

# **EXHIBIT A**

Neighborhood Stakeholder  
Comments on the Overall Central  
West Austin Neighborhood Plan

**From:** August W. Harris III [mailto:~~harris@augustharris.com~~]  
**Sent:** Tuesday, June 22, 2010 10:29 AM  
**To:** ~~sully@impact@theplanet.net~~; 'Danette Chimenti'; jay\_reddy@~~att.net~~; amdealey@aol.com; dave.anderson.07@gmail.com; clint\_small@hotmail.com; bdeleon78@gmail.com; vskirk@att.net; kbtovo@earthlink.net  
**Cc:** DiGiuseppe, Paul; Guernsey, Greg; Edwards, Sue; wang-board@~~wangplanning.com~~; mcmmediate@msn.com  
**Subject:** RE: PC-Central West Austin Combined Neighborhood Plan Hearing - June 22, 2010

**Importance:** High

**Attachments:** Land Use - Neighborhood Stakeholder Brack Tract Language.doc; FLUM Comparisons.doc; Brack FLUM.jpg  
Commissioners:

On behalf of the Central West Austin neighborhood organizations, we would like to thank you for your service. Due to the hard work of the Neighborhood Planning Subcommittee, much was accomplished on June 16. I will outline the various motions pending before you in regard to the Central West Austin Combined Neighborhood Plan in order to make tomorrow evening's Planning Commission meeting as efficient as possible for all concerned.

**\*\*Prior to proceeding through the Motions, we must notify the Planning Commission that the rezoning for Tract 104 (TCAD 109577) located at 700 Hearn Street is now contested. Its current zoning is CS and staff has recommended MF-6 NP. This represents spot zoning and is incompatible with surrounding and adjacent land use. Our recommendation is to rezone SF-6 NP as transitional zoning in an SF-3 area . A petition in opposition is pending.**

**I. We respectfully request that you move for adoption the following NP Subcommittee recommendations.**

**Motion 8: Contested FLUM designations without rezoning in WANG Planning Area (2600/2601 and 2531/2527 Exposition – TUMC and Sanctuary)**

PC NP Subcommittee Recommendation: Maintain as Single Family land use.

**Motion 12: Contested Special Use Infill Options (Small Lot Amnesty)**

PC NP Subcommittee Recommendation: Recommend Small Lot Amnesty.

**Motion 13: Contested Neighborhood Plan Design Tools (Garage Placement)**

PC NP Subcommittee Recommendation: Include Garage Placement tool in Windsor Road Planning Area, but not WANG Planning Area.

**Motion 15: Contested FLUM designations with rezoning in Windsor Road Planning Area (1717/1721/1801/1803/1805 W. 35<sup>st</sup> Street)**

PC NP Subcommittee Recommendation: Maintain current zoning and land use (Neighborhood Commercial FLUM). Note that there is a valid petition in this case.

**Motion 16: Contested FLUM designations with rezoning in Windsor Road Planning Area (3402 Kerbey Lane)**

**Motion 6: Contested FLUM designations without rezoning in Windsor Road Planning Area (1014 W. 31<sup>st</sup> Street)**

Stakeholder Consensus Recommendation: Single Family (There is NO property owner recommendation.)

**Motion 7: Contested FLUM designations without rezoning in WANG Planning Area (3737 Exposition Boulevard – Casis Shopping Center)**

Neighborhood Commercial This category is recommended by both the Neighborhood Stakeholders and staff.

**Motion 9: Contested FLUM designations without rezoning in WANG Planning Area (1505 Forest Trail)**

Stakeholder Consensus Recommendation: Single Family (There is NO property owner recommendation.)

**Motion 10: Contested FLUM designations without rezoning in WANG Planning Area (2506/2508/2510 Quarry Road)**

Stakeholder Consensus Recommendation: Single Family (There is NO property owner recommendation.)

**Motion 11: Contested FLUM designations without rezoning in WANG Planning Area (1206 Norwalk Lane; 2508 & 2514 W. 12th Street; 2507/2509/2511 Quarry Road)**

Stakeholder Consensus Recommendation: Single Family (There is NO property owner recommendation.)

**Motion 18: Contested FLUM designations with rezoning in WANG Planning Area (2309 Pruett Street) (Tract 105)**

SF-6 NP. While the NP Subcommittee recommended MF-2 with a conditional overlay limiting the project to four units, we believe that SF-6 NP with a conditional overlay limiting the project to 4 units achieves the objective with a transitional zoning category. A petition is believed to be forthcoming in opposition to this rezoning recommendation by staff.

