

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHORHOOD PLAN:** University Hills/Windsor Park Combined (Windsor Park)

**CASE#:** NPA-2022-0023.01.SH      **DATE FILED:** February 25, 2022 (Out-of-Cycle)

**PROJECT NAME:** 5107-5115 Lancaster Ct

**PC DATE:**    September 13, 2022  
                  August 23, 2022  
                  July 26, 2022  
                  July 12, 2022  
                  June 28, 2022

**ADDRESS/ES:** 5107, 5109, 5111, 5113 and 5115 Lancaster Ct

**DISTRICT AREA:** 4

**SITE AREA:** 0.7874 acres

**OWNER/APPLICANT:**    Plancaster, LLC; SEMIZI, LLC; Lancaster Office Three, LLC; and  
   Fayez Kazi

**AGENT:** Capital A Housing (Conor Kenny)

**CASE MANAGER:** Maureen Meredith, Housing and Planning Dept.

**PHONE:** (512) 974-2695

**STAFF EMAIL:** Maureen.Meredith@austintexas.gov

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation**

**From:** Multifamily Residential and Mixed Use/Office    **To:** Mixed Use

**Base District Zoning Change**

**Related Zoning Case:** C14-2022-0018.SH  
**From:** MF-3-NP and NO-MU-NP      **To:** GR-MU-V-CO-NP (as amended)

**NEIGHBORHOOD PLAN ADOPTION DATE:** August 9, 2007

**CITY COUNCIL DATE:**

**July 28, 2022**

**ACTION:** Postponed to September 1, 2022 at the request of staff

**September 1, 2022**

**ACTION:** Postponed to September 29, 2022 at the request of staff

**September 29, 2022**

**ACTION:** (pending)

**PLANNING COMMISSION RECOMMENDATION:**

***September 13, 2022 – (action pending)***

***August 23, 2022*** – Postponed by applicant to September on the consent agenda. [J. Thompson – 1<sup>st</sup>; R. Schneider – 2<sup>nd</sup>] Vote: 12-0 [S.R. Praxis absent].

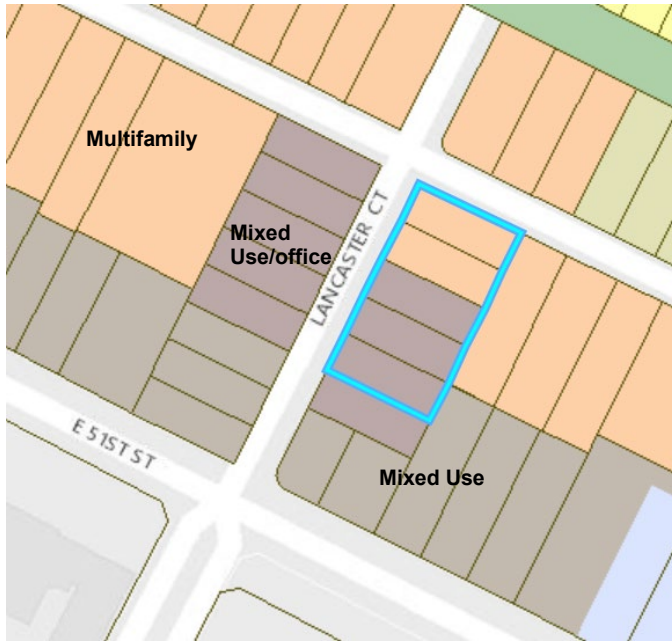
***July 26, 2022*** – Postponed by staff to August 23, 2022 on the consent agenda. [J. Thompson – 1<sup>st</sup>; P. Howard – 2<sup>nd</sup>] Vote: 9-0 [C. Hempel, J. Mushtaler, J. Shieh, and S. R. Praxis absent].

***July 12, 2022*** – Postponed on the consent agenda to July 26, 2022 at the request of staff. [J. Shieh – 1<sup>st</sup>; J. Thompson -2<sup>nd</sup>] Vote: 9-0 [Y. Flores, J. Mushtaler, S.R. Praxis, and C. Llanes Pulido absent].

***June 28, 2022*** – Postponed on the consent agenda to July 12, 2022 at the request of staff. [C. Hempel – 1<sup>st</sup>; R. Schneider – 2<sup>nd</sup>] Vote: 10-0 [P. Howard, S.R. Praxis and Y. Flores absent].

**STAFF RECOMMENDATION:** Staff supports the applicant's request for Mixed Use land use.

**BASIS FOR STAFF'S RECOMMENDATION:** The property is a 0.78-acre tract of land that is located directly north of E. 51<sup>st</sup> Street, an activity corridor where mixed use developments are encouraged. Although located on Lancaster Court, the five tracts of land are transitioning from a mixed use/office and multifamily land uses and zoning to a mixed-use development. The property is near public transportation and numerous businesses and public services such as hospitals and parks. Three of the five lots are proposed development is a 60-unit, 100% very low affordable housing development for victims of domestic violence. Two of the tracts are proposed for an office building



Below are sections of the neighborhood plan that staff believes supports the request.

*Objective: Transform 51<sup>st</sup> Street into a pedestrian-friendly street with businesses that support both the neighborhoods north of 51<sup>st</sup> and the proposed businesses and land uses within the Mueller redevelopment.*

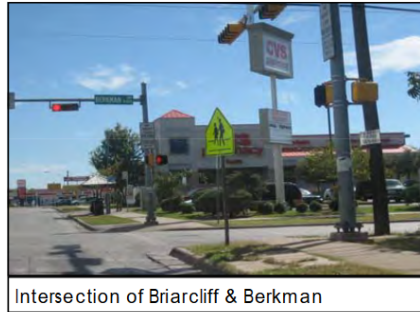
Recommendations:

- Rezone properties to commercial mixed use to allow for office, retail and restaurant opportunities, and restrict automobile-oriented businesses.
- Maintain the Vertical Mixed Use overlay on 51st Street to allow for additional residential development with an affordability component.
- Support the designation of 51<sup>st</sup> Street as a Core Transit Corridor as defined in the Design Standards and Mixed Use Subchapter so pedestrian-friendly design elements will be required with redevelopment of this street. (See the Design subchapter.)

*Objective: Buffer the Windsor Park neighborhood from the land uses on the south side of 51<sup>st</sup> Street (e.g., Dell Children's Center, large retail stores, etc.).*

Recommendations:

- Maintain multi-family zoning of properties currently in multi-family use along 52<sup>nd</sup> Street.
  - These multi-family units currently provide affordable housing in close proximity to several job centers (businesses in Capital Plaza, the Mueller redevelopment).
- As a transition from the proposed commercial uses on 51<sup>st</sup> street to residential uses on 52<sup>nd</sup> street, allow for office uses in the current residences on Lancaster Court by rezoning these lots to an office zone district intended for small-scale office uses, often in former residential structures.
- Transition from commercial to office uses on 51<sup>st</sup> Street as it approaches the entrance to the Windsor Park neighborhood at Berkman Drive.



## **LAND USE DESCRIPTIONS**

### ***EXISTING LAND USE ON THE PROPERTY***

**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.

**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.

***PROPOSED LAND USE ON THE PROPERTY***

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

**Application**

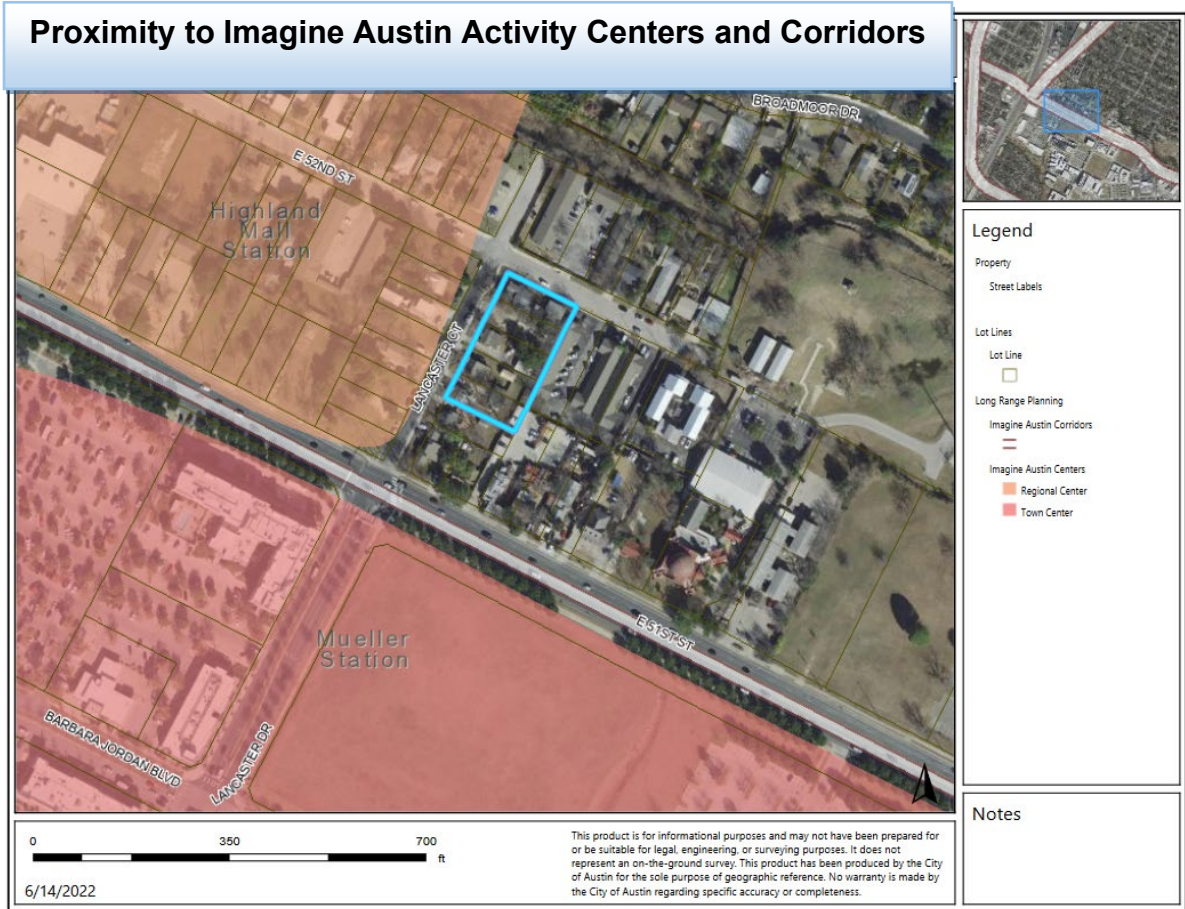
1. Allow mixed use development along major corridors and intersections;

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.

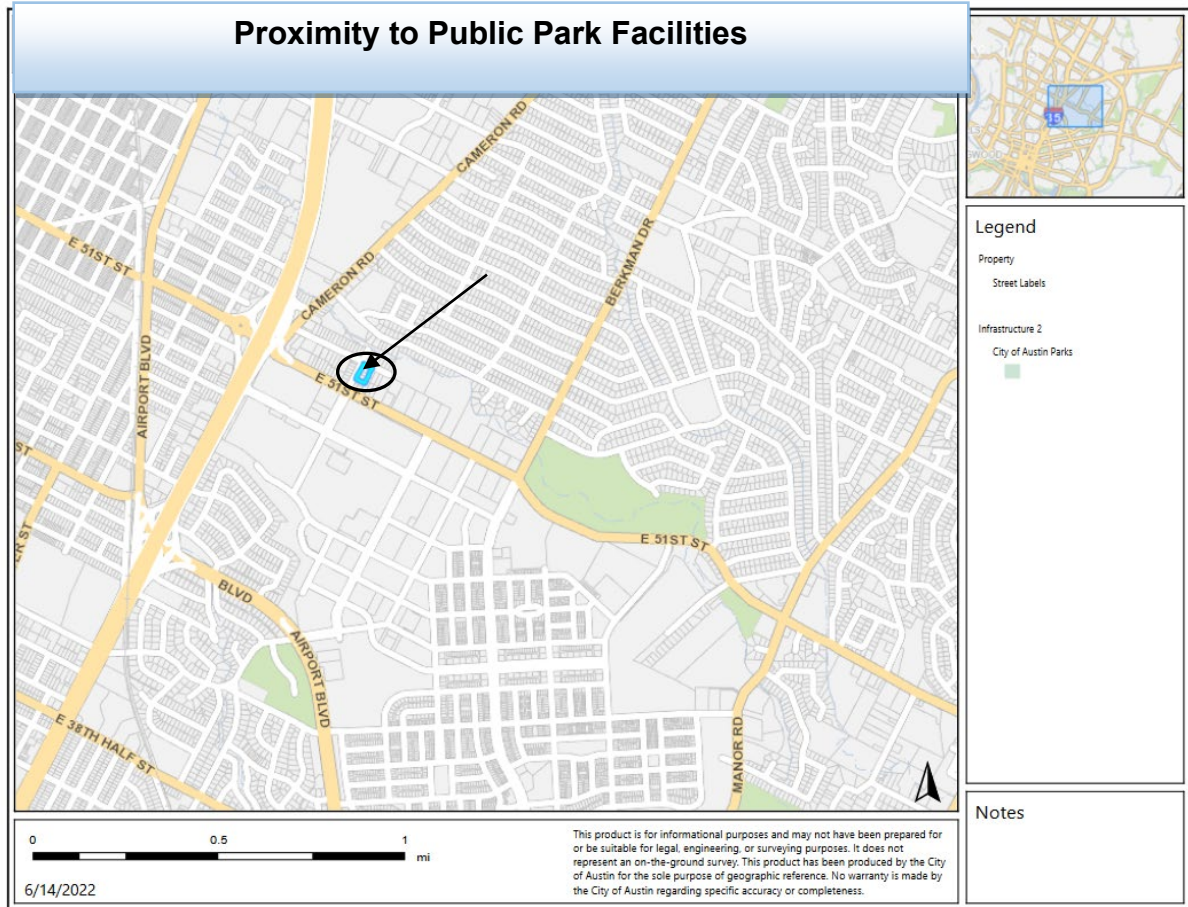
Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b> <ul style="list-style-type: none"> <li>Property is approximately 200 feet north of E. 51<sup>st</sup> Street, an activity corridor.</li> <li>To the west of the property is the Highland Mall Regional Center</li> <li>Property is directly north of the Mueller Town Center.</li> </ul>
Yes	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Yes	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>Property is approximately 0.63 miles from an HEB grocery store.</li> </ul>
	<b>Connectivity and Education:</b> Located within 0.50 miles from a public school or university.
Yes	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>Property is approximately 0.68 miles from the Mueller Park</li> </ul>
Yes	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> <li>Property is approximately 0.17 miles from the nearest hospital in the Mueller Development</li> </ul>
Yes	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> <li>Proposed on part of the property is a 60-unit affordable housing development</li> </ul>
Yes	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> <li>Proposed on a part of the property is a 60-unit affordable housing development</li> </ul>
Yes	<b>Mixed use:</b> Provides a mix of residential and non-industrial uses. <ul style="list-style-type: none"> <li>Proposed is an affordable housing project and an office building</li> </ul>
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.

