NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Brentwood/Highland Combined Neighborhood Plan

CASE#: NPA-2012-0018.02 **DATE FILED:** February 28, 2012

PC DATE: June 12, 2012

ADDRESS/ES: 828, 836, 900 & 902 Houston Street & 5527 Sunshine Drive

SITE AREA: Approx. 3.9 acres

APPLICANT/OWER: George Shia

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

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Higher Density Single Family & Mixed Use/Office
To: Multifamily

Base District Zoning Change

Related Zoning Case: C14-2012-0052 (CP)
From: SF-6-NP **To:** MF-6-NP

Related Zoning Case: C14-2012-0054 (CP)
From: LO-MU-NP **To:** MF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004

PLANNING COMMISSION RECOMMENDATION: On June 22, 2012, the motion to postpone the case to the June 26, 2012 Planning Commission hearing was made by Commissioner Kirk with Commissioner Hatfield's second. The motion was passed on a vote of 6 to 0, with Commissioners Anderson, Sullivan, and Chimenti absent. The motion included a condition that the applicant work with neighborhood.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: The plan amendment request 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.

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.

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

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 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 residential adjacency south of Houston Street, its proximity near McCallum High School, and the traffic impact generated by proposed development.

Existing Land Uses:

Higher Density Single Family

Single-family housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

Purpose

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and
2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and
2. Can be used to provide a buffer between high-density commercial and low-density residential areas.
3. Applied to existing or proposed mobile home parks.

Mixed Use/Office

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

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

<u>Proposed Land Use:</u>

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-2012-0018.01 (Texas State Troopers Association –owner) for a proposed combined multifamily project on approximately 6.50 total acres of land. The applicant proposes a three to four story multifamily development with approximately 400 dwelling units on the properties associated with both plan amendment cases.

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.

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

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

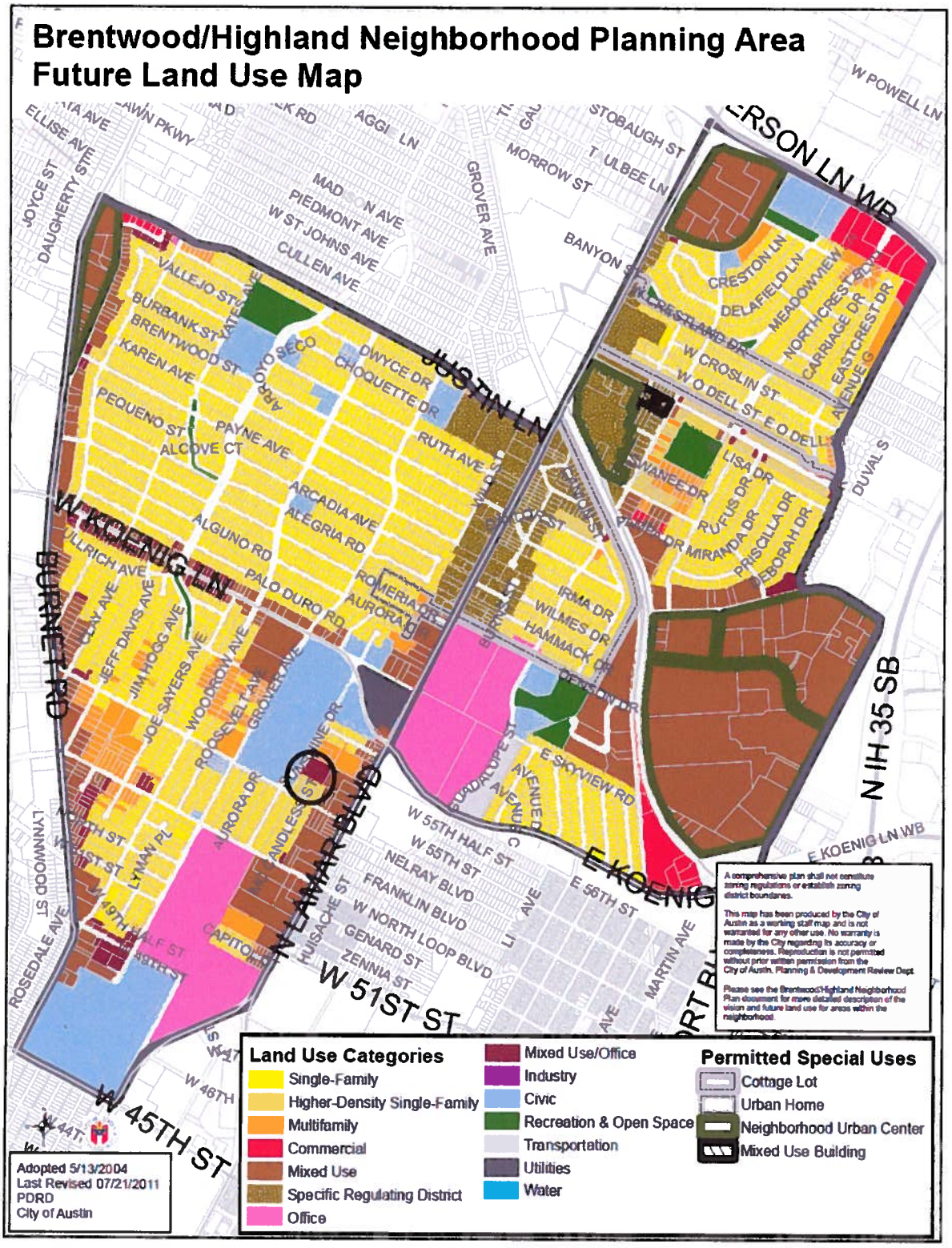
density & to provide a buffer from anticipated changes in the area. The proposed changes to Houston addressed properties would undermine the redevelopment envisioned by Brentwood stakeholders during the Neighborhood Planning process.