-  
Please feel free to call upon me should you have any questions. Mike Cannatti is absent tonight so we will coordinate appropriately in hi absence.

**August W. Harris III**  
President  
West Austin Neighborhood Group  
Austin, Texas 78703  
Phone 512.320.8808  
Fax 512.320.8684

**PSave a tree. Don't print this e-mail unless it's necessary.**

The other plan calls for far more. Other than downtown, few if any neighborhoods are facing this level of densification. Even an addition of 2,700 dwelling units or the equivalent of MF4 (36) on the Brackenridge and Colorado Apartment tracts would represent approximately a 50% increase, again far more than most neighborhoods citywide are facing, and perhaps an unsustainable number based on the environmentally sensitive nature of virtually all of the Tract not to mention the limits on infrastructure such as school and roads, both of which are at or over capacity in the Planning Area. Given the enormity of what will happen in some form, consideration of infill or any other strategy for densification is inappropriate in the planning area.

Were infill options to be considered by Planning Commission, there **are** lots throughout the planning area where granny flats or duplexes can be added **without** further overlays in the Plan if property owners want them. In other words, from this perspective, there is no need for infill options.

As Commissioner Sullivan and others know, aside from the graduate student housing, we do have pockets of older, far more affordable housing stock, including the apartments along Enfield and West 35<sup>th</sup>. Staff recommendation (and its encouragement given to certain property owners) for zoning changes along West 35<sup>th</sup> could, in fact, have the effect of eradicating the affordable housing stock there by emboldening redevelopment. As an example of what could happen, apartments on Enfield that had leased for \$600 to \$1,000 a month were demolished in the last few years and replaced by condos that currently are listed for approximately \$450,000 a piece with a mortgage payment alone almost \$3,000, not including taxes, insurance and condo fees. While there is text in the CWACNPA Plan that encourages preservation of these pockets of affordability, we ask for the Commission's help in coming up with solutions to avoid the loss of these affordable projects. EVERY teardown, whether it is single or multifamily, in the planning area results in a far more costly dwelling unit(s). That is the nature of our real estate market, desirable or not.

As I noted in a prior email to staff and several Commissioners, if the Brackenridge Tract is not redeveloped, the City can always bring infill and density options back to be discussed as plan amendments at a later date. To expedite the CWANPA plan, as I am sure everyone wants to do, I ask you to visit with your fellow Commissioners and have infill and any related subject matter tabled indefinitely.

Once again, thank you for your time.

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President  
West Austin Neighborhood Group  
Phone 512.320.8808  
Fax 512.320.8684  
www.cfs-texas.com

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**DiGiuseppe, Paul**

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**From:** Anguiano, Dora  
**Sent:** Tuesday, May 25, 2010 4:16 PM  
**To:** DiGiuseppe, Paul  
**Subject:** FW: CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN

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**From:** shieh1@aol.com [  
**Sent:** Tuesday, May 25, 2010 3:43 PM  
**To:** danette.chimenti@gmail.com; jay\_reddy@dell.com; amdealey@aol.com; dave.anderson.07@gmail.com; bdeleon78@gmail.com; vskirk@att.net; clint\_small@hotmail.com; kbtovo@earthlink.net; Anguiano, Dora  
**Subject:** CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN

Dear Commissioners,

~~I will not be able to attend tonight's meeting, but would like to show my support to West Austin Neighborhood~~  
Group's position about postponing the approval of the Neighborhood Plan. There are unknown factors that I feel are affecting the creation and tuning of our Neighborhood Plan. The two considerable ones are what the future holds for the Brackenridge tract and the State School tract. Time and time again I have heard the concerns of fellow neighbors about changing the current fabric of the Neighborhood without knowing what is to happen at these two ends. These are extremely large portions of land which can generate a considerable amount of traffic to the area, yet provide density, affordability, mixed use development, and even more open space, green space, and civic centers. Which ones, how much, and what other components or challenges it may bring to the area are yet to be known which leaves the stakeholders of the area bracing themselves. Everyone ~~has worked hard thru this process and we do not want everyone's effort to be done in vain.~~ Any advice as to how to proceed would greatly be appreciated. Proper urban design requires proper planning, and without the major pieces, its success is questionable. Thank you very much for your time and service to the Community.

Sincerely,

James Shieh

2901 Windsor Road

DiGiuseppe, Paul

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From: jack Gullahorn 

Sent: Monday, May 24, 2010 11:35 AM

To: DiGiuseppe, Paul

Subject: Thoughts on PC agenda item for Central West Austin Combined Neighborhood Plan

Dear Mr. DiGiuseppe:

I have read the staff proposal for the Central West Austin Combined Neighborhood Plan, and frankly am both perplexed and flabbergasted.

As an appointee of both the the City and the County on the **Comprehensive Plan City of Austin Task Force**, I have been inundated with many different forms of studies, surveys, forums, meetings in a box, and input as to what Austin "should be" in the minds of its citizens ( and those in the ETJ).

While there is certainly no small degree of variation in what we find to be foremost in peoples minds, it is almost universally clear that for the core city of Austin, a huge portion of which is represented by the proposed CWA Plan put forth by the staff, the focus is on collaborative means to increase density, a lessening of congestion, a prioritization on neighborhood mixed use that promotes walkable and transit friendly modalities, and creative planning for the future.

This plan seems to be totally void of anything resembling that input, most especially the creative part. The base of the plan appears to look to the future with an eye toward the past, without regard to doing anything other than window dressing that disturbs the current low density, transportation inspiring, demographic singleness that currently exists. Creative thought and anything consistent with what I have been hearing has to be changed for Austin to gracefully face its future challenges doesn't seem to be a priority in this plan.



## CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN

### Draft Land Use Goal and introduction:

Leave as it is. It is a wonderful neighborhood with all the needs to include Nature and a very safe area for families. It also includes schools and health resources. Traffic would become horrendous. There is already LOTS of it on Exposition Blvd. by its use to get farther northwest where development has grown. Increased traffic would also be dangerous to the school children.

1. Preserving the exsisting family neighborhoods of Central West Austin.  
Yes - 100%
2. Preserve and enhance existing multifamily housing and neighborhood-serving commercial districts, by encouraging renovation on existing sites.  
Yes - 100%

Casis Shopping Center should remain as it is.

Tarrytown Shopping Center could be revitalized if the owner was humane and considered and cared for the residents. If there is any such law or city ordinance that could file charges against her, I strongly recommend it. Howson Library, the fire station and businesses are of great value to the residents and encourages the area to "be family".

All churches in the area <sup>are</sup> and a wonderful asset and a true gift for all those attending

Deep Eddy area is fine as it is Blessed with part of Lady Bird Lake.

35<sup>th</sup> Street is fine as it is. Hope it will be preserved.



I agree 100% with 1.2.8 that the blocks between 34<sup>th</sup> & 35<sup>th</sup> Streets and Jefferson and Mills Ave. remain as they are along with Bryker Woods School remain as they are.

3. All redevelopment <sup>should</sup> ~~shold~~ be compatible with the character of the adjacent neighborhood and should be guided by green design principles.

Single-family Residential design guidelines.

I agree as written.

Multi-Family Commercial design guidelines.

I agree as written .

4. Encourage the northeast corner of the Windsor Road Planning Area to become a mixed use, urban neighborhood, respecting and providing amenities to Bryker Woods and West 31<sup>st</sup> Street Neighborhood.

1.4.1 -----No comment

1.4.2 ----- I agree as written

1.4.3-----No comment

1.4.4-----I agree as written

1.4.5-----I agree as written

5. Encourage the State of Texas to keep the Austin State School in its current location and become a more integrated asset to the neighborhood.

I agree the Austin State School should remain as is. It would be terrible if the State of Texas sold it and it would be developed into commercial and dense housing. There again traffic would be very congested and a neighborhood destroyed.



1.5.1-----1.5.2-----1.5.3-----1.5.4

I agree 100% with the above items as written.

6. If the Austin State School redevelops, it should be done in harmony with the adjacent neighborhood, transportation system and natural resources.

1.6.1-----I totally agree (but hoping the School will not be redeveloped).

1.6.2-----I agree as written.

1.6.3-----1.6.4-----1.6.5-----1.6.6-----I agree with all these as written,

7. Continue working with stakeholders within the planning area, including the University of Texas, regarding the future of Brackenridge Tract.

1.7.1 I agree meetings should continue with stakeholders.

Stakeholders Feedback on the Brackenridge Tract.

I agree 110% that the Municipal Golf Course should belong to the City of Austin. It is an important spot where Nature still reigns. Traffic would be impossible if UT developed it. Residents within the city should have a place they can call "ours". Over the many years am sure the city has done many things to benefit UT. It is time for UT to do something for Austin by reducing their dollar charge to something reasonable and Austin and all the residents should get together and buy the golf course,

As far as the remaining 16 items listed regarding the Brackenridge Tract, I approve all of them and do appreciate the long hours spent <sup>by</sup> all members of the City of Austin Planning and Development Review Department.

*Gladys Longoria*  
*3207 Bridle Path*

**PLANNING COMMISSION HEARING\***

**DATE: May 25, 2010      TIME: 6:00 P.M.**

**LOCATION: 301 W. 2<sup>nd</sup> St., City Hall, Council Chambers, Austin**

**CITY COUNCIL HEARING**

**DATE: June 10, 2010      TIME: 2:00 P.M.**

**LOCATION: 301 W. 2<sup>nd</sup> St., City Hall, Council Chambers, Austin**

***\*Please Note:*** If the Planning Commission does not take action on the Central West Austin Combined Neighborhood Plan and subsequent zoning changes at the May 25, 2010 hearing, the City Council hearing will likely be postponed.

**Contact Information**

For questions regarding the Central West Austin Combined Neighborhood Plan or proposed zoning changes, please call or email the Planning and Development Review Department:

Paul DiGiuseppe

(512) 974-2865

paul.digiuseppe@ci.austin.tx.us

Melissa Laursen

(512) 974-7226

melissa.laursen@ci.austin.tx.us

**Si Ud necesita información en Español, favor de llamar a Jacob Browning al (512) 974-7657.**

Office hours are 8:00 to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See enclosed sheets for more information on public hearings.

**LIST OF ATTACHMENTS:**

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**Attachment 6:** Description of Special Use Infill Options & Design Tools

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## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments:

N/A

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print)

Lee C. Land

Address

2906 Bridle Path

Austin, TX 78703



I am in favor  
(Estoy de acuerdo)



I object  
(No estoy de acuerdo)

# PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Dana Dean

Address 2613 Pecos

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

## INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
- ☐ by writing to the Planning Commission, using the form provided on the previous page
- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.



**PLANNING COMMISSION COMMENT FORM**

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: THIS AREA NEEDS MORE COMMERCIAL BUSINESSES  
WITHIN WALKING DISTANCE NOT LESS.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) MARK FINLEY

Address 2000 HOPI TR, AUSTIN 78703

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

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Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Deborah Hornickel

☐ I am in favor  
(Estoy de acuerdo)

Address 3206 Oakmont Blvd

☒ I object  
(No estoy de acuerdo)

78703

.....

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As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

C5,6

## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: The proposed change to zoning designation is too  
general and will run far too great a risk  
to damaging our neighborhood and the  
value of my home.

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Joseph P. Delaney

☐ I am in favor  
(Estoy de acuerdo)

Address 3215 Bonnie Rd. Austin, TX 78703

☒ I object  
(No estoy de acuerdo)

### .....

#### INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- ☐ by attending the Planning Commission hearing and conveying your concerns at that meeting
- ☐ by writing to the Planning Commission, using the form provided on the previous page
- ☐ by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

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May 21, 2010 - 186

# PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: we are opposed to the plan to build condos  
and commercial sites along exposition. This will  
cause considerable traffic congestion for W Austin  
from Lake Quinlan Blvd to 35<sup>th</sup>/38<sup>th</sup> (which is already  
overloaded)

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) MR & MRS G. FELDER THORNHILL ☐ I am in favor  
(Estoy de acuerdo)  
Address 3233 TARRYHOLLOW 18103 ☒ I object  
(No estoy de acuerdo)

## ..... INFORMATION ON PUBLIC HEARINGS

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## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: I don't want any changes on my area.  
\_\_\_\_\_  
\_\_\_\_\_

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) DONG JIN SUH ☐ I am in favor  
(Estoy de acuerdo)  
Address 3350 Lake Austin Blvd #D. Aus. TX ☐ I object  
78703 (No estoy de acuerdo)

### INFORMATION ON PUBLIC HEARINGS

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## PLANNING COMMISSION COMMENT FORM

File # C14-2010-0051  
# C14-2010-0052

Planning Commission Hearing Date: May 25, 2010

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

You may also send your written comments to the Planning and Development Review Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Paul DiGiuseppe

Name (please print) Christi Craddock

Address 1500 Dillman Austin, Tx 78703

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

### ..... INFORMATION ON PUBLIC HEARINGS

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