

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

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NEIGHORHOOD PLAN: Brentwood/Highland Combined Neighborhood Plan

CASE#: NPA-2012-0018.01 **DATE FILED:** February 28, 2012

PC DATE: June 12, 2012

ADDRESS/ES: 5538 North Lamar Blvd. and 826 Houston Street

SITE AREA: Approx. 2.48 acres

APPLICANT/OWNER: Texas State Troopers Association

AGENT: Coats, Rose, Yale, Ryman, & Lee (John Joseph)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use

To: Multifamily

Base District Zoning Change

Related Zoning Case: C14-2012-0053 (CP)

From: CS-1-MU-V-CO-NP & CS-MU-CO-NP **To:** MF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004.

PLANNING COMMISSION RECOMMENDATION: Final recommendation pending.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The application meets the following Goals, Objectives, and Recommendations:

Vision and Goals

Vision

The Brentwood/Highland neighborhoods will be clean, safe, attractive, well maintained communities that will preserve and enhance their existing diverse characters of affordable, single-family, owner-occupied homes and unique businesses that are built to scale. The neighborhoods will encourage limited mixed-use development, create parks and green spaces, build a strong sense of community, and provide accessibility for all means of transportation.

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Goals

Land Use Goals

1. Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities.
2. Maintain existing civic and community institutions.
3. Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity.
4. Preserve locally owned small businesses in the neighborhood and encourage new ones that are walkable and serve the needs of the neighborhood.
5. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.
6. Improve affordability of home-ownership and rental properties.

Transportation Goals

1. Maintain a traffic pattern that provides easy access to destinations, while keeping thru-traffic off of interior streets by creating safe and efficient corridors and arterials.
2. Create a bicycle and pedestrian network that is safe and accessible for people of all ages and mobility levels, by improving routes and facilities for walkers and cyclists.
3. Provide public transit options and accessibility.

Parks, Open Space, and Environment Goals

1. Preserve and enhance existing parks, green spaces, and recreation facilities and add new parks and green spaces to ensure that all areas of the neighborhood have a park or green space nearby.
2. Improve drainage along neighborhood creeks and streets and prevent erosion by using natural materials.

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Urban Design and Historic Preservation Goals

1. Preserve the diversity, character and scale of homes in the neighborhood by encouraging renovations and new development to be compatible with existing homes.
2. Improve the appearance of major corridors by reducing and improving signage, improving lighting, and adding trees, landscaping and public art.
3. Preserve historic properties identified as contributing to neighborhood character.

Future Land Use – Sub Area Descriptions

Single-Family Areas

One of the most important goals, and the number one priority recommendation in the neighborhood plan relates to preserving established single-family residential areas. In keeping with this goal the Future Land Use Map designates all of the established single-family areas for single-family uses. The neighborhood plan also attempts to accommodate new growth within the single-family areas by allowing secondary apartments as well as single-family homes on smaller lots in certain areas.

Major Corridors

Another important goal of the neighborhood plan is to focus higher-density uses and mixed-use on the major corridors, mainly Burnet Road and Lamar Blvd. One purpose of this goal is to accommodate new residential growth in the neighborhood while still maintaining the existing character and scale of the interior single-family areas. Another purpose is to encourage pedestrian-oriented commercial and mixed-use redevelopment on these major corridors. In keeping with this goal the Future Land Use Map designates Burnet and Lamar as commercial mixed-use. The neighborhood plan also provides incentives for mixed-use redevelopment by allowing the Neighborhood Urban Center special use in certain locations

Brentwood Land Use Objectives and Recommendations

Land Use Objective B1: Preserve single-family residential areas

Recommendations:

1. Established single-family areas should retain SF-3 zoning

Land Use Objective B5: Focus higher density uses on major corridors and add special use options to enhance the corridors

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Recommendations:

1. Add the Mixed-Use (MU) Combining District on Burnet, Lamar, and Koenig Lane east of Woodrow.
2. Allow the Neighborhood Urban Center in the area between Burnet Road and Burnet Lane and south of Justin Lane.
3. Focus higher intensity uses on Burnet Road and Lamar Blvd.

Staff Analysis: The proposed future land use map change to Multifamily is on property located directly southwest of the intersection of two major arterial streets, Koenig Lane and North Lamar Boulevard. North Lamar Boulevard is a major transportation route for cars, public transportation buses, and is approximately one mile south of Capital Metro's Crestview Rail Station. The changing nature of North Lamar Boulevard as a higher-density corridor supports the plan goals of concentrating such developments along North Lamar.

The plan expresses the desire to retain SF-3 zoning in the interior of the planning area, but these properties would be considered more on the edge, along North Lamar Boulevard.

The Multifamily land use category includes MF-1, MF-2, MF-3-, MF-4, MF-5, and MF-6 zoning districts. Just because staff recommends the land use change to Multifamily on the property does not necessarily mean staff would recommend the applicant's request for MF-6 zoning; but staff will determine the most appropriate zoning district considering the single family land uses south of Houston Street, its proximity near McCallum High School, and the traffic impact generated by proposed development.

Current Land Use:

Mixed Use

An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable

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- housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Proposed Land Use:

Multifamily Residential

Higher-density housing with 3 or more units on one lot.

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

BACKGROUND: The application was filed on February 28, 2012, which is in-cycle for City Council-approved neighborhood planning areas located on the west side of I.H.-35.

This plan amendment case is also associated with another plan amendment case, NPA-2012-0018.02 (George Shia –owner) for a proposed combined multifamily project on

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approximately 6.50 total acres of land. The applicant proposes a three to four story multifamily development with approximately 400 dwelling units.

The associated zoning cases were filed on May 14, 2012 requesting a zoning change to MF-6 (Multi-family Residence- Highest Density). The applicant's agent requested that the plan amendment cases move forward separate from the zoning cases. Therefore, the zoning cases are not on this Planning Commission agenda, but will be scheduled at a later time.

PUBLIC MEETINGS: The ordinance required plan amendment meeting was held on Tuesday, April 19, 2012. Approximately 294 meeting notices were mailed to property owners and utility account holders within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered on the Community Registry who requests notification for the area.

Pam Madere, the owners' agent, said the Texas State Troopers property (associated with this case) and the George Shia property (NPA-2012-0018.02) are proposed to be combined into one large multifamily development. The project is proposed as a three to four story multifamily residential building with approximately 400 dwelling units. The main entrance to the development will be off of Houston Street. The apartment units that face Houston Street will be articulated with steps leading up to the ground-level units.

After her presentation, the following questions were asked:

Q. Will the current owners of the property be the owners of the project?

A. The owners are evaluating their long-term ownership of the property, but they will be owners of the property for a while.

Q. How many acres is the total development and maximum height?

A. It's approximately 6.5 acres. The maximum height of MF-6 is 90 feet, but we are proposing 3 to 4 stories and are proposing around 400 dwelling units.

Q. Is the less intense MF-3 zoning what you really need?

A. I don't know, but we will look into it.

Q. What you are showing us is conceptual. It could be thrown out the window once you get the zoning.

A. You will have an opportunity to make comments on the proposal at the neighborhood planning process, then the zoning and site plan process.

Q. How many vehicle trips will 400 dwelling units generate?

A. I don't know, but a TIA will be required and a Traffic Engineer will do that when we get to that stage.

Q. Will there be HUD apartments?

A. A number of the dwelling units will be affordable.

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Q. We don't want curb cuts on Houston Street. There is already a lot of traffic with McCallum High School and drivers using Houston Street to cut-through the neighborhood.

A. That might not be possible to not have curb-cuts on Houston Street since the main entrance is proposed there.

Q. Will there be any green space for the neighborhood to use?

A. There will be a parkland dedication requirement where we pay money into a fund so parkland can be available to your community.

Q. Could you do a multifamily development in the CS-MU zoning?

A. Yes, but we would not be able to get 400 units.

Other general comments made from attendees at the meeting:

- We would prefer owner-occupied dwelling units and not rentals because of the high turn-over from rental units. We want people to be invested in the community.
- George Shia has a beautiful property and we want to preserve his property in our neighborhood.
- MF-6 is not compatible with the neighborhood and is a big departure from what is there right now.
- We want all vehicle access to be off of N. Lamar and not Houston Street, which is a residential street.

The Brentwood Planning Contact team submitted a letter that does not support the plan amendment request. See pages eight and nine of this report.