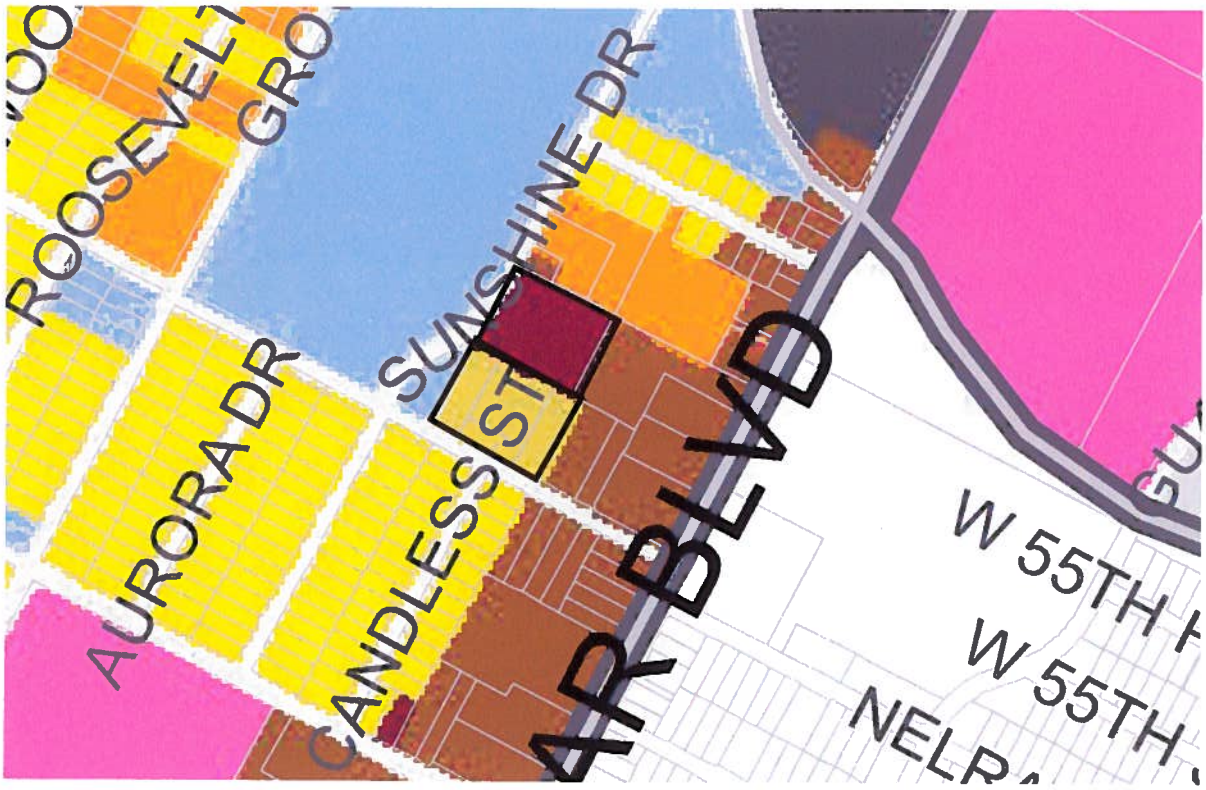
4) The applicants' agent failed to show any benefit to the neighborhood generally, or any improvement to the Brentwood Plan based on her proposal.
5) The application is contrary to Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) because it would remove commercial 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.

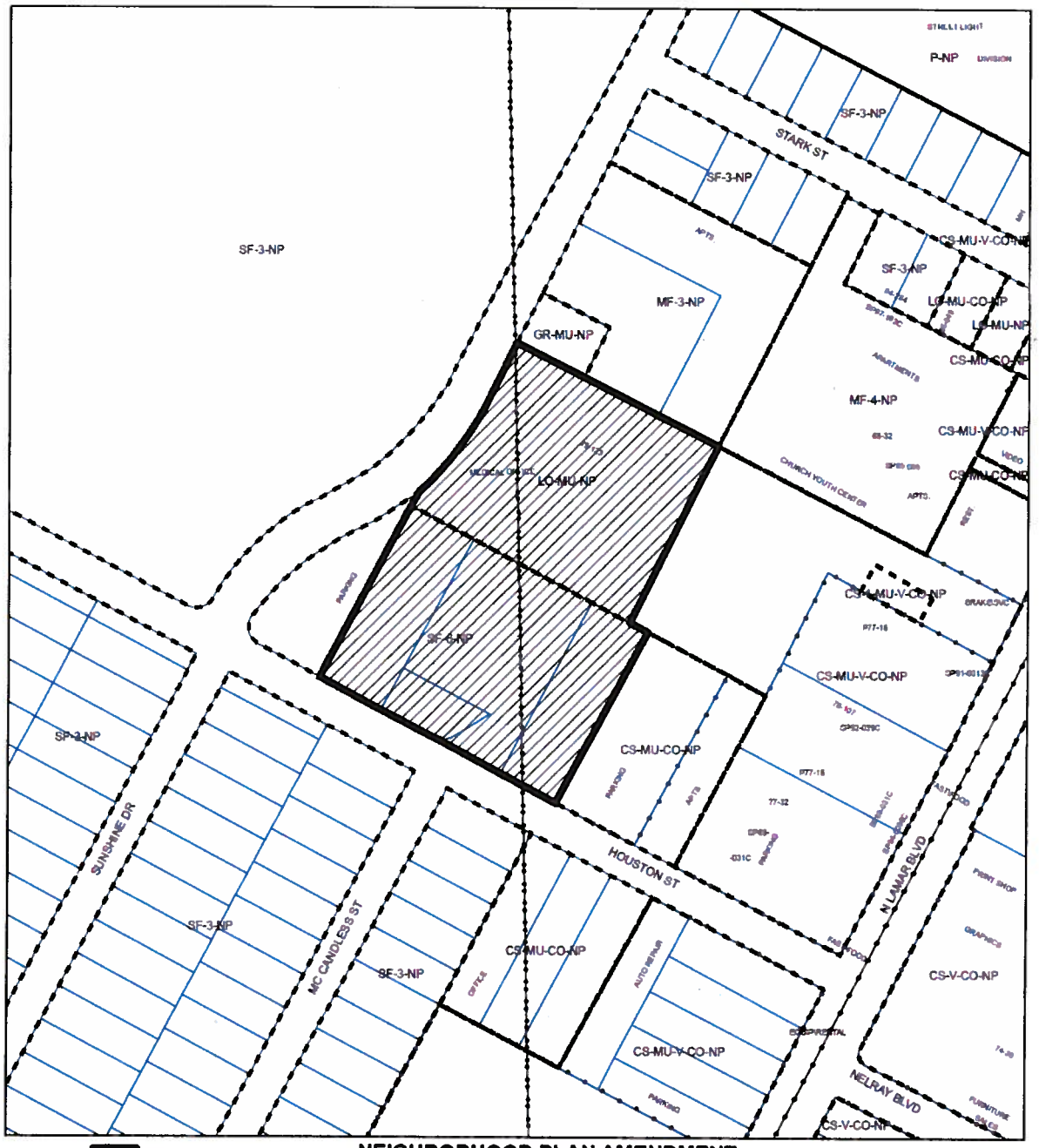
Additionally, our Team would oppose any action that would rezone the subject properties. The BNPCT respectfully requests that City Planners, Planning Commission and City Council **preserve the land use and zoning of the subject properties** so that they might continue to serve the goals and objectives 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


Brentwood/Highland Neighborhood Planning Area
Future Land Use Map
Land Use Categories
Single-Family
Higher-Density Single-Family
Multifamily
Commercial
Mixed Use
Specific Regulating District
Office
Mixed Use/Office
Industry
Civic
Recreation & Open Space
Transportation
Utilities
Water
Permitted Special Uses
Cottage Lot
Urban Home
Neighborhood Urban Center
Mixed Use Building
Adopted 5/13/2004
Last Revised 07/21/2011
PDRD
City of Austin
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness. Reproduction is not permitted without prior written permission from the City of Austin. Planning & Development Review Dept.
Please see the Brentwood/Highland Neighborhood Plan document for more detailed description of the vision and future land use for areas within the neighborhood.
JUSTIN LN
W KOENIG LN
BURNET RD
N LAMAR BLVD
E KOENIG
W 51ST ST
W 45TH ST
N IH 35 SB
E KOENIG LN WB
W POWELL LN
STOBAUGH ST
MORROW ST
GROVER AVE
BANYON ST
PIEDMONT AVE
W ST JOHNS AVE
CULLEN AVE
VALLEJO ST
BURBANK ST
BRENTWOOD ST
KAREN AVE
PEQUENO ST
ALCOVE CT
PAYNE AVE
DWYCE DR
CHOQUETTE DR
RUTH AVE
ARCADIA AVE
ALEGRIA RD
ALGUNO RD
PALO DURO RD
ROMERIA DR
AURORA DR
CRESTON LN
DELAFIELD LN
MEADOWVIEW
W CRESTLAND DR
W CROSLIN ST
W O DELL ST
E O DELL ST
LISA DR
RUFUS DR
MIRANDA DR
PRISCILLA DR
DEBORAH DR
IRMA DR
WILMES DR
HAMMACK DR
E SKYVIEW RD
W 55TH HALF ST
W 55TH ST
NELRAY BLVD
FRANKLIN BLVD
W NORTH LOOP BLVD
GENARD ST
ZENNIA ST
E 56TH ST
MARTIN AVE
LYNNWOOD ST
ROSEDALE AVE
LYMAN PL
JEFF DAVIS AVE
JIM HOGG AVE
JOE SAYERS AVE
WOODROW AVE
ROOSEVELT AVE
GROVER AVE
AURORA DR
CAPITOL
DUVAL S


