NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Brentwood/Highland Combined Neighborhood Plan

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

PC DATE: September 25, 2012
September 11, 2012
July 10, 2012
June 26, 2012
June 12, 2012

ADDRESS/ES: 826 Houston St. and 5536 – 5540 N. Lamar Blvd.

SITE AREA: Approx. 2.48 acres

APPLICANT/OWNER: Texas State Troopers Association

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

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Use **To:** Multifamily

Base District Zoning Change

Related Zoning Case: C14-2012-0053 (CP)
From: CS-1-MU-V-CO-NP & CS-MU-CO-NP **To:** MF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May 13, 2004.

PLANNING COMMISSION RECOMMENDATION: Final recommendation pending.

Previous Actions:

On June 12, 2012, the motion to postpone to June 26, 2012 by the request of the applicant was approved by Commissioner Saundra Kirk's motion, Commissioner Richard Hatfield seconded the motion on a vote of 6-0; Chair Dave Sullivan was off the dais, Commissioners Danette Chimenti and Dave Anderson were absent.

On June 26, 2012, the motion to postpone to July 10, 2012 by the request of staff was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner

Richard Hatfield seconded the motion on a vote of 6-0-1; Chair Dave Sullivan abstained, Commissioners Alfonso Hernandez and Jean Stevens were absent.

On July 10, 2012, the motion to postpone the case to September 11, 2012 was approved on the consent agenda on a vote of 6 to 0 with Commissioners Anderson, Hatfield, and Stevens absent.

On September 11, 2012, the motion to postpone to September 25, 2012 by the request of the neighborhood, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

STAFF RECOMMENDATION: Recommended.

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

Vision and Goals

Vision

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

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

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 on the property does not necessarily mean staff would recommend the applicant's request for MF-6 zoning; but staff will determine the most appropriate zoning district considering the single

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

Current Land Use:

Mixed Use

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

Purpose

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

Application

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

Proposed Land Use:

Multifamily Residential

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

Purpose

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

Application

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

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

This plan amendment case is also associated with another plan amendment case, NPA-2012-0018.02 (George Shia –owner) for a proposed combined multifamily project on approximately 6.50 total acres of land. The applicant proposes a three to four story multifamily development with approximately 400 dwelling units.

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

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

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

After her presentation, the following questions were asked:

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

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

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

Q. Is the less intense MF-3 zoning what you really need?
A. I don't know, but we will look into it.

Q. What you are showing us is conceptual. It could be thrown out the window once you get the zoning.
A. You will have an opportunity to make comments on the proposal at the neighborhood planning process, then the zoning and site plan process.

Q. How many vehicle trips will 400 dwelling units generate?
A. I don't know, but a TIA will be required and a Traffic Engineer will do that when we get to that stage.

Q. Will there be HUD apartments?
A. A number of the dwelling units will be affordable.

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 nine and ten 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:** Postponed to August 2, 2012
August 2, 2012	**ACTION:** Postponed to September 27, 2012

September 27, 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

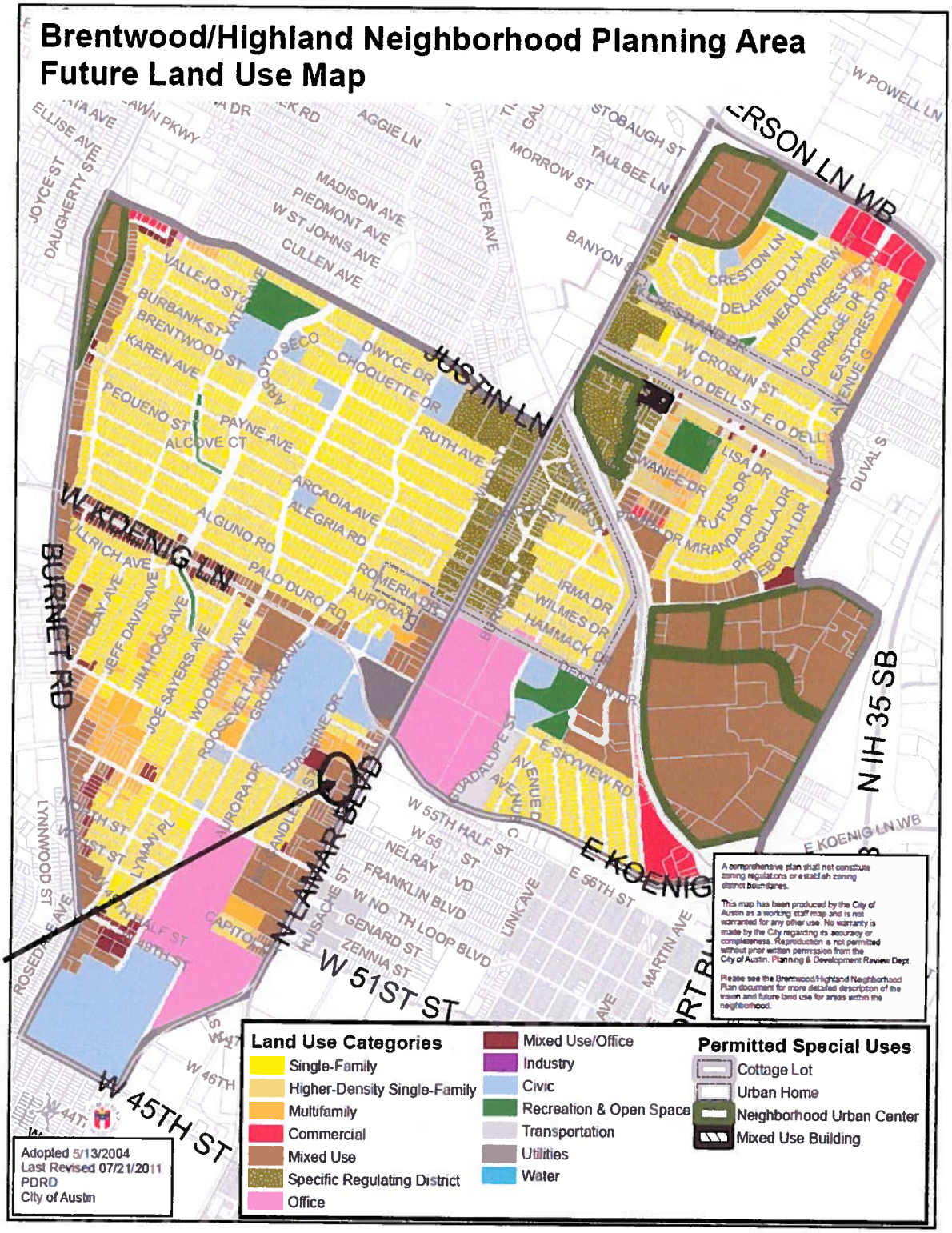
density & to provide a buffer from anticipated changes in the area. The proposed changes to Houston addressed properties would undermine the redevelopment envisioned by Brentwood stakeholders during the Neighborhood Planning process.

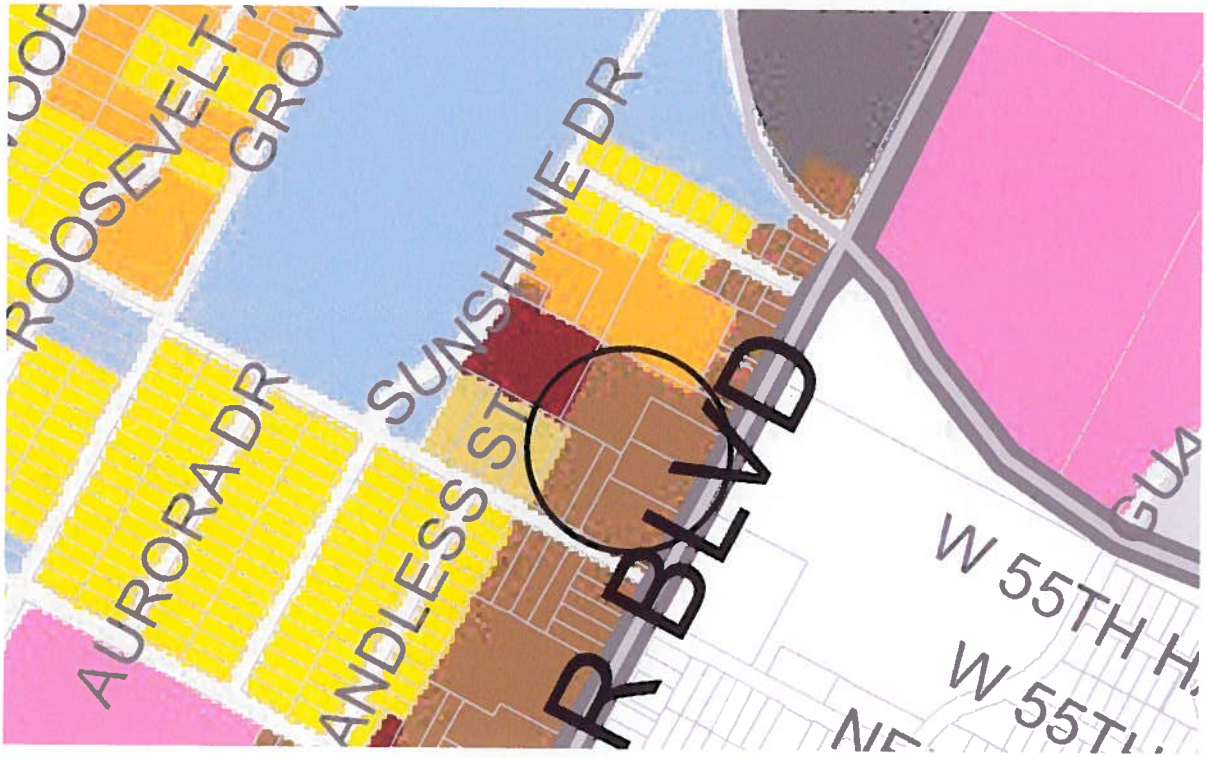
4) The applicants' agent failed to show any benefit to the neighborhood generally, or any improvement to the Brentwood Plan based on her proposal.
5) The application is contrary to Land Use Objective B3 (Encouraging commercial zoning that is appropriate for its location) because it would remove commercial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

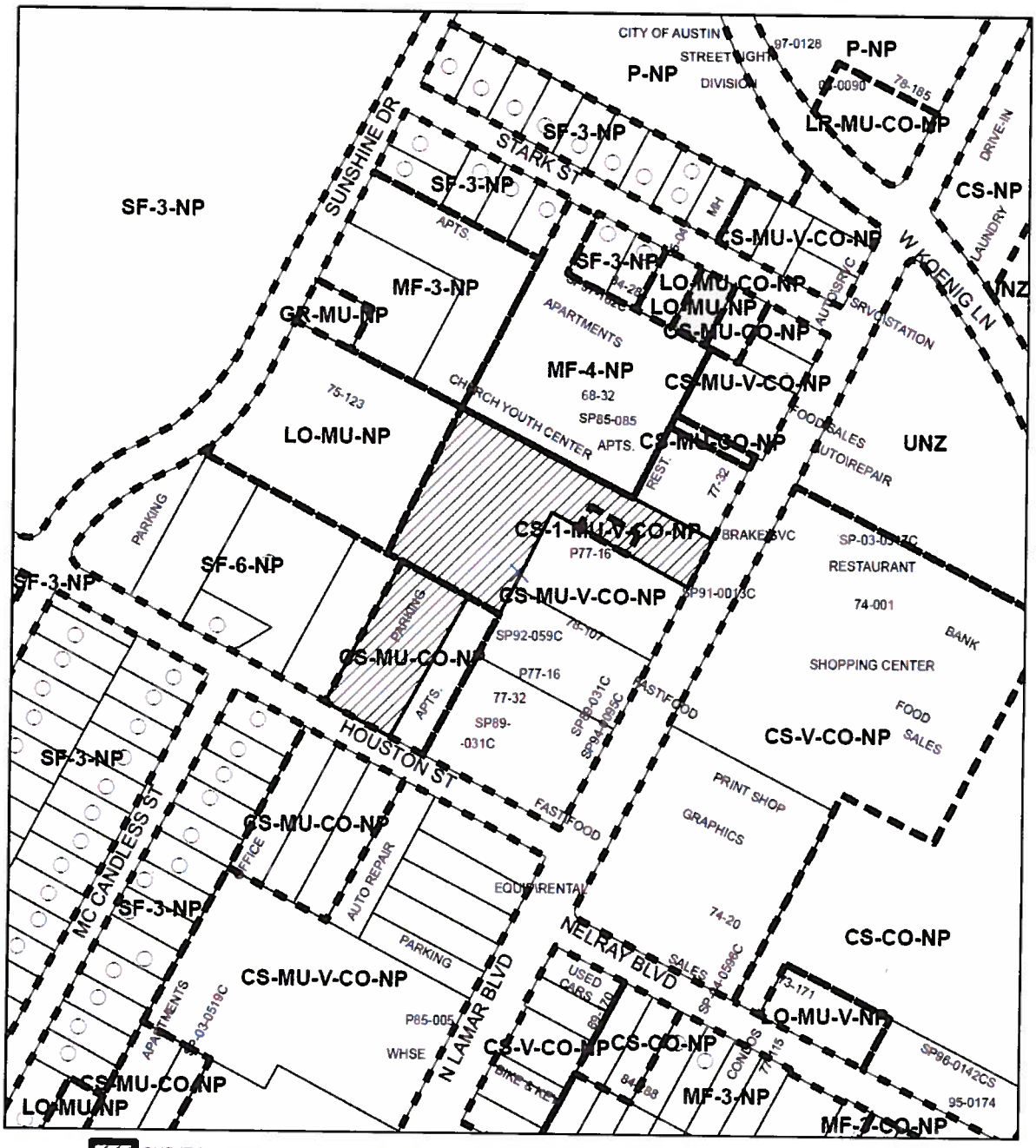
Additionally, our Team would oppose any action that would rezone the subject properties. The BNPCT respectfully requests that City Planners, Planning Commission and City Council **preserve the land use and zoning of the subject properties** so that they might continue to serve the goals and objectives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


Brentwood/Highland Neighborhood Planning Area
Future Land Use Map
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
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.


ROOSEVELT
GROV
AURORA DR
ANDLESS ST
SUNSHINE DR
R BLVD
W 55TH H
W 55T



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

NEIGHBORHOOD PLAN AMENDMENT

CASE#: NPA-2012-0018.01

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.

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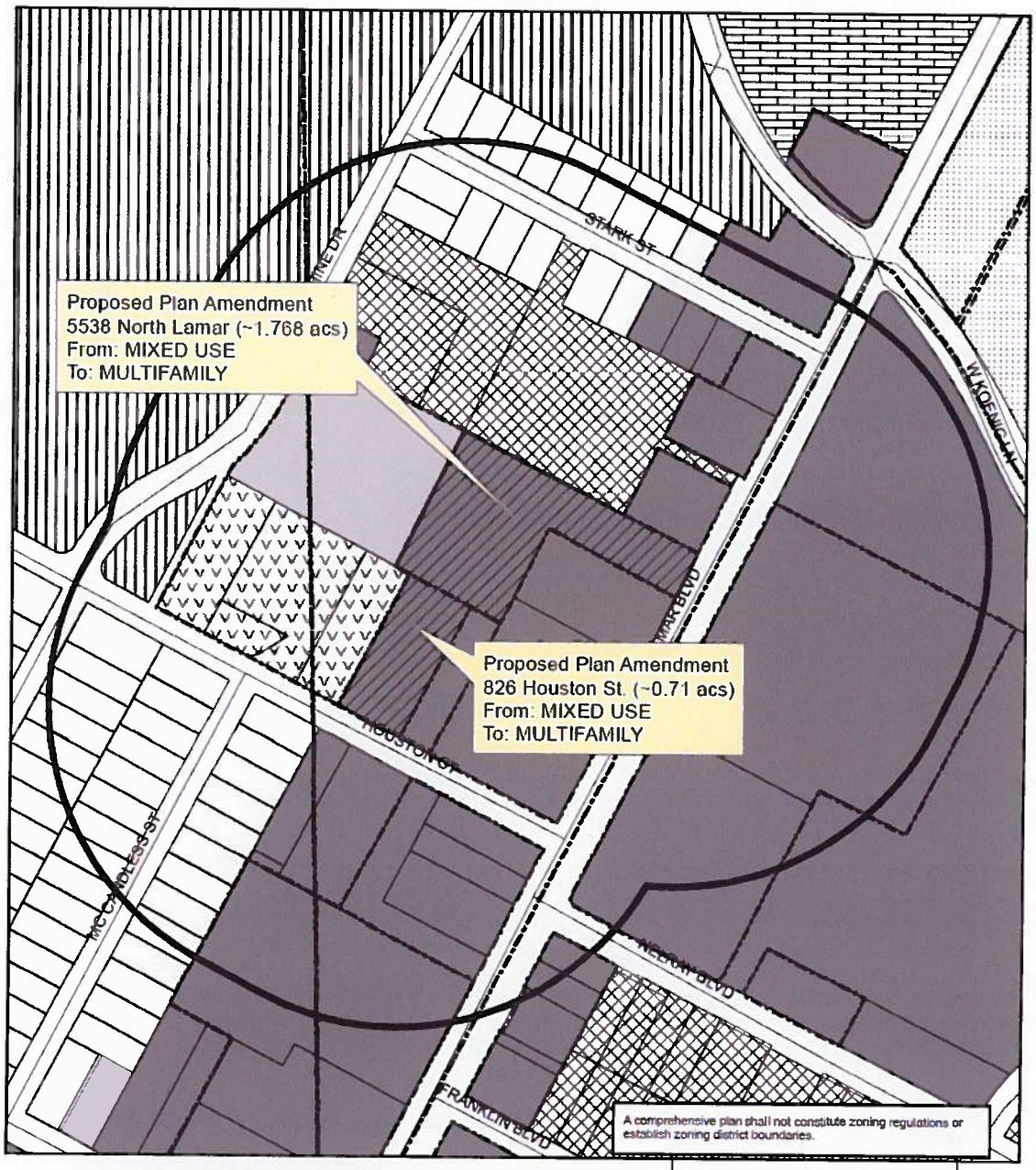

Brentwood Neighborhood Plan
NPA-2012-0018.01

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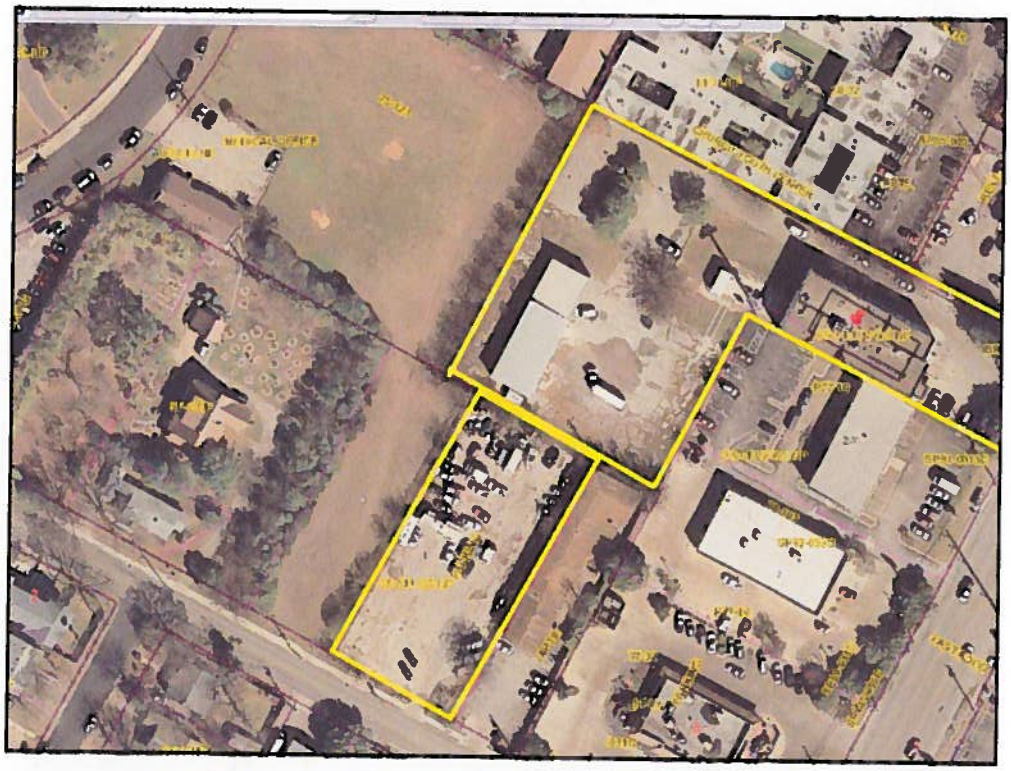
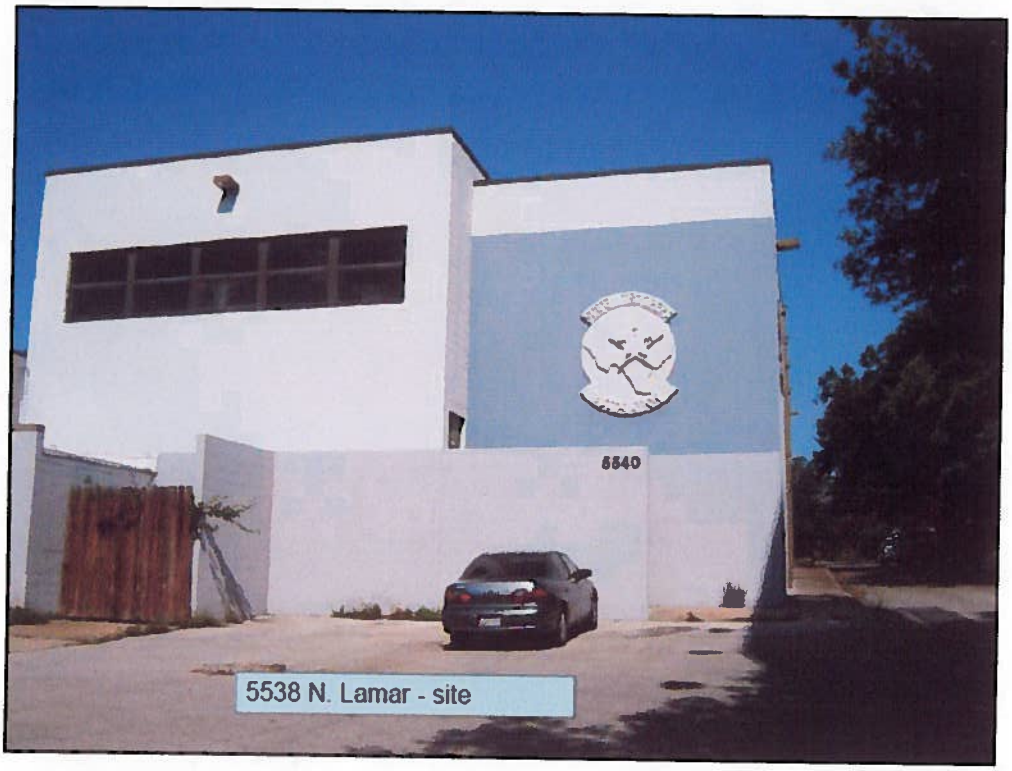
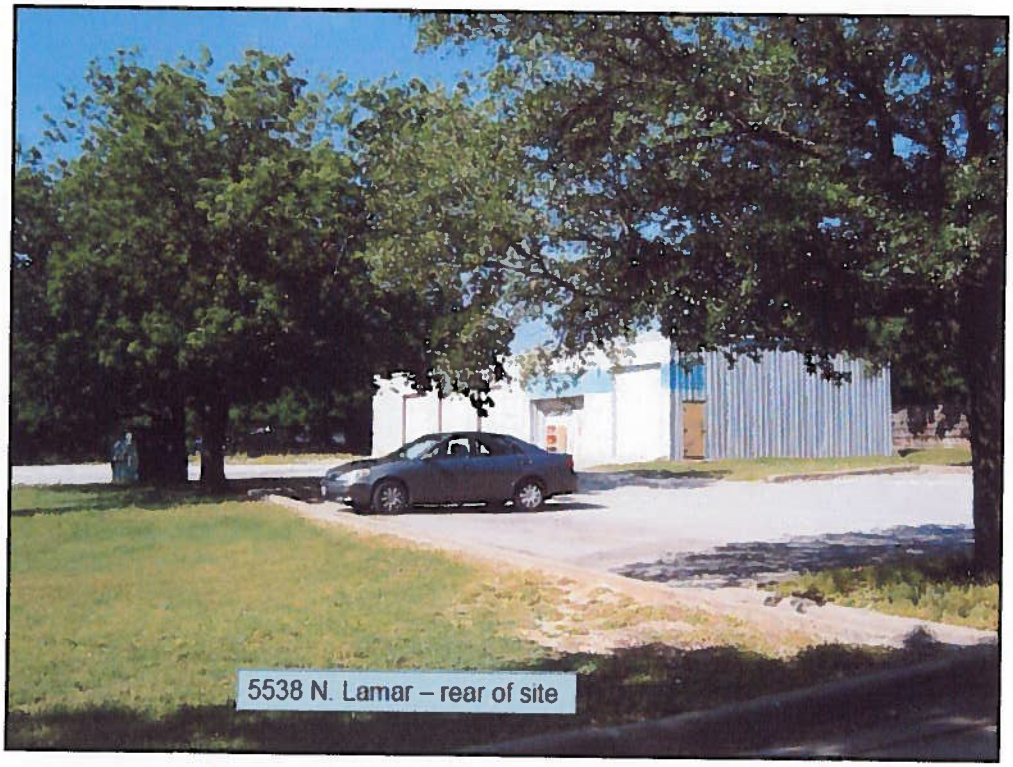
City of Austin
Planning and Development Review Department
Created on 03/08/2012_ M Meredith

