

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: East MLK Combined Neighborhood Plan

CASE#: NPA-2017-0015.03 **DATE FILED:** July 31, 2017

PROJECT NAME: Jackie Robinson Residential

PC DATE: November 14, 2017 – Item postponed at Neighborhood’s request to December 12, 2017 [APPROVED BY COMMISSIONER SHIEH, SECONDED BY COMMISSIONER WHITE ON A VOTE OF 13-0]

December 12, 2017 – Item postponed at Planning Commission’s request to January 9, 2018 [APPROVED ON THE CONSENT AGENDA BY COMMISSIONER SHIEH, SECONDED BY COMMISSIONER SEEGER ON A VOTE OF 12-0. COMMISSION ANGELES DE HOYOS HART ABSENT.]

January 9, 2018 – Item postponed at Applicant’s request to January 23, 2018 [APPROVED ON THE CONSENT AGENDA BY COMMISSIONER SEEGER, SECONDED BY COMMISSIONER DE HOYOS HART ON A VOTE OF 11-0. VICE-CHAIR KAZI OFF THE DAIS. COMMISSIONER NUCKOLS ABSENT.]

January 23, 2018 – approved for Higher Density Single Family land use. [A. DeHoyos Hart – 1st; J. Schissler – 2nd] Vote: 7-5 [K. McGraw absent].

ADDRESS/ES: 1321 Delano St. & 5600 Jackie Robinson

DISTRICT AREA: 1

SITE AREA: Approx. 5.215 acres / 227,159 sf.

APPLICANT/OWNER: Atex Investments LLC and Evangelo Sgarbi

AGENT: Jim Wittliff with Land Answers

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family & Mixed Residential

To: High Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2017-0097

From: SF-3-NP

To: SF-6-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 7, 2002

PLANNING COMMISSION RECOMMENDATION: Approved

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION:

Staff supports the applicant's request to change the future land use map from Single Family & Mixed Residential to High Density Single Family because the property is located in a mixed residential/single-family area and is consistent with the plan goals of preserving residential areas, improving opportunities for home ownership, and new infill housing compatible with the existing style of this neighborhood.

Below are relevant sections of the East MLK Combined Neighborhood Plan:

Goal 1- Preserve established residential areas and improve opportunities for home ownership by promoting the rehabilitation of existing housing and new, infill housing compatible with the existing style of this neighborhood.

Objective 1.1: Maintain single-family zoning in established residential areas.

Objective 1.2: Promote new infill housing in appropriate locations.

Objective 1.3: Establish an ongoing system for providing information on housing rehabilitation and home ownership resources to residents and property owners.

Goal 2 - Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.

Objective 2.1: Where appropriate, address mis-matches between desired land use and zoning.

Objective 2.2: Reduce the impact of commercial and industrial uses on residential areas.

Goal 5 - Provide housing that helps to maintain the social and economic diversity of residents.

Objective 5.1: Allow a mix of residential types on larger tracts having access to major roadways.

Objective 5.2: Maintain existing multi-family housing.

Planning Area-Wide Recommendations

Fort Branch

Recommendations

The greatest need in the Fort Branch area is continued development of quality residential infill. Some larger tracts on Webberville, Tannehill Lane, and Jackie Robinson Street could be developed with mixed residential, while new single-family homes are appropriate on the smaller vacant lots. Planned channel improvements to Fort Branch Creek should improve the safety and desirability of many vacant lots. Neighborhood-oriented commercial development should be encouraged in small, existing nodes on Webberville. Consideration should also be given to preserving flood plain lands south of Springdale Park as a natural greenbelt.

Action Items

Action 46 - Maintain single-family zoning in established residential areas.

Action 47 - Allow neighborhood commercial along Webberville where there is existing commercial zoning.

Action 48 - Continue development of Springdale Park

Action 49 - Allow mixed residential uses on the large vacant parcels on Tannehill and Jackie Robinson.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single Family: Single family detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Mixed Residential: An area with a variety of different housing types, including single-family residential, townhouses, duplexes, apartments, and limited neighborhood-serving retail. Single Family residential should comprise at least half of a mixed residential area.

Purpose

1. Create multiple housing types of varying densities to provide a high degree of housing choice; and
2. Encourage flexibility and better design for residential development on larger residential parcels.

Application

1. Appropriate for larger tracts having access to major roadways that are not suitable for commercial or mixed use;
2. Primarily implemented through the Residential Infill special use, but can be achieved with the mixing of different residential districts if the intent is met; and
3. Generally applicable to sites of 1 acre or greater.

PROPOSED LAND USE ON THE PROPERTY

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

Purpose

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

Application

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

IMAGINE AUSTIN PLANNING PRINCIPLES

While this property is not located along an existing Activity Corridor or Center, according to the Imagine Austin Growth Concept Map, staff believes the request to change the future land use map to 'High Density Single Family' use in the East MLK Combined Neighborhood Plan meets the following policies in the Imagine Austin Comprehensive Plan, which supports nearby neighborhood serving uses.