ROOSEVELT
GRO
AURORA DR
SUNSHINE DR
CANDLESS ST
AR BLVD
W 55TH
W 55TH
NELR



N

SUBJECT TRACT

PENDING CASE

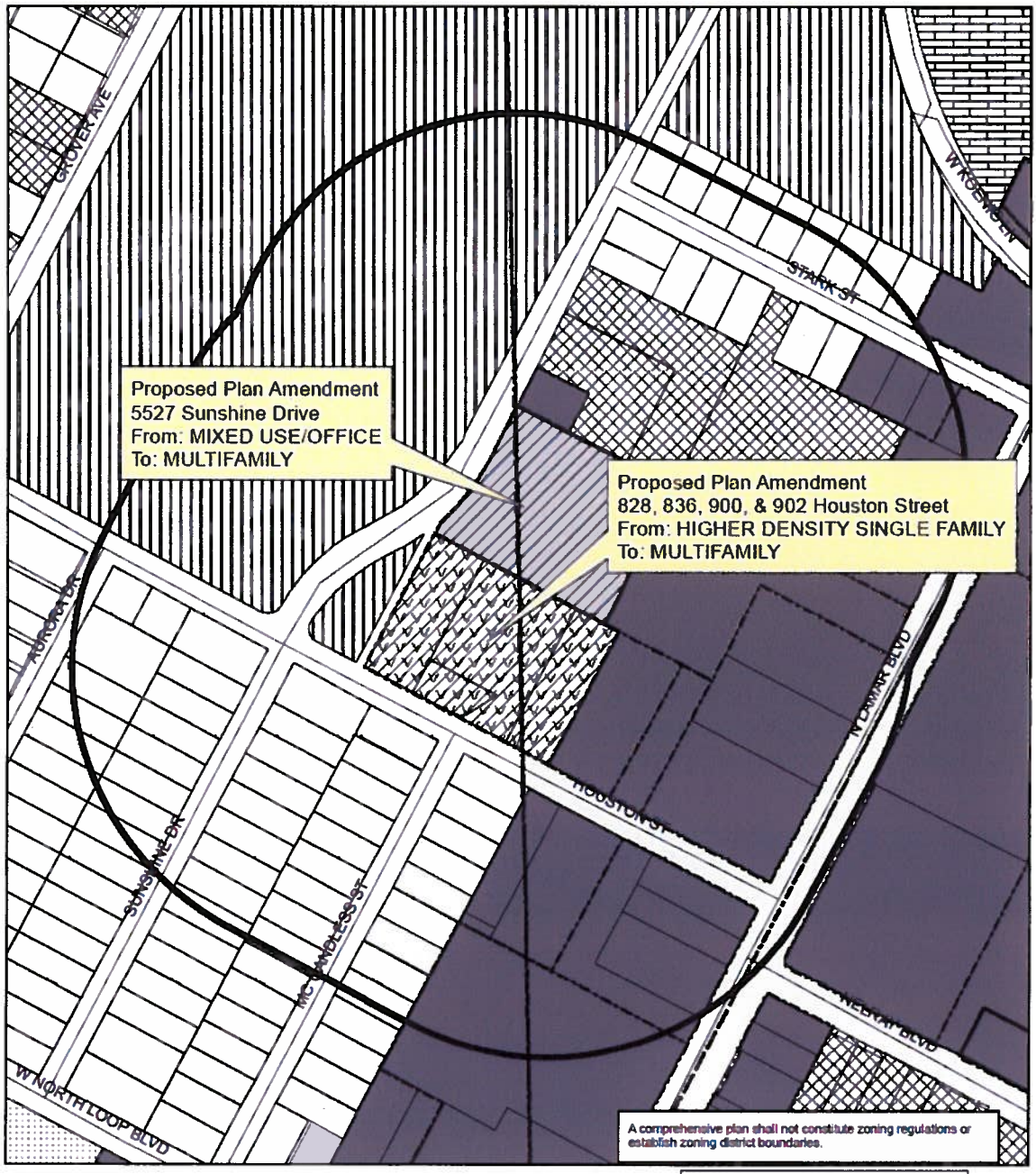
ZONING BOUNDARY

NEIGHBORHOOD PLAN AMENDMENT

NPA CASE#: NPA-2012-0018.02

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Brentwood Neighborhood Plan
NPA-2012-0018.02

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Planning and Development Review Department
Created on 06/01/2012_ M Meredith