N

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

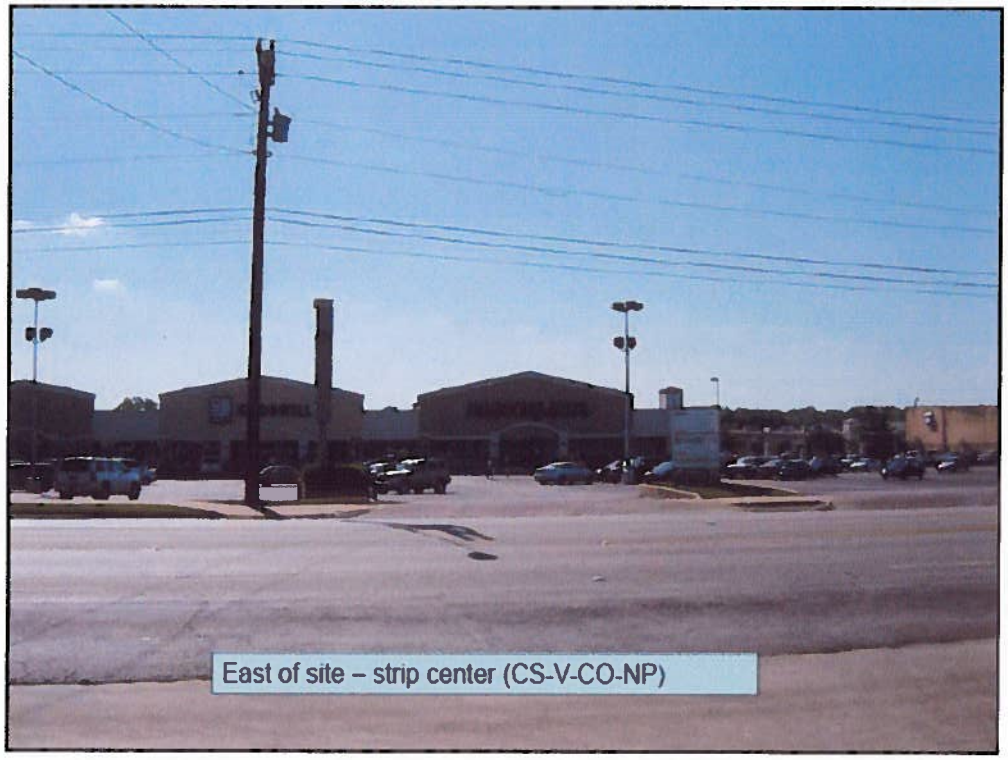



5540
5538 N. Lamar - site

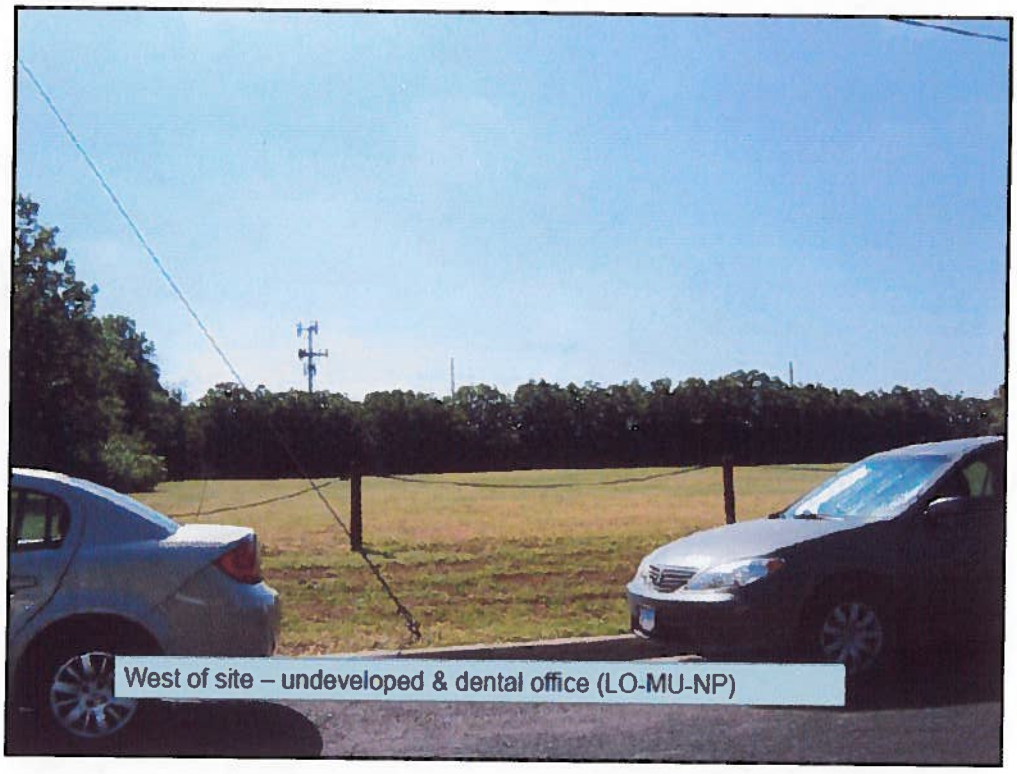

5538 N. Lamar – rear of site

North of site – apartments (MF-4-NP)

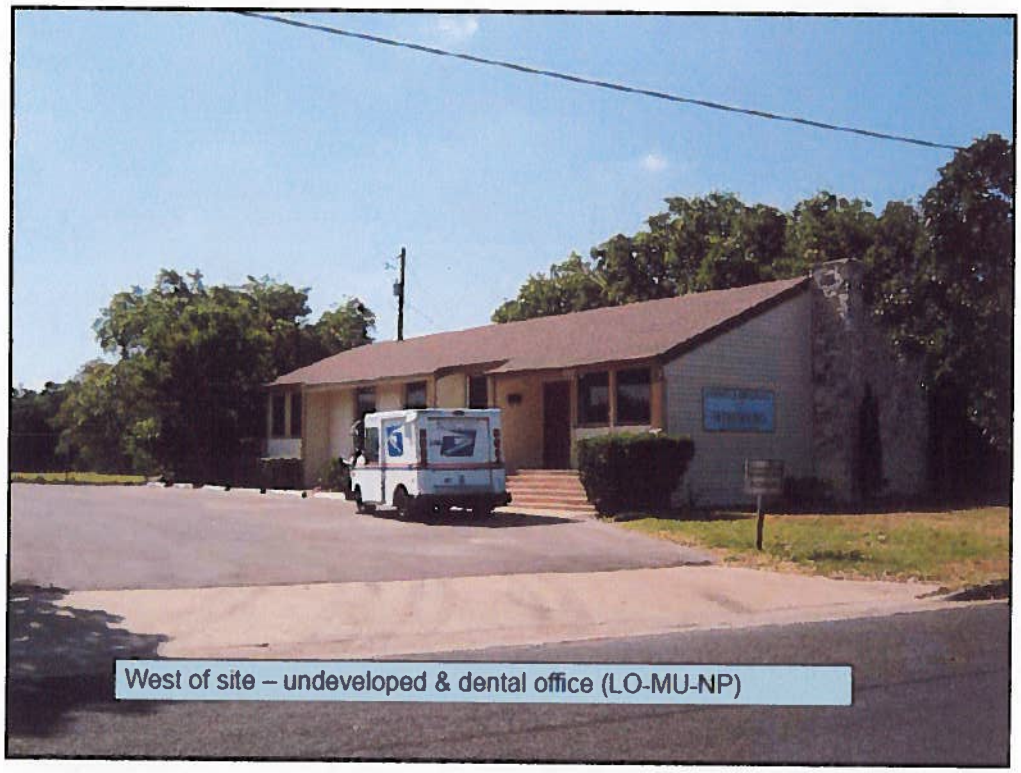
North of site – restaurant (CS-MU-V-CO-NP)

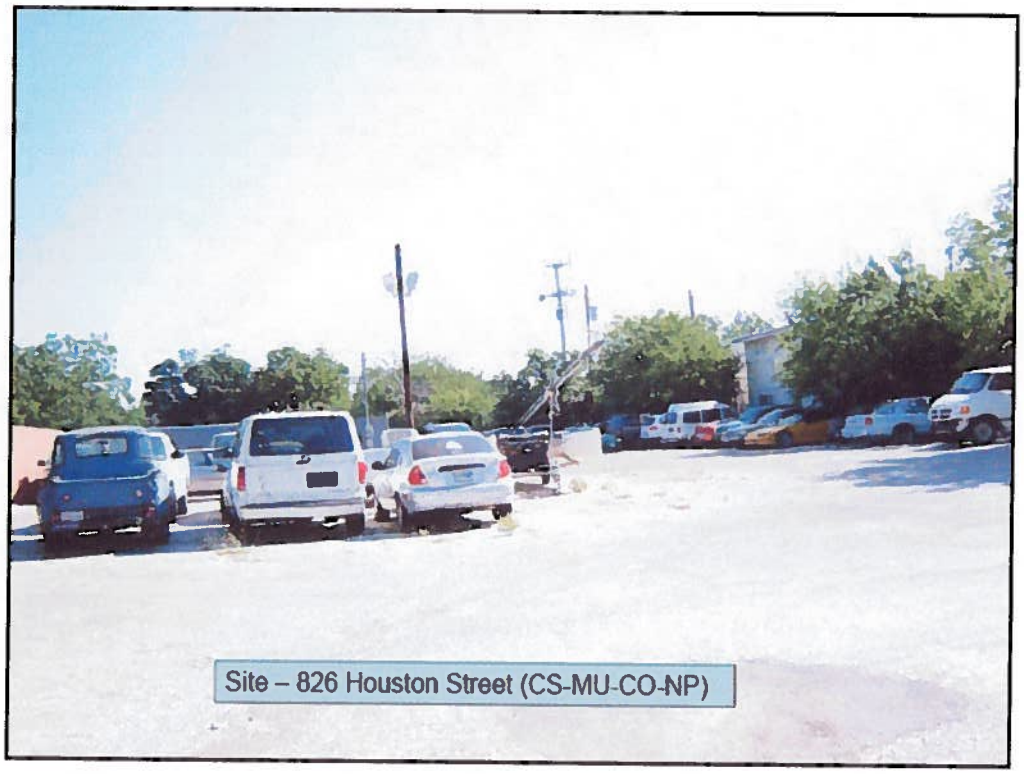

East of site – strip center (CS-V-CO-NP)

