking from personal experience and I assure you it can be a very scary experience to have someone knocking on your door with unreasonable requests at all different hours of the night and morning. We already have enough problems in our neighborhood being saturated with all kinds of transitional, rehabilitative and halfway houses.

Adding more low cost housing in an already saturated neighborhood feels like we are again being dumped on. The east side has taken enough abuse already. This has greatly affected my neighborhood in a very negative way. Property values will go down as will the quality of life and sense of security that we are all entitled to. I did not buy my house to see the quality of my life deteriorate. I have the same right as the west side to feel safe and secure in my house.

Imagine if you bought a house here, fixed it up and had made friends that lived close to you. Just to find out that more homeless were going to live down the road from you. An area can only take so much, and we are already at the tipping point. This 110-unit residency will really impact us negatively.

Right now the property is being used as a park, which is really what our neighborhood needs: a place to connect with your fellow neighbors and enjoy the quickly vanishing open spaces.

I would very much appreciate your consideration to help this neighborhood preserve these 4 acres of sanctuary for the existing wildlife and the people who live here. Please take these words to heart.

Sincerely,

Hetty Goess

Hetty Goess

RE: Community Partnership for the Homeless Housing proposal
Case number: C14 2008-0057-SH address -- 5908 Manor Road

Joi Harden
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, TX. 78767

4-2-08

Dear Ms. Harden:

I have lived in Windsor Park near Manor and Rogge Lane for more than 22 years. I bought my first house on Westmoor and later one on Corona Drive. In recent years most of my neighbors moved away due to the rising crime, much of which was related to the **ENDLESS** placement of transitional housing facilities into our neighborhood. Only in recent months have we seen a turnaround begin. Now this is being jeopardized by another in an endless string of transition housing facilities targeting our neighborhood.

Windsor Park continues to be a target because, in the past, the neighbors have never banded together to oppose this endless parade of "homeless," shelters, drug addicts, alcoholics, sex offenders, and the scores of Section 8 housing that dot every section of this beautiful neighborhood. Not for one moment would any city council or planning commission member consider placing a homeless facility of this size in Hyde Park, Bel Terra, Terra Vista or in any of Austin's trendy suburban communities. I can just imagine the outcry if such an idea was proposed. It would be shot down in thirty seconds.

It is unfair for this one neighborhood to continually bare more than its fair share of this burden particularly when other areas of the city would never even be considered for these type of facilities. **ENOUGH IS ENOUGH.** I have never seen my neighbors more upset than they are right now. The recent neighborhood meeting on this voted more than NINE to ONE **AGAINST this facility**. The vote was 55-6 overwhelming against.

Our neighborhood is at a tipping point. We are now literally saturated with all forms of transitional, supportive, group, subsidized, halfway, and rehab housing from convicts to sex offenders.

These facilities and the problems that come with them have added greatly to the decline of our neighborhood. We are concerned about our quality of life, our property values, and, frankly, the safety of ourselves and our families. You would be too if you lived here. Please remember, we are part of Austin, too. And we vote and pay taxes, too.

Steve Speir

Steve Speir
President, Windsor Park-Pecan Springs Heritage Neighborhood Association
1225 Corona Drive
Austin, TX. 78723
sspeir313@sbcglobal.net

RE: Community Partnership for the Homeless Housing proposal for 5908 Manor Rd

Case number: **C14 2008-0057-SH**

Joi Harden
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, Texas 78767

Dear Ms. Harden,

I live in this neighborhood and wish to express my OPPOSITION to this proposed project for 5908 Manor Road for the following reasons:

Our neighborhood is at a tipping point. Our neighborhood is already saturated with all forms of transitional, supportive, group, subsidized, halfway, and rehabilitative housing. These facilities and the problems that come with them have added greatly to the decline of our neighborhood. We are concerned about our quality of life, what kind of neighborhood we live in, our property values, and frankly, the safety of ourselves and our families.

This property is much better suited for a park, for which it is already developed, or a much less intensive use that would help stabilize the neighborhood.

Signature

My Name: CARMEN NORIEGA

My Mailing Address: 2512 SWEENEY LANE
AUSTIN TX 78723-3534

My Phone number: 512-489-6718

My email address: