



February 11, 2022

Ms. Sherri Sirwaitis
City of Austin
Housing & Planning Department
P.O. Box 1088
Austin, TX 78767-1088

Re: File Number C14-2021-0155; Property at 13424 Lyndhurst Street

Letter of Opposition

Dear Ms. Sirwaitis,

The Neighborhood Association of Southwestern Williamson County (NASWC) opposes GR-MU Zoning on this property.

This stretch of Lyndhurst Street is a narrow paved country lane with no improvements such as curbs, gutters, or street lights, from its beginning near Parliament House Dr. and running four-tenths of a mile to the intersection of North FM 620 NB. At the southern part of the subject property, the street is less than 25 feet wide. This is a neighborhood landscape – not a commercial area.

Our concern is two-fold:

1) The potential for adverse environmental effects caused by the products used in Exterminating Services

Exterminating Services are prohibited on the GR-CO property on the corner across Lyndhurst Street. Storage and transporting of toxic materials associated with Exterminating Services pose a concern for environmental harm:

- a. to the Lake Creek Watershed and North Edwards Aquifer Recharge Zone. Lake Creek flows behind the street-side properties and along the side and front of Forest North Elementary School.
- b. to the school's outdoor track and playground which are directly across Lyndhurst St. from the subject property, and the street is less than 25-feet wide.

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- c. to the residences along Lyndhurst and along Lake Creek as it flows through the neighborhoods downstream.
- d. to Lake Creek as it runs along Lake Creek Hike & Bike Trail, and on through Town & Country Sports Complex.
- e. to 270 species of birds¹, 21 species of reptiles², and numerous species of fish, amphibians, and other wildlife that make their home in and around Lake Creek.

2) Encroachment of GR farther into the residential neighborhood

Lyndhurst Street is part of a neighborhood, and zoning should reflect that. The subject property currently serves as a buffer between residential homes and the commercial zoning along FM 620.

GR zoning allows a broad range of commercial uses, many of which are not compatible placed next to residential homes, and will not protect or enhance this neighborhood.

We ask that the Commissioners please consider our concerns when reviewing this case. GR Zoning is not appropriate to this location; nor is the proposed Exterminating Services/ Pest Control use.

Thank you for your consideration.

Sincerely yours,



Bryan Finley
President, NASWC

¹ <https://ebird.org/hotspot/L684204>

² <https://www.inaturalist.org/places/naswc-area-neighborhood-association-of-southwestern-williamson-county-tx-us>