LAND USE AND TRANSPORTATION POLICIES

LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

LUT P5. Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

HOUSING AND NEIGHBORHOOD POLICIES

HN P1. Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

HN P2. Expand the availability of affordable housing throughout Austin by preserving existing affordable housing, including housing for very low-income persons.

HN P5. Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

HN P11. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

HN P14. Strengthen planning processes by recognizing that the Comprehensive Plan and small-area plans, such as neighborhood plans, corridor plans, and station area plans, need to respect, inform, and draw from each other.

Imagine Austin

The subject property is not located along an Activity Corridor or Center according to the Imagine Austin Growth Concept Map. Various Imagine Austin policies support the land use change providing a variety of housing types and affordable housing throughout the City of Austin, which this project would provide.

BACKGROUND: The application was filed on July 31, 2017.

The applicant proposes to change the land use on the future land use map (FLUM) from Single Family and Mixed Residential to High Density Single Family to build an attached residential condominium/duplexes project on this 5.16 acre parcel, which triggered a rezoning and neighborhood plan amendment request. Staff recommends a 'High Density Single Family' future land use category because the majority of the property is currently zoned Mixed-Residential, the project would provide new housing and missing middle, and is compatible with adjunct residential areas.

The applicant proposes to change the zoning from SF-3- NP (Single Family and Mixed Residential) to SF-6-NP (Townhouse and Condominium Residence-Neighborhood Plan) to construct attached stand-alone residential condos/duplexes. For more information on the zoning request, please see the case report for case number C14-2017-0097.

PUBLIC MEETING: The ordinance required plan amendment meeting was held on September 15, 2015. Approximately 224 community meeting notices were mailed to property owners and renters located within 500 feet of the property of subject property. Additionally, an email was sent notifying the East MLK neighborhood contact team. Eleven (11) people attended the meeting, in addition to three city staff members. Below is a summary taken from the September 20, 2017, community meeting on this neighborhood plan amendment case, which took place at the Willie Mae Kirk Library.

This community meeting began at 6:35 PM, Jesse Gutierrez gave a brief introduction on tonight's meeting and explained the neighborhood plan amendment process. The request is to amend the E MLK Neighborhood Plan Future Land Use Map from Single Family and Mixed Residential to High Density Single Family to accommodate a zone change from SF-3-NP to SF-6-NP.

Mr. Wittliff, the agent, came forward and talked about the request to rezone the subject property from SF-3-NP to SF-6-NP to build stand-alone residential condos on this 5.16 acre site. He explained that this 5.16 acre site is composed of 6 tracts of land and the topography shows a lot of cedar and oak trees that will be preserved during development. He explained that there is illegal fill on these tracts that although it testing positive, meaning that the fill is clean, it will still

need to be removed from the site prior to development. Due to the high costs of removing the illegal fill and the severe topographic elevation changes on the property, an SF-6 project is the only feasible strategy to develop this property. The project will also provide environmental benefits to the neighborhood including at least 3 ponds for water filtration required due to the topography.

Q&A - Concerns addressed:

Audience - How many total units will be built?

Mr. Wittliff response: No calculation yet, but if an estimation is needed maybe 40/50 stand-alone residential units with a mix of 2-3 bedrooms.

Audience – What will be the size of the drainage ponds and what will water quality be like? **Mr.**

Wittliff response: The detention ponds' size will depend on what could take 4-5 hours to fill – it will filter out sediments. It will not be a pavement/concrete pond because they are too expensive and not attractive. These ponds will improve run off water.

Audience - Will there be sidewalks along Jackie Robinson?

Mr. Wittliff response: Yes.

Audience – How many entrances and exits will there be?

Mr. Wittliff response: We don't know yet, but speculating - 1 on Delano and 2 on Jackie Robinson.

Audience – What will be the traffic impacts?

Mr. Wittliff response: That will depend on the size of the development, a neighborhood traffic analysis needs to be done. Traffic concerns are understandable and the developer will try to minimize traffic conflicts.

Audience – How long will the project take to complete?

Mr. Wittliff response: It might be done in 3 phases.

Audience - Will the stand-alone condos be for sale or rent?

Mr. Wittliff response: I don't know.

Audience - Who has the final vote if this amendment is approved or denied?

Mr. Wittliff response: City Council.

The meeting adjourned around 7:30 PM.

CITY COUNCIL DATE: February 1, 2018– postponed to February 15, 2018 CC hearing.

ACTION: Pending

CASE MANAGER: Jesse Gutierrez **PHONE:** 512-974-1606

EMAIL: jesse.gutierrez@cityofaustin.gov

E MLK Planning Contact Team Recommendation: Not opposed

February 15, 2018

To
City Mayor
City of Austin Council
Zoning and Planning Commission

Subject: Do Not Oppose Plan Amendment Zoning Case: C14-20170097
File Number: NPA-2017-0015.03
Project Name: Jackie Robinson Residential

Dear Mayor, City Council Members, Planning Commissioners, COA Employees,

We are not opposing the change to the zoning and Neighborhood Plan for this proposed development, but ask for the actions as listed below from City Council. Although we understand that vacant property in our neighborhood will be developed and although we support the continued development of Austin, as long as it is thoughtfully done to ensure the future needs of citizens, we would like this opportunity to point out that the traffic study done for this project has graphically proven and illustrated our very valid concern about traffic AND the lack of foresight and infrastructure development in the neighborhood. We believe that infrastructure should be done first, but are willing not to oppose the development, knowing we are asking City Council for what can be accomplished today.

We are asking City Council to help create a solution for these infrastructure issues. In addition, we have worked with the developer's agent (Jim Wittliff) to create an agreement between the developer and the Hog Pen NA for the benefit of the neighborhood and wish to list those agreements in this letter.

Before listing the specific actions that we will ask of City Council, we would like to fully explain the traffic issue that we have identified.

The NTA done for this development shows an average of 1406 trips down Delano St every day. This is high considering that Delano is a strictly residential street, 30 feet in width, with many parked cars, especially at night. The high traffic on Delano is the result of several things: the City Maintenance Facility trucks use the street to commute into central Austin; a long term neglect of infrastructure development on the east side of Austin; flawed street design in the 1980's creating Delano St very long; and most importantly, a lack of arterial streets that had been planned, but not built. Streets that are shown on the FLUM do not exist and are not even secured rights-of-way. Because the area is now experiencing intense development, these problems converged. The slide show we will present shows the problem very clearly.

We can see that rapid development will continue to happen in our corner of Austin. We believe this development and other new construction in the neighborhood will lead to traffic on Delano St to be over the acceptable level of 1800 trips per day.

We understand that a second traffic analysis was done showing that using the development specifications as proposed by the developer would not create traffic over acceptable levels. However, the study does not take into account that 13 additional duplexes are under construction in the neighborhood right now, and the folks moving into these dwellings will be using Delano St (and its extension Ft Branch Blvd) for all their driving. Adding 26 additional

dwelling to the neighborhood means an additional 247 trips per day. 1406 trips (trips counted in October of 2017) plus the 269 trips from the 62 units of the development plus the 247 trips from new construction is a total of 1922 trips, which is unacceptable.

Please see the studies prepared by traffic analyst Mehrnaz Mehraein of the Development Services Department. Please also see the list of current construction or soon to be available dwelling units that will be using Delano St. at the end of this letter.

Thirty or more neighbors within 500 feet of the project have sent in comment forms requesting that the zoning and NP not be changed. Each one cites traffic as their main concern. One neighbor explained to me that his mirror on his parked truck (on Delano) had been clipped twice in the last 2 months, each time requiring costly repairs.

We ask that City Council order a higher level traffic study and order that possible solutions be analyzed and brought before Council for consideration. The purpose of this would be to enact an ordinance that would require some additional street right-of-way acquisition and construction as shown on the present FLUM (or equivalent transportation corridors) to alleviate the over-capacity traffic pressure on one narrow residential street that serves the entire area.

We have identified two possible solutions. The first one, because it would have the most impact, is a completion of Tannehill Lane, curving through a corner of the recently sold AISD property, through a tiny bit of the International Cemetery, then on through to Hudson Street. This solution completes the needed arterial street that would serve our area.

The second possibility is a bridge over Fort Branch Creek using existing right-of-way. (This is at the dead end of Fort Branch Blvd.) This bridge would create a delta effect for the traffic coming down Hudson, helping relieve the pressure on Delano St. The added benefit is that this is one of the possible solutions being studied for La Loma Trail. Locations for La Loma Trail are being studied as walking/biking trails, but consolidating the spending is worth considering.

We ask that City Council inquire about and advocate for a 4-way stop sign at the intersection of Hudson St. and Delano St. So far, the City Transportation Engineering Department through Citizen Service Requests (311) has not approved this basic safety improvement after numerous requests.

We ask that City Council pass an ordinance prohibiting City of Austin maintenance trucks to travel along Delano St. In particular, we would like to specify pick-up size trucks and those trucks towing trailers, since these are the problem vehicles from the City. Because of past citizen's requests, the facility has asked its drivers not to travel on Delano, but a request only lasts for a season or two, then drivers are back to what is most convenient.

We ask that City Council add the following 3 items as a conditional overlay to the development: 1) Keep 95% of trees over 12" in diameter 2) Build three detention ponds to contain 110% of the pre-development run off 3) Establish a cap of 62 condo units for the project (Jim Wittliff has agreed to these conditions.)

Please see future requests for the City of Austin on page 4.

We affirm that an agreement has been made with the developer and the Neighborhood Association. \$40,000 will be spent on neighborhood improvements, part of which will be City required off-site sidewalks.

Some of that \$40,000 will be spent by the developer on City required sidewalks outside of the subject property. (This is not part of the spending on sidewalks on the subject property.) The developer estimates that less than \$40,000 will be used for those required sidewalks. Any of the \$40,000 un-spent on sidewalks is to be spent in the neighborhood, at the discretion of both the Hog Pen Neighborhood Association and the Developer. The developer will create an escrow account to deposit this money, as necessary, after sidewalks are complete and an exact amount is determined. This amount (after constructing off-property required sidewalks) would not be part of the City's oversight. The City, of course, would have oversight of required sidewalks.

The money would be spent when the selected neighborhood project is chosen. Here are two examples of the possibilities for this money: contribution toward a connection from the neighborhood to Sprindale Park, or contribution to the master plan for Red Bluff Nature Preserve. (Jim Wittliff has agreed and sees the positive benefits of projects such as those mentioned.)

Lacking a plan to address the traffic over-capacity issue in the neighborhood, this development would be a detriment to the following East MLK Combined Neighborhood Plan Goals:

- # 4 Promote the development and enhancement of the neighborhood's major corridors.
- # 7 Create a transportation network that allows all residents to travel safely throughout the neighborhood by improving safety on major arterials and neighborhood streets.

However, we believe that if the above actions are taken by City Council, that the development would be in alignment with the following East MLK Combined Neighborhood Plan Goals:

- # 2 Promote a mix of land uses that respect and enhance the existing neighborhood and address compatibility between residential, commercial, and industrial uses.
- # 9 Improve bicycle and pedestrian traffic safety on neighborhood streets.
- # 11 Protect and enhance the neighborhood ... by reducing ... dumping in this neighborhood.
- # 12 Improve the quality, safety, and cleanliness of area creeks, and reduce the impact of flooding in the neighborhood.

To summarize our position:

The City of Austin has responsibility for Infrastructure needs, and we ask that the City take all measures necessary to make up for prior neglect, and move forward on creating a safe and viable neighborhood by taking all actions as shown above.

We believe the developer has created a forward thinking agreement with the neighborhood. Although we see the huge piles of illegal fill on the property as a very significant problem, the developer has expressed that that issue will be dealt with in an engineered and responsible way.

We are gratified that pedestrian safety needs in this high-traffic neighborhood are now being addressed using Capital Improvement Funds for needed sidewalks. This is a very positive step, although it does not address the actual traffic issues.

Future requests: In addition to our recommendation for the development being considered today, we would like to express that these same concerns will continue as other zoning and NP change requests are made. We ask officials for awareness of traffic issues as a whole in the neighborhood as future zoning changes are requested. Considering the compact development encouraged by CodeNext, considering future zoning change requests in the pipeline (The Aviary and Interlocal), considering the recent \$15 million sale of a property in the neighborhood to be developed, and considering the rapid dense development happening in our area already; we must all be aware that infrastructure needs are on-going and ever more urgent as time goes by. Infrastructure needs must be considered before development.

We are asking the City to be ready to enact an ordinance requiring a road or roads so we have planned ahead when the next development is ready for consideration. We ask that this ordinance require future zoning change and NP change requests in this area to contribute to the needed street infrastructure.

We also ask that City Council direct the Development Services Department to assess Delano St. as a whole when new developments are considered and traffic studies are created. In other words, measuring traffic on Delano at its outflow area (close to Webberville Rd.), not near the traffic origination, in order to assess the bigger picture rather than a smaller area that misses the larger context. We also ask that the Department take into account other current development and consider likely future development when conducting traffic studies.

Thank you very much.

Sincerely,
Ali Ronder for the:
Hog Pen Neighborhood Association
And the East MLK Combined Contact Team

Construction in the neighborhood right now.

Current construction of single family duplexes that must use Delano St (and it's extension, Fort Branch Blvd.) as the only ingress and outgress. These homes were not occupied at the time of the traffic study, but will be adding to the overall traffic load soon. Each address represents 2 dwellings, as each are duplexes. This represents 26 additional families with that many additional trips per day. That would mean an additional 247 trips per day.

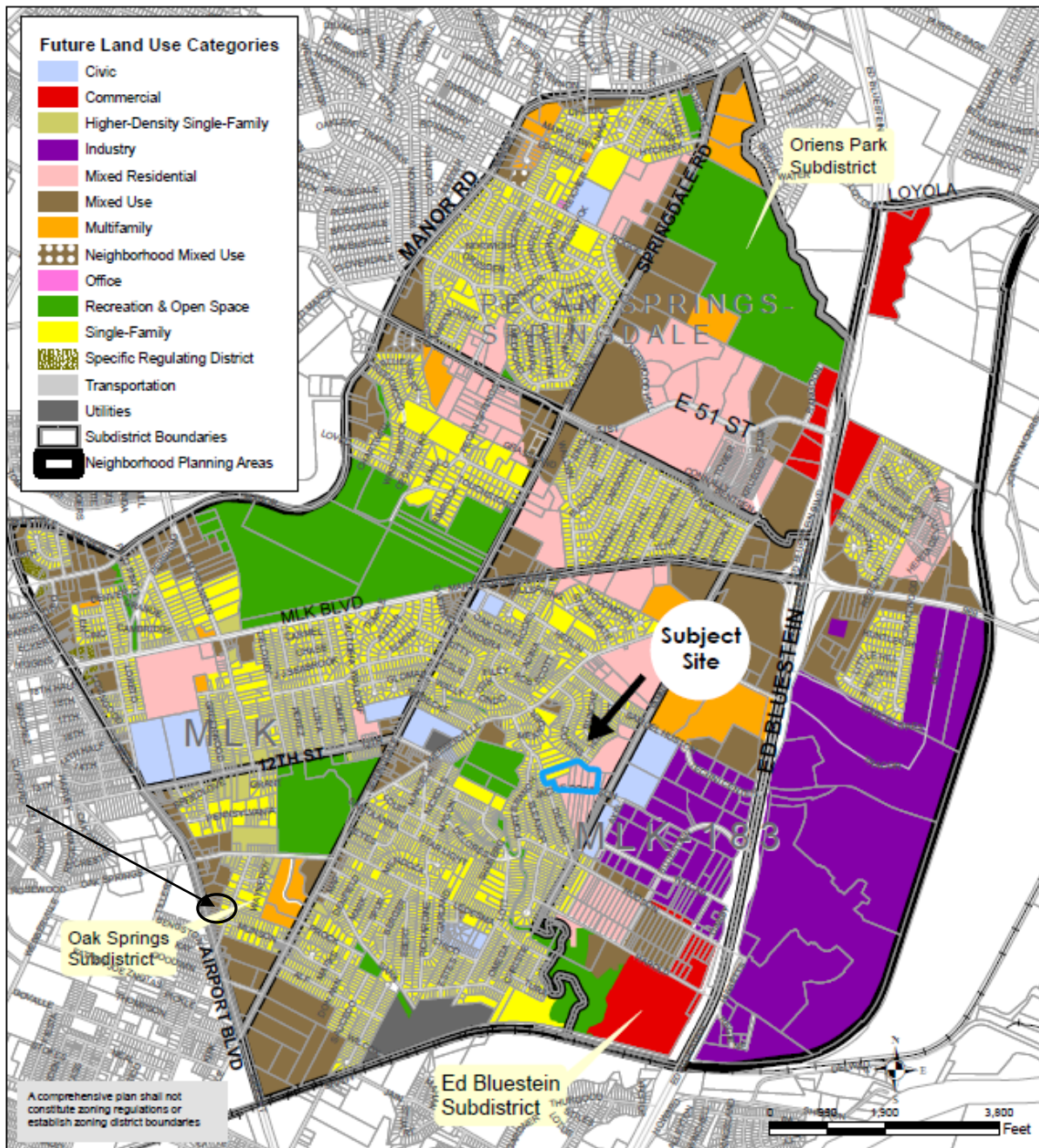
1220 Delano St.
1102 Delano St.
1116 Eleanor St.
1120 Eleanor St.
1142 Eleanor St.
1218 Eleanor St.
1307 Fort Branch Blvd.

1305 Fort Branch Blvd.
1309 Fort Branch Blvd.
1311 Fort Branch Blvd.
1313 Fort Branch Blvd.
1416 Fort Branch Blvd.
1418 Fort Branch Blvd.

Numerous vacant lots are available in the neighborhood that will probably be built out in the future. Although we did not consider these future traffic possibilities in our calculations at this time, we must be aware that development in the area will be continuing:

1214 Delano St.
5501 Harold Ct.
1124 Eleanor St.
1128 Eleanor St.
1138 Eleanor St.
1224 Eleanor St.
1412 Fort Branch Blvd.
1414 Fort Branch Blvd.

These are only the single lots available that do not require zoning changes. There are also many large multi-acre properties available and for sale at this time.



East MLK Combined Neighborhood Planning Area Future Land Use Map

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.

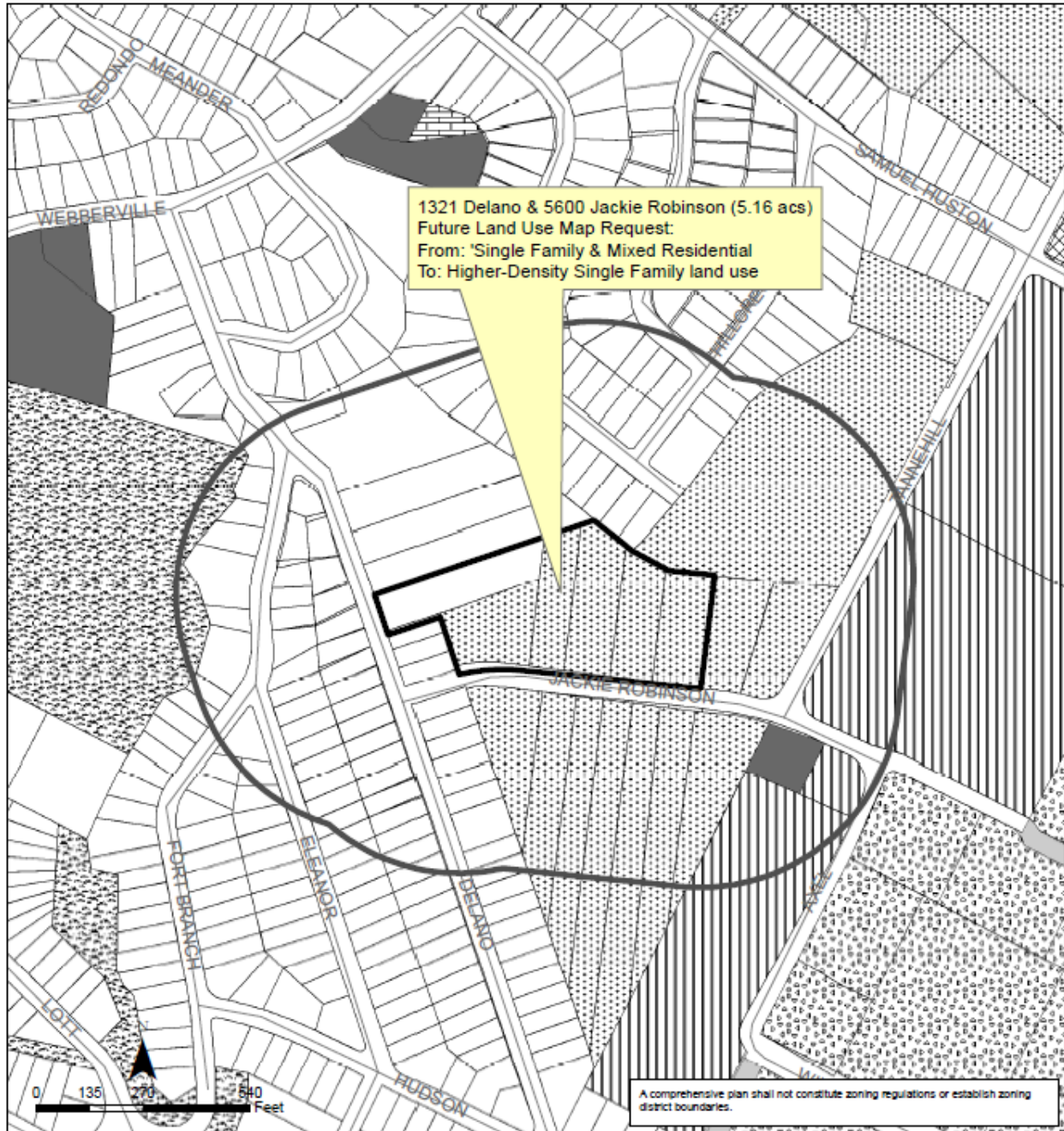
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Last Updated: January 7, 2016

City of Austin
Planning and Development Review Department

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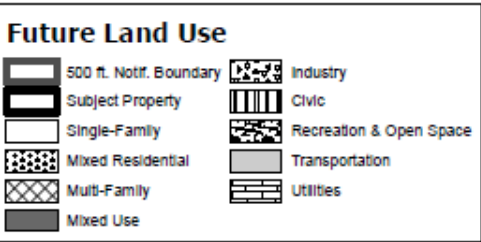


East MLK Combined Neighborhood Planning Area
NPA-2017-0015.03

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City of Austin
Planning and Zoning Department
Created on 8/9/2017, by: meredithm



Emails from citizens

From: EMLKCT Chair [mailto:emlkchair[REDACTED]]
Sent: Thursday, October 26, 2017 10:45 PM
To: Pinaki Ghosh
Cc: landanswers[REDACTED]; Rodriguez, Natalia [PDR]; Jain, Sangeeta; Grantham, Scott; Gonzalez, Debora; Hutchins, Christopher
Subject: updates from Jackie Robinson Development transportation

Hello Everybody,

We had a long fruitful discussion about Jackie Robinson development. Here are few things we discovered and we need to address this urgently before this case goes to planning commission

1. Many of the roads shown in FLUM do not exist. (Like southern portions of Tannehill etc)
2. Changes to 183 project and overpasses will bring enormous changes to transportation pattern because the highway traffic in many cases directly feed straight through the neighborhood
3. The current development changes the capacity of Delano to 93% but there are 2 projects in line which will also push their traffic through the same roads. (one is 1500 apartment development)
4. Delano being a 30ft street currently makes walking difficult but with new development this is going to be more difficult.
5. Delano does not have sidewalks
6. Since the bus service has been moved from Delano and Eleanor so people have to walk in these streets.

The bright side is that since traffic can be directed with signs - some of these issues can be resolved if we design it. **We need a meeting with city transportation department before providing any recommendation.** We have suggestions (like one way for certain streets) but we cannot do these without transportation department taking an active role.

Hence, I am requesting a postponement in taking this case to planning commission. We are committed to provide a rational unbiased recommendation but we will need help from city. We should have this meeting within 1 week.

Chris,

We believe CMs office need to get involved to broker some transportation solution. This may require some ROW development by the multiple new developments.

Thanks

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Thank you,
Pinaki Ghosh

From: Debra Murphy [mailto:dmurphy54[REDACTED]]
Sent: Tuesday, October 17, 2017 4:49 AM
To: Pinaki Ghosh
Cc: Gutierrez, Jesse; Tward23[REDACTED]; ursulatheladybear[REDACTED]; kdlacey[REDACTED]; mtysonbrown[REDACTED]; skycostello[REDACTED]; charliebduncan[REDACTED]; nlscott[REDACTED]; alironder[REDACTED]; atxdrywallandpainting[REDACTED]; susantinglee[REDACTED];

jonhagar [REDACTED]; joelfbell [REDACTED]; Gonzalez, Debora; landanswers [REDACTED]

Subject: Re: EMLK contact team recommendation

Well, obviously, I have missed this meeting. I ask for your forgiveness for my confusion about the dates, but I can still bring this up to our NA and try for a letter of support.

Sent from my iPhone

From: Pinaki Ghosh [mailto:pinaki [REDACTED]]

Sent: Monday, October 16, 2017 11:31 PM

To: Gutierrez, Jesse

Cc: Tward23 [REDACTED]; ursulatheladybear [REDACTED]; kdlacey [REDACTED];
mtysonbrown [REDACTED]; skycostello [REDACTED]; charliebduncan [REDACTED]; nlscott [REDACTED];
alironder [REDACTED]; atxdrywallandpainting [REDACTED]; dmurphy54 [REDACTED];
susantinglee [REDACTED]; jonhagar [REDACTED]; joelfbell [REDACTED]; Gonzalez, Debora;
landanswers [REDACTED]

Subject: Re: EMLK contact team recommendation

Hello Jesse,

We had a great meeting today with Landanswers (Jim) and the I believe under Jon and Jim's leadership we are progressing. I also believe we will need another meeting dedicated to this project with some more details like traffic study etc. We are trying to build a template project and it's a learning experience for everybody. It will be very helpful if we can present this to planning commission few weeks later. We want to have a consensus decision where the stakeholders come to a decision which both sides trust and agree.

regards

Pinaki

From: Thomas Shewalter [mailto:thomas.shewalter [REDACTED]]

Sent: Monday, September 04, 2017 1:56 PM

To: Meredith, Maureen

Subject: opposition to C14 2017 0097 NPA-2017-0015.03

Hi Maureen,

Heathe Chasen told me to email my opposition to the new zoning proposal case # C14 2017 0097. I am opposition to this proposal because our neighborhood is already way to crowded. There is a bus route going down Delano St., Fort Branch and Jackie Robinson, along with a ton of thru traffic and along with that pollution, there is already no parking available on the streets, and most lots are filled with multi-family homes now. Please greatly consider putting an end to the proposal in regards to case # C14 2017 0097 , as in, I am against any new zoning that would allow for more congestion and or commercial use.

This case may also be known as case # NPA-2017-0015.03 I am against changing the zoning from single family & mixed residential to higher-density single family land use @ 1321 Delano & 5600 Jackie Robinson 5.16 acres.

Thank you,
Thomas Shewalter

PUBLIC HEARING INFORMATION

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

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

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

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

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

For additional information on Neighborhood Plans, visit the website:

www.austintexas.gov/department/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Debora Gonzales
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-2017-0015.03

Contact: Jesse Gutierrez 521-974-1606 or Debora Gonzalez 512-974-7973
Public Hearings: November 14, 2017, Planning Commission
December 07, 2017, City Council

☐ I am in favor
☒ I object

Paul Vetter
Your Name (please print)

1304 Delano St Unit H

Your address(es) affected by this application

[Signature] Date 1/13/17

Signature

Comments: Too much traffic

PUBLIC HEARING INFORMATION

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- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

www.austintexas.gov/department/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Debora Gonzales
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2017-0015.03

Contact: Jesse Gutierrez 521-974-1606 or Debora Gonzalez 512-974-7973

Public Hearings: November 14, 2017, Planning Commission

December 07, 2017, City Council

☐ I am in favor
☒ I object

Eric Moten

Your Name (please print)

1223 Fort Branch

Your address(es) affected by this application

Eric Moten

Signature

Date

1-18-18

Comments:

So much traffic

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Public Hearings: November 14, 2017, Planning Commission

December 07, 2017, City Council

☐ I am in favor
☒ I object

Robert Jones

Your Name (please print)

1223 Fort Branch Blvd

Your address(es) affected by this application

[Signature]

Signature

Date

1/18/18

Comments: Too Many Traffic

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☐ I am in favor
☒ I object

Kirk Nunn

Your Name (please print)

1224 Eleanor

Your address(es) affected by this application

Kirk Nunn 1-18-18

Signature

Date

Comments:

Over Crowded

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December 07, 2017, City Council

☐ I am in favor
☒ I object

Heziah Brown

Your Name (please print)

1405 Delano

Your address(es) affected by this application

Signature

Date

Comments: *This a small neighborhood
not a subdivision. Not
enough room, too many
people*

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December 07, 2017, City Council

☐ I am in favor
☒ I object

Dustin Hill

Your Name (please print)

1326 Delano St.

Your address(es) affected by this application

[Signature]

Signature

Date

1-18-18

Comments: traffic is already congested &

will affect wildlife living in the area.

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Public Hearings: November 14, 2017, Planning Commission

December 07, 2017, City Council

☐ I am in favor
☒ I object

Amanda Milway
Your Name (please print)

1303 Delano St Austin, TX 78721

Your address(es) affected by this application

Amanda Milway

Signature

Date

1-18-18

Comments: I'm not ok with the extra traffic, with that comes more crime, we already have city buses going down our street we don't need more traffic.

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Public Hearings: November 14, 2017, Planning Commission
December 07, 2017, City Council

☐ I am in favor
☒ I object

Christian J. Garcia
Your Name (please print)

1306 Delano street

Your address(es) affected by this application

Signature

Date

Comments:

Object, due to possible
traffic congestion & pollution the
facility might bring to the
W. 2nd street

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Public Hearings: November 14, 2017, Planning Commission

December 07, 2017, City Council

Melissa Lopez.

☐ I am in favor
☐ I object

Your Name (please print)

1314 Delano #A. Austin TX 78721

Your address(es) affected by this application

[Signature]

Signature

Date

1/18/2018

Comments: I would not like the traffic

it would bring to the neighborhood

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Public Hearings: November 14, 2017, Planning Commission

December 07, 2017, City Council

☐ I am in favor
☒ I object

Abba K. Aleman Coronado
Your Name (please print)

1314 Delano St. Unit 6 Austin TX 78721
Your address(es) affected by this application

Signature

01.18.18
Date

Comments:

There's already too much traffic
for a small neighborhood. It will be
too much noise and pollution.

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Public Hearings: November 14, 2017, Planning Commission

December 07, 2017, City Council

Arvon M Ortiz

Your Name (please print)

1228 Eleanor St B Austin, TX

Your address(es) affected by this application



Signature

Date

1/18/18

Comments: overpopulation.

☐ I am in favor
☒ I object

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☐ I am in favor
☒ I object

Your Name (please print)

Heidi Schick

Your address(es) affected by this application

1227 E. 2nd St

Signature

Heidi Schick

Date

1-18-18

Comments:

To hear people, already

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Public Hearings: November 14, 2017, Planning Commission
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☐ I am in favor
☒ I object

Savannah Millhouse
Your Name (please print)

1217 Eleanor St. Austin, TX 78721
Your address(es) affected by this application

Savannah Millhouse 1.18.17
Signature Date

Comments: I object the buildings /condos
being built near my house!
More traffic is not wanted.
It will cause car accident.

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☐ I am in favor
☒ I object

Kevin Sampaio

Your Name (please print)

1217 Eleanor St

Your address(es) affected by this application

Signature

Date

Comments:

Against large scale centers
developing over affordable neighborhoods
traffic, etc.

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P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2017-0015.03

Contact: Jesse Gutierrez 512-974-1606 or Debora Gonzalez 512-974-7973
Public Hearings: November 14, 2017, Planning Commission
December 07, 2017, City Council

☐ I am in favor
☒ I object

Cynthia Ali
Your Name (please print)

1212 Eleanor St.
Your address(es) affected by this application

Cynthia Ali 01-19-18
Signature Date

Comments:

Don't need. move traffic.

PUBLIC HEARING INFORMATION

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☐ I am in favor
☒ I object

Hugh N. Curtis

Your Name (please print)

1222 Eleanor St.

Your address(es) affected by this application

[Signature]

Signature

1/18/18

Date

Comments: I object to this condo development. Traffic is my main issue.

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December 07, 2017, City Council

☐ I am in favor
☒ I object

Eric M. Pineda

Your Name (please print)
ERIC M. PINEDA

Your address(es) affected by this application
1229 ELANDOR 28721

Eric M. Pineda 1-18-18
Signature Date

Comments: TO MUCH TRAFFIC

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☐ I am in favor
☒ I object

Frank Hubert III

Your Name (please print)

1228 B Eleanor St

Your address(es) affected by this application

Jesse Gutierrez

Signature

Date

1/18/18

Comments:

I do not want the traffic construction or the

GENTRIFICATION

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☐ I am in favor
☒ I object

Your Name (please print)

Liza Byrd

Your address(es) affected by this application

1228 A. Cleaver St

Signature

Date

Liza Byrd 1-18-18

Comments:

Too much traffic on my street

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☐ I am in favor
☒ I object

POOJA LALA

Your Name (please print)

1322 Delano St. Unit B

Your address(es) affected by this application

Thala 01/18/2018

Signature

Date

Comments:

We approve 64 dwelling units due to
increase in traffic flow to an
unacceptable amount. We are ok
with 48 units

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December 07, 2017, City Council

☐ I am in favor
☒ I object

Kathleen Cullather

Your Name (please print)

1304 Delano Street, Unit 15

Your address(es) affected by this application



Signature

1/18/18

Date

Comments: The building out of this

property will densely populate

an area & neighborhood that

doesn't have the infrastructure

to support such density.

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☐ I am in favor
☒ I object

Andronicus Tionloc

Your Name (please print)

1304 Delano St. Side B, Austin TX 78721

Your address(es) affected by this application

[Signature] 01-18-2018

Signature

Date

Comments:

The neighborhood streets are already too busy and fast moving. This is a quiet neighborhood and building this project would negatively impact the quality of life of the neighborhood, which is already established by the existing housing.

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☐ I am in favor
☒ I object

Thomas Shewalter
Your Name (please print)

1305 Dekano St. Austin 78721
Your address(es) affected by this application

Signature Date

11/19/17

Comments: It will bring too much traffic to the neighborhood & Dekano St. It is overpopulating the neighborhood, devaluing my property, unwanted pollution, destruction of wildlife, and not the nice single family homes that the property is currently zoned for.