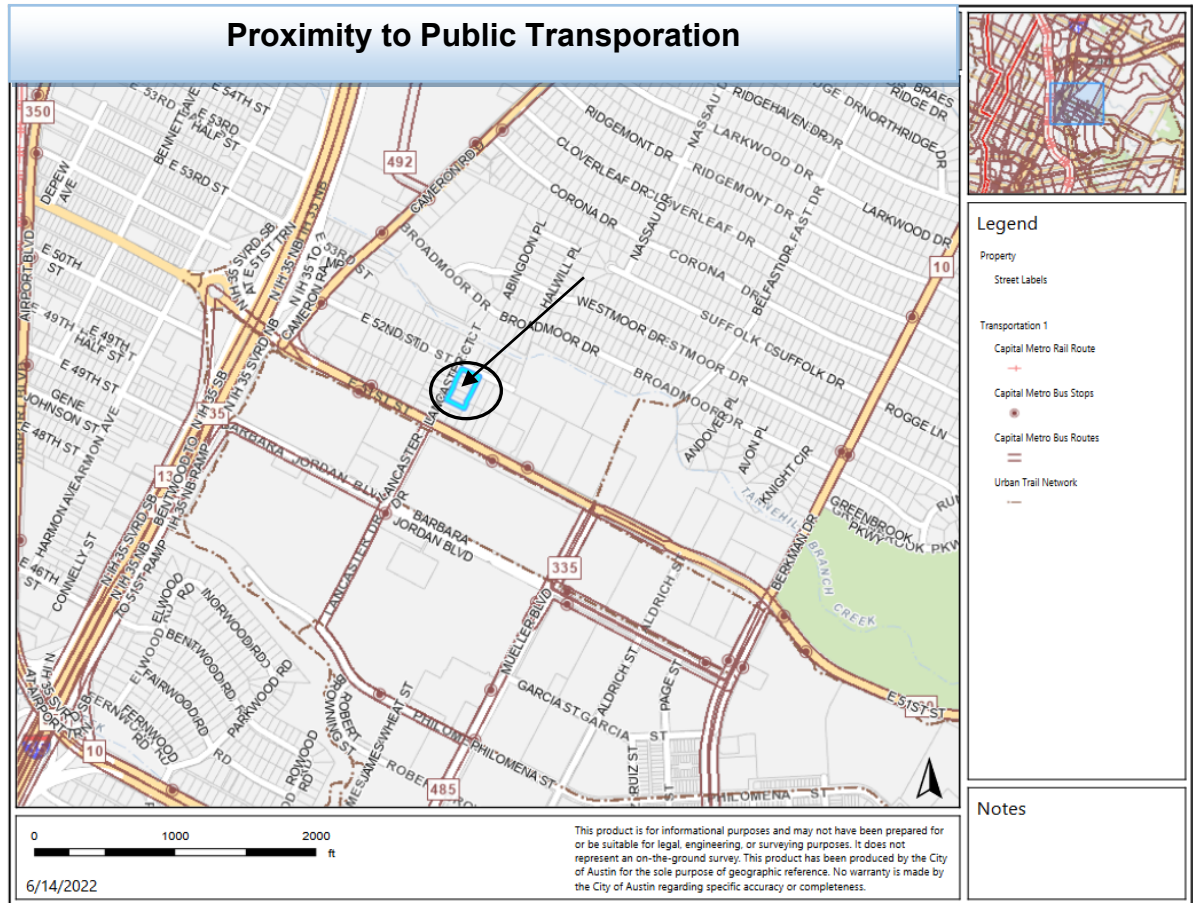
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
10	<b>Number of "Yes's"</b>
<b>Imagine Austin Priority Program PUD Specific Bonus Features</b>	
	<b>Public Space Features and Public Art:</b> Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
	<b>Integrates and/or Expands Green Infrastructure:</b> Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
	<b>Protects the Environment:</b> Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	<b>Protects Environmentally Sensitive Lands:</b> Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
	<b>Water/Wastewater Infrastructure:</b> Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
10	<b>Total Number of "Yes's"</b>











## IMAGINE AUSTIN GROWTH CONCEPT MAP

### Definitions

**Neighborhood Centers** - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

**Town Centers** - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

**Regional Centers** - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

**Activity Centers for Redevelopment in Sensitive Environmental Areas** - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

**Job Centers** - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

**Corridors** - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

**BACKGROUND:** The plan amendment application was filed on February 25, 2022 which is out-of-cycle for neighborhood planning areas located on the east side of I.H.-35 which would normally be July. The application is S.M.A.R.T. Housing certified and was allowed to file out-side of the July open filing period.

The applicant proposes to change the future land use map (FLUM) from Mixed Use/Office and Multifamily Residential to Mixed Use land use.

The applicant proposes to rezone the property from MF-3-NP and NO-MU-NP to CS-V-NP for a 60-unit, 100% very low income building for survivors of domestic violence and sexual assault. This building will be on three of the five lots and the other two lots will be for the construction of a new Civiltude office building.

**PUBLIC MEETINGS:** The ordinance-required community meeting was held on June 13, 2022. Approximately 614 community meeting notices were mailed to people who own property or have a City utility account within 500 feet of the property, in addition neighborhood and environmental groups who requested notification for the area. Two city staff members attended, Maureen Meredith and Mark Walters, including Conor Kenny from Capital A Housing, the applicant's agent. Sixteen people from the neighborhood were also in attendance.

After staff gave a brief presentation, Conor Kenny made the following comments on the proposed development. His presentation is included at the end of this report.

- The subject properties are five tracts.
- We deleted the Cloverdale property from a previous meeting presentation.
- Three lots owned by SAFE Alliance. The units will be 100% affordable to very low-income for survivors of domestic violence and sexual assault.
- There will be 24-hour security to keep residents safe.
- Support services will be on the first floor.
- The building architect used Trauma-Informed Designed.
- The two blue lots will be the replacement for the Civiltude office at 5110 Lancaster Court. The owners of 5113 Lancaster Ct would not sell, so they would only trade for the Civiltude office at 5110 Lancaster Ct.

- SAFE Alliance had choice of site and they choose this because it's close to services and bus routes.
- Proposing CS-V-NP zoning which will allow us to go up to 60 feet. The current zoning is MF-3-NP and NO-MU-NP.
- The entire E. 51<sup>st</sup> Street corridor is developing pretty intense uses.
- Proposing 60 dwelling units with one and two-bedroom studios for single parents with kids.
- When the properties are re-developed, they will not be allowed to flow onto property to the east. There will be a rainwater capture system along the fence line to facilitate downslope flow. Now there is no storm water detention so run off should be substantially reduced.

***Q: Is the project still planned for 95% impervious cover?***

A: Yes. We need this to get the 60 units.

***Q: Have you modified the drainage plan since the last meeting?***

A: All commercial developments must have a drainage plan and cannot increase run-off.

***Q: How many stories?***

A: Four and half stories. Will be 100% accessible building.

***Q: Where will the parking be?***

A: Underneath about ½ the building, parking deck.

***Q: Will you replace the trees that were cut down?***

A: Landscaping plan for street trees along Lancaster

***Q: Where will ingress/egress be?***

A: It will be on Lancaster Ct.

***Q: At a previous meeting you said you were a proponent of affordable housing. How do you justify getting rid of these affordable houses?***

A: The development is 100% affordable houses for victims of domestic violence, which are not market rate and being built by a non-profit.

***Q: What do you say about the homes being sold for inflated prices? Now all our property taxes will go up.***

A: The owners wouldn't sell to us for below market value. We are not allowed to buy more than appraised market value, not above market value, by State Law. The property is zoned multifamily and office, so it's not single-family zoned.

***Q: With SAFE Alliance properties in the past, what has been the crime rate around their developments before they moved in and then after?***

A: There is the Safe property at Rathgeber Village and on Grove Blvd. It's difficult to isolate the impact of those. While it allows men, it's going to be 95% women and it will be mostly

parents. It will have a 100% secured entry site. I can't tell you anything definitively, but if you had affordable housing that was set up to not increase in crime, this would be it. I don't have that data to give you. I only have what Safe Alliance tells me is that don't have problems outside their developments.

***Q: I noticed that you have 5105 Lancaster Ct in your presentation as part of the development which is my property and is not part of the development.***

A: Some of the diagrams are old and will be updated.

***Q: Housing Tax Credit application shows 60 units in the building, but it says will have five total parking space provided. Seems insufficient to me. There is a parking issue along Lancaster Ct and people who live there will have visitors and will need parking space.***

A: These are individuals at the bottom of the poverty scale and the demographic information says they will not have cars. SAFE Alliance picked this site because it has access to public transportation. SAFE Alliance says this is the number of parking spaces that they need.

***Q: I live near the property, if this development is built, will there be on-going conversations with the community? Will there be a committee formed to work with the neighborhood?***

A: I can connect you with SAFE Alliance, but from what I understand the people who live there have experienced great trauma and tend to want to keep to themselves. There is a tenant committee, like an HOA, that is formed with these developments so maybe there could be a meeting with this committee and the neighborhood, but I can't guarantee this.

***Q: Have you done a similar development to this?***

A: This is one of the seven homeless response projects that we have been working on, but this one is unique because it will permanent housing and not temporary and most residents will have children. We expect people to be there for a decade or more. None of the other homeless response project are completed at this time. People stay there two to 10 years. They can stay there as long as they want and pay 30% of their income no matter what that is.

***Q: Why is the typical parking ratio not being enforced here?***

A: Because the women here are fleeing with no assets and won't have the money to have cars. Once the tenants stabilize and they get money to afford cars, they typically transition out of this housing when they don't need this level of support anymore. Parking is expensive and we were trying to get SAFE the 60 dwelling units SAFE needed.

***Q: Are there any restriction on uses you would be willing to consider?***

A: We would be happy to restrict to multifamily and office on the two lots to the south.

***Q: Pacos Tacos was supposed to be in this new development as was presented in previous meetings you had with us. Is that still happenings?***

A: Pacos Tacos wanted too much for their land so they will not be in this development.

***Q: What is the reason for SAFE building this facility?***

A: This is for unmet demand.

***Q: I see Capital A Housing is part of Civiltude. Isn't this a conflict of interest? Was this case initiated by Civiltude needing space or by SAFE Alliance?***

A: I don't see how this would be a conflict. Owners of 5113 Lancaster Ct wouldn't sell and wanted to swap property with Civiltude at 5110 Lancaster Ct so we need to build a new office.

***Q: What stats do you have on people getting their independence who live there?***

A: I don't have that and will get it from SAFE Alliance to get to you. I will bring SAFE Alliance to the second meeting on June 21<sup>st</sup> so they can talk about this.

***Q: With the staffing on site as well, will they be using some of those five parking spaces?***

A: We will have SAFE Alliance to talk about this at the June 21<sup>st</sup> meeting.

***Q: Is there maximum occupancy per unit?***

A: The studio unit it is for one person. There will be one- and two-bedroom units which will be for a single parent and one or two children. I don't know the occupancy limits in the City. I'll have to defer to SAFE Alliance for the meeting on June 21<sup>st</sup>.

### **Comments:**

- The idea that people will move out of the affordable housing development once they stabilize is not realistic because with the cost of housing in Austin, who would want to move out?
- Five parking spaces is not enough for this development.
- We need to help with these kinds of projects and be supportive because the housing issues in Austin are not going to get any better. We moved from the Bay Area and we saw how bad it got. When I lived in San Antonio, we didn't get a car until I was 17 years old. This part of the City has good public transportation. It's not a bad location for this development. I don't know why there is fear for these people.
- I used to live on Grove Blvd and SAFE Alliance has about a 10-foot-tall fence around it so that tells me there is a need for security. It is important to have adequate security.

June 21, 2022 a second NPA Community Meeting was held. At this meeting, Julia Spann the CEO of SAFE Alliance attended this meeting to answer questions about the SAFE Alliance organization and the proposed 60-unit affordable supportive housing building.

***Q: We understand the SAFE Alliance building will have only five parking spaces.***

A: In the many years we've provided housing for victims we found that victims who are homeless do not have vehicles. When you come to our site our housing site, we have vacant parking lots with few cars in them. We might have to purchase a few slots from Civiltude. There will be on staff overnight and during the day four or five staff members. We have talked to Civiltude for our staff to park in their lot. There might be overflow parking on the



street. We also operate the Austin's Children's Shelter at E. 51<sup>st</sup> and Manor so we can share resources and help each other out. We want to work together to address your concerns.

***Q: Will the new Civiltude office have parking, to free up Lancaster and E. 52nd?***

A: Yes, the new Civiltude office will have a full story of parking in that building.

***Q: My question is about the height and our concerns at Verandas at 52nd (as their HOA president representing several folks with concerns) about the height and the impact to our green space where we grow vegetables and fruits for the community. My understanding is that the height of the new developments, even with the very recent changes from City Council limits height for new building within 100 feet of single-family zoned buildings/lots. Is this being waived because it seems to be several of these within the map area I can see.***

A: For several years now, housing that has at least 50% affordable have been exempt from compatibility requirements and the Affordability Unlock bonus give you a 50% bonus height. Multifamily does not trigger compatibility.

***Q: Also curious about green space and considerations about the heat island effect after all the trees were taken down.***

A: We try to put street trees on all our developments. The biggest cause of heat island effect is asphalt or cement on the site.

***Q: How many parking on Civiltude site?***

A: It will be as required by City Code. I don't know, but I guess around 20 – 30 parking spaces. It will be a parking deck, where first story is parking, and the office is above that.

***Q: What is the mix of residents, homeless, single parents with children?***

A: All will be victims of domestic violence. The vast majority are women, and some will have children with them. It won't be for families with many children.

***Q: How does the 60-unit facility consider in size, large, medium?***

A: Our largest is 184 units. We didn't want to go above 60 units, we could have considered 100 units in another project but that seemed too big for us. As operators of housing, we don't want to go above this.

***Q: Is this project already approved? What's the purpose of this meeting?***

A: The cases must go before Planning Commission and City Council, which they have not done yet, so no action has been taken. The purpose of the meeting is for people who live within 500 feet to meet the applicant to learn more about the project.

***Q: What is the long-term vision for these tenants, in one to five years?***

A: This is structured as permanent housing for people who need a lot of support to live their best lives. People with complex trauma need time to heal. There could be people who live here for many years. Others might eventually be in a new and healthy relationship and want to move on.

***Q: What happens when people start getting cars?***

A: This could happen that people get cars if they get good jobs, but still there is a strong reliance on public transportation.

