

5505 B Stuart Circle  
Austin, TX 78721  
February 26, 2018

To: The Planning Commission, City of Austin

Re: Proposed Zoning and Neighborhood Plan Change  
Flats at Shady, 1125 Shady Lane  
C-14-2017-0094 and NPA-2017-0016.02

We would like to express our opposition to the proposed development called Flats at Shady, which is scheduled to come before you at your February 27 meeting. This tract is currently zoned for single-family, and the proposed change is to multi-family.

We assume that if there is to be a zoning change from what is specified in the neighborhood plan, there should be some good stated reason. When representatives of the developers were asked at meetings of concerned neighbors and the Govalle-Johnston Terrace Neighborhood Contact Planning Team what the reason for this change might be, they have never been able to come up with an answer.

The only thing they have said—which also echoes the staff’s weak rationale for its favorable recommendation—is that this change is consistent with the precedent established by the adjacent ThinkEast PUD. This is a fallacious argument. The Flats at Shady plan is definitely unlike ThinkEast in several major ways.

- With respect to density, Flats at Shady is more than twice as dense as ThinkEast. The latter will have open and green spaces, but the former will have none.
- With respect to affordability, ThinkEast offers hundreds of units that are affordable at various levels of MFI, but Flats at Shady will have none
- With respect to amenities, ThinkEast includes several that will benefit the neighborhood as a whole as well as residents, but Flats at Shady includes none

To grant this zoning change would be a departure from the neighborhood plan that offers absolutely no compensatory benefits to the neighborhood. The only thing that would be gained is more congestion.

The Shady Lane/Bolm Rd./Airport Blvd. intersection is already clogged much of the time. Within the near future the traffic feeding into this intersection will be increased dramatically in the following ways.

- Approximately 400 new residents of ThinkEast, in addition to the commercial traffic that will be generated by businesses in that development, feeding into the intersection going to and from Shady Lane.
- Approximately 300 new residents of the development proposed for 1105 Airport, which will have its entrances and exits on Shady Lane
- 100s of students newly commuting out of and into the neighborhood when the Liberal Arts and Sciences Academy moves to the Johnston campus and Eastside Memorial moves to the old Anderson High campus
- When the reconstruction of 183 is finished, and access points at Thurman and Bolm are removed, residents of our neighborhood will have access to and from 183 only via Airport

Even without the additional Shady Lane traffic that would be generated by the 290 units proposed for Flats at Shady, passage through the intersection at Bolm and Airport may well be pushed to the breaking point. Moreover, the failure to widen Jain Lane between Shady Lane and Stuart Circle—a project which the City has shamefully neglected for decades despite bond funds having been approved for it—makes movement along this nearby extension of Shady Lane unsafe at any speed and a dramatically increased traffic flow unthinkable.

Quite apart from the traffic issue, the Flats at Shady proposal is without merit. When the increased traffic is also taken into account, it becomes doubly problematic. We therefore urge you to vote no on this development plan.

Respectfully,

Michael H. Floyd  
April J. Floyd

cc. Council Member Pio Renteria, District 3