Other citizen comment forms and e-mails are located at the back of this report.

CITY COUNCIL DATE: June 28, 2012

ACTION: Pending

CASE MANAGER: Maureen Meredith

PHONE: 974-2695

EMAIL: Maureen.meredith@austintexas.gov

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Brentwood Neighborhood Planning Contact Team

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

To: Maureen Meredith, Neighborhood Planner
Subject: Proposed Brentwood Neighborhood Plan Amendment
Case Numbers: NPA-2012-0018.01 & NPA-2012-0018.02
May 10, 2012

On April 19, 2012, the Brentwood Neighborhood Planning Contact Team (BNPCT) held a public meeting in accordance with our bylaws to consider plan amendment proposals for several individual properties within the Brentwood Neighborhood Planning area. The properties are located at 826 Houston Street, 828 Houston Street, 836 Houston Street, 900 Houston Street, 902 Houston Street, 5538 North Lamar BLVD, and 5527 Sunshine Drive.

In attendance were members of the BNPCT, numerous Brentwood residents who live near the subject property, the applicants' agent, and City of Austin Neighborhood Planner Maureen Meredith. The applicants' agent introduced herself to those in attendance and made a case for her client's proposal. Following her presentation, the applicants' agent fielded questions about the proposal from the audience. The applicant's presentation, resident input, and the goals of the Brentwood Neighborhood Plan were all carefully considered before making the following recommendation:

The Brentwood Neighborhood Planning Contact Team **voted unanimously to oppose** the applicant's proposed changes to the Brentwood Neighborhood Plan Future Land Use Map for the following reasons:

- 1) The application is in conflict with Land Use Objective B1 because it does nothing to preserve single family residential uses.
- 2) The application is in direct opposition to wants/desires of affected single family neighbors in attendance.
- 3) The properties along Houston Street had SF-3 uses and zoning for years. They were rezoned to SF-6 NP during the original Neighborhood Planning process to allow for increased residential

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density & to provide a buffer from anticipated changes in the area. The proposed changes to Houston addressed properties would undermine the redevelopment envisioned by Brentwood stakeholders during the Neighborhood Planning process.

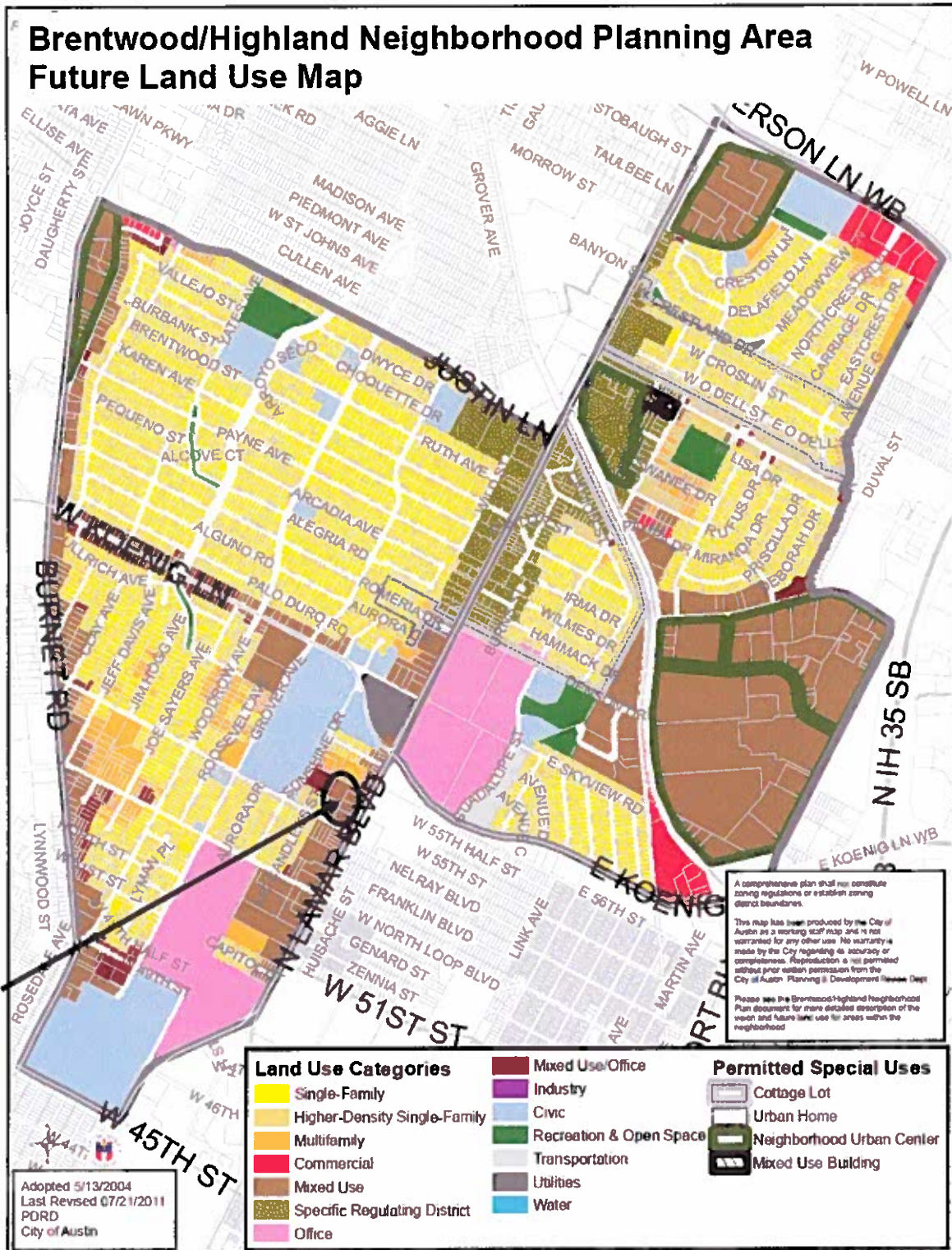
- 4) The applicants' agent failed to show any benefit to the neighborhood generally, or any improvement to the Brentwood Plan based on her proposal.
- 5) The application is contrary to Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) because it would remove commercial mixed use zoning along Lamar where it is encouraged by our plan. Additionally, it would remove the office mixed use zoning which currently provides a logical transition from the Commercial mixed use zoning along the Lamar corridor to the neighborhood interior.
- 6) The Brentwood Neighborhood Planning Contact Team believes that our Neighborhood Plan provides a frame work for increased density and affordability in Brentwood without these proposed amendments.
- 7) The scale and scope of the proposed changes would negatively impact traffic, parking, and safety.

Additionally, our Team would oppose any action that would rezone the subject properties. The BNPCT respectfully requests that City Planners, Planning Commission and City Council **preserve the land use and zoning of the subject properties** so that they might continue to serve the goals and objectives of our Plan. If the applicants' requests are granted, it will be at the expense of the Brentwood residents who voiced their opposition to this proposal so adamantly at the public meeting and all Brentwood stake holders who repeatedly assert the preservation of our areas SF3 properties as their highest priority.

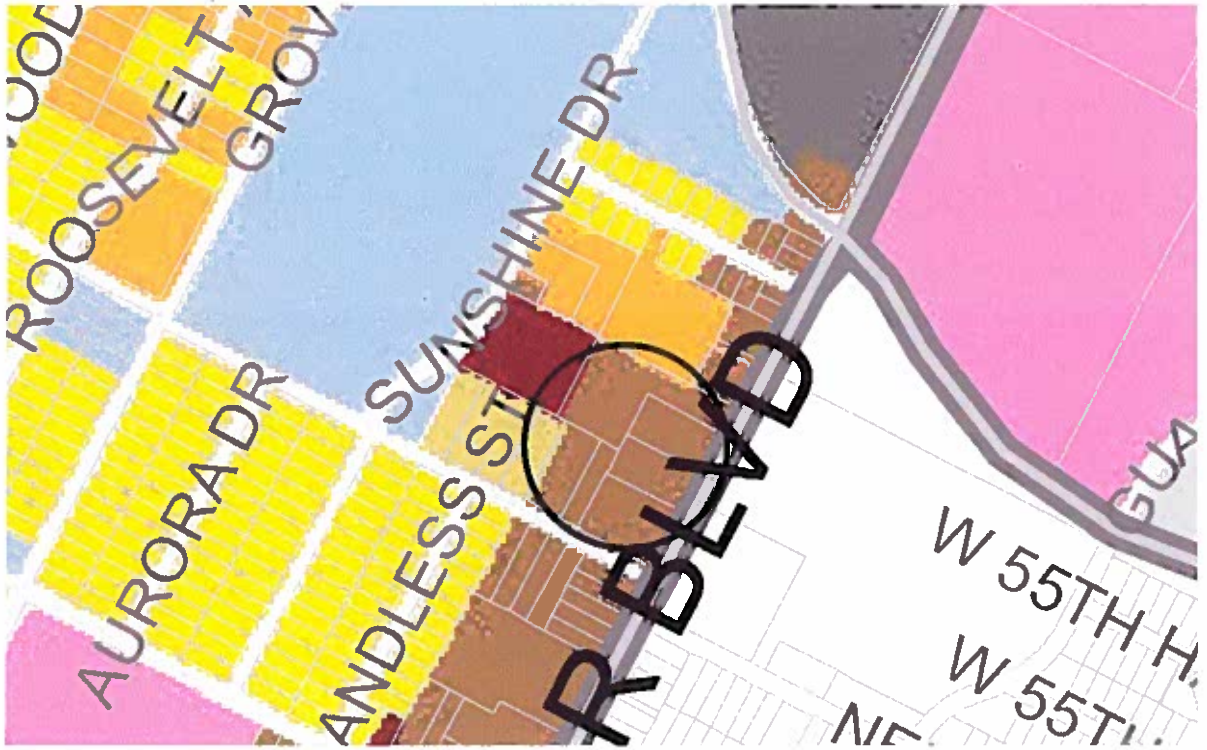
Sincerely,

Richard Brock
BNPCT Chair
(512) 458-3677
richbrock@grandecom.net

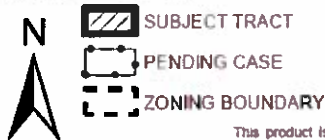
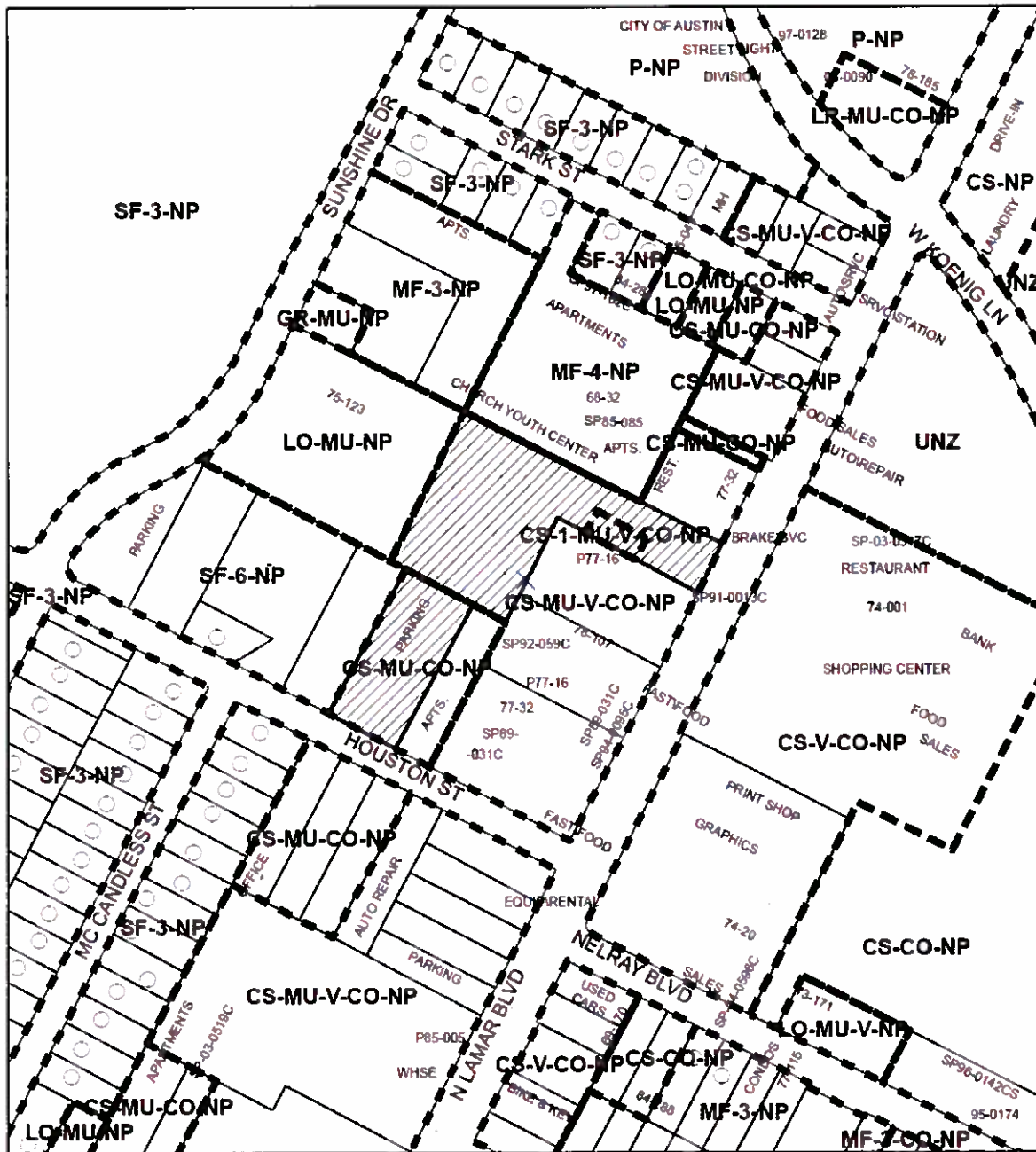
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1" = 200'

NEIGHBORHOOD PLAN AMENDMENT

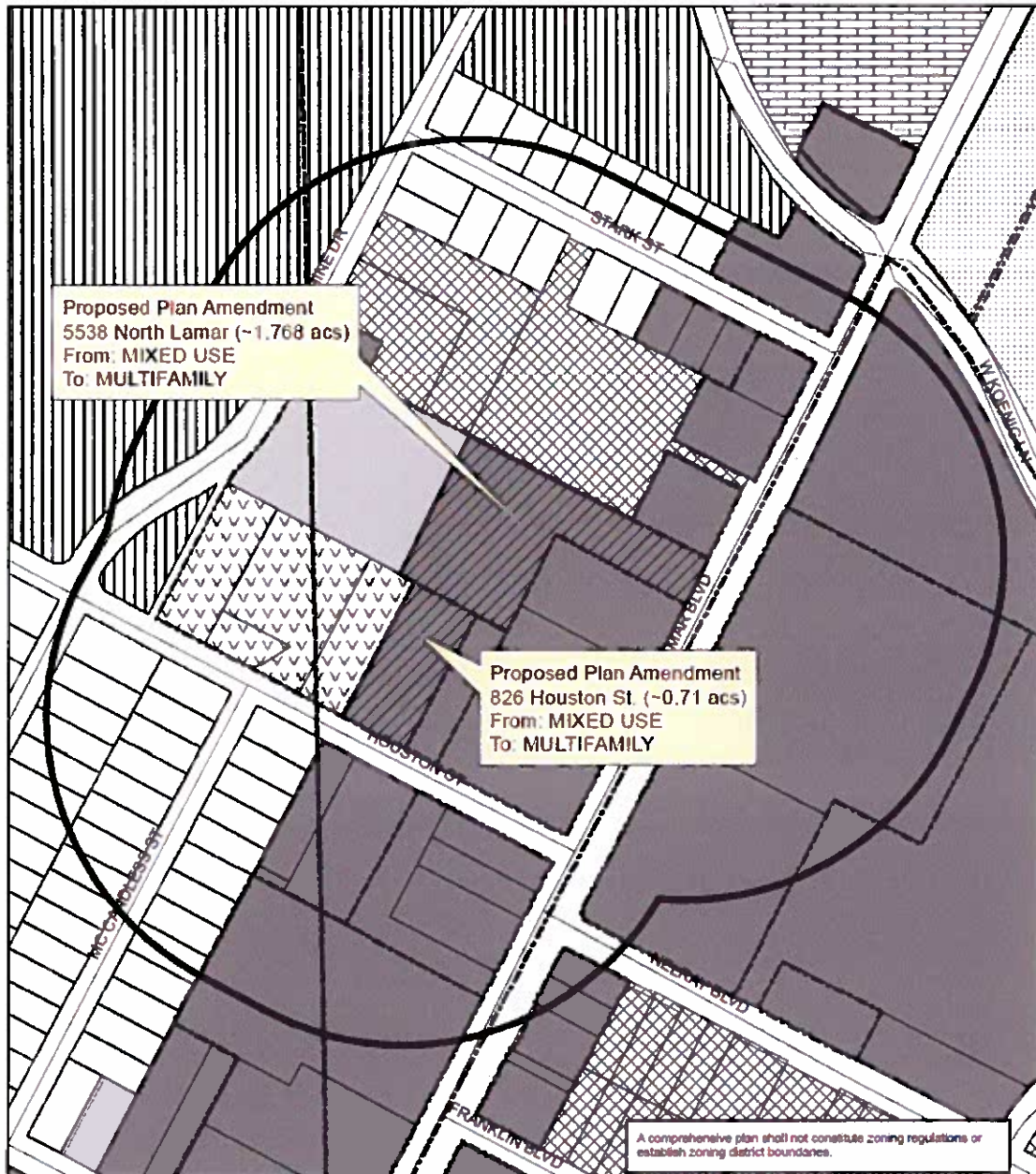
CASE#: NPA-2012-0018.01

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Brentwood Neighborhood Plan NPA-2012-0018.01

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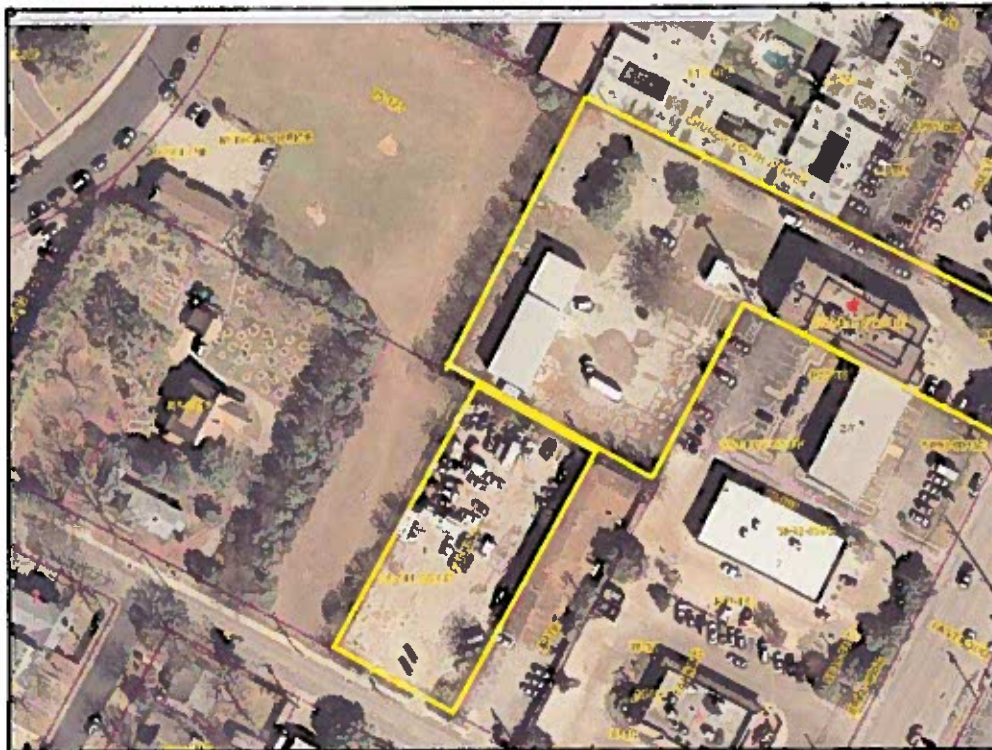


City of Austin
Planning and Development Review Department
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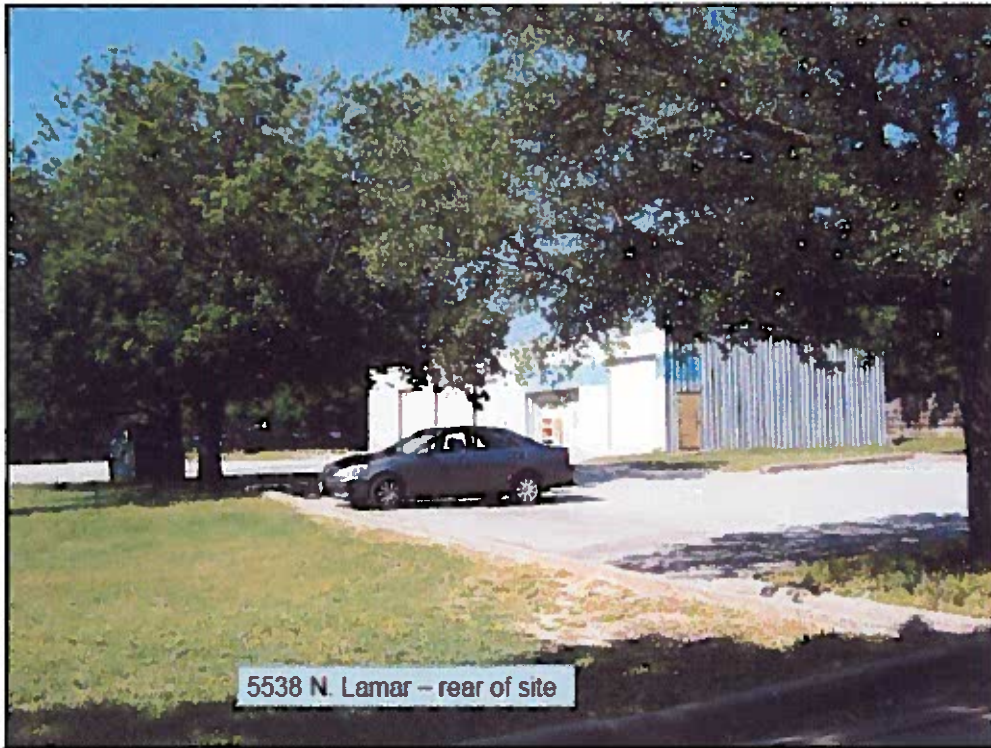


- Legend**
- 500ft notification boundary
 - SDE.flum_combined
 - Single-Family
 - Higher-Density Single-Family
 - Multi-Family
 - Mixed Use
 - Office
 - Mixed Use/Office
 - Civic
 - Utilities

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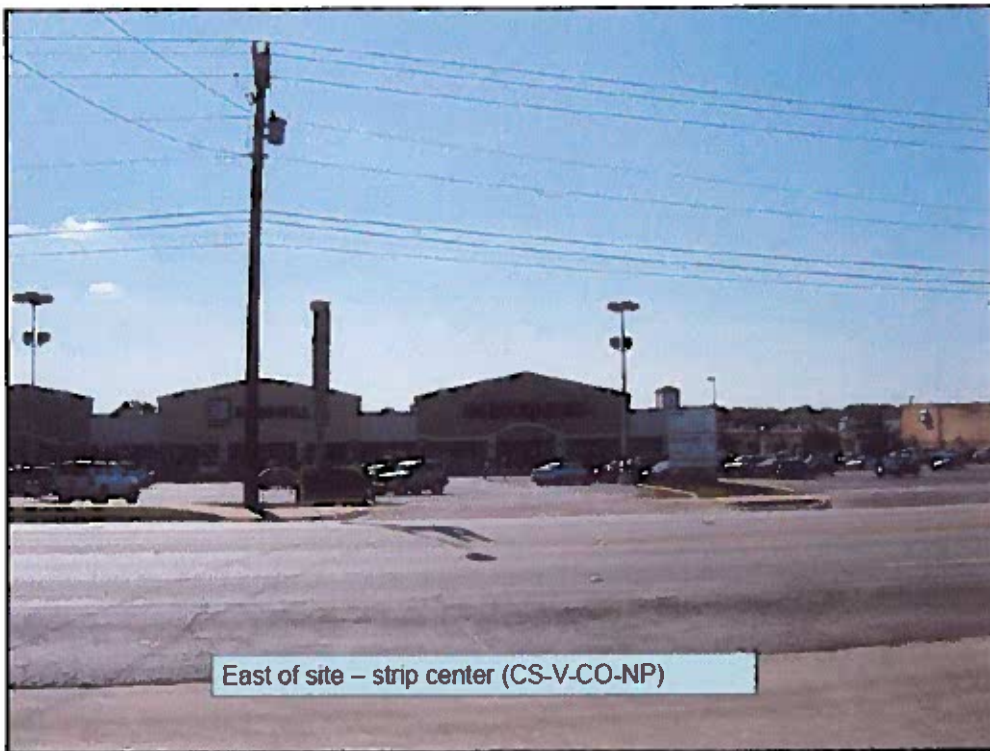


5538 N. Lamar – rear of site



North of site – apartments (MF-4-NP)

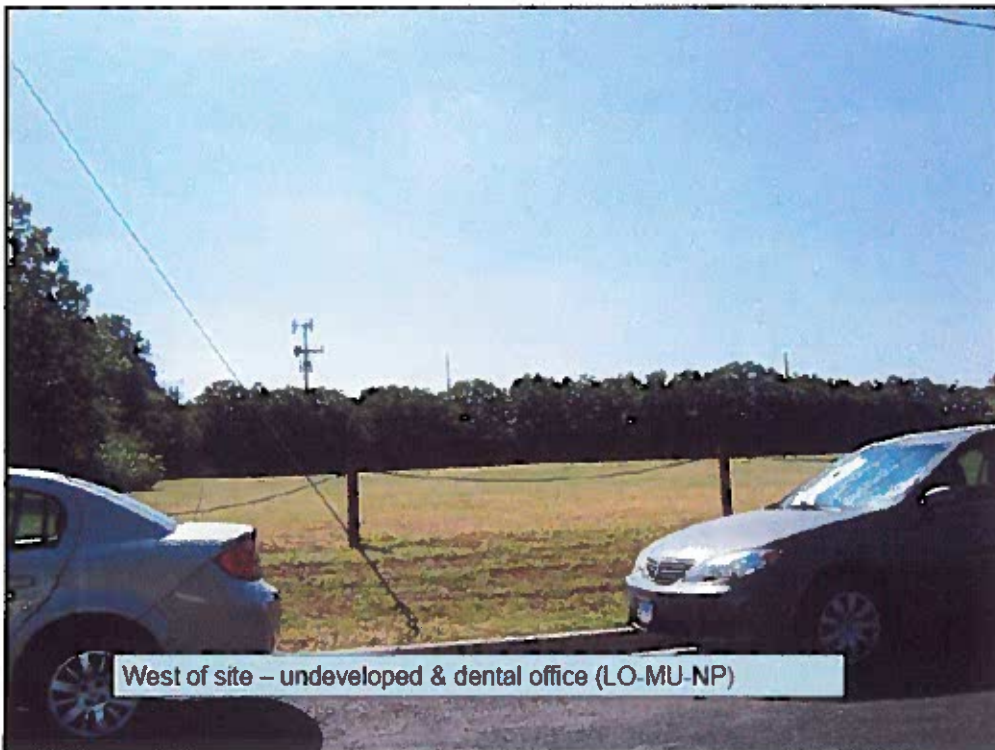
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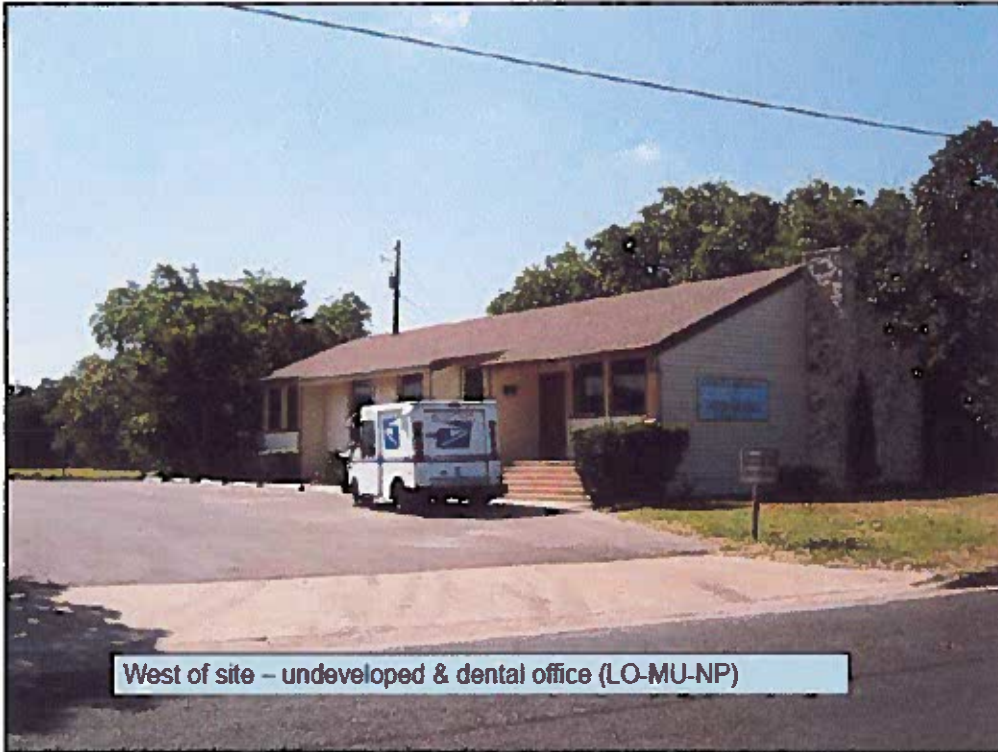


South of site – auto repair (CS-MU-V-CO-NP)

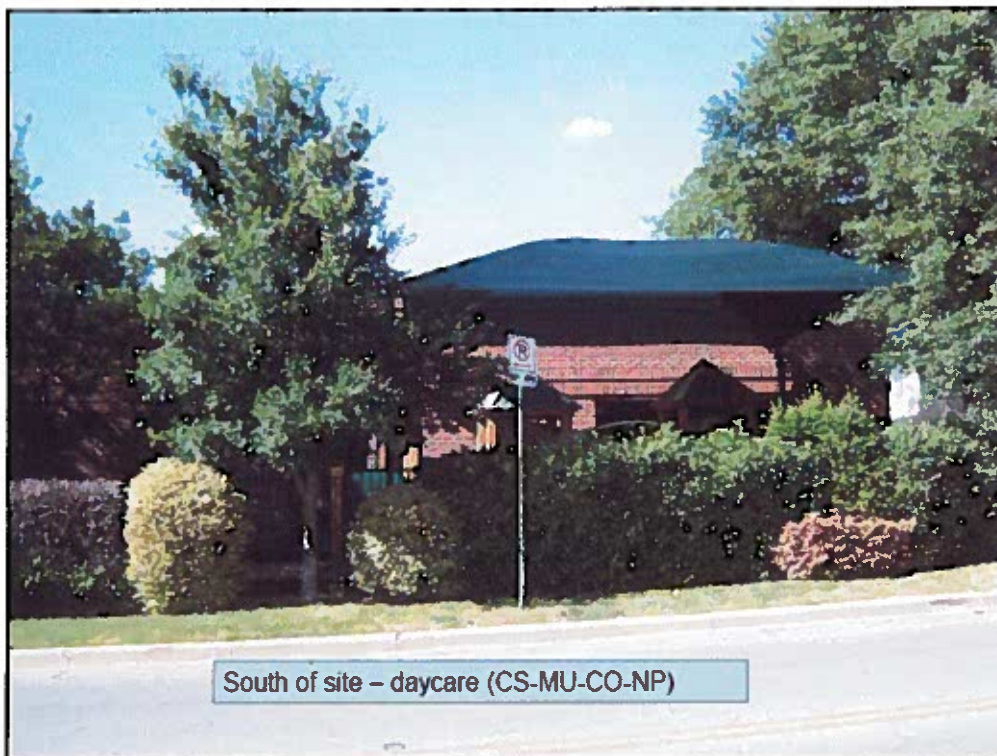
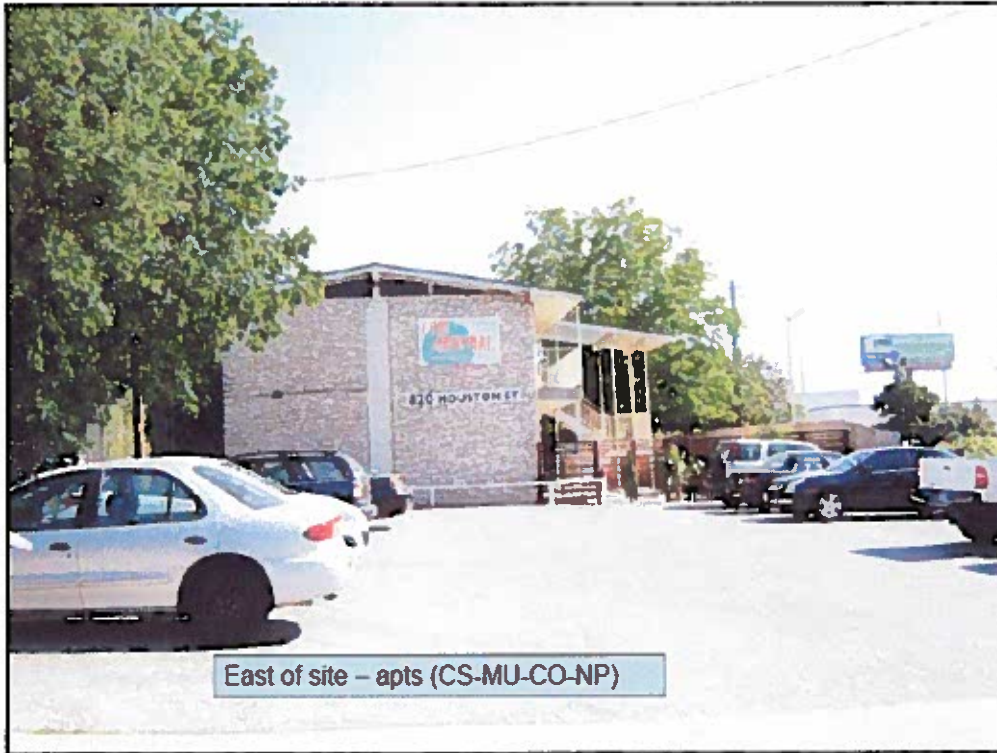


West of site – undeveloped & dental office (LO-MU-NP)

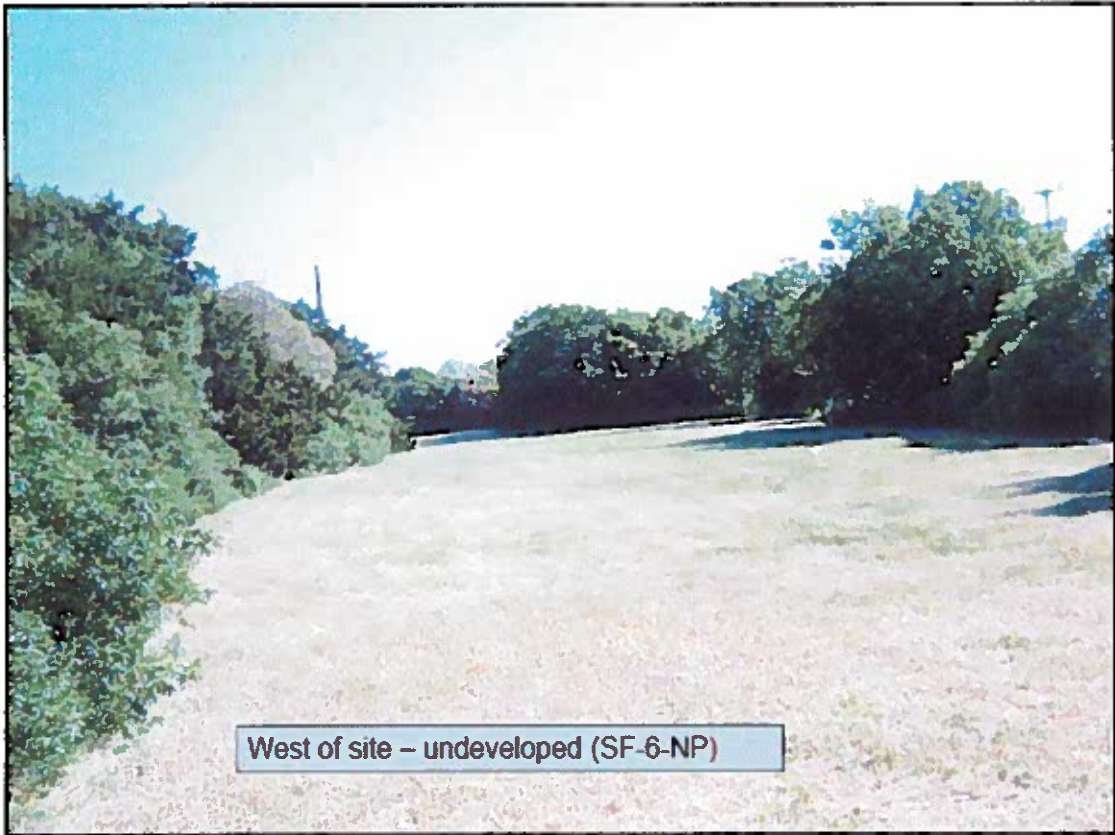
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From: mark harris
Sent: Sunday, May 20, 2012 12:43 AM
To: Meredith, Maureen
Cc: Joe Williams; Emily Royall; Howard McKinney; Laura McKinney
Subject: No to Re-Zoning Cases 0018.01 and 0018.02

Maureen,

I am a resident and home owner in the Brentwood Neighborhood, 5302 Aurora Drive. The re-zoning request cases mentioned in the subject line of this email will bring chaos of the proposed 400 multi-family apartment development with a resulting number of over 600 vehicular traffic added activity to Houston and Sunshine Streets, east of McCallum across the street. The developer needs to develop that 6 acres of land as per the current zoning classification, of SF3 and mixed use.

Please include my email of protest in your report to the Zoning and Planning Committee and subsequent meeting with Council on June 6th.

Mark Harris
431-8908

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From: Karen and David
Sent: Thursday, May 24, 2012 10:57 AM
To: Meredith, Maureen
Cc: Cervantes, Rosa
Subject: NPA-2012-0018.01 & NPA-2012-0018.02

Dear Ms. Meredith,

I am writing as a concerned community member, and parent of 2 McCallum High School graduates, about 2 requests (NPA-2012-0018.01 or NPA-2012-0018.02) for neighborhood plan amendments very near McCallum High School, which I feel will be detrimental to the school community and to neighborhoods in Austin.

First, I believe that once a community puts the energy and effort into creating a Neighborhood Plan, it should be adhered to (at least for a generation or 2). If Neighborhood Plans are treated like suggestions, which are easily altered, citizens will not have confidence in the process or plan and it will become harder to find community volunteers to work on plans or other important community functions.

The citizens and staffers who worked on the Neighborhood Plan deserve to have it respected. The community deserves to believe that the plan, which was created to protect the integrity of the neighborhood while allowing growth and change in some areas, is a strong and viable document.

Even more importantly, if both of these parcels are developed as it appears the plans call for, the traffic around the high school will be exponentially worse than it already is, and it is very congested at this time. Congestion leads to frustration, which leads to speed, poor decisions, aggressive driving, and ultimately accidents.

These properties are extremely close to the high school. A non-urban school might own the property this close to the school, but this is an urban school and the neighborhood and city have a responsibility to manage land use near schools to enhance the safety of the students, teachers, and parents. Changing the zoning on these properties to Very High Density and Higher Density will create traffic that the streets cannot handle, which will create a hazard for the school community and the hundreds of additional people the development will add to the mix. The current zoning allows development of the properties which will possibly be too dense for that close to a school with so much vehicular traffic. Increasing the density allowed in that block, with ingress and egress from Houston and/or Sunshine, will create a community safety hazard and should not be approved.

Please do not recommend approval of these amendments to the Neighborhood Plan.

Thank you,
Karen Saadeh
4308 Ave F
Austin 78751

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-----Original Message-----

From: Joseph Weber

Sent: Tuesday, June 05, 2012 7:31 PM

To: Meredith, Maureen

Subject: NPA-2012-0018.01 & NPA-2012-0018.02 - reclassification

Dear Ms. Meredith.

I am writing to you today to express my concern about proposed development on Houston Street (case numbers NPA2012-0018.01 and NPA-2012.0018.02) in the Brentwood Neighborhood.

My concern is that the requested zoning and land use changes will allow for the kind of development that is anathema to the VMU based density that my neighborhood voiced strong support of in our neighborhood planning process and subsequent adoption of our Neighborhood Plan. We approved this plan because we believe that appropriate density can be a boon for our neighborhood. Appropriate density can promote vibrant, multi-modal transit corridors on Lamar and Burnett, it encourages human powered modes of transportation, and it encourages shopping and entertainment at the micro-local level. All of which fosters the sense of neighborhood and community that comes with conscientiously developed urban spaces.

If these concessions are granted and this development project is allowed to proceed as was outlined at the April 19th public hearing, then you will be encouraging density for the sake of claiming density. You will be encouraging the additional construction of monolithic single-use properties that contribute little to the health and vibrancy of Austin's neighborhoods. The City of Austin asked certain of its neighborhoods to adopt VMU based density principals in their respective neighborhood plans as a way to promote "smart growth". Yet with these concessions the City will then turn around and circumvent those self-same principals it once promoted to its neighborhood stakeholders. What does that say about the viability of civic participation, when we wish to promote, not stonewall, Austin's own vision of smart growth and appropriate density?

Finally, this is not simply a NIMBY response to our populations need for development. My street of McCandless worked with the developers of the Lamar and North Loop project that is virtually -In My Back Yard-. This project met the standards of VMU as outlined by the city and our Neighborhood Plan. Its development team met with, received feed back from, and cooperated with my neighbors on their proposed site plan. As a result, their requests for setback requirements went through with no opposition from our street or the greater Brentwood Neighborhood Association. We look forward to the ground breaking of this project and the positive contributions that our new neighbors and businesses will bring to Brentwood and the Lamar corridor.

This proposed Houston development lacks similar support precisely because it is contrary to the stated goals and vision first promoted by the City of Austin and then incorporated into our Neighborhood Plan. It will do nothing to enhance our neighborhood and I respectfully ask that you do not reclassify the Houston Street properties in question.

Please confirm that you have received this email and entered it into the public record.

Respectfully,
Joseph Weber
5309 McCandless
Austin, TX 78756

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From: Evan Rivera

Sent: Wednesday, June 06, 2012 7:22 AM

To: Meredith, Maureen

Subject: Opposition to Zoning and Land Use changes for Case Numbers: NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054

To: Maureen Meredith, Neighborhood Planner

Subject: Proposed Brentwood Neighborhood Plan Amendment

Case Numbers: **NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054**

June 2nd, 2012

I would like to register my opposition to the proposed land use and zoning changes detailed in the case numbers listed above. Please include this letter in the public record, also please reply back to confirm that it was received.

My wife and I have owned and resided at 5314 McCandless Street for 11 years. This is our first house, and we have chosen to stay here and start a family. Part of the reason we live in this area are the density and walking access. I am excited about all of the new projects along this stretch of Lamar, with the exception of this one. I am opposed to this project for the simple reason that it seeks to make an arbitrary change to the approved land use map, which the neighborhood put a lot of time and thought into. If the planning commission and city council approve this kind of isolated zoning change, then the big-picture land use plan, and all of its goals of dense corridors, compatibility, and livable neighborhoods will be slowly eroded. Indeed, if the map can be changed based on a single landowners request, against the wishes of the neighborhood and the recommendation of the contact team, one wonders what the point is of having a map at all.

In short; the long-range, big-picture land use plan put together by the city and the neighborhood working together should overrule the short-term desires of a single property owner. The only exception would be if the property owner can demonstrate that the requested change enhances the goals of the overall plan. This applicant has failed to do that.

In addition, I also have these more specific issues with the proposed change.

1. The applicant wishes to change mixed-use to multifamily. Mixed-use development brings more value to the neighborhood around it than multifamily. Multifamily simply brings more density. We love the nearby mixed-use developments and frequently patronize the businesses there. If each landowner along the VMU corridor is allowed to opt-out of mixed-use, then we will be left with monolithic single-use properties, not the vibrant mixed-use avenues we want.

2. There is already plenty of multifamily-zoned land in the area. I see no reason to add more. If this developer wants to develop under multi-family zoning, then he or she should pursue acquiring some of that property.
3. Changing all of the combined properties to MF6 will allow for a level of density that is incompatible with the surrounding neighborhood. There are currently 2 residential units on the combined properties. Current land-use and zoning will probably support a 100-fold increase in population density. I see no reason to modify the land-use and zoning to support a 200-fold increase when the land has been so underutilized for so long.
4. That level of density will also dramatically increase traffic on Sunshine and Houston. Sunshine is the main access street for McCallum High School, and is already congested in the morning and afternoon. Houston is a small residential street that can't support very much traffic, and has no light at Lamar.

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Regards,

Evan Rivera

5314 McCandless

To: Maureen Meredith, Neighborhood Planner
Subject: Proposed Brentwood Neighborhood Plan Amendment
Case Numbers: NPA-2012-0018.01 & NPA-2012-0018.02

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June 6, 2012

On April 19, 2012, the Brentwood Neighborhood Planning Contact Team (BNPCT) held a public meeting in accordance with our bylaws to consider plan amendment proposals for several individual properties within the Brentwood Neighborhood Planning area. The properties are located at 826 Houston Street, 828 Houston Street, 836 Houston Street, 900 Houston Street, 902 Houston Street, 5538 North Lamar BLVD, and 5527 Sunshine Drive.

I was one of the Brentwood residents in attendance. Also in attendance were members of the BNPCT, numerous other Brentwood residents who live near the subject property, the applicants' agent, and City of Austin Neighborhood Planner Maureen Meredith. The applicants' agent introduced herself to those in attendance and made a case for her client's proposal. Following her presentation, the applicants' agent fielded questions about the proposal from the audience. The applicant's presentation, resident input, and the goals of the Brentwood Neighborhood Plan were all carefully considered before making the following recommendation:

I agreed with The Brentwood Neighborhood Planning Contact Team that **voted unanimously to oppose** the applicant's proposed changes to the Brentwood Neighborhood Plan Future Land Use Map for the following reasons:

- 1) The application is in conflict with Land Use Objective B1 because it does nothing to preserve single family residential uses.
- 2) The application is in direct opposition to wants/desires of affected single family neighbors in attendance.
- 3) The properties along Houston Street had SF-3 uses and zoning for years. They were rezoned to SF-6 NP during the original Neighborhood Planning process to allow for increased residential density & to provide a buffer from anticipated changes in the area. The proposed changes to Houston addressed properties would undermine the redevelopment envisioned by Brentwood stakeholders during the Neighborhood Planning process.
- 4) The applicants' agent failed to show any benefit to the neighborhood generally, or any improvement to the Brentwood Plan based on her proposal.
- 5) The application is contrary to Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) because it would remove commercial mixed use zoning along Lamar where it is encouraged by our plan. Additionally, it would remove the office mixed use zoning which currently provides a logical transition from the Commercial mixed use zoning along the Lamar corridor to the neighborhood interior.
- 6) The scale and scope of the proposed changes would negatively impact traffic, parking, and safety.

Additionally, I do not see how the residents of our neighborhood should accept any changes to the zoning of the subject properties. I request that the that City Planners, Planning Commission and City Council **preserve the land use and zoning of the subject properties** as also requested by the BNPCT. My reasoning is that the city desired and supported the neighborhood planning process which took several years of discussions with stakeholders, and thus it should follow that the city offices and elected officials should continue to serve the goals and objectives of our the neighborhood plans, and in this case, specifically the Brentwood Neighborhood Plan. If the applicants' requests are granted, it will be at the expense of the Brentwood residents who voiced their opposition to this proposal so adamantly at the public meeting and all Brentwood stakeholders who repeatedly assert the preservation of our areas SF3 properties as their highest priority.

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Sincerely,

A handwritten signature in dark ink, appearing to be 'Carey King', written over a horizontal line.

Carey King
Brentwood Neighborhood Resident (5301B McCandless)

Subject: Proposed rezoning in Brentwood

Case Numbers: NPA-2012-0018.01 and NPA 2012-0018.02

C14
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To Whom It May Concern:

I am writing this email indicating my objection to the proposed zoning changes for these lots. I live across the street from these lots in a lovely neighborhood that is going to be adversely affected by the zoning changes and subsequent construction of a 400 unit monstrosity. I was disappointed that pictures of the neighborhood were not included in the packet that was provided at the public meeting.

The neighborhood plan that was developed should be the footprint for all that concerns the neighborhood. It took into account for growth into the area and provided a buffer for commercial and residential interests. Selective rezoning at the whim of a special interest should not undermine this plan. Why was this even recommended by city staff when it was outrightly objected to by the Brentwood planning team? Was there some untoward lobbying by these developers? There are numerous run down areas in the vicinity which could be developed if the true goal is to build up density in central austin. Furthermore, the lots can already be developed according to their current zoning-adding density and keeping the neighborhood intact.

Furthermore, another goal, I thought, was to keep the central austin neighborhood family friendly and vitalized- homeowners are more involved in their community. With increased traffic that this monstrosity of a building will bring, it will make the area less family friendly. The changes will probably cause people to strongly consider if this is a neighborhood they want to invest in and raise families versus go to the burbs. In the same vein, if families move out, neighborhood schools suffer causing a death spiral for the neighborhood.

Making a quick buck is not what austin should be about. If that is what you want move to dallas.

This from a long time austin resident-not a fake resident who lives in westlake.

Sincerely,

Chandima S. Dehiptiya, MD

To: Maureen Meredith, Neighborhood Planner
Subject: Proposed Brentwood Neighborhood Plan Amendment
Case Numbers: **NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, C14-2012-0054**

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June 6nd, 2012, 4:25pm

Dear Ms. Meredith (and Planning Commission/City Council Members):

I am writing to document my opposition to the proposed land use and zoning changes detailed in the case numbers listed above. Please include this letter in the public record, and in the meeting packets for the June 12 Planning Commission and June 28 City Council meetings. Per our phone conversation a few minutes ago, I was unaware that the cutoff date/time for Planning Commission packet inclusion is TODAY at 4:30pm. Thank you for your generous offer to extend that time today to 5pm. ***Please reply back to confirm that it has been received and will be included for both meeting packets.***

I have owned and resided at 5405 McCandless Street for 16 years. I moved into this small home as a single mom of two McCallum students, and as a Chief of Staff to the state health department, where our school/offices were each two blocks away. This home and neighborhood have been enormous stabilizing and nourishing forces for me, my sons, and now my grandsons.

It's been with intentional commitment that I've lived in Crestview/Brentwood/Allandale areas for over 30 years. I've served as a volunteer/board member for Brentwood/Lamar/McCallum PTA, North Austin Optimist Youth Sports, University Hills Optimist Youth Sports, ExtendaCare for Kids, and Travis County RSVP (Now 'Coming of Age'). My grown kids still have friends from those t-ball, elementary, and after-school programs. My mom lived the last years of her life at Retirement and Nursing Center, also in Brentwood.

Suffice it to say that I am invested in this entire area, its schools, organizations, kids, and families. I'm also invested in the legacy of my home and my neighbors -- past, present, and future.

Our little street not huge on the map, but our neighborhood culture is joyful and rich. Local privately owned businesses and restaurants, physician offices and coffee houses -- we all love them, frequent them, and love seeing our neighbors and their kids there.

We are forward-thinking, open-minded and conscientious residents of Austin, and what we call 'Baja Brentwood.' We organized efforts to work with the developers of the upcoming Camden project on North Lamar, we've welcomed the condo project down the road on Houston street (lovely!), and welcomed the transformation of McCallum into a Fine Arts Academy.

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Another thing I've always loved about Brentwood is the nature of our culture. Thoughtful, low-key and community-minded families of all kinds. We have as many (or more) neighborhood gardens/farms, churches/schools, resident artists and musicians, as any area of Austin can boast -- and yet we're reasonably low profile and economically diverse. And visionary! Our neighborhood association and Planning Team are just awesome, and we have a thoughtful, visionary and progressive neighborhood plan/map that represents vast stakeholder input and enthusiastic anticipation for urban neighborhood development. We welcome the future of our neighborhood plan and are committed to upholding it!

In short; the long-range, big-picture land use plan put together by the city and the neighborhood working together should overrule the short-term desires of any single property owner. Exceptions might be if a property owner can demonstrate that the requested change enhances the goals of the overall plan and the neighborhood. This applicant has failed to do that, and has not followed up with us at all for further discussion on any middle ground (***although invited to do so after our neighborhood planning team unanimously opposed their initial proposal***).

In addition, I also have these more specific issues with the proposed change. (***Note that these specifics are also included in other submitted comments, and I have intentionally re-stated them here because they are well-articulated.***)

1. The applicant wishes to change mixed-use to multifamily. Mixed-use development brings more value to the neighborhood around it than multifamily. Multifamily simply brings more density. We love the nearby mixed-use developments and frequently patronize the businesses there. If each landowner along the VMU corridor is allowed to opt-out of mixed-use, then we will be left with monolithic single-use properties, not the vibrant mixed-use avenues we want.
2. There is already plenty of multifamily-zoned land in the area. I see no reason to add more. If this developer wants to develop under multi-family zoning, then he or she should pursue acquiring some of that property.
3. Changing all of the combined properties to MF6 will allow for a level of density that is incompatible with the surrounding neighborhood. There are currently 2 residential units on the combined properties. Current land-use and zoning will probably support a 100-fold increase in population density. I see no reason to modify the land-use and zoning to support a 200-fold increase when the land has been so underutilized for so long.
4. That level of density will also dramatically increase traffic on Sunshine and Houston. Sunshine is the main access street for McCallum High School, and is already congested in the morning and afternoon. Houston is a small residential street that can't support very much traffic, and has no light at Lamar.

In summary - I'm confident that the proposals will lead to a greatly reduced quality of life in this area, for the residents, for the students of McCallum, and for those good folks who traverse our area because they want to be part of this great neighborhood.

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I urge you all to reject these proposals.

Thank you for your service --

Robin L. Scott
5405 McCandless St.
Austin, TX 78756

Courage is not the absence of fear but rather the judgment that something else is more important than fear. --Ambrose Redmoon

To: Members of the Planning Commission

Subject: Proposed Brentwood Neighborhood Plan Amendment

Case Numbers: NPA-2012-0018.01 & NPA-2012-0018.02

June 6, 2012

C14
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I am writing to ask that the Planning Commission consider two options with regards to the above Neighborhood Plan Amendments. First, if the June 12th agenda only considers the NPA/FLUM re-designations for the referenced properties from their current status to multifamily, than this is not sufficient information to justify the proposed changes. On April 19, 2012 the representative of the petitioners met with the Brentwood Neighborhood Planning Contact Team (BNPCT). At that time the city had not received any formal requests for zoning changes. However, the presentation focused on an anticipated MF-6 designation and discussed a possible 400 unit apartment complex. Without further information the BNPCT voted unanimously to reject the proposed FLUM changes. Given the wide range of development options under an MF-6 designation, an NPA should not be accepted without further information about proposed zoning.

On the other hand, if the applicants have provided additional zoning information, then I request Commissioners to consider an appropriate transition between higher density development near the Koenig Lane and Lamar Blvd. intersection and the SF-3 neighborhood to the south of Houston Street. I am supportive of the broad goals to increase urban density - especially along key arterial corridors. In fact, along with my neighbors on Mc Candless Street, I have been supportive of the VMU zoning along our stretch of North Lamar Blvd. While supporting apartment access to mass transit along Lamar Blvd, it seems the best option to transition between higher density development near Koenig Lane and Lamar intersection (where existing apartments zoned MF-3 and MF-4 currently exist) would be to preserve SF-6 zoning along Houston street with the option for commercial zoning on Houston Street nearer to Lamar Blvd. I believe this horizontal mixed use will continue to serve the planning objectives of the city and respect the integrity of the surrounding neighborhood.

I am planning to attend your meeting on June 12th, and I look forward to having an opportunity to elaborate upon my position as part of the broader discussion of how to accommodate continued development in north central Austin.

Sincerely,

Dr. Bright Dornblaser

5406 Mc Candless Street