***Q: How many residents will there be per dwelling unit?***

A: There will be many people living in the efficiency units, they won't have kids. One-bedroom units might have kids and there is a fewer number of two-bedroom units

***Q: What were the other locations considered?***

A: The other location was the 100-unit Cady Lofts, it was all efficiency units and didn't work for us because 100 units was too big, and the efficiency units were too small for people with children. This location is closer to the other campus on Manor Road so we can share resources. Also this location has amenities like the grocery store, hospitals and employment options. This location is also near parks.

***Q: Trees were cut down on the property. Our neighborhood was very upset by this.***

A: These were not Heritage Trees, but I can understand how you would be upset. I would hope that the City permitting process will make sure that the right civil work will be done correctly.

***Q: You talked about planting trees, having green space and roof top garden. Is this empty talk?***

A: The concept plan of the buildings shows it and it's in the budget. I hope that I don't make empty promises. It's not in my nature and not part of our business. Perhaps we can have a meeting with the neighborhood to show you the plans when we get them. We want to be good community partners.

***Q: Not to be a naysayer as a fan of SAFE as an org, but I wanted to make sure that SAFE is aware of the violent crime along our street (and on our condo parking lot twice - a murder a while back, and once very recently against two women in our condos by a stranger) and what the plan for security will be for them to keep them safe? Will it extend to the streets directly outside?***

A: We will have outdoor security and cameras that look onto the streets, and we have some Constable services. We don't want tell people exactly what the security plan is, but we have found that people feel safer because we have a good relationship with the Police. You will see more EMS vehicles due to people who have trauma. There might be more Police because people with trauma might feel more scared. If there is danger from a person's partner, we will move them to our emergency shelter to keep them safer. Unfortunately, we will never be able to stop all the crimes.

***Q. Will there be outside visitors?***

A: Yes, they will have visitors, but they will be on approved guest lists.

***Q: There have been several incidences with safety/crime in our area. Adding this Shelter could further increase resident safety risks. For example, it is unclear whether a "housing-focused" shelter would morph into an intake facility (vs. referral-based) like downtown's***

***Austin Resource Center for the Homeless on 500 E 7th St., in which case, the initially planned “shelter” would lead to more people living on the neighborhood streets and thus threaten our safety.***

A: This an apartment community, tenants will have leases. This is not a shelter where people come in daily for services. The city needs housing, and I don't see this facility turning into a referral-based shelter. This is for permanent supportive housing.

***Q: Are you not concerned about the lack of green space for children living at SAFE?***

A: Yes, we are concerned about that, but there is a large, proposed development to the west of Lancaster for the entire block and they are proposing open space. Also, Bartholomew Park is about 1/2 mile from the development to the east on E. 51<sup>st</sup> Street.

***Q: Do you have data that supports the safety of the community before and after?***

A: That could probably be pulled, but I don't know exactly where that data is. We have few incidents on our campuses. An abuser is looking for a particular person, they are typically not trying to create mayhem. The number of incidents we have are minimal.

**Comments:**

- I don't trust the developers.
- Concept plans and meetings would be wonderful. Being partners is the one thing our condo residents value most. We have been scared off by developer actions, but we hope to build deep trust with whoever we are direct neighbors with.



## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.austintexas.gov/department/housing-and-planning](http://www.austintexas.gov/department/housing-and-planning)

### Housing and Planning Department S.M.A.R.T. Housing Program

9/8/2022

**S.M.A.R.T. Housing Certification**  
**Semizi LLC and Lancaster LLC**  
5107 and 5109 Lancaster Ct. Austin, TX 78723 (ID 850-5960)

#### TO WHOM IT MAY CONCERN:

Owners Semizi LLC and Lancaster LLC (development contact Eyad Kasemi; ph: 512.761.6161; email: [eyad@capitalahousing.com](mailto:eyad@capitalahousing.com)) is planning to develop The Lancaster, a 23-unit mixed-use development at 5107 and 5109 Lancaster Ct. Austin, TX 78723

Three (10%) of the units will be leased to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 10% (3) of the units will serve households at or below 60% MFI, the development will be eligible for 25% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore none of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

<del>AWU Capital Recovery Fees</del>	Concrete Permit	Mechanical Permit
Building Permit	Electrical Permit	Plumbing Permit
Site Plan Review	Subdivision Plan Review	Zoning Verification
Construction Inspection	Parkland Dedication Fee	Land Status Determination
Demolition Permit Fee	(by separate ordinance)	Building Plan Review
	Regular Zoning Fee	

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

- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenenergy.com](mailto:greenbuilding@austinenenergy.com)).
- Submit plans demonstrating compliance with the required accessibility or visitability standards.

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

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

- ♦ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

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

Please contact me by phone 512.974.3462 or by email at [nathan.jones@austintexas.gov](mailto:nathan.jones@austintexas.gov) if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Jones', with a stylized flourish at the end.

Nathan Jones, Project Coordinator  
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

## Application Summary Letter

### Neighborhood Plan Amendment

### SUMMARY LETTER

5113-5115 Lancaster Ct (Lots 7,8) are currently zoned MF-3-NP with a Multi-family Future Land Use Designation. The remaining lots on the block fronting Lancaster Ct are zoned NO-MU-NP with a Mixed-Use/Office Future Land Use Designation. We propose rezoning the block to CS-V-NP including 5107, 5109, 5111, 5113, 5115 Lancaster Ct. This allows for uniformity in both zoning and future land use designation with the lots across the street and the lots fronting 51st St also maintaining Mixed-Use Future land use designations. The project site is located within the full jurisdiction of the City of Austin. Change in neighborhood plan from (5113,5115) Multi-Family and (5107-5111) Office/Mixed-Use to Mixed-Use.

**Letter of Recommendation from the Neighborhood  
Plan Contact Team (NPCT)**

(No letter as of September 8, 2022)

.....

**From:** Rodney Ahart  
**Sent:** Monday, August 15, 2022 12:02 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Jones, Nathan  
<Nathan.Jones@austintexas.gov>  
**Subject:** Re: Windsor Park NPCT Rec?: NPA-2022-0023.01.SH\_5107 Lancaster Ct

\*\*\* External Email - Exercise Caution \*\*\*

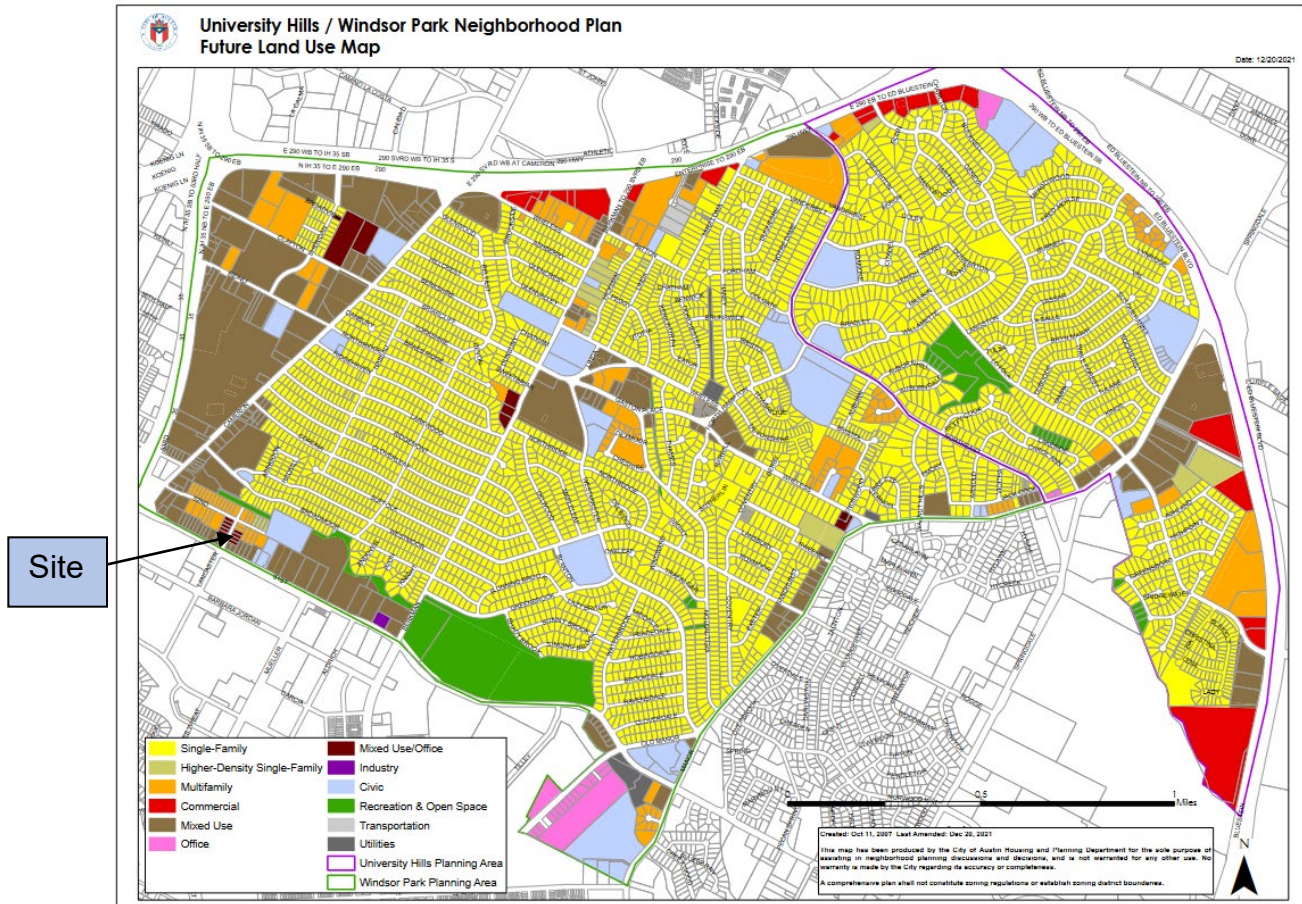
Hi Maureen,

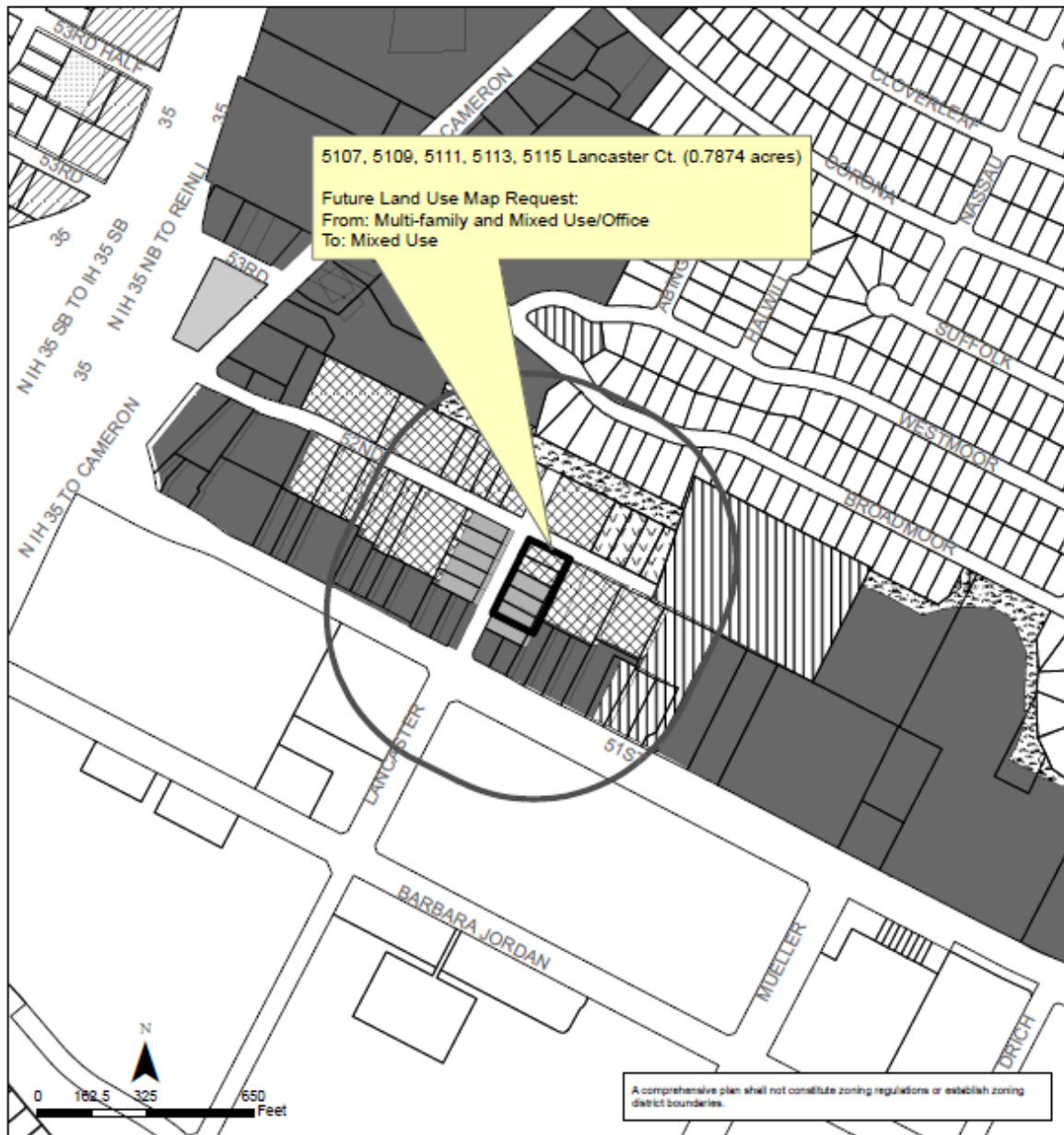
Thank you for providing this additional detail. It is really helpful.

The contact team will be meeting on Tuesday, August 16. I hope to send you a recommendation on the case shortly thereafter.

My best,  
Rodney







# University Hills/Windsor Park Combined (Windsor Park) Neighborhood Planning Area NPA-2022-0023.01.SH

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

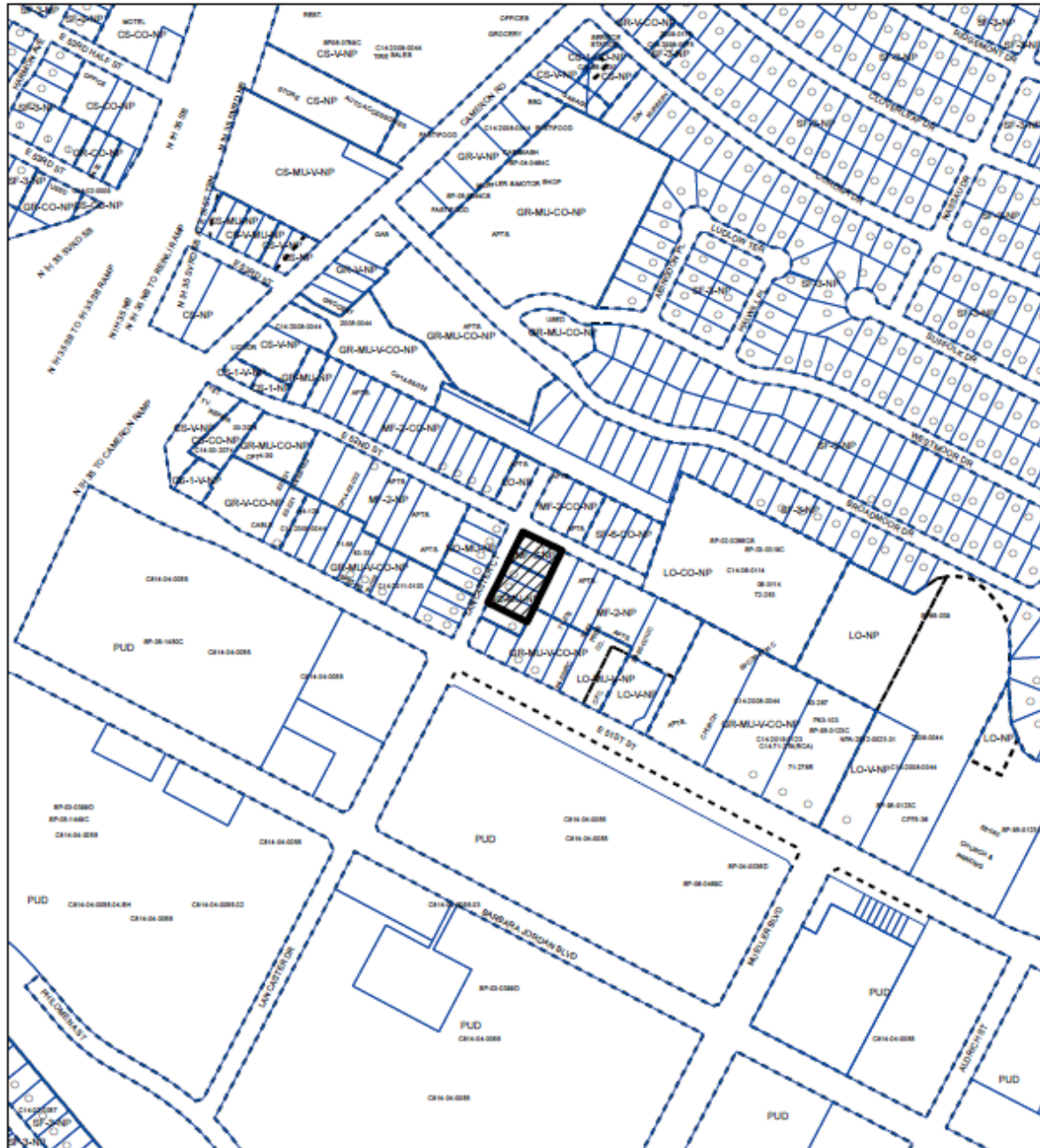


City of Austin  
Housing and Planning Department  
Created on 8/6/2022, by: MeeksS

## Future Land Use

	500 ft. notif. boundary		Mixed Use/Office
	Subject Tract		Multi-Family
	CMC		Office
	Commercial		Recreation & Open Space
	Higher-Density Single-Family		Single-Family
	Mixed Use		Transportation





- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

## ZONING

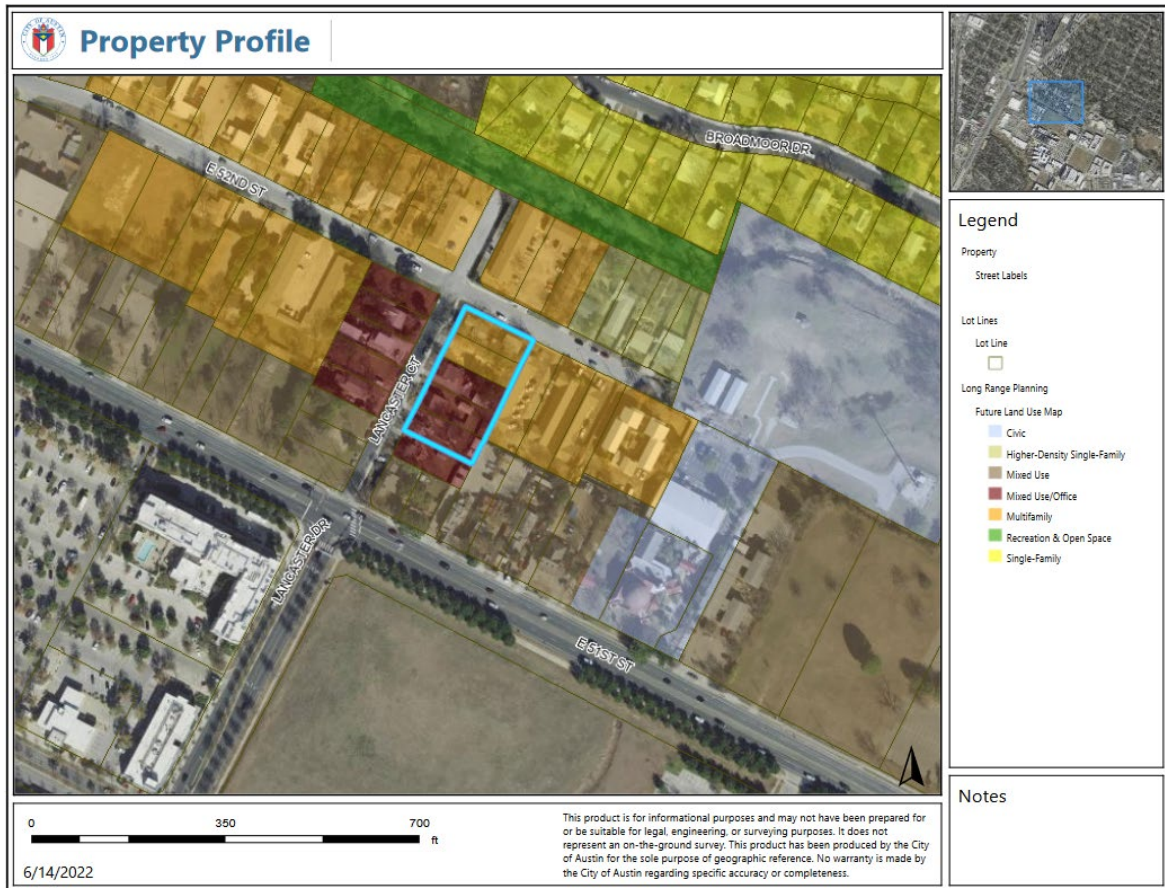
ZONING CASE#: C14-2022-0018.SH

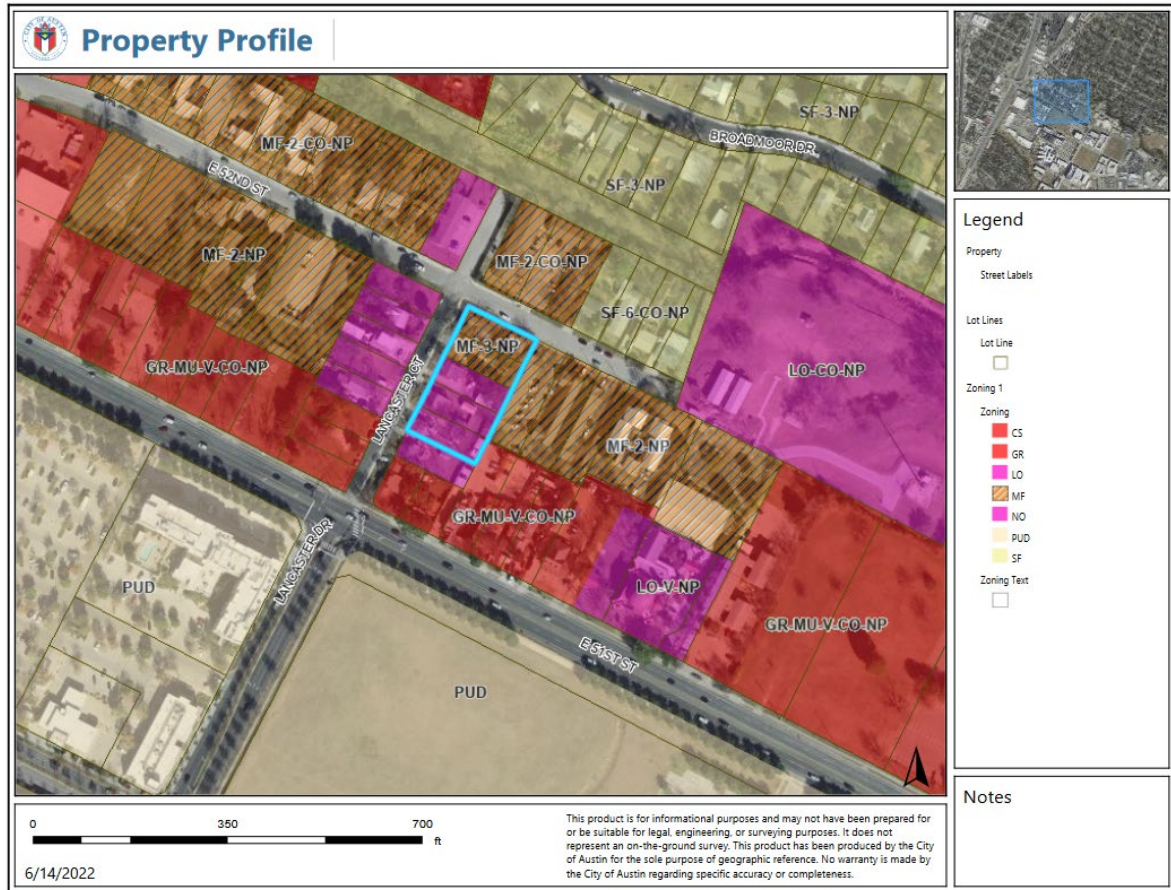
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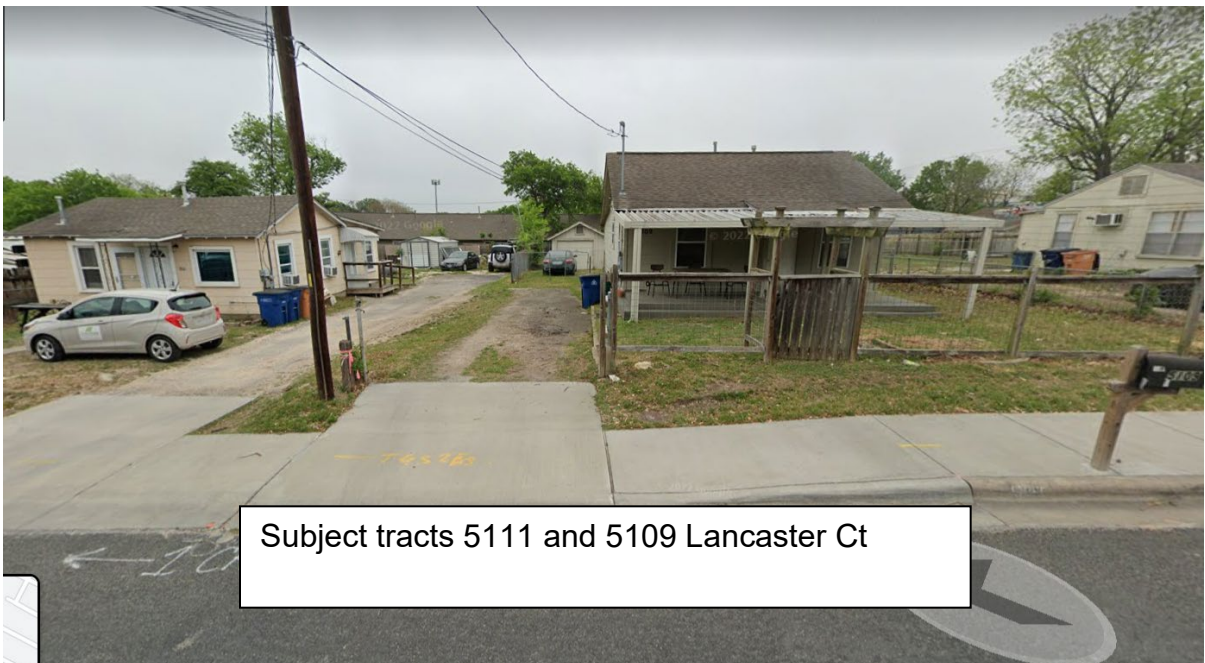
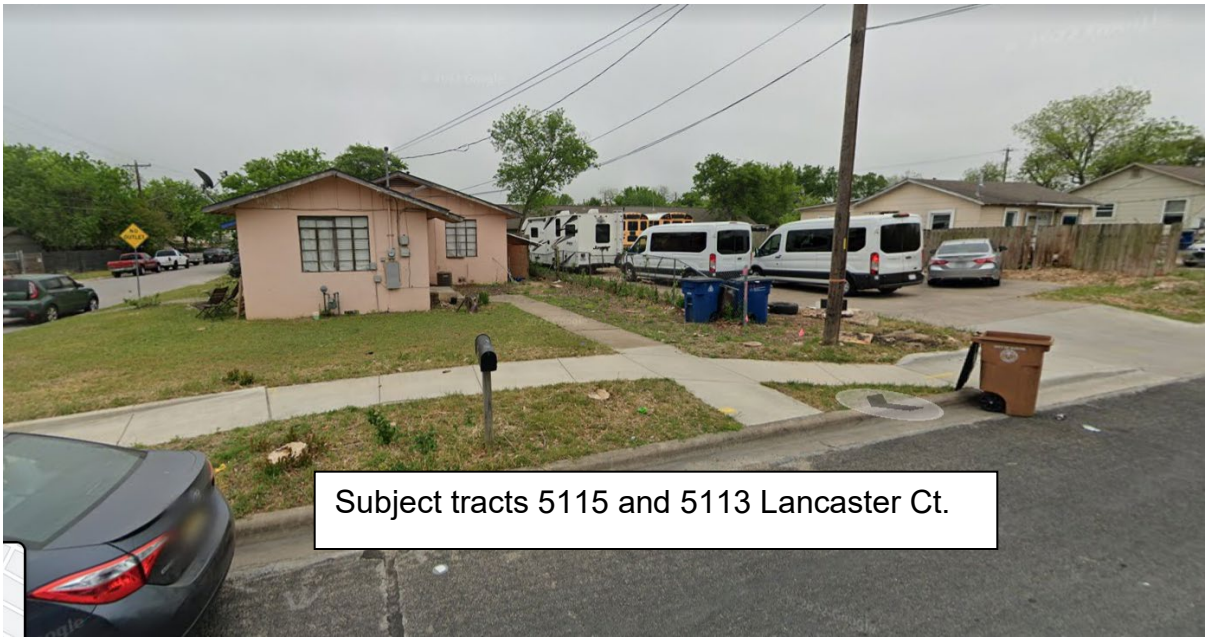