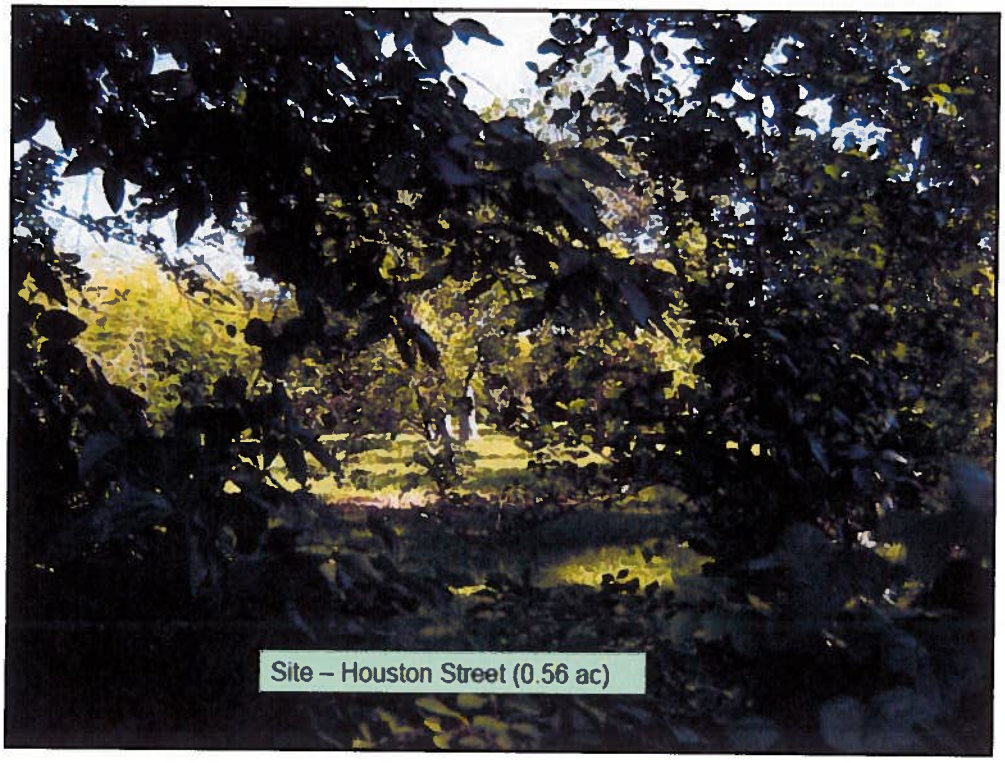
N

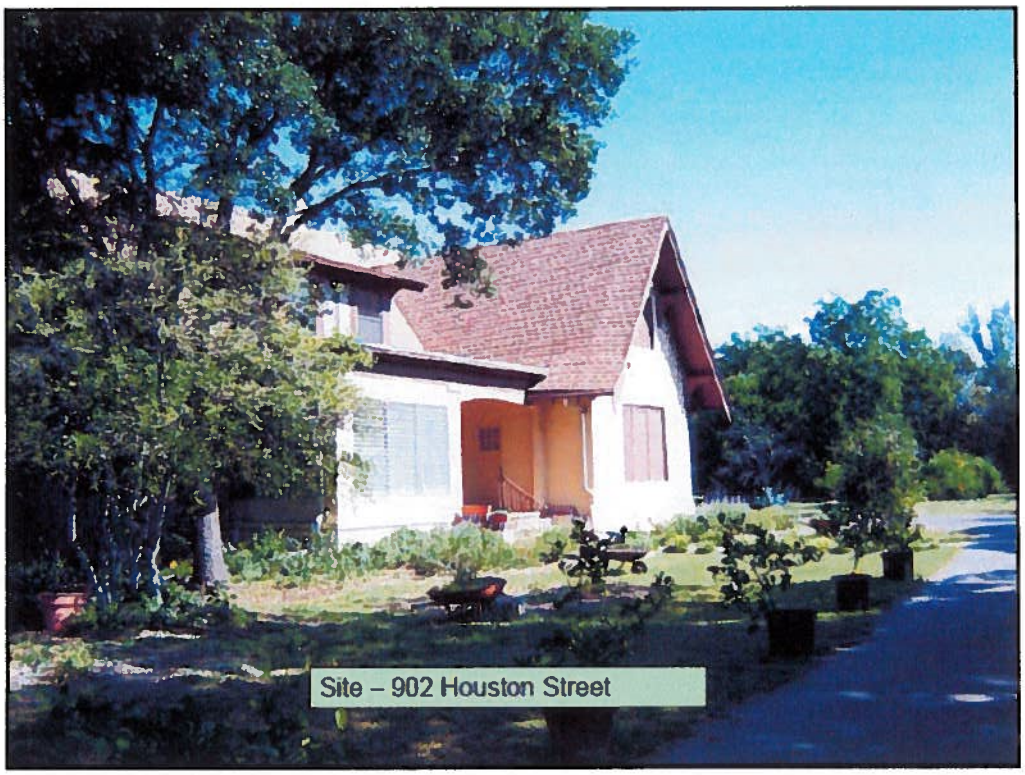
Legend
- 500ft notification boundary

Future Land Use Categories
- Single-Family
- Higher-Density Single-Family
- Multi-Family
- Mixed Use
- Office
- Mixed Use/Office
- Civic
- Utilities

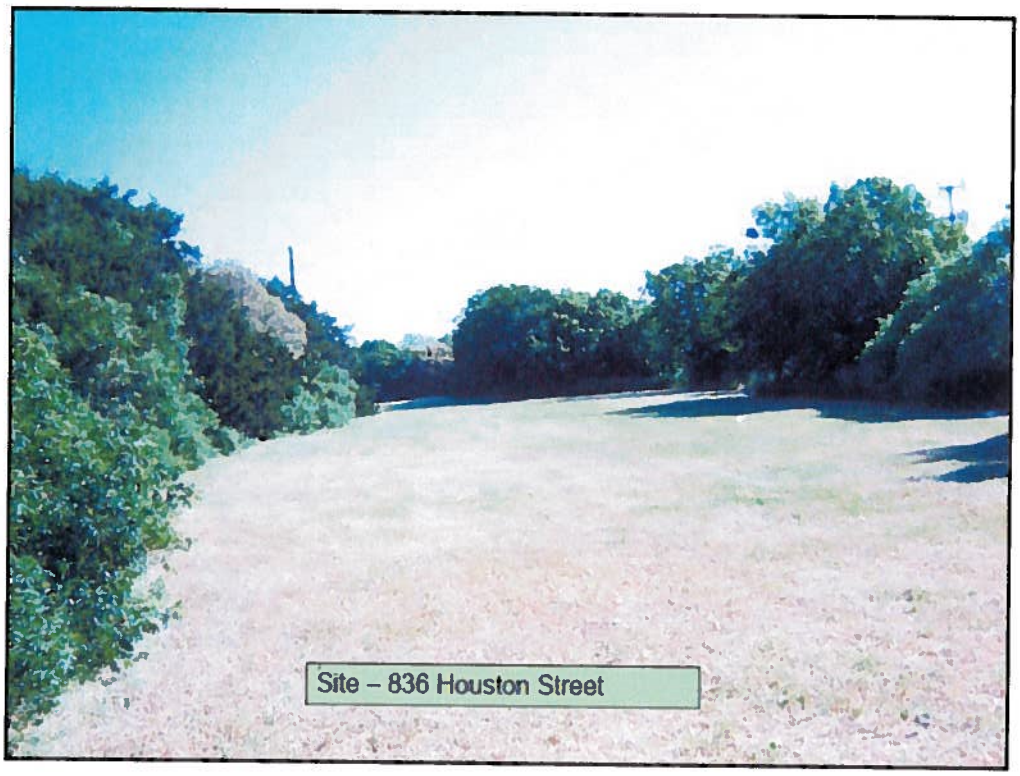
Site – 5527 Sunshine Drive

Site – 5527 Sunshine Drive


Site – Houston Street (0.56 ac)