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

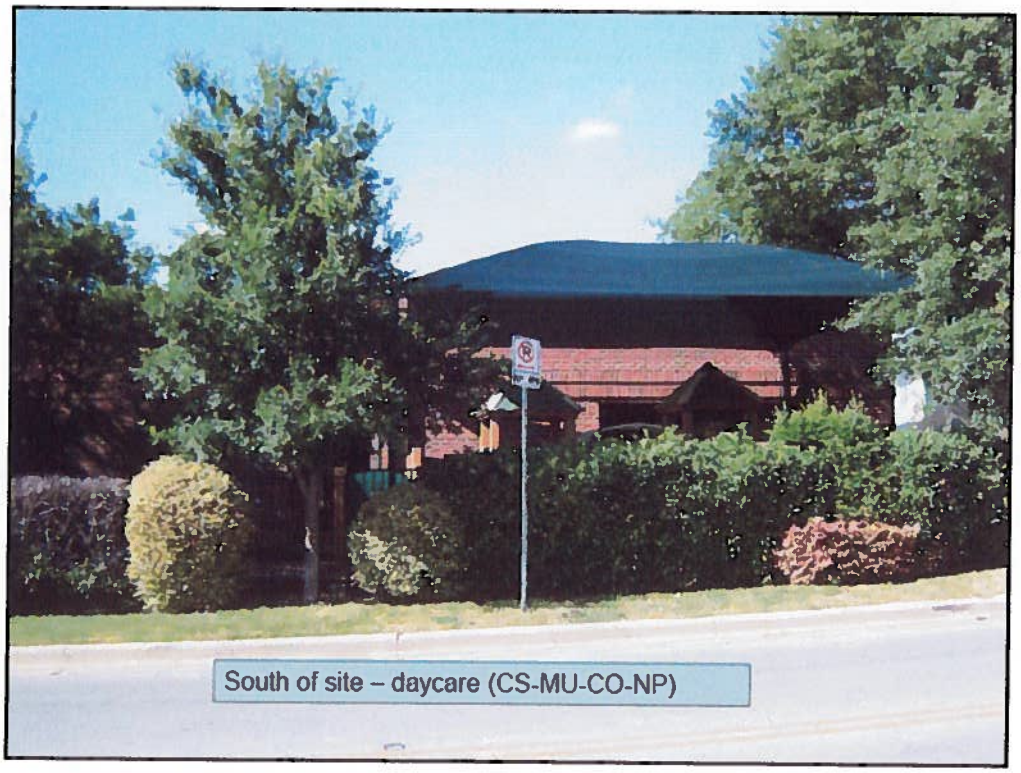


West of site – undeveloped & dental office (LO-MU-NP)

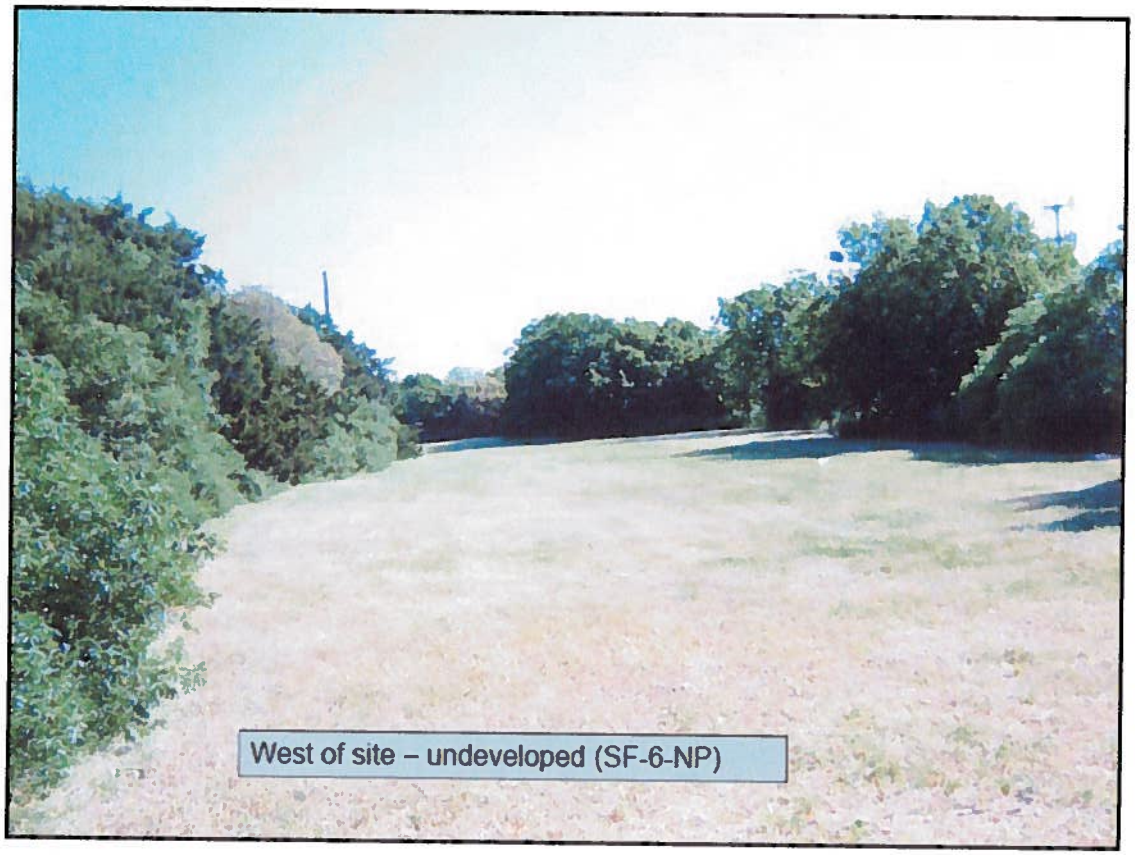

West of site – undeveloped & dental office (LO-MU-NP)


Site – 826 Houston Street (CS-MU-CO-NP)

East of site – apts (CS-MU-CO-NP)



South of site – daycare (CS-MU-CO-NP)


West of site – undeveloped (SF-6-NP)

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

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
974-2695
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-2012-0018.02
Contact: Maureen Meredith
Public Hearing: June 12, 2012, Planning Commission
June 28, 2012, City Council

☐ I am in favor
☑ I object

Claire Dinsmore East
Your Name *(please print)*

5400 Sunshine Dr.
Your address(es) affected by this application

Signature

6/15/12
Date

Comments: There are too many apartments being built in our neighborhood - not responsible growth and will result in increased traffic, crime, and lower property values. This is a neighborhood!! These apartments will be an eyesore for the next 50 years - allow responsible growth not just easy money PLEASE.

From: Ken Davis
Sent: Tuesday, September 11, 2012 7:27 PM
To: Meredith, Maureen
Subject: Case Nos. NPA-2012-0018.01, NPA-2012-0018.02, CI4-2012-0052, CI4-2012-0053, and CI4-2012-0054

Ms. Meredith,

I am writing you in regards to the cases referenced in the subject line of this email. I wish to communicate that I strenuously object to the proposed modifications to our well-designed, thoroughly-vetted neighborhood plan. I spoke my piece during the formulation of the neighborhood plan. I now find myself having to deal with these attempted assaults by developers, who no doubt live somewhere else, on my neighborhood multiple times a year. This neighborood already has more than its share of traffic due to schools, government offices, the Triangle, cut through traffice between the main arteries of Lamar Blvd. and Burnet Road, etc. The neighborhood plan needs to be respected because, quite frankly, it is the plan, it is appropraite, and it works. The developers knew what the plan was when they started sniffing around. They lose nothing that they have a right to if we stick to the plan but my neighbors and I will be significant losers in terms of our quality of life if we are made to change the plan that we developed in good faith so many years ago. Please communicate my concerns to those who will be considering whether this asault on the neighborhood should be allowed. Thank you for your assistance.

Kenneth E. Davis
4906 Lynndale Dr
Austin, TX 78756

From: Geek Box
Sent: Monday, September 10, 2012 9:43 PM
To: Meredith, Maureen
Subject: Brentwood Zoning Changes

RE: City of Austin Cases NPA-2012-0018.01, NPA-2012-0018.02 and Cases C14-2012-0052, C14-2012-0053, C14-2012-0054.

I oppose the proposed zoning changes for the Shia Properties and the State Trooper Properties at Houston St., Sunshine Dr., and North Lamar Blvd. I'm fine with high density development on Lamar and Burnet but the proposed changes are too internal in the neighborhood. I am a home owner in Brentwood and a voting resident.
Thank you for your service to our city.
Sincerely,
-Julie Newton on Joe Sayers

From: Gray,Shelly (HHSC)
Sent: Monday, September 10, 2012 9:30 AM
To: Meredith, Maureen
Subject: Brentwood Neighborhood

Good morning, Ms. Meredith. I am a resident of Aurora Drive between North Loop and Houston, and I am writing to protest a proposed MF-6 development at Houston and Sunshine, which goes against the neighborhood plan.

Please consider this my protest regarding NPA-2012-0018.01 and NPA-2012-0018.02 and C14-2012-0052 and C14-2012-0053 and C14-2012-0054. Please respond to confirm that you received my protest and entered it into the public record. Thanks.

Shelly K. Gray
Assistant General Counsel
Texas Health and Human Services Commission
4900 N. Lamar Blvd., BH-1070
Austin, TX 78751
Tel: (512) 487-3369
Fax: (512) 487-3421

NOTICE: This communication may be confidential and/or privileged under law - specifically including Tex. R. Civ. P. 192, Article V of the Texas Rules of Evidence, and other applicable statutory, quasi-statutory, and common law. Accordingly, pursuant to Chapter 552 of the Texas Gov't Code (the "Texas Public Information Act") and court interpretations thereof, the information that is contained

within this communication may not be subject to disclosure to the public under Section 552.101, et seq., of the Code - specifically including Sections 552.103, 552.107, 552.108, and 552.111 - and further may be protected from disclosure or production for other purposes, such as in the context of civil discovery.

From: Scott McCullough
Sent: Monday, August 27, 2012 7:59 PM
To: Meredith, Maureen
Subject: Letter of objection to proposed apartment development

Dear Ms. Meredith:

I wanted to voice my objection to the proposed apartment development near McCallum High School, case numbers NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053 and C14-2012-0054. We have a neighborhood plan that was carefully crafted with input from the city and neighborhood residents and this does not fit the agreed upon plan. We expect responsible growth in our neighborhood and for the approved plan to be upheld, which this proposed development does not. I appreciate your time and consideration of our concerns.

Please respond to this e-mail to confirm receipt and to insure that it has been entered into the public record.

Sincerely,

Scott McCullough

From: Eric Quiat
Sent: Thursday, August 16, 2012 7:22 PM
To: Meredith, Maureen
Subject: Brentwood Neighborhood Plan, Letter for Public Record

Dear Ms. Meredith,

I am a Brentwood homeowner and am writing you regarding the proposed land use and zoning changes related to case numbers: NPA-2012-0018.01, NPA-2012-0018.02, C14-2012-0052, C14-2012-0053, and C14-2012-0054.

As a neighborhood homeowner I would like to be listed in the public record as respectfully against the planned re-zoning project. I would like to see the current neighborhood plan upheld.

Please let me know that you have received this letter. Should you need any further information, please let me know.

Regards,

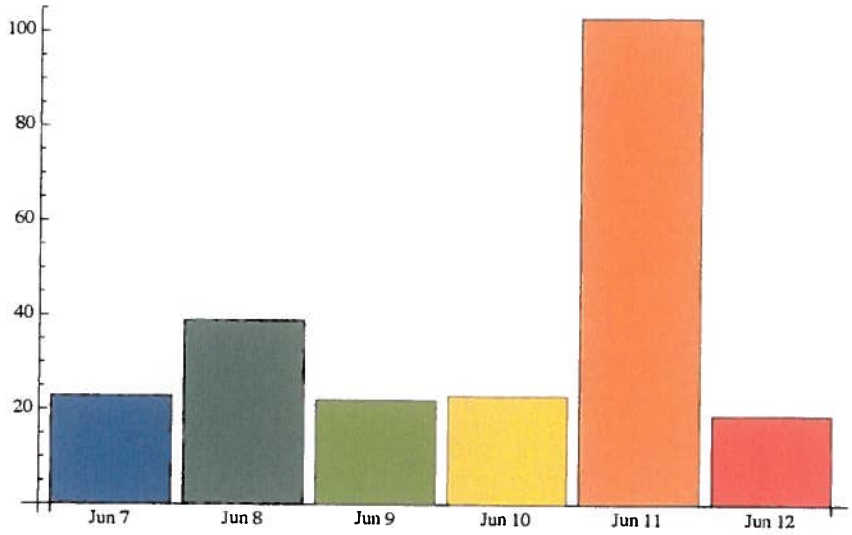
Eric Quiat

Rec'd at the July 24, 2012 PC hearing NPA-2012-0018.01 & .02

Uphold Brentwood Neighborhood Plan

Report on number of signatures (6/12/2012, 9:00 AM)

Total signatures in print out:	229	
Duplicates:	6	3 from Brentwood, 3 from others
Signatures from Brentwood:	102	
Signatures from other neighborhoods:	121	
Signatures from zip 78756/78757:	154	
Total:	223	



Petition:

The Brentwood/Highland Neighborhood Plan provides a framework for increased density and growth while maintaining and improving the vibrant neighborhoods it serves. I oppose the proposed changes to the Brentwood Neighborhood Plan Future Land Use Map and associated zoning change requests for the Shia Properties and the State Trooper Properties at Houston St., Sunshine Dr., and North Lamar Blvd.

(City of Austin Case NPA-2012-0018.01 & NPA-2012-0018.02 and Case C14-2012-0052, C14-2012-0053 & C14-2012-0054)

Collected comments:

This change would negatively impact our community especially our children who are walking or biking to McCallum H.S.
-- Elizabeth Purzer (Brentwood 78757)

Please let the residents who have invested in the neighborhood have a decision in how it grows.
-- Kyle John Danehy (Brentwood 78757)

Please think long and hard about this. The intersection at Houston ST and N Lamar is already very dangerous. This is very close to Mc Callum High as well. These are my major concerns. Thank you.
-- Kent Samuelson (Brentwood 78757)

Let's keep the high-rises downtown and out of our single-family neighborhoods.
-- Maggie Keeshen (Brentwood 78757)

I am within 200 feet of the proposed changes
-- Stephanie Tabone (Brentwood 78756)

Please keep our children in mind when planning how traffic and parking impact our streets.
-- Heidi (Brentwood 78756)

Don't mess with our 'hood!
-- Annie (Brentwood 78757)

I understand the need for more density in central Austin, but rezoning to M-6 is inconsistent with the existing properties in Brentwood (single family and low-density multi family zoning) and is out of character for our neighborhood and this part of Austin. Furthermore, increased traffic from this 400 unit building would put exacerbate the already less than ideal access to Lamar Blvd (adding all these left turn movements without a continuous median? Lamar is already an unsafe street for pedestrian/bicycle activity). Please reconsider this zoning change, and certainly require a traffic impact analysis before proceeding.
-- Donna Chen (Brentwood 78757)

Please DO NOT change zoning for this area.
-- Daniel Carney (Crestview 78757)

I support the Brentwood/Highland Neighborhood Plan. Please respect all the hard work that residents put into creating this plan. I understand developers want to talk about economic growth. But they don't care about the neighborhood. They just want to make a quick profit at our expense. Thank you!
-- Todd Gernert (Brentwood 78757)

The proposed changes allow for development that is too dense for this location and incompatible with the surrounding properties. The SF6 lots act as a medium-density buffer between the single family houses and the nearby commercial space. They should be developed under the existing rules.
-- Evan Rivera (Brentwood 78756)

My daughter goes to McCallum and the traffic is already heavy on the surrounding streets.
-- Elizabeth Chappell (Crestview 78757)

I am opposed to a 400 unit complex on this site.
-- Jennifer Husted (Crestview 78757)

This change in zoning will create a dangerous situation for the students of McCallum who walk to school or take public transportation. Lamar and 2222 were not built to handle this high density traffic. It changes the neighborhood in a negative way. As a current resident and homeowner of Brentwood, I do not support the zone change.
-- Stephanie Sluyter (Brentwood 78756)

I am adamantly opposed to this development! It is inconsistent with the Brentwood Neighborhood Development Plan and will create unimaginable congestion in the already busy streets surrounding McCallum High School. Please, please DO NOT approve this plan!
-- Anne Rogers (Brentwood 78756)

I oppose this development due to its proximity to McCallum H.S. and the fact that it just does not 'fit' with the older neighborhood.
-- Christy Berry (Crestview 78757)

The applicants want to change the land use designation to Multifamily without discussing the final zoning and density. Current land use allows for increased density and development while preserving the transition to SF-3 homes and neighborhood.
-- Bright Dornblaser (5406 Mc Candless Street 78756)

I do not support the proposed changes.
-- Carrie Riche (Brentwood 78757)

Please preserve the character of a neighborhodd that typifies what people come to Austin for in the first place.
-- Katherine M Messer (Springdale Hills 78723)

There is yet another proposed zoning change in my neighborhood near north loop and lamar and mccallum high school. less than 500 ft from my house a developer wants to build a 400 unit apartment complex facing tiny houston street, which will dramatically increase traffic and noise. this breaks my heart and if it happens, it will totally change my sweet little street and neighborhood. i am not against development of this property, but mixed use or single family housing would make more sense. what

they are proposing (high density residential) does not.
-- Heather Frankie Frankovis (Brentwood 78756)

we have kids attending McCallum in the next few years and want to see them get there safely. higher density like this doesn't help the situation.
-- Amy Hufford (Allandale 78757)

I've been over in that area around pick-up. I agree, the proposed redevelopment will increase traffic load beyond what that area is capable of handling.
-- Cathy Savage (Allandale 78757)

Please use common sense and good development practices to help keep our city livable.
-- Lian Amber (Travis Heights 78704-3151)

This is a neighborhood and zoned as such. What a poor decision it would be to put such density near a school. This is not part of the neighborhood plan. Who is profiting from this venture? Certainly not the neighborhood or any of us who will have children walking to McCallum.
-- Beth Bishop (Northfield 78751)

I oppose the re-zoning to a higher density zoning for the property at Houston and Sunshine / Lamar
-- Tom Rott (Brentwood / Broad Acres 78756)

There is already too much traffic in the area near McCallum High School.
-- Al Evans (Brentwood 78757)

I oppose these requests.
-- Trey Kirk (Brentwood 78757)

Please stay with the plan. Don't increase density and traffic beyond what is sustainable.
-- David Henderson (Brentwood 78757)

Too big, wrong place, too much traphic
-- dale henry (Brentwood 78757)

please do not allow construction of this apartment mega-complex in our quiet neighborhood
-- Austin Gaskamp (Brentwood 78756)

The neighborhood plan is a well thought out and long range plan of what the neighbors want. The MF6 re-zoning is a result of what type of development financing is most available at this snapshot in time. Let's keep to principal and planning and encourage smart overall development here. MF6 does not align with this principal.
-- L P Carr (Brentwood 78757)

I want to see the development company work with the neighborhood.
-- Andrea Roberts (Brentwood 78757)

This plan does not fit with the Brentwood neighborhood plan and adversely affects our neighborhood
-- Jennifer Carson (Brentwood 78757)

Staff, Mayor and Council need to support the neighborhood plan in which countless staff and citizen hours have been invested. The plan contains a sound plan for the development of these spaces.
-- Jon David Swann (Mccandless Street 78756)

McCallum High School is the home high school for many nearby neighborhoods, including my own. As a current member of the McCallum Campus Advisory Council and past chair of the McCallum Facility Master Plan Task Force, I am extremely concerned about these proposed zoning changes, particularly absent any meaningful dialog between the applicant and neighborhood representatives. As one of AISD's most successful central city high schools, McCallum is already operating slightly over the capacity for which it was designed and I am concerned about any zoning changes that would significantly add to the area's congestion or inhibit McCallum's ability to contemplate future expansion if necessary. For these reasons, I ask you to oppose the proposed zoning changes for the properties in question.
-- Susan Moffat (Hyde Park 78751)

Please uphold Neighborhood Plans and Central City Schools.
-- Karen McGraw (Hyde Park 78751)

As one who has worked on neighborhood plans and seen the difficulty of keeping them in force, I urge that the Planning Commission support the Brentwood Neighborhood Plan and deny this request.
-- Lin Team (Eastwoods 78705)

McCallum HS is our HS and changing the zoning of buildings so hear to allow heavier congestion without addressing that seem inappropriate.
-- Greg Atkinson (Hancock 78751)

THis development is not aligned with the Brentwood neighborhood plan and will contribute to traffic congestion and safety issues at McCallum High School.
-- Teresa Griffin (Hyde Park 78751)

The neighborhhod plan already condones increasingly the density level for that lot to something that would be in line with the current density level for the neighborhood. The proposed plan is a gross incfease in what is appropriate for the nighborhood.
-- Kenda Flaks (Brentwood 78756)

The Neighborhood Plan must be honored or there is no credibility. The proposed

development is totally inappropriate for this location. The area is already extremely congested with high school activities. A large apartment complex is just a recipe for massive congestion and accidents. Please do not approve this zoning change.
-- Karen Saadeh (Hyde Park 78751)

Please engage stakeholders in a process that will ensure any zoning changes will not negatively impact McCallum cpmmunity
-- Mark L Fishman (Hyde Park 78751)

Though we don't live in the Brentwood neighborhood, our daughter attends McCallum. We drop her off at school each day and since the area is already quite congested the proposed zoning change doesn't seem like a good idea.
-- Evelyn J. Carlisle (Westover 78759)

I work at Mccallum and know this would negatively affect our students.
-- Micah Susman (South Austin 78745)

this planned building will cause too much traffic which could prove dangerous to so many students in the area.
-- Cynthia Breed (Lakewood 78750)

I used to live in Crestview, adjacent to Brentwood, and have kept up with the neighborhood issues. I also used to visit McCallum regularly for my job. The area is already congested and this proposal sounds like it would make things worse and antagonize the neighbors.
-- Robyn Ross (North University 78705)

My children attend McCallum High school and I see the congestion on a daily basis. This plan is not conducive to a safe environment for our children and is certainly not best use of that property for the neighborhood.
-- Michelle Smith (Naca 78758)

I am opposed.
-- John Troppy (Brentwood 78756)

We oppose building any large structures which will increase the amount of traffic in the McCallum H.S. area.
-- Cindy Lawrence (Allendale 78756)

This proposal would have disastrous affect on the McCallum neighborhood and community.
-- Nina Faulkner (Highland Park West 78731)

My grandsons go to McCallum and I do not thing the area in front of that school can comfortably accomodate the scale of development planned.
-- martha campbell (Hyde Park 78751)

The traffic congestion in this neighborhood due to the high school seems reason enough to deny any permit that would increase density in the immediate area of the school. In addition to its daytime activities and the pick ups and drop offs that must be done at school beginning and ending times, this school holds performing arts functions ALL THE TIME in addition to the normal after school activities that most schools have. It's always crowded, parking is always an issue, and students are at risk of being hit by cars all the time.
-- Lazan Pargaman (Highland Park 78731)

The traffic congestion in this neighborhood due to the high school seems reason enough to deny any permit that would increase density in the immediate area of the school. In addition to its daytime activities and the pick ups and drop offs that must be done at school beginning and ending times, this school holds performing arts functions ALL THE TIME in addition to the normal after school activities that most schools have. It's always crowded, parking is always an issue, and students are at risk of being hit by cars all the time.
-- Lazan Pargaman (Highland Park 78731)

My child attends the Fine Arts Academy at McCallum High School. I feel it would be a detriment for development of this type in the school's neighborhood. McCallum has several afterschool programs that would be affected by this development, but because McCallum also has a Fine Arts Academy, the number of afterschool activities is threefold. Thank you for your consideration.
-- Alicia Racanelli (Barton Hills 78704)

This project is incompatible with the Brentwood Plan's goals and creates both traffic and scaler/use problems that the plan originators specifically tried avoid.
-- Don Leighton-Burwell (Brentwood 78757)

Please keep zoning the same. This area is very congested already.
-- Linda Anderson (Hyde Park 78751)

my child attends McCallum HS and I have 2 more coming.The traffic is bad enough as it is!
-- Kerren Campa (Shoalmont 78756)

There are already many mixed use and medium density residential developments that appear to be empty along Lamar. How many low quality, over-built and empty buildings do we need in this corridor? I see no reason to compromise the existing neighborhood plan when Crestview station remains a ghost town. There is no compelling reason to support such a drastic rezoning.
-- Eliza Evans (Brentwood 78757)

Big money interests cannot be permitted to run roughshod over residents.
-- Kevin hendryx (Shady Hollow 78739)

The land across from McCallum HS is obviously an opportunity that has long been

neglected and is waiting and wanting to be filled. McCallum HS is a core asset to the citizens of Austin, and to the district is serves in particular. After graduating McCallum myself, I got degrees from two top universities and work all over the world for global corporations before returning to this district to send my own kids up through the McCallum feeder schools. Packing 400 apartments through zoning variances at the front door of the school will not create the safe, world-class facility we need to compete in a tough global economy. The facility that goes in there should be compatible with the established neighborhood plan.
-- Scott Burton (Rosedale 78756)

Please, no more high-density living options in the area. 2222 is already dangerous right there where our children walk. Let's not add more risk to the area.
-- Stacey Doyle (Crestview 78757)

I've lived in Brentwood in the past 3 years and can't imagine how this would improve the neighborhood. In fact, I see it doing just the opposite.
-- Elizabeth Newton (East Austin 78702)

uphold the neighborhood plan - responsible density is okay - maintain character of neighborhood and enhance urban non-car mobility
-- Mary Barrett (Brentwood 78757)

I have lived in Austin for 42 years. I grew up in Allandale and my family attended McCallum HIgh. I have lived in south Austin for a while, and now returning to Allandale for permanent residency in two weeks!! My daughter will now attend McCallum High, also. We oppose these neighborhood destroying zoning change cases!!!
-- James Teasdale (Allandale 78757)

Keep neighborhoods for homeowners and renters
-- Rosemary Vaughn (Hancock 78705)

Bad idea for McCallum High School. Too big and too little impervious cover.
-- Nancy Hohengarten (Hyde Park 78751)

My children attend McCallum high school and our family would be greatly affected by this proposed change.
-- Denise Jewell (Hancock 78705)

It is extremely important to maintain the buffers from Lamar that are necessary for keeping our residential neighborhoods safe.
-- Bonnie Lister (Crestview 78757)

Please respect Brentwood's neighborhood plan and desires as they are.
-- Mary Brooks (Crestview 78757)

I had to move out of Austin because of developements such ad this in my Rosedale beighborhood

-- Andrea maguire (Red Rock 78662)

as a recent former Brentwood resident, I oppose this direction.
-- Adrienne o'keefe (Highland Hills 78731)

I am always interested to see thoughtful, engaged development in Austin's inner city. Just because we can do something, doesn't mean we should. I'd like to see more impact studies done on this proposed development
-- RL McGruder (Highland 78752)

Up to 80% impervious cover is ridiculous, in the middle of a city that already has air quality issues (air quality being helped by every bit of plant growth possible)--not to mention the negative aesthetic effects on quality of life of high paving/cover percentages! And set-backs as small as 5 feet don't in any way allow for the foot/bike traffic necessary to deal with the already congested road conditions in the area!
-- Heather Hunziker (Hyde Park 78751)

The change of zoning in the area across fro McCallum High School is short sighted, to say the least. Truly a horrible idea to allow 80% covet and 90 feet tall! Hae you ever seen the traffic around the school as it is? This is crazy!
-- Kathy Duke (Hyde Park 78751)

I do not want such a large development, we are a single unit, family oriented neighborhood. Our neighborhood cannot handle a 400 unit apartment building.
-- Aida Maria Allen (Brentwood 78756)

It would cause too much congestion at McCallum High School.
-- Robert Hendricks (Allandale 78757)

My daughter goes to McCallum High School.
-- John Racanelli (Barton Hills 78704)

I oppose the proposed change in zoning. The current zone designation allows plenty of opportunity for developers to make a profit by building single-family dwellings, as recent development of the lot on the corner of Houston and Grover has demonstrated. The proposed zone change is just the thin end of the wedge. Just because developers ask for a zone change does not mean it has to be granted.
-- Melanie Hawthorne (Brentwood (Grover Avenue) 78756)

I've lived off Houston on McCandless for 16 years. My sons graduated from nearby McCallum and I worked many years at nearby Texas Health and Human Services, and have volunteered for youth organizations, PTAs, nonprofit boards and commissions in the central Austin area. Brentwood is what I consider a family/community-oriented legacy area. My grandsons now spend roughly half their weeks at my home and in this neighborhood. I'm pro-development, when it's community-oriented, balanced, thoughtful, safe and inclusive for our diverse residents, extended families and others who come to the Brentwood area for family activities -- such as the Fine Arts Academy

and new big theater (across the street from this proposed monstrosity). Please uphold our wonderful Brentwood Neighborhood Plan, and give us the opportunity to enjoy a development in this space that would be neighbor-friendly, and that would have some open/greenspace!
-- Robin L. Scott (5405 Mccandless St. 78756)

Own and have lived at this address for 40+ years and wish the area to stay residential. Keep in mind the place in question is right across from McCallum High School.
-- Walma Dean Martinets (5312 Grover Avenue, Austin, Texas 78756)

no to MF6 development
-- mark harris (Brentwood 78756)

The project is much too large for that area.
-- Sally Brackett (Ridgelea 78731)

My children will go to McCallum. These potential traffic concerns will affect us as well.
-- Kim Fassiotto (Allandale 78757)

ipetitions
YOUR VOICE COUNTS

This petition has collected
229 signatures
using the online tools at iPetitions.com

Printed on 06-12-2012

Uphold Brentwood Neighborhood Plan

Sponsored by: Brentwood Residents united to support family-friendly, neighborhood-friendly development in our vibrant neighborhood in Austin, Texas.

About the petition

The Brentwood/Highland Neighborhood Plan provides a framework for increased density and growth while maintaining and improving the vibrant neighborhoods it serves. I oppose the proposed changes to the Brentwood Neighborhood Plan Future Land Use Map and associated zoning change requests for the Shia Properties and the State Trooper Properties at Houston St., Sunshine Dr., and North Lamar Blvd.

(City of Austin Case NPA-2012-0018.01 & NPA-2012-0018.02 and Case C14-2012-0052, C14-2012-0053 & C14-2012-0054)

Click on the Blog tab for more information & additional ways to help.

* If your property is within 200 feet of the properties requesting land use and zoning changes, we need to reach you. Please see the blog section for details.*

Signatures

1. Name: Richard Brock on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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2. Name: Karen Wiley on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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3. Name: Elizabeth Purzer on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: This change would negatively impact our community especially our children who are walking or biking to McCallum H.S.

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4. Name: Walter Moreira on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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5. Name: Kyle John Danehy on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: Please let the residents who have invested in the neighborhood have a decision in how it grows.

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6. Name: Anonymous on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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7. Name: Kent Samuelson on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: Please think long and hard about this. The intersection at Houston ST and N Lamar is already very dangerous. This is very close to Mc Callum High as well. These are my major concerns. Thank you.

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8. Name: Ed Fuentes on Jun 07, 2012
Neighborhood of Residence: 5310 McCandless St.
Zip Code: 78756
Comments:

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9. Name: Maggie Keeshen on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: Let's keep the high-rises downtown and out of our single-family neighborhoods.

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10. Name: Stephanie Tabone on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: I am within 200 feet of the proposed changes

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11. Name: Anonymous on Jun 07, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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12. Name: Janis Childers on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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13. Name: Anonymous on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: Please keep our children in mind when planning how traffic and parking impact our streets.

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14. Name: Annie on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: Don't mess with our 'hood!

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15. Name: Anonymous on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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16. Name: Joanna Fried on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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17. Name: Anonymous on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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18. Name: Anonymous on Jun 07, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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19. Name: Anonymous on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: I understand the need for more density in central Austin, but rezoning to M-6 is inconsistent with the existing properties in Brentwood (single family and low-density multi family zoning) and is out of character for our neighborhood and this part of Austin. Furthermore, increased traffic from this 400 unit building would put exacerbate the already less than ideal access to Lamar Blvd (adding all these left turn movements without a continuous median? Lamar is already an unsafe street for pedestrian/bicycle activity). Please reconsider this zoning change, and certainly require a traffic impact analysis before proceeding.

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20. Name: Daniel Carney on Jun 07, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments: Please DO NOT change zoning for this area.

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21. Name: Carey King on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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22. Name: Todd Gernert on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: I support the Brentwood/Highland Neighborhood Plan. Please respect all the hard work that residents put into creating this plan. I understand developers want to talk about economic growth. But they don't care about the neighborhood. They just want to make a quick profit at our expense. Thank you!

---

23. Name: Evan Rivera on Jun 07, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: The proposed changes allow for development that is too dense for this location and incompatible with the surrounding properties. The SF6 lots act as a medium-density buffer between the single family houses and the nearby commercial space. They should be developed under the existing rules.

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24. Name: Miriam Rosenberg on Jun 08, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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25. Name: Karen Wagner on Jun 08, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757-2818
Comments:

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26. Name: Karen Wagner on Jun 08, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757-2818
Comments:

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27. Name: Jalah Goette on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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28. Name: Eric Goette on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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29. Name: Elizabeth Chappell on Jun 08, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments: My daughter goes to McCallum and the traffic is already heavy on the surrounding streets.

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30. Name: Anonymous on Jun 08, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments:

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31. Name: James Daniel Grappe on Jun 08, 2012
Neighborhood of Residence: OWANA
Zip Code: 78703
Comments:

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32. Name: Jennifer Husted on Jun 08, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments: I am opposed to a 400 unit complex on this site.

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33. Name: Sherry Weber on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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34. Name: Stephanie Sluyter on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: This change in zoning will create a dangerous situation for the students of McCallum who walk to school or take public

transportation. Lamar and 2222 were not built to handle this high density traffic. It changes the neighborhood in a negative way. As a current resident and homeowner of Brentwood, I do not support the zone change.

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35. Name: Susanna Sharpe on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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36. Name: Anne Rogers on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: I am adamantly opposed to this developmentl It is inconsistent with the Brentwood Neighborhood Development Plan and will create unimaginable congestion in the already busy streets surrounding McCallum High School. Please, please DO NOT approve this planl

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37. Name: Brad Hodgkinson on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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38. Name: Sarah Blankenship on Jun 08, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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39. Name: Nita Luann Williams on Jun 08, 2012
Neighborhood of Residence: Brentwood/Highland
Zip Code: 78756
Comments:

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40. Name: Christy Berry on Jun 08, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments: I oppose this development due to its proximity to McCallum H.S. and the fact that it just does not 'fit' with the older neighborhood.

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41. Name: Bright Dornblaser on Jun 08, 2012
Neighborhood of Residence: 5406 Mc Candless Street
Zip Code: 78756
Comments: The applicants want to change the land use designation to Multifamily without discussing the final zoning and density. Current land use allows for increased density and development while preserving the transition to SF-3 homes and neighborhood.

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42. Name: Christiane Erwin on Jun 08, 2012
Neighborhood of Residence: Brentwood/Crestview
Zip Code: 78757
Comments:

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43. Name: Carrie Riche on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: I do not support the proposed changes.

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44. Name: Katherine M Messer on Jun 08, 2012
Neighborhood of Residence: Springdale Hills
Zip Code: 78723
Comments: Please preserve the character of a neighborhodd that typifies what people come to Austin for in the first place.

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45. Name: Tracy Firsching on Jun 08, 2012
Neighborhood of Residence: NUNA
Zip Code: 78705
Comments:

46. Name: Heather Frankie Frankovis on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: There is yet another proposed zoning change in my neighborhood near north loop and lamar and mccallum high school. less than 500 ft from my house a developer wants to build a 400 unit apartment complex facing tiny houston street, which will dramatically increase traffic and noise. this breaks my heart and if it happens, it will totally change my sweet little street and neighborhood. i am not against development of this property, but mixed use or single family housing would make more sense. what they are proposing (high density residential) does not.

47. Name: Karla Haney on Jun 08, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

48. Name: Amy Hufford on Jun 08, 2012
Neighborhood of Residence: Allandale
Zip Code: 78757
Comments: we have kids attending McCallum in the next few years and want to see them get there safely. higher density like this doesn't help the situation.

49. Name: Anonymous on Jun 08, 2012
Neighborhood of Residence: Travis Heights
Zip Code: 78704
Comments:

50. Name: Kelly Jennings on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

51. Name: Darla Berry on Jun 08, 2012
Neighborhood of Residence: E. 51 St.
Zip Code: 78723
Comments:

52. Name: Anonymous on Jun 08, 2012
Neighborhood of Residence: Allandale
Zip Code: 78757
Comments: I've been over in that area around pick-up. I agree, the proposed redevelopment will increase traffic load beyond what that area is capable of handling.

53. Name: TJ Hall on Jun 08, 2012
Neighborhood of Residence: McCallum
Zip Code: 78756
Comments:

54. Name: Valerie Harrington on Jun 08, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

55. Name: Lian Amber on Jun 08, 2012
Neighborhood of Residence: Travis heights
Zip Code: 78704-3151
Comments: Please use common sense and good development practices to help keep our city livable.

56. Name: Eric Krell on Jun 08, 2012
Neighborhood of Residence: 1502 Alegria Rd
Zip Code: 78757
Comments:

57. Name: Nora Druepple on Jun 08, 2012
Neighborhood of Residence: brentwood
Zip Code: 78757
Comments:

58. Name: Pam Quackenbush on Jun 08, 2012
Neighborhood of Residence: Wooten
Zip Code: 78757
Comments:

59. Name: Anonymous on Jun 08, 2012
Neighborhood of Residence: clarksville
Zip Code: 78703
Comments:

60. Name: Stephen S. Boyle on Jun 08, 2012
Neighborhood of Residence: University Hills
Zip Code: 78723
Comments:

61. Name: Beth Bishop on Jun 08, 2012
Neighborhood of Residence: Northfield
Zip Code: 78751
Comments: This is a neighborhood and zoned as such. What a poor decision it would be to put such density near a school. This is not part of the neighborhood plan. Who is profiting from this venture? Certainly not the neighborhood or any of us who will have children walking to McCallum.

62. Name: John Horn on Jun 08, 2012
Neighborhood of Residence: windsor park
Zip Code: 78723
Comments:

63. Name: Lisa Tully on Jun 09, 2012
Neighborhood of Residence: Highland Park
Zip Code: 78731
Comments:

64. Name: Saundra Batson on Jun 09, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

65. Name: Reyna Bishop on Jun 09, 2012
Neighborhood of Residence: Delwood II
Zip Code: 78722
Comments:

66. Name: Anna Uliassi on Jun 09, 2012
Neighborhood of Residence: brentwood
Zip Code: 78757
Comments:

67. Name: Eileen Wickstead on Jun 09, 2012
Neighborhood of Residence: Florence, tx
Zip Code: 76527
Comments:

68. Name: Brennan Mcdonald on Jun 09, 2012
Neighborhood of Residence: brentwood

Zip Code: 78757
Comments:

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69. Name: Kristie Taylor on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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70. Name: John Duggan on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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71. Name: Cindy Freeman on Jun 09, 2012
Neighborhood of Residence: brentwood
Zip Code: 78757
Comments:

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72. Name: Tom Rott on Jun 09, 2012
Neighborhood of Residence: Brentwood / Broad Acres
Zip Code: 78756
Comments: I oppose the re-zoning to a higher density zoning for the property at Houston and Sunshine / Lamar

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73. Name: Al Evans on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: There is already too much traffic in the area near McCallum High School.

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74. Name: Denise Dailey on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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75. Name: Nedra Bray on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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76. Name: Anonymous on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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77. Name: Trey Kirk on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: I oppose these requests.

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78. Name: Abigail Head on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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79. Name: David Henderson on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: Please stay with the plan. Don't increase density and traffic beyond what is sustainable.

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80. Name: Jay Aust on Jun 09, 2012
Neighborhood of Residence: Brentwood

Zip Code: 78757
Comments:

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81. Name: Jay Aust on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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82. Name: Anonymous on Jun 09, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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83. Name: Lisa Rush on Jun 09, 2012
Neighborhood of Residence: Sunshine Drive
Zip Code: 78756
Comments:

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84. Name: Amy Leftwich on Jun 09, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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85. Name: John Duggan on Jun 10, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments:

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86. Name: Carolyn Smith on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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87. Name: Scott Murphy Halasz on Jun 10, 2012
Neighborhood of Residence: Houston St.
Zip Code: 78756
Comments:

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88. Name: Dale Henry on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: Too big, wrong place, too much traphic

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89. Name: Eric Smith on Jun 10, 2012
Neighborhood of Residence: brentwood
Zip Code: 78757
Comments:

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90. Name: Austin Gaskamp on Jun 10, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments: please do not allow construction of this apartment mega-complex in our quiet neighborhood

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91. Name: Ami McChesney on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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92. Name: L P Carr on Jun 10, 2012
Neighborhood of Residence: Brentwood

Zip Code: 78757
Comments: The neighborhood plan is a well thought out and long range plan of what the neighbors want. The MF6 re-zoning is a result of what type of development financing is most available at this snapshot in time. Let's keep to principal and planning and encourage smart overall development here. MF6 does not align with this principal.

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93. Name: Arin Fullerton on Jun 10, 2012
Neighborhood of Residence: brentwood
Zip Code: 78757
Comments:

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94. Name: Andrea Roberts on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: I want to see the development company work with the neighborhood.

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95. Name: Jennifer Carson on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: This plan does not fit with the Brentwood neighborhood plan and adversely affects our neighborhood

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96. Name: David Danenfelzer on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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97. Name: Susan Burneson on Jun 10, 2012
Neighborhood of Residence: Crestview (next to Brentwood)
Zip Code: 78757
Comments:

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98. Name: Juliet Garcia on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78857
Comments:

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99. Name: Isabel Canette on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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100. Name: Anonymous on Jun 10, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments:

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101. Name: Libby Farris on Jun 10, 2012
Neighborhood of Residence: 5410 Aurora Drive
Zip Code: 78756
Comments:

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102. Name: Carla Guthrie on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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103. Name: Rachel Farris on Jun 10, 2012
Neighborhood of Residence: East Austin
Zip Code: 78702
Comments:

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104. Name: Laura McKinney on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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105. Name: Tish Smith on Jun 10, 2012
Neighborhood of Residence: brentwood
Zip Code: 78757
Comments:

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106. Name: Jon David Swann on Jun 10, 2012
Neighborhood of Residence: McCandless Street
Zip Code: 78756
Comments: Staff, Mayor and Council need to support the neighborhood plan in which countless staff and citizen hours have been invested. The plan contains a sound plan for the development of these spaces.

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107. Name: Anonymous on Jun 10, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757-3313
Comments:

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108. Name: Claire East on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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109. Name: Joel East on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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110. Name: Susan Moffat on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: McCallum High School is the home high school for many nearby neighborhoods, including my own. As a current member of the McCallum Campus Advisory Council and past chair of the McCallum Facility Master Plan Task Force, I am extremely concerned about these proposed zoning changes, particularly absent any meaningful dialog between the applicant and neighborhood representatives. As one of AISD's most successful central city high schools, McCallum is already operating slightly over the capacity for which it was designed and I am concerned about any zoning changes that would significantly add to the area's congestion or inhibit McCallum's ability to contemplate future expansion if necessary. For these reasons, I ask you to oppose the proposed zoning changes for the properties in question.

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111. Name: Heather White on Jun 11, 2012
Neighborhood of Residence: crestview
Zip Code: 78757
Comments:

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112. Name: Karen McGraw on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: Please uphold Neighborhood Plans and Central City Schools.

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113. Name: Lucy Haring on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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114. Name: Lin Team on Jun 11, 2012
Neighborhood of Residence: Eastwoods
Zip Code: 78705
Comments: As one who has worked on neighborhood plans and seen the difficulty of keeping them in force, I urge that the Planning Commission support the Brentwood Neighborhood Plan and deny this request.

115. Name: Greg Atkinson on Jun 11, 2012
Neighborhood of Residence: Hancock
Zip Code: 78751
Comments: McCallum HS is our HS and changing the zoning of buildings so hear to allow heavier congestion without addressing that seem inappropriate.

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116. Name: Katheryn Hill on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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117. Name: Gillian Harris on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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118. Name: Teresa Griffin on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: THis development is not aligned with the Brentwood neighborhood plan and will contribute to traffic congestion and safety issues at McCallum High School.

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119. Name: Kenda Flaks on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: The neighborhhod plan already condones increasingly the density level for that lot to something that would be in line with the current density level for the neighborhood. The proposed plan is a gross incfease in what is appropriate for the nighborhood.

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120. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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121. Name: Melanie Tolen on Jun 11, 2012
Neighborhood of Residence: Hyde park annex
Zip Code: 78751
Comments:

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122. Name: Karen Saadeh on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: The Neighborhood Plan must be honored or there is no credibility. The proposed development is totally inappropriate for this location. The area is already extremely congested with high school activities. A large apartment complex is just a recipe for massive congestion and accidents. Please do not approve this zoning change.

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123. Name: Emily Hoyt on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 94609
Comments:

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124. Name: Nora Greene on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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125. Name: Mark L Fishman on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: Please engage stakeholders in a process that will ensure any zoning changes will not negatively impact McCallum cpmmunity

126. Name: Evelyn J. Carlisle on Jun 11, 2012
Neighborhood of Residence: Westover
Zip Code: 78759
Comments: Though we don't live in the Brentwood neighborhood, our daughter attends McCallum. We drop her off at school each day and since the area is already quite congested the proposed zoning change doesn't seem like a good idea.

127. Name: Jeffrey Schaver on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

128. Name: Liz Barnett on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

129. Name: Clare Wuellner on Jun 11, 2012
Neighborhood of Residence: 1502 Palo Duro Rd.
Zip Code: 78757
Comments:

130. Name: Micah Susman on Jun 11, 2012
Neighborhood of Residence: South Austin
Zip Code: 78745
Comments: I work at Mccallum and know this would negatively affect our students.

131. Name: Cynthia Breed on Jun 11, 2012
Neighborhood of Residence: Lakewood
Zip Code: 78750
Comments: this planned building will cause too much traffic which could prove dangerous to so many students in the area.

132. Name: Lynell Hunt on Jun 11, 2012
Neighborhood of Residence: 803 Sussex Drive, Austin, Texas
Zip Code: 78745
Comments:

133. Name: Andrea Dalhouse on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

134. Name: Patricia Bancroft on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

135. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: North University
Zip Code: 78705
Comments: I used to live in Crestview, adjacent to Brentwood, and have kept up with the neighborhood issues. I also used to visit McCallum regularly for my job. The area is already congested and this proposal sounds like it would make things worse and antagonize the neighbors.

136. Name: Michelle Smith on Jun 11, 2012
Neighborhood of Residence: NACA
Zip Code: 78758
Comments: My children attend McCallum High school and I see the congestion on a daily basis. This plan is not conducive to a safe environment for our children and is certainly not best use of that property for the neighborhood.

137. Name: Jennifer Henson on Jun 11, 2012
Neighborhood of Residence: Mueller
Zip Code: 78723
Comments:

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138. Name: John Troppy on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: I am opposed.

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139. Name: Victoria Hill on Jun 11, 2012
Neighborhood of Residence: Rosedale
Zip Code: 78756
Comments:

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140. Name: Cindy Lawrence on Jun 11, 2012
Neighborhood of Residence: Allendale
Zip Code: 78756
Comments: We oppose building any large structures which will increase the amount of traffic in the McCallum H.S. area.

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141. Name: Kirsten Thompson on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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142. Name: Nina Faulkner on Jun 11, 2012
Neighborhood of Residence: Highland Park West
Zip Code: 78731
Comments: This proposal would have disastrous affect on the McCallum neighborhood and community.

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143. Name: Anne-Marie Griger on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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144. Name: David Gardner on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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145. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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146. Name: Martha Campbell on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: My grandsons go to McCallum and I do not thing
the area in front of that school can comfortably accomodate the scale of development planned.

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147. Name: Lazan Pargaman on Jun 11, 2012
Neighborhood of Residence: Highland park
Zip Code: 78731
Comments: The traffic congestion in this neighborhood due to the high school seems reason enough to deny any permit that would increase density in the immediate area of the school. In addition to its daytime activities and the pick ups and drop offs that must be done at school beginning and ending times, this school holds performing arts functions ALL THE TIME in addition to the normal after school activities that most schools have. It's always crowded, parking is always an issue, and students are at risk of being hit by cars all the time.

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148. Name: Lazan Pargaman on Jun 11, 2012

Neighborhood of Residence: Highland park
Zip Code: 78731
Comments: The traffic congestion in this neighborhood due to the high school seems reason enough to deny any permit that would increase density in the immediate area of the school. In addition to its daytime activities and the pick ups and drop offs that must be done at school beginning and ending times, this school holds performing arts functions ALL THE TIME in addition to the normal after school activities that most schools have. It's always crowded, parking is always an issue, and students are at risk of being hit by cars all the time.

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149. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: crestview
Zip Code: 78757
Comments:

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150. Name: Alicia Racanelli on Jun 11, 2012
Neighborhood of Residence: Barton Hills
Zip Code: 78704
Comments: My child attends the Fine Arts Academy at McCallum High School. I feel it would be a detriment for development of this type in the school's neighborhood. McCallum has several afterschool programs that would be affected by this development, but because McCallum also has a Fine Arts Academy, the number of afterschool activities is threefold. Thank you for your consideration.

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151. Name: Don Leighton-Burwell on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: This project is incompatible with the Brentwood Plan's goals and creates both traffic and scaler/use problems that the plan originators specifically tried avoid.

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152. Name: Joe Doyle on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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153. Name: Teresa Bogar on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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154. Name: Rachel on Jun 11, 2012
Neighborhood of Residence: brentwood
Zip Code: 78731
Comments:

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155. Name: Patricia Taylor on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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156. Name: Linda Anderson on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: Please keep zoning the same. This area is very congested already.

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157. Name: Kerren Campa on Jun 11, 2012
Neighborhood of Residence: Shoalmont
Zip Code: 78756
Comments: my child attends McCallum HS and I have 2 more coming.The traffic is bad enough as it is!

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158. Name: Adrian Skinner on Jun 11, 2012
Neighborhood of Residence: Hyde Park Annex
Zip Code: 78751
Comments:

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159. Name: Eliza Evans on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: There are already many mixed use and medium density residential developments that appear to be empty along Lamar. How many low quality, over-built and empty buildings do we need in this corridor? I see no reason to compromise the existing neighborhood plan when Crestview station remains a ghost town. There is no compelling reason to support such a drastic rezoning.

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160. Name: Yvonne Darrah Steckel on Jun 11, 2012
Neighborhood of Residence: Allandale
Zip Code: 78757
Comments:

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161. Name: Kevin Hendryx on Jun 11, 2012
Neighborhood of Residence: Shady Hollow
Zip Code: 78739
Comments: Big money interests cannot be permitted to run roughshod over residents.

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162. Name: Laura Bauman on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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163. Name: Scott Burton on Jun 11, 2012
Neighborhood of Residence: Rosedale
Zip Code: 78756
Comments: The land across from McCallum HS is obviously an opportunity that has long been neglected and is waiting and wanting to be filled. McCallum HS is a core asset to the citizens of Austin, and to the district is serves in particular. After graduating McCallum myself, I got degrees from two top universities and work all over the world for global corporations before returning to this district to send my own kids up through the McCallum feeder schools. Packing 400 apartments through zoning variances at the front door of the school will not create the safe, world-class facility we need to compete in a tough global economy. The facility that goes in there should be compatible with the established neighborhood plan.

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164. Name: Eric Mills on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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165. Name: William Moody on Jun 11, 2012
Neighborhood of Residence: Brentwood/Crestview
Zip Code: 78757
Comments:

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166. Name: Stacey Doyle on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments: Please, no more high-density living options in the area. 2222 is already dangerous right there where our children walk. Let's not add more risk to the area.

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167. Name: Michael G. Barnett on Jun 11, 2012
Neighborhood of Residence: 5404 Sunshine Dr.
Zip Code: 78756
Comments:

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168. Name: Seth Johnson on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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169. Name: Elizabeth Newton on Jun 11, 2012
Neighborhood of Residence: East Austin
Zip Code: 78702
Comments: I've lived in Brentwood in the past 3 years and can't imagine how this would improve the neighborhood. In fact, I see it

doing just the opposite.

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170. Name: Mary Barrett on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments: uphold the neighborhood plan - responsible density is okay - maintain character of neighborhood and enhance urban non-car mobility

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171. Name: James Teasdale on Jun 11, 2012
Neighborhood of Residence: Allandale
Zip Code: 78757
Comments: I have lived in Austin for 42 years. I grew up in Allandale and my family attended McCallum HIgh. I have lived in south Austin for a while, and now returning to Allandale for permanent residency in two weeks!! My daughter will now attend McCallum High, also. We oppose these neighborhood destroying zoning change cases!!!

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172. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: Lamar
Zip Code: 78756
Comments:

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173. Name: Liz Belile on Jun 11, 2012
Neighborhood of Residence: crestview
Zip Code: 78757
Comments:

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174. Name: Liz Belile on Jun 11, 2012
Neighborhood of Residence: crestview
Zip Code: 78757
Comments:

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175. Name: Rosemary Vaughn on Jun 11, 2012
Neighborhood of Residence: Hancock
Zip Code: 78705
Comments: Keep neighborhoods for homeowners and renters

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176. Name: Nancy Hohengarten on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: Bad idea for McCallum High School. Too big and too little impervious cover.

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177. Name: Sarah Bradley on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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178. Name: Lacy Wood on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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179. Name: Charlie Llewellin on Jun 11, 2012
Neighborhood of Residence: Galindo
Zip Code: 78704
Comments:

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180. Name: Denise Jewell on Jun 11, 2012
Neighborhood of Residence: Hancock
Zip Code: 78705
Comments: My children attend McCallum high school and our family would be greatly affected by this proposed change.

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181. Name: Bonnie Lister on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments: It is extremely important to maintain the buffers from Lamar that are necessary for keeping our residential neighborhoods safe.

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182. Name: Shawn McKinley on Jun 11, 2012
Neighborhood of Residence: University Hills
Zip Code: 78723
Comments:

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183. Name: Alicia Zertuche on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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184. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments: Please respect Brentwood's neighborhood plan and desires as they are.

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185. Name: Andrea Maguire on Jun 11, 2012
Neighborhood of Residence: red Rock
Zip Code: 78662
Comments: I had to move out of Austin because of developements such ad this in my Rosedale beighborhood

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186. Name: Steve Ray on Jun 11, 2012
Neighborhood of Residence: Bull Creek
Zip Code: 78731
Comments:

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187. Name: Michael Hill on Jun 11, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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188. Name: Adrienne O'keefe on Jun 11, 2012
Neighborhood of Residence: highland Hills
Zip Code: 78731
Comments: as a recent former Brentwood resident, I oppose this direction.

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189. Name: RL McGruder on Jun 11, 2012
Neighborhood of Residence: Highland
Zip Code: 78752
Comments: I am always interested to see thoughtful, engaged development in Austin's inner city. Just because we can do something, doesn't mean we should. I'd like to see more impact studies done on this proposed development

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190. Name: Tom Maher on Jun 11, 2012
Neighborhood of Residence: 5208 woodview ave
Zip Code: 78756
Comments:

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191. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: Up to 80% impervious cover is ridiculous, in the middle of a city that already has air quality issues (air quality being helped by every bit of plant growth possible)--not to mention the negative aesthetic effects on quality of life of high paving/cover percentages! And set-backs as small as 5 feet don't in any way allow for the foot/bike traffic necessary to deal with the already congested road conditions in the areal

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192. Name: Barbara MacLeod on Jun 11, 2012

Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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193. Name: Nathan Vaughn on Jun 11, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments:

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194. Name: Benjamin Vaughn on Jun 11, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments:

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195. Name: Kathy Duke on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments: The change of zoning in the area across fro McCallum High School is short sighted, to say the least. Truly a horrible idea to allow 80% covet and 90 feet tall! Hae you ever seen the traffic around the school as it is? This is crazy!

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196. Name: Aida Maria Allen on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments: I do not want such a large development, we are a single unit, family oriented neighborhood. Our neighborhood cannot handle a 400 unit apartment building.

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197. Name: Lianna Mills on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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198. Name: John V Edwards on Jun 11, 2012
Neighborhood of Residence: Baja Brentwood
Zip Code: 78756
Comments:

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199. Name: Brent Baggett on Jun 11, 2012
Neighborhood of Residence: Former Brentwood resident
Zip Code: 78759
Comments:

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200. Name: George Leake on Jun 11, 2012
Neighborhood of Residence: 3806 Stonecroft
Zip Code: 78749
Comments:

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201. Name: Tracey Whitley on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78757
Comments:

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202. Name: W T. Bill Williams on Jun 11, 2012
Neighborhood of Residence: crossings at chandler creek
Zip Code: 78665
Comments:

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203. Name: Howard McKinney on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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204. Name: Robert Hendricks on Jun 11, 2012
Neighborhood of Residence: Allandale
Zip Code: 78757
Comments: It would cause too much congestion at McCallum High School.

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205. Name: John Racanelli on Jun 11, 2012
Neighborhood of Residence: Barton Hills
Zip Code: 78704
Comments: My daughter goes to McCallum High School.

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206. Name: Melanie Hawthorne on Jun 11, 2012
Neighborhood of Residence: Brentwood (Grover Avenue)
Zip Code: 78756
Comments: I oppose the proposed change in zoning. The current zone designation allows plenty of opportunity for developers to make a profit by building single-family dwellings, as recent development of the lot on the corner of Houston and Grover has demonstrated. The proposed zone change is just the thin end of the wedge. Just because developers ask for a zone change does not mean it has to be granted.

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207. Name: Lisa Lawless on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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208. Name: Robin L. Scott on Jun 11, 2012
Neighborhood of Residence: 5405 McCandless St.
Zip Code: 78756
Comments: I've lived off Houston on McCandless for 16 years. My sons graduated from nearby McCallum and I worked many years at nearby Texas Health and Human Services, and have volunteered for youth organizations, PTAs, nonprofit boards and commissions in the central Austin area. Brentwood is what I consider a family/community-oriented legacy area. My grandsons now spend roughly half their weeks at my home and in this neighborhood.

I'm pro-development, when it's community-oriented, balanced, thoughtful, safe and inclusive for our diverse residents, extended families and others who come to the Brentwood area for family activities -- such as the Fine Arts Academy and new big theater (across the street from this proposed monstrosity).

Please uphold our wonderful Brentwood Neighborhood Plan, and give us the opportunity to enjoy a development in this space that would be neighbor-friendly, and that would have some open/greenspace!

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209. Name: Anonymous on Jun 11, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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210. Name: Mary Goewey on Jun 11, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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211. Name: Leigh Castruita on Jun 12, 2012
Neighborhood of Residence: Skyland Terrace
Zip Code: 78756
Comments:

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212. Name: Sean Castruita on Jun 12, 2012
Neighborhood of Residence: Skyland Terrace
Zip Code: 78756
Comments:

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213. Name: Wayne Gregoire on Jun 12, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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214. Name: Lee Phillips on Jun 12, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments:

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215. Name: Walma Dean Martinets on Jun 12, 2012
Neighborhood of Residence: 5312 Grover Avenue, Austin, Texas
Zip Code: 78756
Comments: Own and have lived at this address for 40+ years and wish the area to stay residential. Keep in mind the place in question is right across from McCallum High School.

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216. Name: David Conner on Jun 12, 2012
Neighborhood of Residence: Hyde Park
Zip Code: 78751
Comments:

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217. Name: Mike Silverman on Jun 12, 2012
Neighborhood of Residence: allandale
Zip Code: 78757
Comments:

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218. Name: Mark Harris on Jun 12, 2012
Neighborhood of Residence: brentwood
Zip Code: 78756
Comments: no to MF6 development

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219. Name: Kathleen Hill on Jun 12, 2012
Neighborhood of Residence: Ridgelea
Zip Code: 78731
Comments:

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220. Name: Enrique Parada on Jun 12, 2012
Neighborhood of Residence: Houston St and Jeff Davis
Zip Code: 78756
Comments:

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221. Name: Mark Brown on Jun 12, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756
Comments:

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222. Name: Glenna Smith on Jun 12, 2012
Neighborhood of Residence: Allendale
Zip Code: 78756
Comments:

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223. Name: Anonymous on Jun 12, 2012
Neighborhood of Residence: Allendale
Zip Code: 78757
Comments:

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224. Name: MICHELLE LAWS on Jun 12, 2012
Neighborhood of Residence: Allandale
Zip Code: 78731-5606
Comments:

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225. Name: Olga Henson on Jun 12, 2012
Neighborhood of Residence: Brentwood
Zip Code: 78756

Comments:

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226. Name: Lisa Holden on Jun 12, 2012
Neighborhood of Residence: Crestview
Zip Code: 78757
Comments:

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227. Name: Sally Brackett on Jun 12, 2012
Neighborhood of Residence: ridgelea
Zip Code: 78731
Comments: The project is much too large for that area.

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228. Name: Anne Alexander on Jun 12, 2012
Neighborhood of Residence: Allandale
Zip Code: 78757
Comments:

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229. Name: Kim Fassiotto on Jun 12, 2012
Neighborhood of Residence: Allandale
Zip Code: 78757
Comments: My children will go to McCallum. These potential traffic concerns will affect us as well.