Created: 6/6/2022













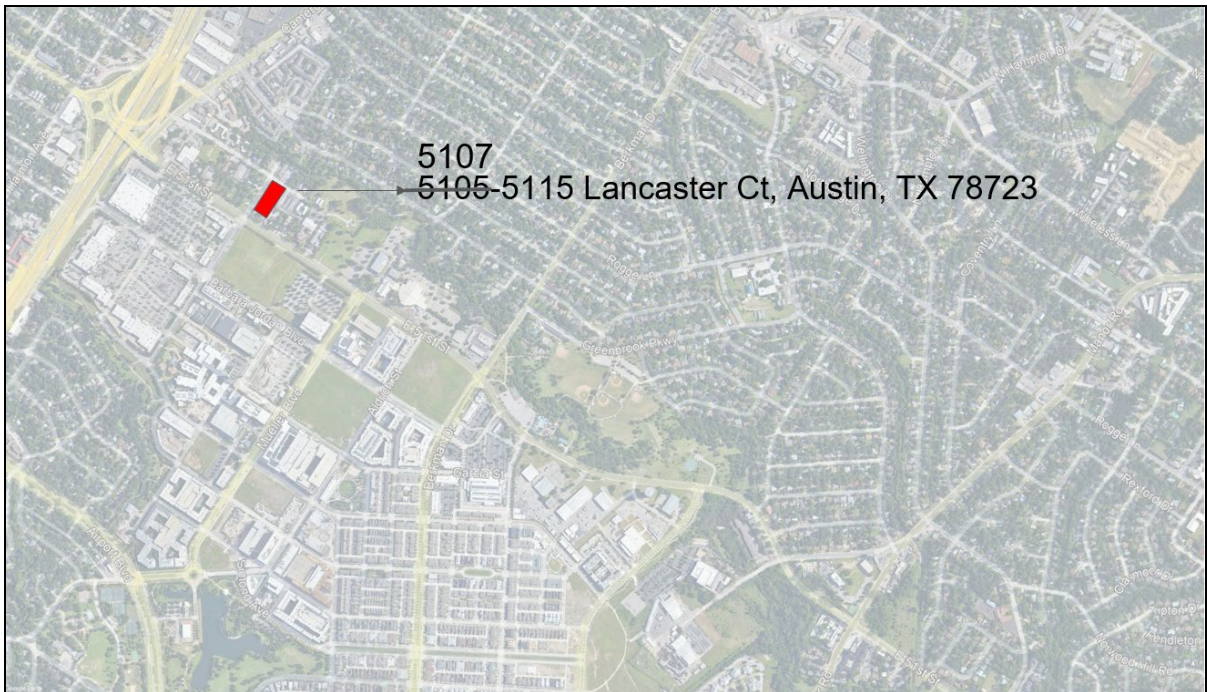
**Conor Kenny's Presentation at the June 13  
and June 21, 2022 Community Meetings**

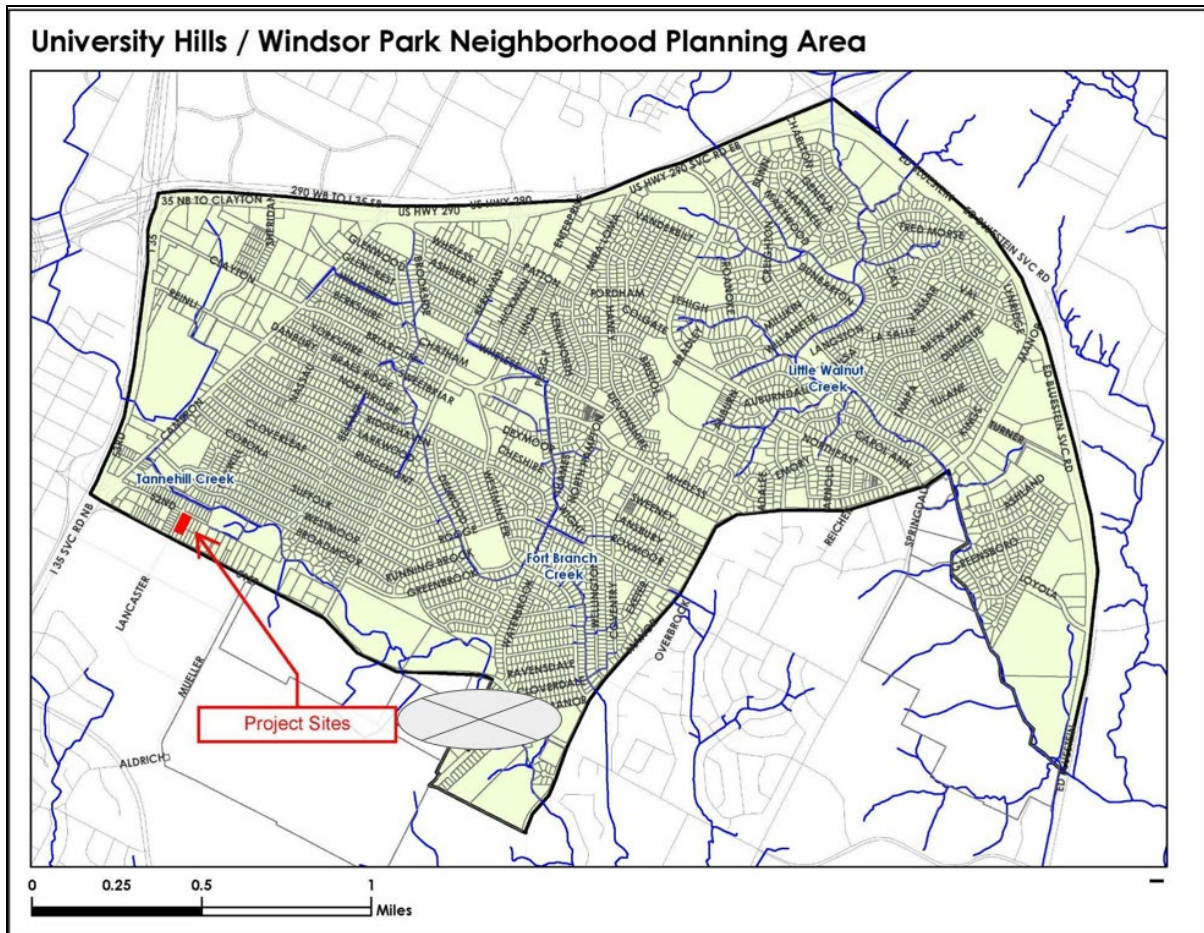
**Windsor Park Neighborhood Contact Team**

Lancaster/Cloverdale Rezoning

Proposed by:  
Conor Kenny, Capital A Housing  
[Conor@CapitalAHousing.com](mailto:Conor@CapitalAHousing.com)  
512-968-3050

June 14, 2022  
~~April 11, 2022~~

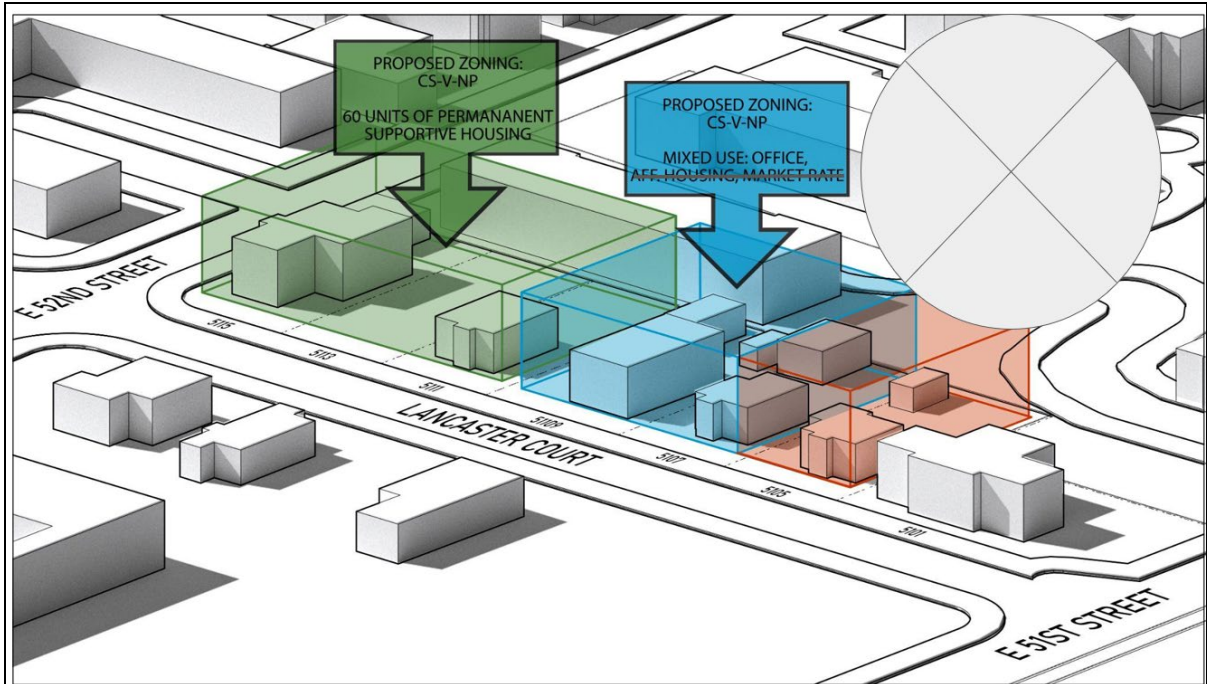




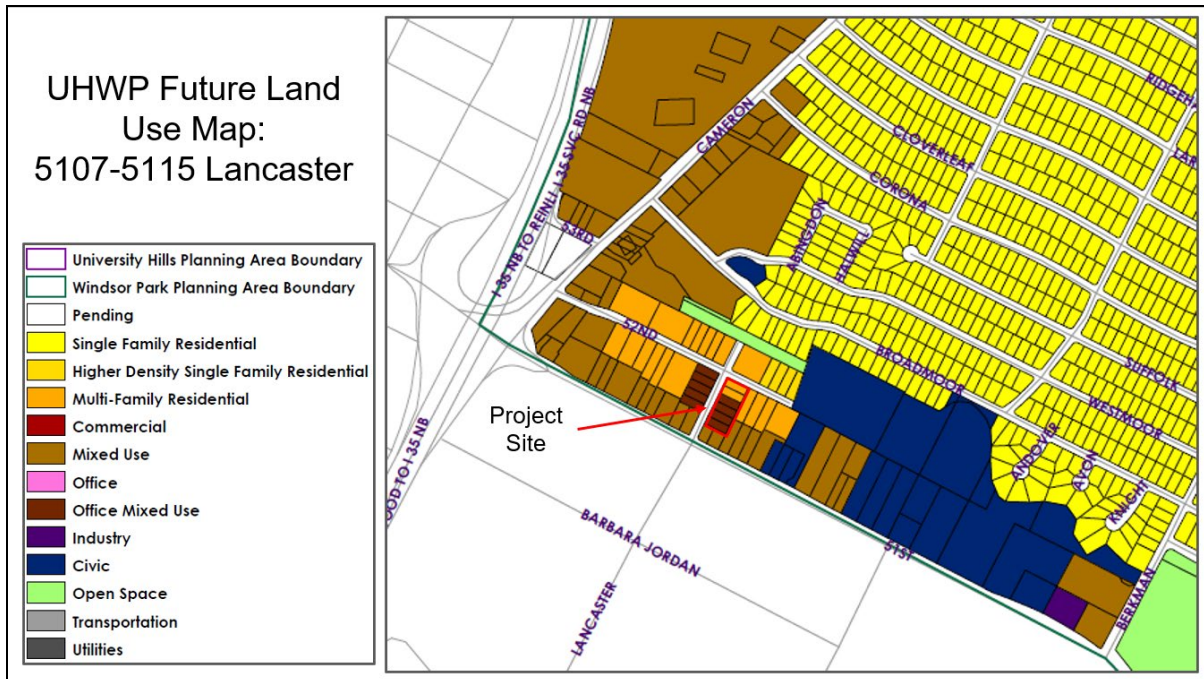
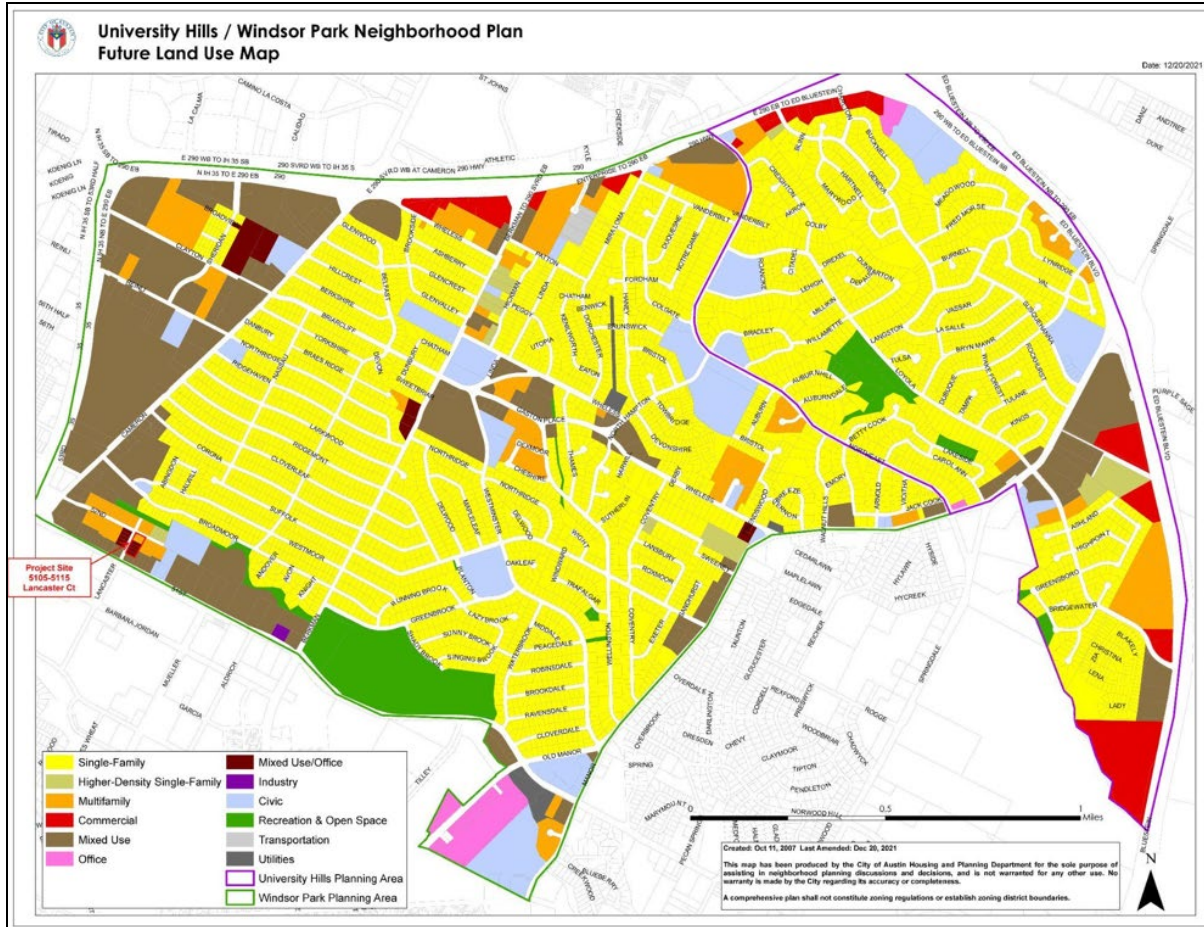
## 5107-5115 Lancaster Ct, Austin, TX 78723

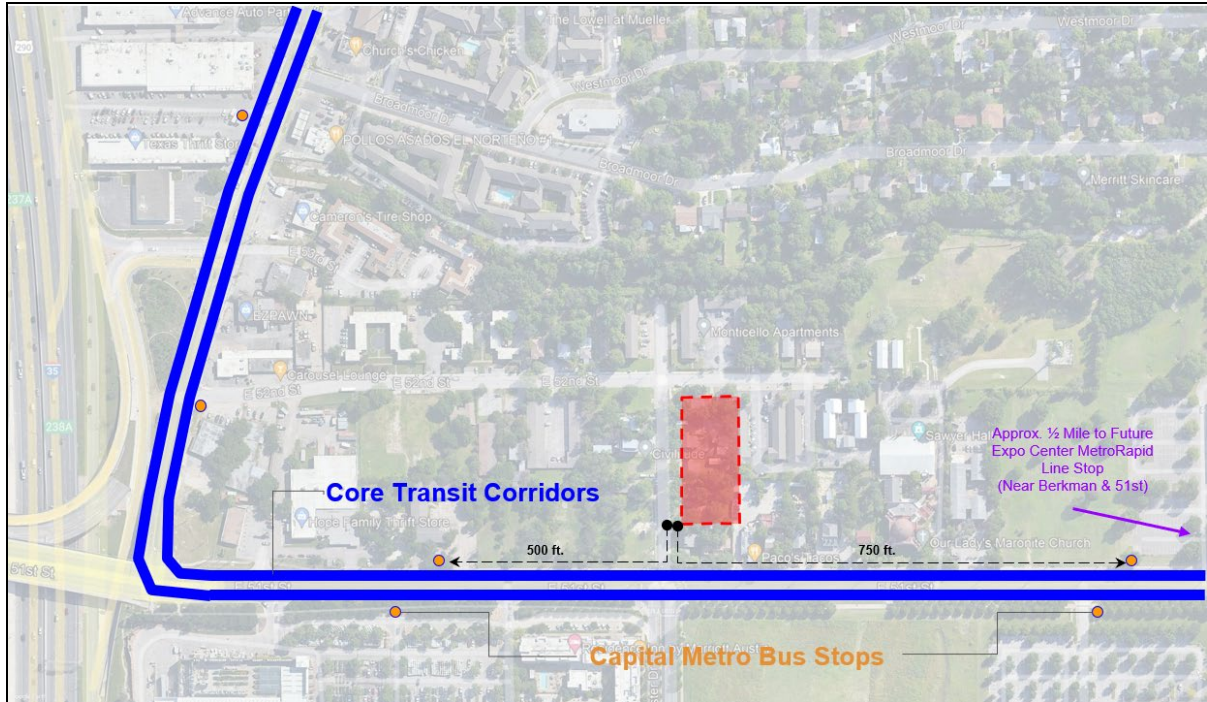
- 5111, 5113 & 5115 Lancaster Ct
  - Owned and operated by SAFE Alliance
  - 100% very-low income affordable housing for victims of domestic violence
  - 24 hour staff and secured entry
  - On-site support service staff
- 5107 & 5109 Lancaster Ct
  - Owned and operated by Civiltude Engineers & Planners
  - Replacement office for 5110 Lancaster (had to be traded for 5113 Lancaster)
  - Similar to current 5110 Lancaster (3 story office building)











## Current vs Proposed Zoning Site Development Standards

Zoning	<b>MF-3-NP</b>	<b>NO-MU-NP</b>	<b>CS-V-NP</b>
Status	Current	Current	<i>Proposed</i>
Max Building Cover	55%	35%	95%
Max Impervious Cover	65%	60%	95%
Max Building Height	40 Feet	35 Feet	60 Feet
Front Yard Setback	25 Feet	25 Feet	10 Feet
Street Side Yard	15 Feet	15 Feet	10 Feet
Interior Side Yard	5 Feet	5 Feet	n/a
Rear Yard	10 Feet	5 Feet	n/a

## Why this zoning / land use category?

- 5111, 5113 & 5115 Lancaster Ct
  - Site was very tight to achieve 60 units desired by SAFE
  - 60' multi-family zoning (MF-5) is only 70% lot coverage
  - MF-5 zoning would result in loss of ~25% of units
  - 5113 is ~95% impervious cover currently
- 5107 & 5109 Lancaster Ct
  - Owned and operated by Civiltude Engineers & Planners
  - Replacement office for 5110 Lancaster (had to be traded for 5113 Lancaster)
  - Enables SAFE Alliance project and offers modest financial benefit

### Request:

Contact team support for a neighborhood plan amendment for:

- 5113 & 5115 Lancaster Ct
  - Multifamily to Mixed Use
- 5107-5115 Lancaster Ct.
  - Neighborhood Office and Multi-Family 3 to Commercial Services - VMU



**Correspondence Received**

Objection to Case NPA-2022-0023.01.SH, submitted by Fu Woon on 06/19/22

Given the already unsafe area of Lancaster CT and 52nd ST, where drugs are traded and violence has occurred, residents are afraid of walking their dogs due to crimes and encounters with individuals committing other illegal acts, such as dumpster diving and package theft.

Adding this Shelter could further increase resident safety risks. For example, it is unclear whether a "housing-focused" shelter would morph into an intake facility (vs. referral-based) like downtown's Austin Resource Center for the Homeless on 500 E 7th St., in which case, the initially planned "shelter" would lead to more people living on the neighborhood streets and thus threaten our safety. Given this concern, we expect measures to ensure security around the new shelter (eg. 24/7 patrolling, fencing around the shelter, limitation on visitors). These measures must be legally enforceable and attached to the property (i.e., cannot operate the property without meeting those requirements). At the least, we expect a personal case manager who will meet with the neighborhood representatives/HOA committees on a regular basis and make sure the Shelter are on track for permanent housing and removing threats to safety of the residents and their \*children\*. In short, we, the residents, would like to 1) have a copy of an "enforceable legal guarantee/instrument" laying out the details to ensure the shelter is operated as intended (limiting the shelter to 60 beds; prohibiting drop-ins and camping in the surrounding area), 2) have legally enforceable safety measures being in place, and 3) be involved in the process for developing the Shelter. Otherwise, the Shelter should be developed in an industrial area away from neighborhoods.



# PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request or approve an alternative to the amendment requested.

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

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page.

*Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.*

*Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y pueden ser publicadas en línea.*

## PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:

City of Austin  
Housing and Planning Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

**Case Number:** NPA-2022-0023.01.SH

**Contact:** Maureen Meredith, Ph: 512-974-2695 or

Maureen.Meredith@austintexas.gov

**Public Hearings:** June 28, 2022 - Planning Commission  
July 28, 2022 - City Council

☐ I am in favor  
☒ object

**Fu Woon**

Your Name (please print)

1311 E 52ND ST #6, AUSTIN TX 78723

Your address(es) affected by this application

*Fulloon*

06-19-22

Signature

Date

Comments: See attached

**From:** Jane A Parker

**Sent:** Tuesday, June 21, 2022 3:10 PM

**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>

**Subject:** Virtual Community Meeting for The Lancaster, NPA-2022-0023.01.SH; C14-2022-0018.SH

\*\*\* External Email - Exercise Caution \*\*\*

Hi Heather and Maureen,

I would like to submit the following statements of opposition to the above named Plan Amendment and Zoning Case. I am also attaching two articles regarding violence that has occurred in very close proximity to the planned project, as well as the current floodplain map for our neighborhood.

Please let me know if you have any questions, and we will see you at the meeting tonight.

Thank you,  
Jane Ann Parker  
512-636-0410

Submitted by Jane Ann Parker

**Prepared for City of Austin, Housing and Planning Department  
Meeting, June 21, 2022, 6:00-7:30pm  
Plan Amendment Case #: NPA-2022-0023.01.SH  
Zoning Case #: C14-2022-0018.SH**

We homeowners, living on 52nd ST and Lancaster CT (adjacent to the proposed development), **object** for the following reasons:

**SAFE IS A GREAT ORGANIZATION, BUT AN IMPROVED PLAN IS NEEDED FOR SUITABILITY AND SUSTAINABILITY**

- There will be no green space for SAFE residents to enjoy, particularly those with children who need daily access to outdoor activities.

**NEIGHBORHOOD CRIME AND SAFETY CONCERNS FOR SAFE RESIDENTS**

- [September 2, 2018 Homicide](#) (1307 E. 52nd ST)
- [July 20, 2020 Homicide](#) (1400 E. 51st ST))
- [April 24, 2022: Man hit multiple people with car near Windsor Park.](#)  
Before going to Target to commit more crimes, this same man tried to break down doors of several residences at 1307 E. 52nd ST. He brandished a knife at a resident of the Verandas on 52nd, threatening to "cut her" if she approached him.
- Given the already unsafe area of Lancaster CT and 52nd ST, where drugs are traded and violence has occurred, residents are afraid of walking their dogs due to crimes and encounters with individuals committing other illegal acts, such as dumpster diving and package theft.
- Adding this Shelter may further increase resident safety risks.

**FLOODPLAIN CONCERNS (Floodplain map attached)**

- The proposed development will have 95% impervious cover. Given our proximity to the floodplain, we have serious concerns about how these developments will negatively impact us, particularly those who live adjacent to Tannehill Creek.
- We have already experienced drainage problems that made it necessary for six residents to have to install all new flooring due to mold. The proposed 95% impervious cover poses serious risks to our health and safety.

Submitted by Jane Ann Parker

#### **COMPATIBILITY STANDARDS**

- The proposed plan violates compatibility standards for a residential neighborhood. Our homes will be next to a building that towers over us.
- This will block sunlight to our community garden that has provided residents with fresh produce for years.

#### **PARKING**

- Parking is already inadequate on Lancaster CT and 52nd ST. Our complex is not gated, and we routinely have non-residents using the lot at the Verandas on 52nd, so it is already a problem and will only get worse with this development.
- Lancaster CT is congested because Civiltude does not provide adequate parking for its employees, who often park illegally too close to the intersection of 51st ST and Lancaster CT making it a dangerous and congested area to drive through.
- The 5 parking spaces in the proposed plan are woefully inadequate for 60 residents, staff, and visitors.

#### **LACKING TRANSPARENCY/HONESTY/NEIGHBORHOOD CONSIDERATION**

- We have seen many iterations of the proposed plan and neighboring residents were not provided updates to substantial changes.
- A blatant lack of consideration to neighboring residents was all too apparent when all of the trees were cut down on the developers' properties, even before the plan was approved. This created distrust among neighbors, showed a lack of consideration for them, and an egregious disrespect for environmental concerns.
- Walking around our immediate neighborhood has become more difficult with the lack of shade and increased heat island effect, especially for those with young children and infants taking a walk. This heat island effect will become even more pronounced when a large building takes the place of all the backyard greenery that exists today where this project would be built.

Individuals listing their names below in support of this document, and others who have not, actually support SAFE as an organization and are agreeable to being neighbors under an improved plan. However, even those who have not added their names to this document have expressed concerns about parking issues and flooding risk.

Submitted by Jane Ann Parker

**For the reasons listed above, we object to the proposed development:**

Lee Howson (HOA President, The Verandas at 52nd ST)  
1309 E. 52nd St., Unit 3

Kaitlin Antonides  
1309 E. 52nd ST, Unit 4

Jane Ann Parker and Andy Breslin  
1311 E. 52nd ST, Unit 1

Scot Richardson  
1311 E. 52nd ST, Unit 5

Martin Woon  
1311 E. 52nd ST, Unit 6

Carolina Trevino  
1311 E. 52nd ST, Unit 3

Candace Misko  
1311 E. 52nd ST, Unit 4

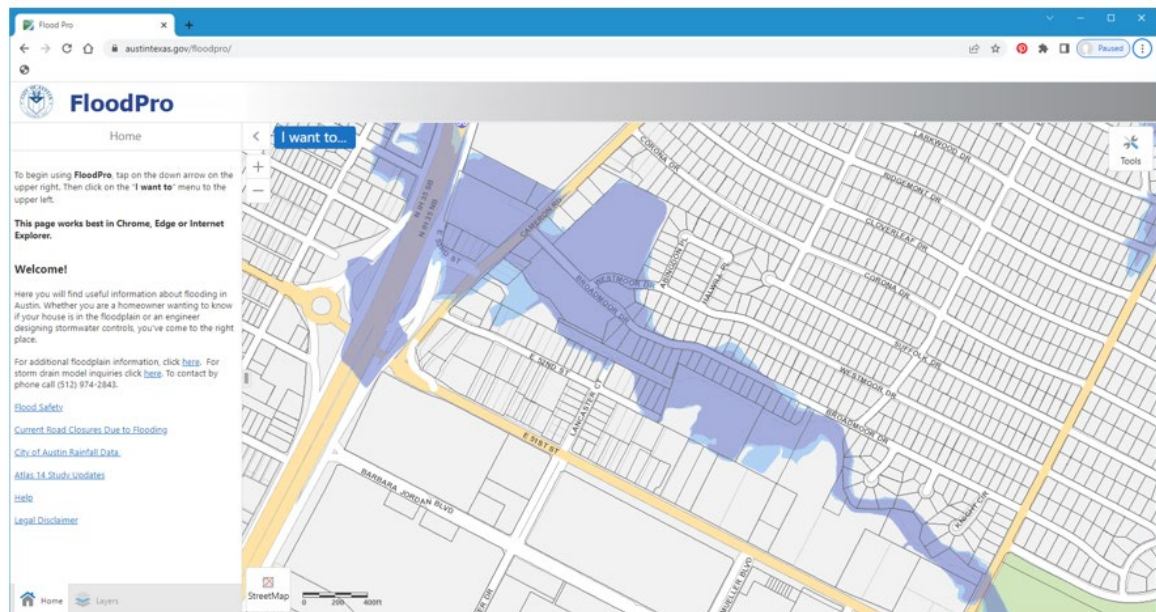
Connie Chen  
1307 E. 52nd ST, Unit 3

Will Heathcott and Steele Meisinger  
1306 E. 52nd ST



## Lancaster-52<sup>nd</sup> floodplain map

Wednesday, April 13, 2022



[Link to map](#)

<https://www.austintexas.gov/floodpro/>

Submitted by Jane Ann Parker

Submitted by Jane Ann Parker

 Listen to Statesman News Network

**Austin American-Statesman**  
SERVING OUR COMMUNITY SINCE 1871

LOCAL

## Suspect in woman's slaying known to wield machete knife, police say

**Kelsey Bradshaw**

Published 1:09 p.m. CT July 28, 2020

A man accused by police of killing a woman in East Austin last week was known to walk around swinging a machete-style knife, according to court documents.