Site – 902 Houston Street

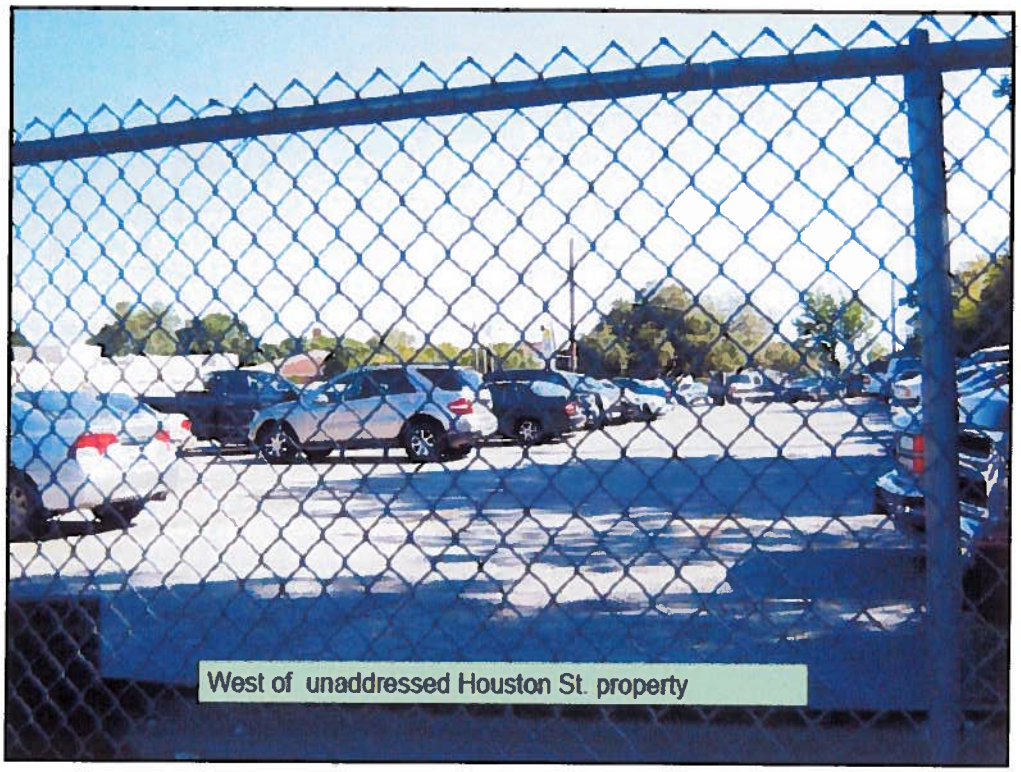
Site – 900 Houston Street


Site – 836 Houston Street

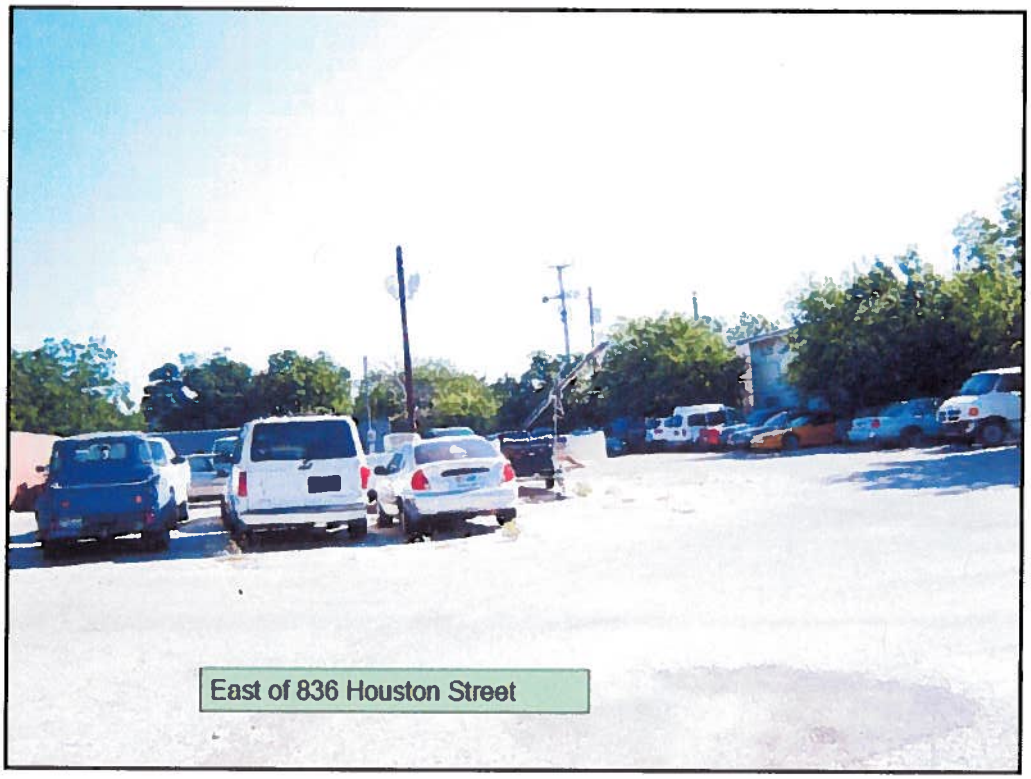
North on Sunshine Drive

East

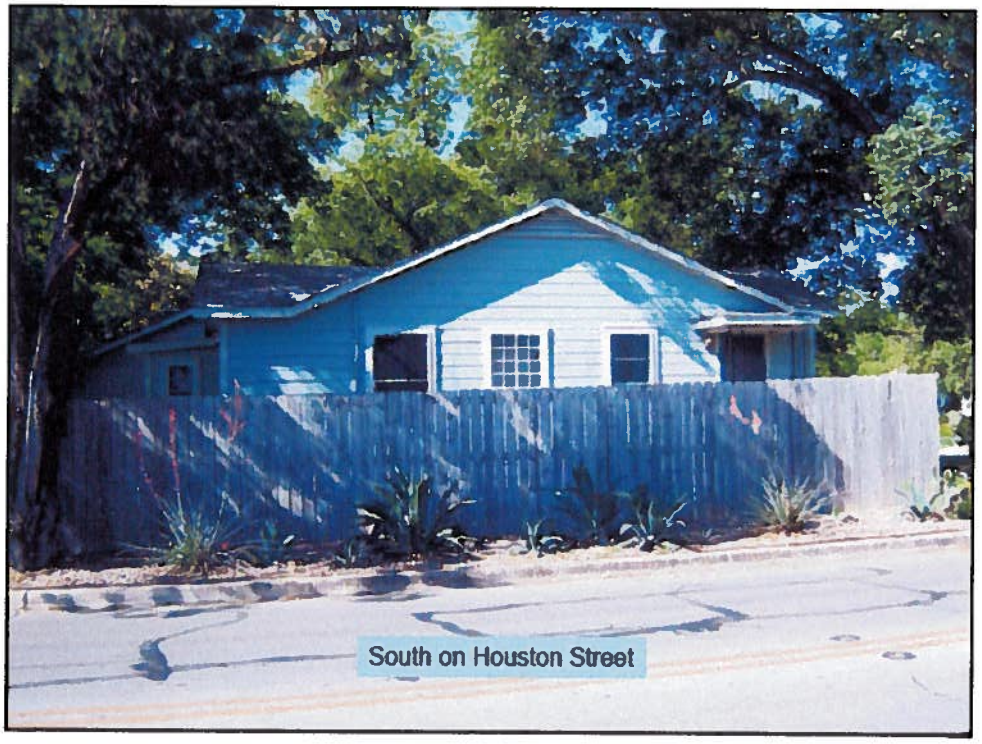
East

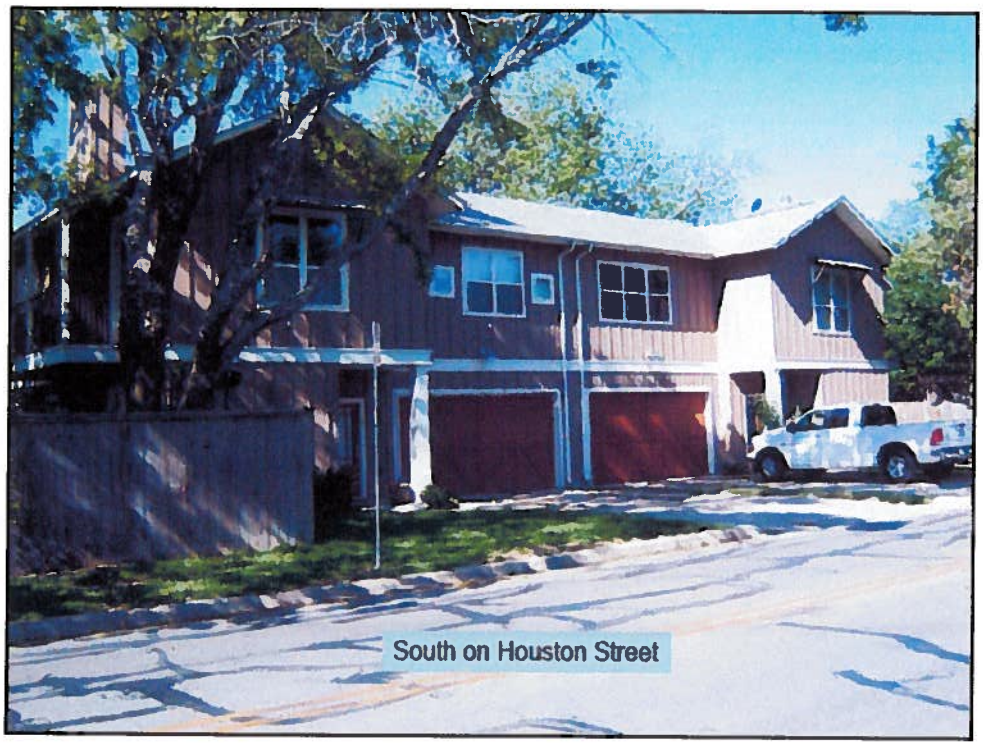

West of unaddressed Houston St. property

North of 5527 Sunshine Drive



East of 836 Houston Street


South on Houston Street


South on Houston Street

West

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

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

-----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 in 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

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.

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

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.

Sincerely,

Carey King
Brentwood Neighbohood Resident (5301B McCandless)

Subject: Proposed rezoning in Brentwood

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

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 int 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 recommend by city staff when it was out rightly 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 there 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 there 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 family verses go to the burbs. In the same vain, if families move out, neighborhood schools suffer causing a death nell 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**

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.

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.

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

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

From: Luann Williams
Sent: Friday, June 08, 2012 11:22 AM
To: Meredith, Maureen
Subject: Proposed Brentwood Neighborhood Plan Amendment

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 8, 2012

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 if possible include this letter in the public record, and in the meeting packets for the June 12 Planning Commission and June 28 City Council meetings. If you could reply back to confirm that it has been received and will be included for both meeting packets, I would appreciate it so much.

I have owned and resided at 5407 McCandless Street since 2002. I had been looking for a house in this area for a couple of years and when it came on the market, I was thrilled. Since then, I have done many improvements and updating to the house while trying to keep the charm of the original 1948 structure. It is a place I take much pride in. I love my neighborhood and my wonderful neighbors. We have quite an amazing community — like a small town within the city. I feel so blessed to live here.

My neighbors would agree that our street and our neighborhood is a wonderful, homey place. Local privately owned businesses and restaurants, physician offices (my doctor is a mile from me) and coffee houses (3 within walking distance of my house). We love them, frequent them, and love seeing our neighbors and their kids there.

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 absolutely 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, and also on my street McCandless. 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.

I strongly urge you all to reject these proposals.

Thank you.

All the best,

Nita Luann Williams
5407 McCandless St.
Austin, TX 78756

From: Karen Wiley
Sent: Saturday, June 09, 2012 2:33 PM
To: Meredith, Maureen
Subject: Letter of 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 & Associated Zoning Changes

Case Numbers: NPA-2012-0018.01, NPA-2012-0018.02, C12-2012-0052, C12-2012-0053, C12-2012-0054

June 9, 2012
Dear Ms. Meredith,
I own and reside in a home that lies within 500 feet of the proposed land use and zoning changes. I am writing to provide record of my opposition to the proposed changes for the Shia and State Trooper Association Properties, city case numbers are referenced above.
I have lived in Central Austin for 16 years. My husband and I have owned our home in Brentwood for 11 years. Our two children attend our neighborhood elementary school, riding bikes when they can. We are invested in our community. We chose our location for many reasons including our proximity to schools, restaurants and stores. We can walk and ride our bikes rather than take our cars and we frequently do. We can hop on the bus and quickly arrive at UT Campus or downtown. In addition to our fantastic access, we enjoy our post WWII neighborhood feel. We enjoy our yard and gardens, the sounds of birds, big shady trees, and our diverse neighbors- old, young, single, partnered, Texas natives, transplants from all regions and international residents, too.
I support continued density in North Central Austin applied appropriately. The Neighborhood Plan that is in place for our area was the result of years of work on the part of neighborhood residents and city planners. The lots under consideration for redevelopment have land use and zoning designations that provide for transitional density from what will ultimately be a highly dense Lamar Blvd to the existing neighborhood that is primarily single-family residential.
We have been presented with a proposed 400 unit apartment complex under the densest multifamily designation possible that would face Houston Street. Houston street is a narrow residential street that becomes very congested with traffic associated with McCallum High School. Houston street does not have a light at Lamar Boulevard. The increase in traffic would cause safety issues for the students and staff at McCallum High School and for all residents located near the redevelopment sites.
It is grossly inappropriate to place a dense 400 unit apartment complex across the street from single family residences and at the end of single family streets that are only about 1000ft long.
The applicants for these changes have shown no interest in engaging stakeholders beyond the very minimum required by the city development review process. They have shown no consideration for nearby residents or the neighborhood culture in their design and in their presentation and responses to resident questions. We have had far more engaging and successful collaboration with another developer along Lamar who will be building within existing land use and zoning but who has sought to be a good neighbor and addressed residents' concerns through their design process.
The existing zoning and land use for these lots are appropriate and should be upheld. The proposed land use and zoning changes should be denied. Granting spot zoning to the first

developer who comes along and proposes density for the sake of profit does not support the city's desire for smart sustainable growth within the context of Austin's vibrant and diverse neighborhoods.
Please include my letter in the case files as referenced above and confirm your receipt of my letter.
Thank you for your time and consideration,
Karen Wiley
5314 McCandless Street
Austin, TX 78756

From: Charee Mooney Thompson [
Sent: Sunday, June 10, 2012 11:54 AM
To: Meredith, Maureen
Subject: Proposed Brentwood Neighborhood Plan Amendment

Greetings Ms. Meredith,

My name is Charee Thompson and my husband and I live at 5409 McCandless, within 500 feet of the proposed plan amendments, NPA-2012-0018.01 & NPA-2012-0018.02.

I'm writing to express our concern about the amendments, in hopes that our neighborhood is not only heard, but that we can also work with the landowners and developers to ensure that the future of this neighborhood is in everyone's best interest.

We've lived in our home for almost three years, which is not a long time compared to others on our street who raised children here and have called Brentwood home for decades. When we moved into our home we were pleasantly surprised by how welcoming people were, how long they had lived in this neighborhood, and most importantly, how much they care about Brentwood and the city at large.

Currently, McCandless is a busy street, with high school students and people on their way to work using it as a shortcut between North Loop and Houston. Often when I am walking to or from the bus, or taking our dog for a walk, cars will speed by. I mention this because we are already dealing with traffic and congestion from the high school and commuters; it is unimaginable how crowded Houston will be if a high-density residential complex is built in the area under consideration. Frankly, it is 1) unsafe to the children of the neighborhood and the high school and 2) impractical in terms of traffic to build a complex that dense in that location.

Our neighborhood realizes that the future of Austin involves revitalizing what is old and worn, and welcoming new residents into our neighborhoods. We are and continue to be very open to plan amendments that attempt to take into consideration the current and future residents of the neighborhood. And by that I mean developments that are not as dense, include feasible ways of dealing with traffic and parking, and include amenities (shops, parks, trees, etc.) that benefit the neighborhood and its aesthetic as a whole. Those filing these amendments, from their presentations thus far, have not shown interest in the concerns about safety and traffic that we have voiced. We hope these plan amendments are denied, and that the filers come to the neighborhood with more thoughtful and forward-thinking negotiations.

If you would, please, file this letter with the others involved with these cases. Thank you for your time and consideration.

Regards,
Charee Mooney Thompson

--
Charee Mooney Thompson, M.A.
Assistant Instructor
Department of Communication Studies
The University of Texas at Austin
1 University Station A1105
Austin, TX 78712

From: Libby Farris
Sent: Sunday, June 10, 2012 1:00 PM
To: Meredith, Maureen
Subject: Message from a Brentwood homeowner

Dear Ms. Meredith

I would like to add my voice to the objections to the change in zoning re: NPA-2012-0018.01 & NPA-2012-0018.02, and C14-2012-0052, C14-2012-0053, & C14-2012-0054

I strongly believe this development would be detrimental to the existing single-family nature of the surrounding streets and neighborhood. With most of the units being 2BR-2BA, 400 units easily translates into almost 1000 additional cars that will severely impact the Sunshine/ Houston Street traffic load. After seeing the site plan presented by the developer's representative at the the recent meeting, it's clear that there is no provision for guest parking either. So the vehicles of visitors to this apartment complex will overflow onto neighboring streets as well.

This is a neighborhood where people walk dogs, ride bikes and generally enjoy a peaceful retreat from city bustle. Most homes are owner-occupied, well-maintained and watched over.

With its excessive 90-ft building height this development is in complete opposition to the character and charm of this enclave of one-story cottages.This proposed project appears to have taken what is currently a large wildflower field and paved it over with the maximum number of profit-generating rental units--without even making an attempt to preserve any greenspace for its own tenants, let alone the welfare of the surrounding neighbors.

I urge you and the City to return this request to the developers with an emphatic NO.

Please respond with your acknowledgement of receipt of this message and that it has been entered into the public record.

Sincerely,

Libby Farris
5410 Aurora Drive
Austin, TX 78756

From: Susan Moffat
Sent: Sunday, June 10, 2012 11:55 PM
To: sully.jumpnet@sbcglobal.net; danette.chimenti@gmail.com; amdealey@aol.com; dave.anderson.07@gmail.com; vskirk@att.net; commjms@sbcglobal.net; mnrghatfield@yahoo.com; alfonsochernandez@gmail.com; donna.plancom@gmail.com
Cc: Meredith, Maureen; Anguiano, Dora
Subject: Please Vote No on Items 14 & 15 - Serious Impacts to McCallum HS

Dear Members of the Planning Commission,

I am writing to express my strong concerns regarding the zoning and use changes proposed in Items 14 and 15 on your June 12th agenda and to ask your support in opposing them.
The tracts in question comprise six acres on Sunshine Drive and Houston Street, small residential streets directly adjacent to McCallum High School. The proposed change will allow for building heights up to 90 feet tall, 80% impervious cover and small minimum setbacks (5 to 15 feet) in conflict with the area's adopted Neighborhood Plan.

According to neighbors, the applicant's representatives have presented a concept for a single, large apartment building with as many as 400 units, meaning the likely addition of at least 400 more cars to the immediate area (this assumes average Austin use; while some renters may rely on public transportation, units with multiple tenants may have more than one car).

As a former McCallum parent, current member of the McCallum Campus Advisory Council, and former chair of the McCallum Facility Master Plan Task Force, I am quite familiar with the area in question.

In addition to the clear conflict with the Brentwood NP, I believe the requested changes will result in a significant negative impact to McCallum High School, including possible harm to students, and should be opposed for the following reasons:

1. Traffic congestion is already extreme on these streets during school hours and on many evenings and weekends as well. With over 1800 students and several hundred staff members arriving and leaving every day, the area is already saturated with car, bike and pedestrian traffic. Many of these drivers are young and inexperienced, and all students - whether walking or biking - are subject to the distractions, impulses and lack of caution that typify the teen years. Adding 400 new cars to these already overburdened streets threatens to create a deadly mix, as renters rushing to get to work or college overlap with young teens rushing to get to school.

2. In addition to cars, school bus traffic in this area is quite intense during morning rush hour and at school release. Buses form a solid line on much of Sunshine Drive

during these times, limiting visibility and reducing traffic to a single lane. McCallum's regular class schedule starts at 9am, but hundreds of students begin arriving as early as 6:30am for band practice or zero hour classes. After school pick-up begins at 4:15pm and lasts until the last rehearsal, football practice, extracurricular rehearsal or performance is finished.

3. Many students also ride the Cap Metro 1L and 1M buses on Lamar, requiring them to make their way by foot down Houston, a small congested residential street with inadequate sidewalks. Adding 400 or more units to this street will exacerbate an already dangerous situation.

4. As home of the district-wide McCallum Fine Arts Academy, the campus hosts an unusually high number of rehearsals, events and performances on multiple evenings each week, as well as Saturday performances and Sunday matinees. The school currently has three functioning performance spaces, with a combined seating capacity of over 900, including the new McCallum Arts Center on Sunshine Drive. Virtually all attendees for these events arrive by car on Sunshine Drive, as do parents picking up student performers.

5. At most times of day, it is virtually impossible to turn left from Sunshine Drive onto westbound Koenig Lane due to the high traffic volume already on this roadway. This means all new traffic traveling west will be forced to exit the area on Houston or Sunshine, the same small residential streets that are already overloaded.

6. McCallum is one of AISD's most successful central city high schools, with a diverse student population that already exceeds the number for which the facility was designed. Because of its age and size, this campus may well require additions or expansions in the future, and the proposed zoning changes could effectively limit or inhibit AISD's ability to provide safe efficient facilities for a growing student population.

It is regrettable that this proposal comes before you when school is already out for the summer, making it impossible to provide you with current photos of traffic congestion during a typical school day or invite you to attempt navigating it yourselves. Obviously, the timing also makes it impossible for our Campus Advisory Council to weigh in as a formal body or for us to notify all the families, students, faculty and staff who will be affected by your decision in this case.

Please take seriously the likely effects of this proposal on our successful public high school and vote No on Items 14 and 15.

As always, thank you for your thoughtful consideration and for your countless hours of hard work on behalf of our community.

Best,

Susan Moffat
4112 Speedway
590-0227

14. Plan Amendment: NPA-2012-0018.01 - Texas State Troopers
Location: 5538 North Lamar Blvd. & 826 Houston Street, Waller Watershed, Brentwood NPA
Owner/Applicant: Texas State Troopers
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Mixed Use to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

15. Plan Amendment: NPA-2012-0018.02 - George Shia
Location: 828, 836, 900, 902 Houston Street & 5527 Sunshine Drive, Waller Watershed, Brentwood NPA
Owner/Applicant: George Shia
Agent: Coats, Rose, Yale, Ryman, & Lee (John Joseph)
Request: Higher Density Single Familly and Mixed Use/Office to Multifamily
Staff Rec.: **Recommended**
Staff: Maureen Meredith, 974-2695, maureen.meredith@austintexas.gov
Planning and Development Review Department

-----Original Message-----
From: Lisa Lawless
Sent: Monday, June 11, 2012 5:09 PM
To: Meredith, Maureen
Subject: Uphold Brentwood Neighborhood Plan

Maureen Meredith,

Regarding case numbers:
NPA-2012-0018.01 and NPA-2012-0018.02
C14-2012-0052
C14-2012-0052
C14-2012-0054

Please respond to this email to confirm that it has been received, and please enter this into the public record.

Regarding the proposed development at 828, 836, 900, and 902 Houston Street and 5527 Sunshine Drive, the plan is obviously not in keeping with the established Brentwood Neighborhood Plan. A multi-family building of this size would be completely out of scale with the surrounding neighborhood. Our reason for buying our property on Sunshine Drive almost twelve years ago was because this has always been a quite, single-family residence, low-density community. Even at the current level of population density of our neighborhood, rush hour traffic is slow and congested. Leaving this area on weekday mornings requires a planned route of right-hand turns to avoid excessive wait times at intersections. Another traffic concern is parking. With McCallum High School right down the street, we already have students' cars parking throughout the neighborhood when school is in session. This large development would only make that issue far worse. The home owners of this community are completely opposed to this proposed plan, and we expect the City of Austin to hear our concerns and uphold the Brentwood Neighborhood Plan.

Lisa Lawless

From: Emily Hoyt
Sent: Monday, June 11, 2012 8:09 PM
To: Meredith, Maureen
Subject: proposed development on Houston Street

I would like to contribute to the discussion regarding the proposed development on Houston Street (case numbers > NPA2012-0018.01 and NPA-2012.0018.02).

For the past 8 years this neighborhood has been my home, first as a renter in a small apartment complex, and now as a home owner. I met my husband walking dogs here and now as new parents, we live just one block from the proposed site. I love this neighborhood. It is an affordable, walkable, bikeable neighborhood, with easy access to public transportation. I would like to continue to see it grow up, especially with higher density VMU concentrated on the corridors along Lamar, with more residential houses, duplexes, small apartment complexes, and park space in the interior.

I am opposed to the current proposal of 400+ units on Houston Street. This is a poorly placed project. Although, dense in the numbers of units, the change in zoning concentrates the density into property that should remain mixed use residential, while the corridor of North Lamar misses out on much needed VMU. The project detracts from the growing vibrancy that makes the area an attractive place for people to relocate to, and stay to live permanently (as I have).

I am in no way opposed to growth. I welcome new growth in my neighborhood and will be around for a long time to experience the benefits of appropriate projects. Hopefully this poorly conceived project will not.

Thank you for your time. Please confirm that you have received this letter and entered it into the public record for the Planning Commission Meeting.

Sincerely,
Emily Hoyt

-----Original Message-----
From: Doug Campbell
Sent: Monday, June 11, 2012 10:31 PM
To: Meredith, Maureen
Subject: REF: NPA02012-0018.01 & NPA-2012-0018.02

Douglas W Campbell & Kenneth W MacKenzie III
1306 Houston Street
Austin, Texas 78756
Phone: 512 574 1763

REF: NPA02012-0018.01 & NPA-2012-0018.02 and C14-2012-0052, C14-2012-0053, & C14-2012-0054

Maureen Meredith
City of Austin Case Manager
City of Austin, Planning & Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Dear Maureen,
As homeowners and long-time residents of the Brentwood neighborhood, we are alarmed and wish to voice protest and opposition to the proposal for zoning changes that would allow another large multi-family complex to be built within 500 feet of our single family home. Any variance for more multifamily dwellings in consideration of the high concentration of such properties already available in and around Lamar, Houston Street and Sunshine Avenue would be totally unacceptable and would be vigorously protested. We and our neighbors have already given up a great deal of quality of life to support continued concentration of living by allowing for more multi-family units, flag lots, and duplexes already replacing once quaint single family houses, churches and schools. Traffic on Houston Street is increasing exponentially as commuters speed between Lamar and Burnett Road.

The Brentwood neighborhood already has a plan in place for responsible growth in cooperation with Austin City Council and we expect that plan to be honored and upheld.

Sincerely
Doug Campbell & Ken MacKenzie III

From: David Swann
Sent: Tuesday, June 12, 2012 3:40 PM
To: Meredith, Maureen
Subject: objection to changes in neighborhood plan

Dear Commissioners,
Thank you for considering my objection to the two cases described below. I will bring an original, signed copy to tonight's meeting.

Case Number NPA-2012-0018.01
Contact: Maureen Meredith
Public Hearing: June 12 Planning Commission
June 28 City Council

Submitted by Jon David Swann
5408 McCandless Street
Austin TX 787569

I object to this change.

Case Number NPA-2012-0018.02
Contact: Maureen Meredith
Public Hearing: June 12 Planning Commission
June 28 City Council

Submitted by Jon David Swann
5408 McCandless Street
Austin TX 787569

I object to this change.

From: Susanna Sharpe
Sent: Wednesday, June 13, 2012 8:42 AM
To: Meredith, Maureen
Subject: NPA-2012-0018.01 and NPA-2012-0018.02

To: Maureen Meredith
From: Susanna Sharpe, McCallum HS parent, Brentwood resident
Re: NPA-2012-0018.01 and NPA-2012-0018.02

Dear Ms. Meredith,

I am writing to register my objection to the proposed high-density residential MF-6 development on Sunshine Drive across from McCallum High School, development that would require land-use and zoning changes. I am a McCallum parent, and will be for the next five years. I have driven on Sunshine Drive at numerous times of day, including the hours of 8:30-9 a.m. and 4-4:45 p.m. (when school begins and lets out), not to mention at other hours, including times of day when one or more events are taking place in McCallum's performance spaces.

Traffic on Sunshine Drive often comes to a complete standstill at these and other times of day. Many students are driving, being dropped off, and crossing the street. Some are on bikes. Numerous school buses are lined up. The thought of adding traffic--both foot and car, not to mention bicycle--from the proposed development to that mix sounds like a disaster and potentially dangerous.

I urge you and others to deny any bending or setting aside of the rules already in place for how this land can be developed.

Sincerely,

Susanna Sharpe

From: Lisa Lawless
Sent: Thursday, June 14, 2012 9:21 AM
To: Meredith, Maureen
Subject: Uphold Brentwood Neighborhood Plan

Maureen Meredith,

Regarding case numbers:
NPA-2012-0018.01 and NPA-2012-0018.02
C14-2012-0052
C14-2012-0052
C14-2012-0054

Regarding the proposed development at 828, 836, 900, and 902 Houston Street and 5527 Sunshine Drive, the plan is obviously not in keeping with the established Brentwood Neighborhood Plan. A multi-family building of this size would be completely out of scale with the surrounding neighborhood. Our reason for buying our property on Sunshine Drive almost twelve years ago was because this has always been a quite, single-family residence, low-density community. Even at the current level of population density of our neighborhood, rush hour traffic is slow and congested. Leaving this area on weekday mornings requires a planned route of right-hand turns to avoid excessive wait times at intersections. Another traffic concern is parking. With McCallum High School right down the street, we already have students' cars parking throughout the neighborhood when school is in session. This large development would only make that issue far worse. The home owners of this community are completely opposed to this proposed plan, and we expect the City of Austin to hear our concerns and uphold the Brentwood Neighborhood Plan.

Lisa Lawless