Austin police charged 23-year-old James Sorrels with murder last week, three days after asking for the public's help in finding a suspect in the case. Police think Sorrels slashed 58-year-old Karen Sue Henson in the face with a machete-style knife, an arrest affidavit filed against Sorrels says.

Officers on July 20 had responded at 2:50 a.m. to an apartment complex in the 1400 block of East 51st Street, west of Berkman Drive near Interstate 35.

Police had received a 911 call about an injured woman, and when officers arrived, they found Henson in an apartment with her face slashed, the affidavit says.

Henson was taken to Dell Seton Medical Center but she was pronounced dead at 3:25 a.m.

Henson's fiancé told police that the couple heard scratching outside their bedroom window and Henson went to investigate because he wasn't wearing clothes. Soon after she left the apartment, the fiancé heard screaming coming from the living room, the affidavit says.

He went into the living room and found Henson bleeding. A large amount of blood was found north of the couple's apartment, with a trail of it leading into the couple's apartment, the affidavit says.

Submitted by Jane Ann Parker

Austin police interviewed residents in the area and received multiple tips related to Henson's death. Most pointed to Sorrels, a man who lived at the complex and was thought to have mental health issues. He was known to have a machete and one tipster reported that he and the couple had gotten into arguments in the past, the affidavit says.

Sorrels' mother on July 21 told police she saw the news of Henson's death and was concerned her son may be involved.

On July 22, police received a report from one of Sorrels' neighbors who saw him carrying a machete-style knife. The caller believed he was capable of attacking someone and thought he may have been influenced by someone else.

Later that day, police stopped Sorrels for running a stop sign while on a bicycle. He was arrested and taken to the Austin police homicide office.

Sorrels told police, according to the affidavit, that he knew about Henson's killing but thought someone else was responsible. He gave officers consent to search his apartment, the affidavit says.

Police found reddish-brown stains on his door handle and metal-mesh door and on metal strike plate on the inside door jamb. The stain had a positive test result for possibly being blood, the affidavit says.

Sorrels did not have any wounds on his hands that could have explained the stains on the door, the affidavit says. Sorrels also told police he didn't have a machete, the affidavit says.

Police then searched a small attic inside Sorrels' closet. It looked like someone had crawled through the attic, the affidavit says.

Police found a pair of white Nike shoes, a pair of blue latex gloves and long-sleeve blue jacket, all with reddish-brown stains, the affidavit says. The stains on the gloves looked fresh, the affidavit says.

In the back of the attic, police found a large machete with a black blade and orange handle. The blade had reddish-brown stains on it, the affidavit says.

Sorrels was unable to explain why the items were in the attic, the affidavit says.



Submitted by Jane Ann Parker

Police showed Sorrels photos of the items and he said the photos were not taken in his apartment and he said his name wasn't James. He appeared to be suffering from mental health issues, the affidavit says.

Police believe Sorrels knew what he did was wrong because he hid the shoes, latex gloves and machete in the attic, the affidavit says.

Henson's death was ruled a homicide by the Travis County medical examiner's office. Her cause of death was sharp force trauma, the affidavit says.

Sorrels is in the Travis County Correctional Complex with a bail amount of \$1 million, online county records say.

Submitted by Jane Ann Parker

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## **NEWS**

# **Man, 19, admits killing woman found dead in parking lot, police say**

**Katie Hall, Kelsey Bradshaw** [khall@statesman.com](mailto:khall@statesman.com)

Published 12:01 a.m. CT Sept. 4, 2018 | **Updated 12:11 p.m. CT Sept. 26, 2018**

Austin police say a 19-year-old man has confessed to killing a woman who was found dead in a Northeast Austin parking lot Saturday.

Edgar J. Vega Rubi was arrested Monday, police said. Charges against him are still pending, but police said he will be charged with murder.

Austin police responded Saturday morning to a call reporting a person down in the 1300 block of East 52nd Street and found Cheryl Murray, 52, lying in the parking lot, officials said. Austin-Travis County Emergency Medical Services medics tried to resuscitate her, but she was pronounced dead at 7:44 a.m., police said.

Murray was stabbed to death, police said.

Police reviewed surveillance video taken from a nearby intersection, which they say shows Murray walking toward a vehicle with a distinctive paint pattern around 3:07 a.m. and speaking to a man inside. She then got into the vehicle, which drove east on East 52nd Street, authorities said.

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Twenty minutes after the video captures Murray getting in, the vehicle can be seen driving with its headlights off, headed west on East 52nd Street toward Cameron Road.

Austin police detectives canvassed the area on Monday and found the vehicle in the 9900 block of Quail Boulevard, police said.

Submitted by Jane Ann Parker

The detectives conducted a traffic stop on the vehicle and brought the driver, later identified by police as Vega Rubi, to the Police Department's homicide office, where he admitted to killing Murray, authorities said.

Vega Rubi told police that he got into an argument with Murray in his car and stabbed her, police said. Then, police believe Vega Rubi either dropped Murray out of his car or she ran away, Austin police Sgt. Eric De Los Santos said Monday.

Murray's death is the 24th homicide being investigated by police this year, officials said.

The investigation is still ongoing and Austin police are asking anyone with more information about this case to call the homicide tip line at 512-477-3588, Crime Stoppers at 512-472-TIPS or text "Tip 103" plus a message to CRIMES. People can also use the Crime Stoppers or Austin PD apps, available on iPhone and Android.

**From:** Jamie Nielson  
**Sent:** Tuesday, June 21, 2022 3:22 PM  
**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Cc:** Jamie Nielson <jamie@nielsonlegal.com>  
**Subject:** Re: NPA-2022-0023.01.SH Lancaster Court

\*\*\* External Email - Exercise Caution \*\*\*

Maureen – Attached is a letter containing my comments for inclusion in the staff case report regarding NPA-2022-0023.01.SH.

Please confirm receipt.

Thank you.

Jamie

Jamie Nielson

P.O. Box 30530  
Austin, Texas 78755-3530

Submitted by Jamie Nielson

**ROCK STOP, LLC - SERIES II**

P.O. Box 30530  
Austin, Texas 78755-3530

June 21, 2022

To the Planning Commission of the City of Austin

Re: June 28, 2022 Planning Commission Public Hearing concerning:

Plan Amendment Case No. NPA-2022-0023.01.SH. Contact person: Maureen Meredith

Rezoning Case No. C14-2022-0018.SH. Contact person Heather Chaffin

Dear Planning Commissioners:

My name is Jamie Nielson, and I am a manager of Rock Stop, LLC – Series II which is the owner of the property at 5105 Lancaster Court (“5105”) in Austin. 5105 is adjacent to the group of tracts that are the subject of the referenced applications for amendment of the University Hills/Windsor Park Neighborhood Plan (“Plan”) (NPA-2022-0023.01.SH) and rezoning (C14-2022-0018.SH). For the reasons below, Rock Stop, LLC – Series II **objects to both applications** and requests the Planning Commission recommend to the City Council both applications be denied.

**Violent Crime Makes the Proposed Location a Bad Choice for “The Lancaster”**

The development that is the basis for the applications is “The Lancaster” which is proposed to be a five-story, 60-unit building intended “... for those who have experienced long-term trauma violence and homelessness” with support services to be provided by SAFE Alliance (TDHCA Competitive (9%) Housing Tax Credit application for The Lancaster pp. 359, 360 and 417) (“TDHCA Application”). In 2018 a homicide by stabbing occurred on the same block as proposed for the Lancaster (1300 block of 52<sup>nd</sup> Street). In 2020 another homicide by machete occurred only a block from the proposed location (1400 block of 51<sup>st</sup> Street). The crimes are described in Attachments 1 and 2 which are articles from the *Austin American Statesman*. It is important for the Planning Commission (and SAFE Alliance) to keep these violent crimes in mind when considering the proposed Plan amendment and zoning changes. Promoting affordable housing “for those who have experienced long-term trauma, violence and homelessness” is good public policy. Placing such housing in an area with a recent history of violent crime is not.

**Providing Only 5 Parking Space for 60 Residence Units Would Jam Adjacent Streets**

“The Lancaster” would front Lancaster Court and extend down 52<sup>nd</sup> street. Both streets terminate within a block of the proposed location of The Lancaster and these streets currently experience a lot of street parking. The streets are so narrow that even a moderate number of parked cars turn the streets into one-lane roads; traffic then stops as standoffs occur when cars approach from opposing directions. The Lancaster development ignores the need for onsite parking as shown by the fact only 5 parking spaces are planned to be available for the tenants occupying 60 units, all

Submitted by Jamie Nielson

Planning Commission  
June 21, 2022  
Page 2 of 2

their visitors, and the staff servicing the facility (TDHCA Application p. 424). It is absurd to believe only 1 unit (including all tenants in the unit and their guests) in 12 will have a car. The justification for near non-existent parking appears to be presence of public transportation in the area and an assumption most tenants will not be able to afford a car. The presence of public transportation or modest income of tenants does not mean tenants will not need their own car for transportation. The development plan foregoes addressing realistic parking needs of the neighborhood. The Lancaster will cause such parking congestion as to make the streets effectively impassible for much of the time. This congestion will only be made worse as vacant land on the western side of the same block of Lancaster Court is developed.

**There is No Justification to Change the Zoning for 5107 and 5109**

"The Lancaster" is proposed to be built on three adjacent lots: 5111, 5113 and 5115 Lancaster Court. In early June the applicant amended its applications to include 5107 and 5109 Lancaster Court to change the zoning to commercial use (CS-V-HP). Attachment 3 is a FLUM map from the Plan amendment application modified to highlight, with blue cross hatching, the site for The Lancaster. 5107 and 5109 would not be part of The Lancaster facility. These two lots are zoned neighborhood office/mixed use (NO-NU-NP) as are the tracts next door (5105) and across the street (5106 and 5108). As can be seen from the attached FLUM, approving the applications would break up this existing continuity of allowed land use and result in a more intensive land use for 5107 and 5109. The applicants may express a desire to build an office building on the two lots. A change in zoning is not needed for that purpose because it is allowed under the current NO-MU-NP zoning. In fact the multi-story office currently occupied by the applicant and its affiliated companies was built less than 10 years ago under the same NO-MU-NP now in effect for 5107 and 5109. The applicants should not be allowed to tack on an upgraded zoning for 5107 and 5109 when there is no need for such a zoning change.

Respectfully,



Jamie Nielson, Manager  
Rock Stop, LLC – Series II

attachments



Submitted by Jamie Nielson

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## **NEWS**

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Twenty minutes after the video captures Murray getting in, the vehicle can be seen driving with its headlights off, headed west on East 52nd Street toward Cameron Road.

Austin police detectives canvassed the area on Monday and found the vehicle in the 9900 block of Quail Boulevard, police said.

**ATTACHMENT 1**

Submitted by Jamie Nielson

The detectives conducted a traffic stop on the vehicle and brought the driver, later identified by police as Vega Rubi, to the Police Department's homicide office, where he admitted to killing Murray, authorities said.

Vega Rubi told police that he got into an argument with Murray in his car and stabbed her, police said. Then, police believe Vega Rubi either dropped Murray out of his car or she ran away, Austin police Sgt. Eric De Los Santos said Monday.

Murray's death is the 24th homicide being investigated by police this year, officials said.

The investigation is still ongoing and Austin police are asking anyone with more information about this case to call the homicide tip line at 512-477-3588, Crime Stoppers at 512-472-TIPS or text "Tip 103" plus a message to CRIMES. People can also use the Crime Stoppers or Austin PD apps, available on iPhone and Android.



Submitted by Jamie Nielson

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LOCAL

## Suspect in woman's slaying known to wield machete knife, police say

**Kelsey Bradshaw**

Published 1:09 p.m. CT July 28, 2020

A man accused by police of killing a woman in East Austin last week was known to walk around swinging a machete-style knife, according to court documents.

Austin police charged 23-year-old James Sorrels with murder last week, three days after asking for the public's help in finding a suspect in the case. Police think Sorrels slashed 58-year-old Karen Sue Henson in the face with a machete-style knife, an arrest affidavit filed against Sorrels says.

Officers on July 20 had responded at 2:50 a.m. to an apartment complex in the 1400 block of East 51st Street, west of Berkman Drive near Interstate 35.

Police had received a 911 call about an injured woman, and when officers arrived, they found Henson in an apartment with her face slashed, the affidavit says.

Henson was taken to Dell Seton Medical Center but she was pronounced dead at 3:25 a.m.

Henson's fiancé told police that the couple heard scratching outside their bedroom window and Henson went to investigate because he wasn't wearing clothes. Soon after she left the apartment, the fiancé heard screaming coming from the living room, the affidavit says.

He went into the living room and found Henson bleeding. A large amount of blood was found north of the couple's apartment, with a trail of it leading into the couple's apartment, the affidavit says.

ATTACHMENT 2

Submitted by Jamie Nielson

Austin police interviewed residents in the area and received multiple tips related to Henson's death. Most pointed to Sorrels, a man who lived at the complex and was thought to have mental health issues. He was known to have a machete and one tipster reported that he and the couple had gotten into arguments in the past, the affidavit says.

Sorrels' mother on July 21 told police she saw the news of Henson's death and was concerned her son may be involved.

On July 22, police received a report from one of Sorrels' neighbors who saw him carrying a machete-style knife. The caller believed he was capable of attacking someone and thought he may have been influenced by someone else.

Later that day, police stopped Sorrels for running a stop sign while on a bicycle. He was arrested and taken to the Austin police homicide office.

Sorrels told police, according to the affidavit, that he knew about Henson's killing but thought someone else was responsible. He gave officers consent to search his apartment, the affidavit says.

Police found reddish-brown stains on his door handle and metal-mesh door and on metal strike plate on the inside door jamb. The stain had a positive test result for possibly being blood, the affidavit says.

Sorrels did not have any wounds on his hands that could have explained the stains on the door, the affidavit says. Sorrels also told police he didn't have a machete, the affidavit says.

Police then searched a small attic inside Sorrels' closet. It looked like someone had crawled through the attic, the affidavit says.

Police found a pair of white Nike shoes, a pair of blue latex gloves and long-sleeve blue jacket, all with reddish-brown stains, the affidavit says. The stains on the gloves looked fresh, the affidavit says.

In the back of the attic, police found a large machete with a black blade and orange handle. The blade had reddish-brown stains on it, the affidavit says.

Sorrels was unable to explain why the items were in the attic, the affidavit says.

Submitted by Jamie Nielson

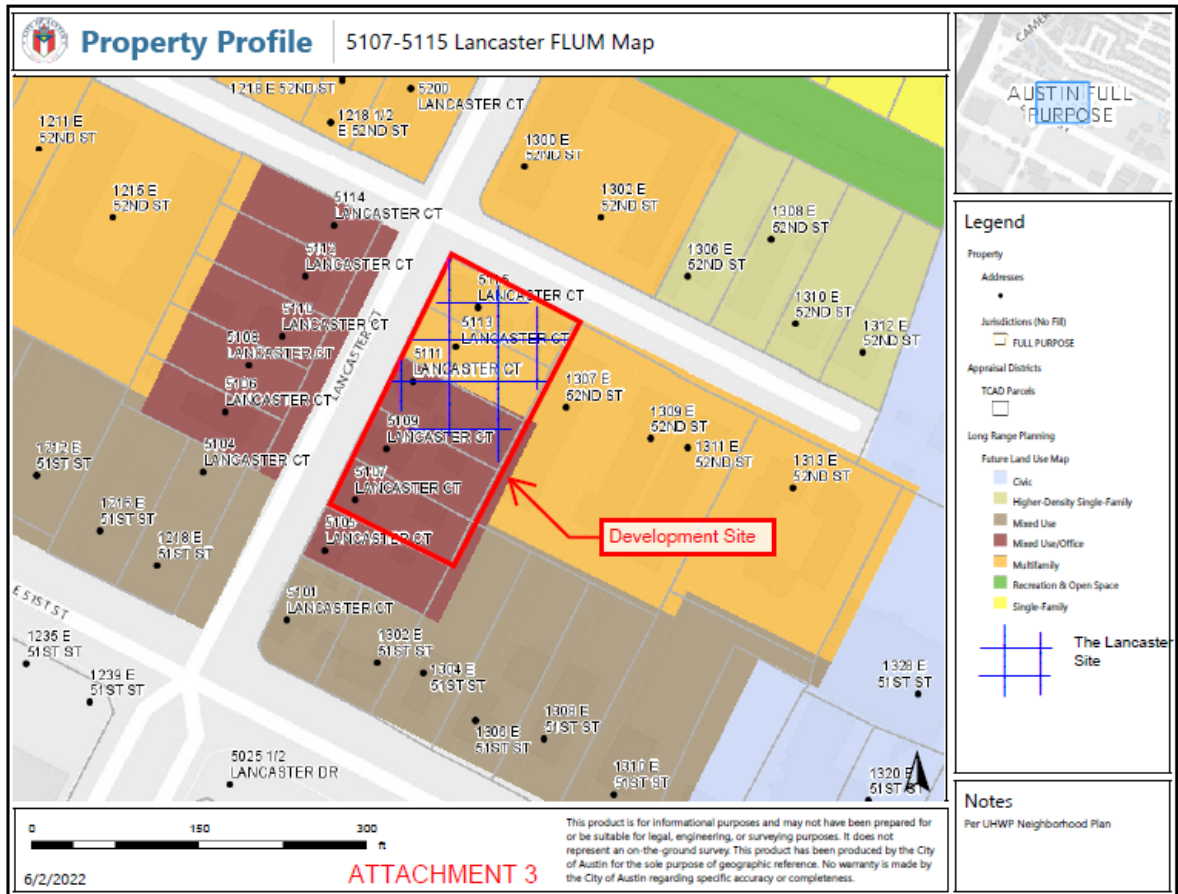
Police showed Sorrels photos of the items and he said the photos were not taken in his apartment and he said his name wasn't James. He appeared to be suffering from mental health issues, the affidavit says.

Police believe Sorrels knew what he did was wrong because he hid the shoes, latex gloves and machete in the attic, the affidavit says.

Henson's death was ruled a homicide by the Travis County medical examiner's office. Her cause of death was sharp force trauma, the affidavit says.

Sorrels is in the Travis County Correctional Complex with a bail amount of \$1 million, online county records say.

Submitted by Jamie Nielson



**From:** Jamie Nielson

**Sent:** Tuesday, July 12, 2022 12:09 PM

**To:** Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Cc:** Jamie Nielson Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>

**Subject:** Neighborhood Plan Amendment Case NPA-2022-0023.01.SH and Zoning Case C14-2022-0018.SH

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Meredith and Ms. Chaffin – On June 21, 2022, I filed the attached letter on behalf of Rock Stop, LLC – Series II (“Rock Stop”) protesting the applications that are Neighborhood Plan Amendment Case NPA-2022-0023.01.SH and Zoning Case C14-2022-0018.SH. Rock Stop is affected by the applications because it owns 5105 Lancaster Court. As set out in the letter, a primary objection is the proposed 60-unit Lancaster SAFE facility will have only 5 parking spaces.



The failure of The Lancaster to have adequate parking is worse than set out in my June 21<sup>st</sup> letter. All 5 parking spaces for the project are apparently going to be restricted to handicapped parking. Attached are two pages from the developer's application filed with the Texas Department of Housing and Community Affairs for 9% Tax Credits (application No. 22000 viewable at:

<https://www.tdhca.state.tx.us/multifamily/docs/imaged/2022-9-challenges/22000.pdf>).

The attached pages depict all 5 parking spaces for the 60-unit Lancaster as designated handicapped. I am not advocating for a reduction in the number of handicapped spaces. However, with no general parking spaces for the 60-unit complex, Lancaster Court and 52<sup>nd</sup> Street can be expected to become nearly impassible under routine traffic volume.

Please include these additional comments and attachments in the staff case report regarding Neighborhood Plan Amendment Case NPA-2022-0023.01.SH and Zoning Case C14-2022-0018.SH.

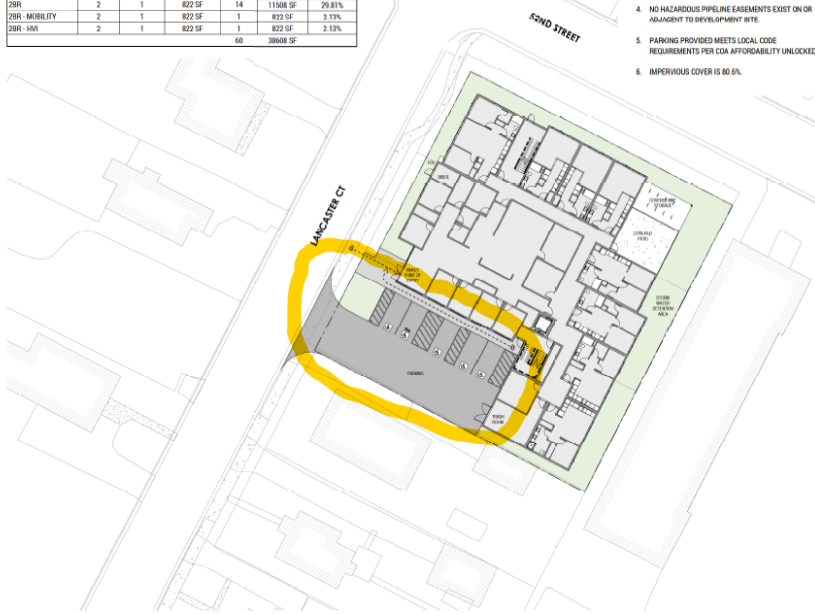
Thank you  
Jamie Nielson  
Manager  
Rock Stop, LLC – Series II

P.O. Box 30530  
Austin, Texas 78755-3530

Submitted by Jamie Nielson

UNIT TYPE	#	BEDROOMS	BATHROOMS	AREA EACH	UNIT COUNT	TOTAL TYPE AREA	% OF TOTAL AREA
EFF	0	1	1	516 SF	11	5676 SF	14.70%
1BR - MOBILITY	0	1	1	516 SF	1	516 SF	1.24%
1BR	1	1	1	602 SF	30	18060 SF	45.78%
1BR - MOBILITY	1	1	1	602 SF	1	602 SF	1.56%
1BR - HWI	1	1	1	602 SF	1	602 SF	1.56%
2BR	2	1	1	822 SF	14	11508 SF	29.81%
2BR - MOBILITY	2	1	1	822 SF	1	822 SF	2.13%
2BR - HWI	2	1	1	822 SF	1	822 SF	2.13%
				68	38068 SF		

1. TOTAL SITE AREA IS 0.447 ACRES
2. THE PROJECT SITE IS NOT LOCATED IN A FLOODPLAIN
3. STORMWATER DETENTION PROVIDED ON SITE SE OF BUILDING IN SIDE YARD SETBACK
4. NO HAZARDOUS PIPELINE EASEMENTS EXIST ON OR ADJACENT TO DEVELOPMENT SITE
5. PARKING PROVIDED MEETS LOCAL CODE REQUIREMENTS PER CON AFFORDABILITY UNLOCKED
6. IMPERVIOUS COVER IS 80.6%



TOTAL DEVELOPMENT AREAS

AREA TYPE	TOTAL AREA
RESIDENCE UNIT AREA	38,068 SF
COMMON AREA	7,875 SF
OTHER AREA OUTSIDE NRA	8,930 SF
	54,873 SF

ACCESSIBLE UNITS

UNIT TYPES	NRA	# of UNITS	MOBILITY	HWI
EFF	516 SF	12	1	0
1BR	602 SF	32	1	1
2BR	822 SF	16	1	1

AREA OUTSIDE NRA

AREA TYPE	TOTAL NET AREA (SF)	COMMON	ENDING
Open to Residents	218 SF	218 SF	218 SF
COMMON JANUARY	4,234 SF	0 SF	0 SF
CORRIDOR EXTERIOR	2,651 SF	2,651 SF	2,651 SF
CORRIDOR INTERIOR	1,259 SF	1,259 SF	0 SF
COURTYARD	521 SF	521 SF	0 SF
COVERED PATIO	734 SF	734 SF	734 SF
EVIN COMM ROOM	867 SF	867 SF	867 SF
LOBBY	236 SF	236 SF	236 SF
MAILBOX AREA	270 SF	270 SF	270 SF
MEETING/CLASSROOM	179 SF	179 SF	179 SF
RE-TERMIN	357 SF	0 SF	0 SF
TRASH ROOM	3,214 SF	0 SF	0 SF
VERTICAL CIRCULATION	14,992 SF	6,882 SF	5,100 SF
Restricted to Employees			
FIRE RISER	96 SF	0 SF	0 SF
MAINTENANCE	246 SF	0 SF	0 SF
MICROBLOC	533 SF	0 SF	0 SF
OFFICE - FLEX	154 SF	154 SF	154 SF
OFFICE - LEASING	156 SF	156 SF	156 SF
OFFICE - PROGRAM DIR	156 SF	156 SF	156 SF
OFFICE - SERVICES	462 SF	462 SF	462 SF
SECURITY DESK	66 SF	66 SF	66 SF
STORAGE	245 SF	0 SF	0 SF
	2,113 SF	993 SF	993 SF
	16,805 SF	7,875 SF	6,096 SF

PARKING PROVIDED

PARKING TYPE	SPACES REQUIRED	SPACES PROVIDED	%
VEHICLE			
ADA SPACES	3	4	80%
ADA VAN SPACES	1	1	20%
	4	5	
BIKE			
COVERED BIKE PARKING	15	16	100%
	15	16	

\*Ratting requirement based on City of Austin Affordability Unlocked Ordinance  
 \*\*Plus various minimum parking requirements other than to provide the greater of 1st and second parking spaces, 20% the number of accessible spaces required. Minimum 100% of second parking spaces, or 20% the number of accessible spaces required under ADA and Title II.

Despite parking provided to meet Austin Energy Green Building requirement for covered bike spaces.



Supportive Housing  
 2011-2012 LANCASTER CT  
 2013-2014 LANCASTER CT  
 2015-2016 LANCASTER CT  
 2017-2018 LANCASTER CT  
 2019-2020 LANCASTER CT  
 2021-2022 LANCASTER CT

SITE PLAN

Submitted by Jamie Nielson

SPECIFICATIONS AND BUILDING/UNIT TYPE CONFIGURATION									
Unit types must be entered from smallest to largest based on " # of Bedrooms " and " Sq. Ft. Per Unit. " "Unit Label" should correspond to the unit label or name used on the unit floor plan. "Building Label" should conform to the building label or name on the building floor plan. The total number of units per unit type and totals for "Total # of Units" and "Total Sq. Ft. for Unit Type" should match the rent schedule and site plan. If additional building types are needed, they are available by un-hiding columns T through AD.									
Specifications and Amenities (check all that apply)									
Building Configuration	<input type="checkbox"/> Single Family Construction	<input type="checkbox"/> SRO	<input type="checkbox"/> Transitional (per §42j)(3)(b))	<input type="checkbox"/> Duplex					
(Check all that)	<input type="checkbox"/> Scattered Site	<input type="checkbox"/> Fourplex	<input checked="" type="checkbox"/> > 4 Units Per Building	<input type="checkbox"/> Townhome					
Development will have:	<input checked="" type="checkbox"/> Fire Sprinklers	<input checked="" type="checkbox"/> Elevators	<input type="text" value="1"/> # of Elevators	<input type="text" value="3500"/> Wt. Capacity					
Number of Parking Spaces (consistent with Architectural Drawings):	Free	Paid	Free	Paid					
	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>					
	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value="5"/>	<input type="text" value=""/>					
	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>					
Floor Composition/Wall Height	<input type="text" value="100"/> % Carpet/Vinyl/Resilient Flooring	<input type="text" value="9'"/> Ceiling Height							
	<input type="text" value=""/>	<input type="text" value=""/>							
	<input type="text" value=""/>	<input type="text" value=""/>							
	<input type="text" value=""/>	<input type="text" value=""/>							

DO NOT distinguish the HC or AV Units from other Units that are the same size/floor plan.

[illegible]

Net Rentable Square Footage from Rent Schedule: 38,608

Common Area Square Footage (as specified on Architect Certification) : 7,875

Note: 10 TAC §11.9(e)(2) allows 75 square feet of Common Area per unit to be added to NRA for scoring only if the Development is Supportive Housing and only if at least 50 square feet of each 75 square feet of the Common Area added is conditioned space.

The additional square footage allowed for Supportive Housing per 11.9(e)(2) is:	4,500
---	-------

Use this number to calculate points for **Supportive Housing** under 11.9(e)(2) only if the conditions are met for the number above : **43,108**

If a revised form is submitted, date of submission: