

SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2019-0049 -- 2401 Winsted

DISTRICT: 10

REQUEST: Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2401 Winsted Lane (Johnson Creek Watershed). Applicant Request: To rezone from multifamily residence-low density-neighborhood plan (MF-2-NP) combining district zoning to neighborhood commercial-mixed use-conditional overlay-neighborhood plan (LR-MU-CO-NP) combining district zoning. First Reading approved on November 14, 2019. Vote: 9-1-1, Council Member Tovo voted nay; Council Member Pool abstained. Owner/Applicant: Estate of Clyde Raab Littlefield (Wesley G. Ritchie). Agent: Drenner Group PC (Amanda Swor). City Staff: Heather Chaffin, 512-974-2122.

DEPARTMENT COMMENTS: No conditions were added.

OWNER/APPLICANT: Estate of Clyde Raab Littlefield (Wesley G. Ritchie)

AGENT: City Staff: Heather Chaffin, 512-974-2122

DATE OF FIRST READING: First reading approved on November 14, 2019.

CITY COUNCIL HEARING DATES/ACTION:

December 5, 2019:

November 14, 2019: To close the public hearing and grant LR-MU-CO-NP as recommended by Staff, with Applicant conditions on first reading only. (9-1-1) [Alter- 1st, Flannigan- 2nd; Tovo- Nay, Pool- Abstain]

October 17, 2019: To postpone to November 14, 2019 as requested by Applicant and Neighborhood, on consent.

September 19, 2019: To postpone to October 17, 2019 as requested by Staff, on consent.

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin

e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0049 – 2401 Winsted

DISTRICT: 10

ZONING FROM: MF-2-NP

TO: LR-MU-CO-NP, as amended

ADDRESS: 2401 Winsted Lane

SITE AREA: 0.73 Acres

PROPERTY OWNER/APPLICANT: Estate of Clyde R. Littlefield, Deceased (Wesley G. Ritchie)

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property to LR-MU-CO-NP, with conditions. Staff supports the Applicant's request with the condition that Restaurant- General be prohibited on the property.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 8, 2019: To grant LR-MU-CO-NP as recommended by Staff with Applicant conditions. (8-3) [C. Kenny- 1st, G.

Anderson-2nd; T. Shaw, R. Schneider, C. Llanes-Pulido- Nay; J. Shieh- Recused]

September 24, 2019: To postpone to October 8, 2019 as requested by Staff, on consent.

August 13, 2019: To postpone to September 24, 2019 as requested by Applicant and Neighborhood, on consent.

CITY COUNCIL ACTION:

December 5, 2019:

November 14, 2019: To close the public hearing and grant LR-MU-CO-NP as recommended by Staff, with Applicant conditions on first reading only. (9-1-1) [Alter- 1st, Flannigan- 2nd; Tovo- Nay, Pool- Abstain]

October 17, 2019: To postpone to November 14, 2019 as requested by Applicant and Neighborhood, on consent.

September 19, 2019: To postpone to October 17, 2019 as requested by Staff, on consent.

ORDINANCE NUMBER:

ISSUES:

The Applicant filed the rezoning and related neighborhood plan amendment (NPA-2019-0027.02) on February 28, 2019 requesting LR-MU-NP zoning. The rezoning and NPA are requested to allow the Applicant to add a food truck and playground on a portion of the existing multifamily property. LR-Neighborhood Commercial is the most restrictive zoning category that permits mobile food services. The Applicant has modified their request to LR-MU-CO-NP, with the following conditions:

- Restaurant Limited land use shall not exceed 5,850 square feet.
- Any structures designated as Restaurant Limited land use shall not exceed 15 feet in height.
- The following land uses shall be prohibited on the property: Administrative and Business Offices, Alternative Financial Services, Art Gallery, Art Workshop, Consumer Convenience Services, Consumer Repair Services, Financial Services, Food Sales, General Retail Sales (Convenience), General Retail Sales (General), Medical Offices – exceeding 5000 sq. ft. gross floor area, Medical Offices -- not exceeding 5000 sq. ft. gross floor area, Off-Site Accessory Parking, Pedicab Storage and Dispatch, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Printing and Publishing, Professional Office, Service Station, Software Development, College and University Facility, Counseling Services, Cultural Services, Guidance Services, Hospital Services (Limited), Local Utility Services, Private Primary Education Facilities, Private Primary Education Facilities, Restaurant General, Safety Services, Custom Manufacturing, Community Garden, and Urban Farm.

A petition in opposition to the rezoning request has been filed and has 14.07% of eligible signatures. Consequently, the petition does not meet the threshold of 20% to be considered a Valid Petition. ***Please see Exhibit C- Rezoning Petition.***

CASE MANAGER COMMENTS:

The proposed rezoning is for a 0.73 square foot property located at the northeast corner of Winsted Lane and Windsor Road. The property takes driveway access to Winsted Lane only. The property is currently zoned MF-2-NP and developed with 11 multifamily units, associated parking and a pool that serves the residents. To the north and west is a single family neighborhood zoned SF-3-NP. Approximately 500 feet to the north is Tarrytown Neighborhood Park, which is zoned P-NP. Across Windsor Road to the south and southwest is another neighborhood zoned SF-3-NP that is developed with single family residences a private school. Across Mopac Expressway to the east are more single family neighborhoods. The closest commercial area is approximately one-half mile to the west at Exposition Boulevard. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

As stated in the Issues section, a petition against the rezoning request has been filed and has 14.07% of eligible signatures. Consequently, the petition does not meet the threshold of 20% to be considered a Valid Petition. In addition to the petition, Staff has received correspondence in favor of and in opposition to the rezoning request. ***Please see Exhibits C and D –Rezoning Petition and Correspondence.***

The Applicant proposes eliminating the existing pool and replacing it with a food truck, an associated seating area and a playground that will serve the multifamily property and surrounding community.

Staff supports the rezoning request with the condition that Restaurant-General be prohibited on the property. Restaurant-General allows liquor sales, which does not reflect the Applicant's stated intent of providing a small-scale food truck service. The rezoning will maintain the existing multifamily use and

add a local service that is limited in size to 5,850 square feet. This area includes the seating area and playground area since the area will be fenced together. The 5,850 square-foot area is a small portion of the overall 0.73 acre (approximately 31,799 square feet) property. The Applicant proposes prohibiting other LR-MU land uses that would be less appropriate at this location. The closest commercial area to this location is approximately one-half mile away at Exposition Boulevard; the next closest commercial areas are located approximately one mile away. The addition of a small restaurant option would reflect several of the priorities identified in the Central West Austin Combined Neighborhood Plan, including promoting neighborhood niche services and access to open space and parks. The proposed land use and zoning also reflect Imagine Austin principles of creating complete neighborhoods with a mix of uses.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment. The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The proposed rezoning reflects the priorities of the Central West Austin Neighborhood Plan and Imagine Austin Comprehensive Plan which were both approved and adopted by Planning Commission and City Council.

4. *Rezoning should not contribute to the over zoning of the area.*

LR-MU zoning, particularly with a significant limit on the type and amount of commercial use, is roughly comparable to the development intensity of MF-2 or MF-3 zoning. The property is located along a minor arterial, which is an appropriate location for mixed use.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-2-NP	Multifamily
North	SF-3-NP, P-NP	Single family residential, Tarrytown Neighborhood Park
South	SF-3-NP	Single family residential
East	N/A, SF-3-NP	Mopac Expressway, Single family residential
West	SF-3-NP	Single family residential

NEIGHBORHOOD PLANNING AREA: Central West Austin Area Combined NP

WATERSHED: Johnson Creek

TIA: N/A

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Winsted Lane	55 ft	28 ft	Local	No	No	No
Windsor Road	400 ft (includes Windsor Ramp to Mopac)	70 ft	Minor arterial (MNR 4)	Yes (discontinuous)	Bike Lane. (Discontinuous).	No
Mopac Expy	600 ft (includes ramp)	60 ft (northbound lanes)	Highway	No	No	No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhood Council
 West Austin Neighborhood Group
 Neighborhood Empowerment Association
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 TNR- BCP Travis County Natural Resources
 Friends of Austin Neighborhoods
 Pease Neighborhood Association
 Tarrytown Neighborhood Association
 Old Enfield Homeowners Association
 Pemberton Heights Neighborhood Association
 Central West Austin Neighborhood Association

Shoal Creek Conservancy
 AISD
 Bike Austin
 SELTexas
 Tarrytown Alliance
 Preservation Austin
 Sierra Club
 Save Our Springs Alliance
 Save Barton Creek Assn.

OTHER STAFF COMMENTS:**ENVIRONMENTAL**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the property.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

MU Zoning:

SP 4. Mixed use development is subject to Subchapter E 4.2.

Overlays:

SP 5. This lot is located in the Scenic Roadway Sign overlay and is subject to LDC 25-10-124.

TRANSPORTATION

TR 1. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]. TR 2. Additional right-of-way maybe required at the time of subdivision and/or site plan. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a bike lane is recommended along IH 35 frontage Rd.

TR 2. The adjacent existing street characteristics are provided in the table below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Winsted Lane	55 ft	28 ft	Local	No	No	No
Windsor Road	400 ft (includes Windsor Ramp to Mopac)	70 ft	Minor arterial (MNR 4)	Yes (discontinuous)	Bike Lane. (Discontinuous).	No
Mopac Expy	600 ft (includes ramp)	60 ft (northbound lanes)	Highway	No	No	No

WATER UTILITY

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with utility construction and fees for a water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW:

- A. Zoning Map
- B. Aerial Exhibit
- C. Rezoning Petition
- D. Correspondence

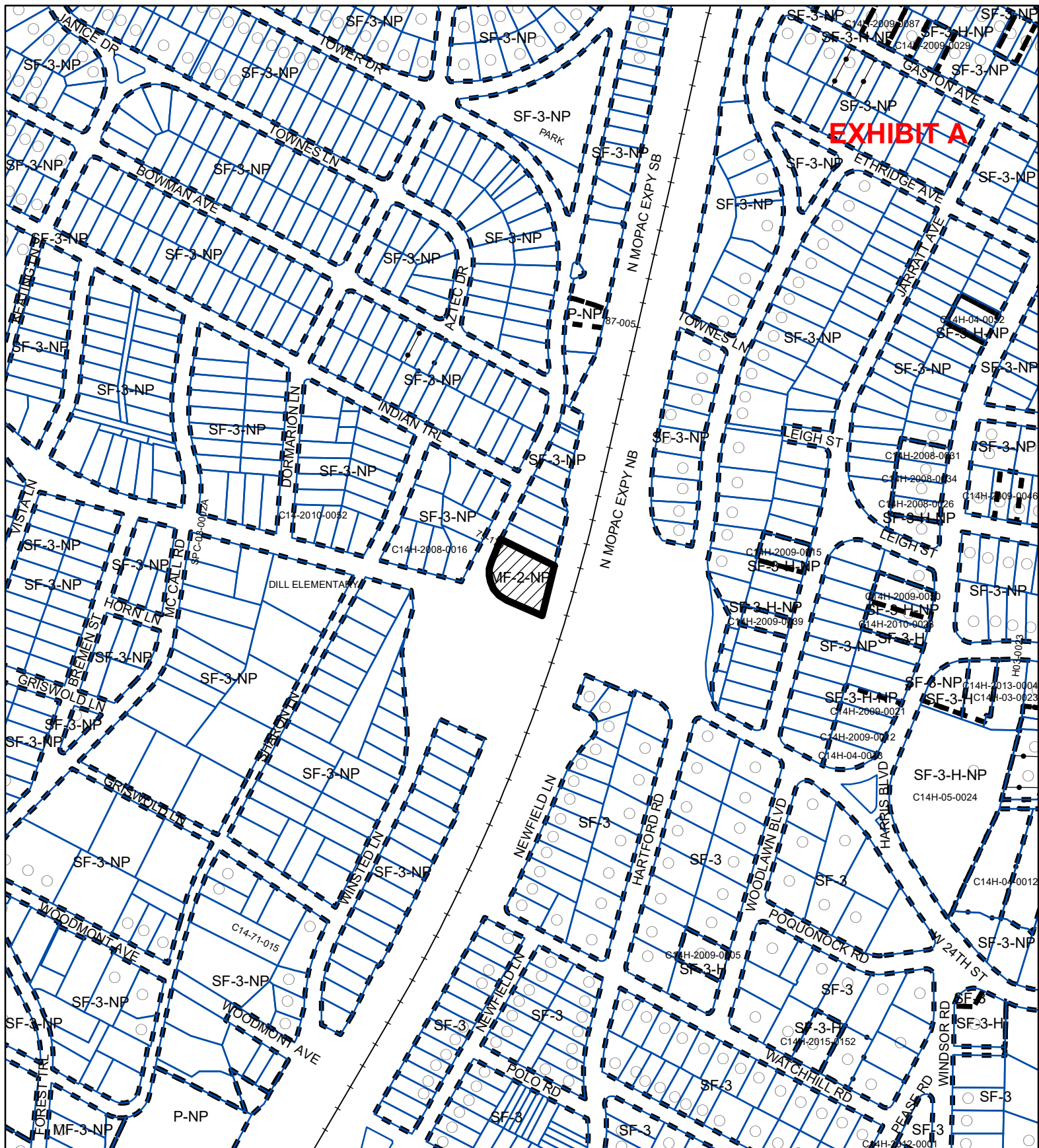





EXHIBIT A

ZONING

ZONING CASE#: C14-2019-0049



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

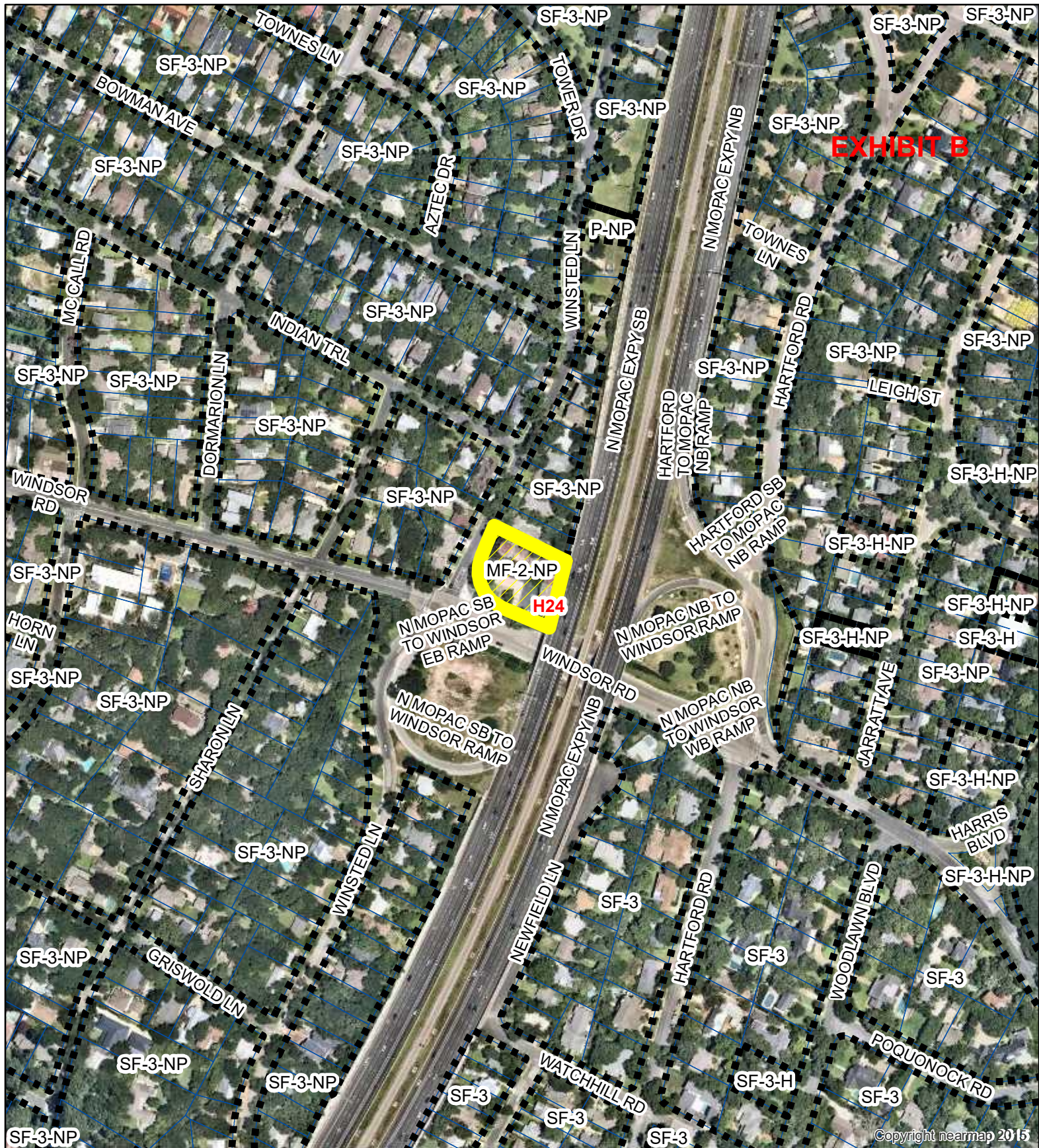
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/4/2019



N



1" = 300'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

2401 WINSTED

ZONING CASE#: C14-2019-0049

LOCATION: 2401 WINSTED

SUBJECT AREA: .73 Acres

GRID: H24

MANAGER: Heather Chaffin



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Case Number:
C14-2019-0049

PETITION

EXHIBIT C

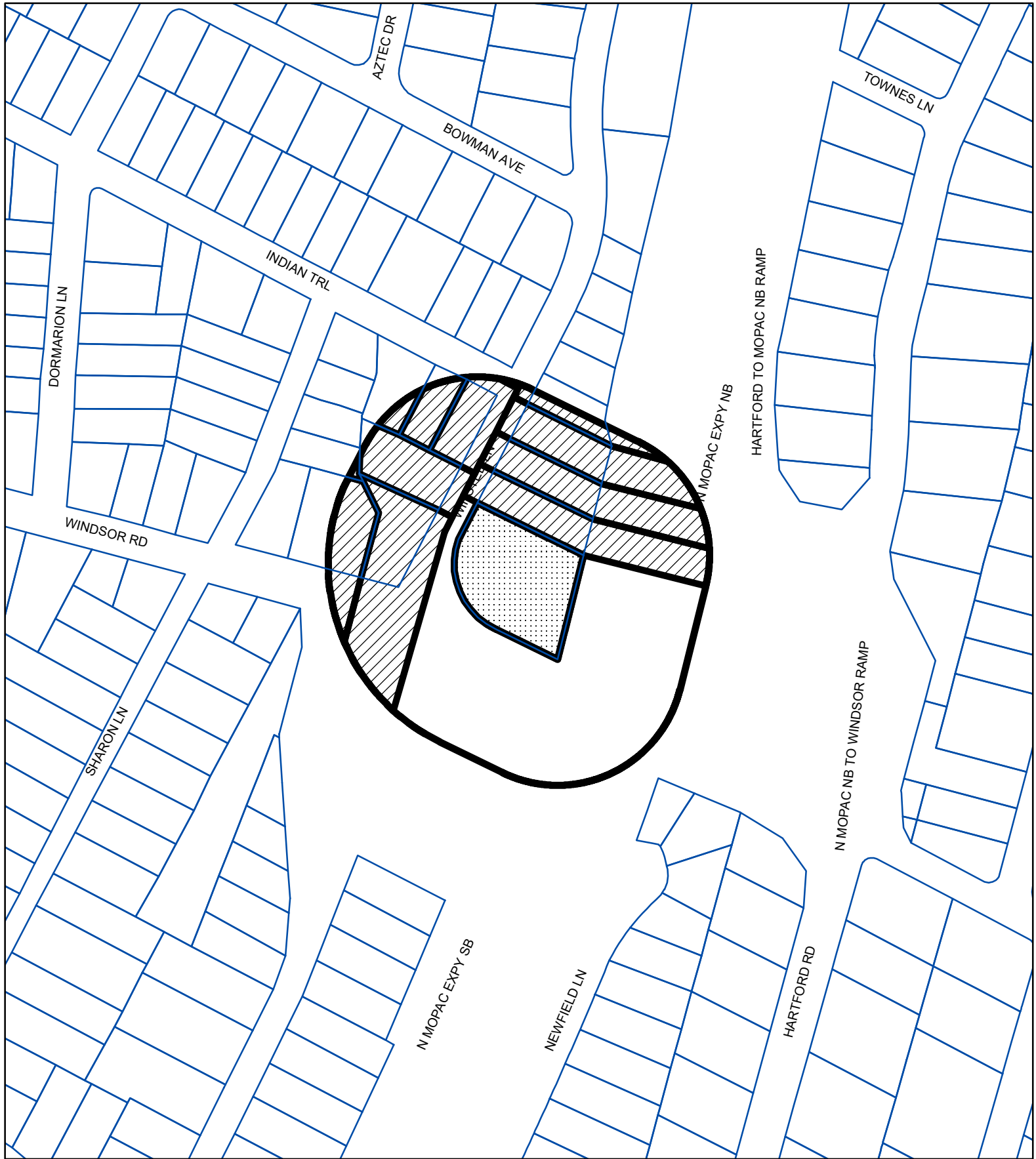
Date: 10/18/2019

Total Square Footage of Buffer: 266250.1538

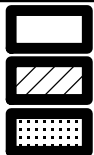
Percentage of Square Footage Owned by Petitioners Within Buffer: 18.58%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0115040604	2404 A WINSTED LN 78703	2222 RESEARCH PARK LTD	yes	13898.10	5.22%
0115040607	2712 WINDSOR RD 78703	BUCK CAROLYN FELTER EXEMPT LIFETIME TRUST	yes	12000.40	4.51%
0115040601	2005 INDIAN TRL 78703	CITY OF AUSTIN	no	1867.36	0.00%
0115040609	2407 SHARON LN 78703	DACH ROBERT S & AMY D	yes	361.01	0.14%
0116030617	2411 WINSTED LN 78703	DAVIS ANTHONY	no	19147.60	0.00%
0116030605	2409 WINSTED LN 78703	KOCH JASON MATTHEW	no	21378.03	0.00%
0116030604	2407 WINSTED LN 78703	LUU ALAN QUOC	no	23359.87	0.00%
0115040602	2003 INDIAN TRL 78703	REYNOLDS JUSTIN K & MEREDITH H	yes	5900.01	2.22%
0115040603	2408 WINSTED LN 78703	SMITH BLAKE	yes	11715.45	4.40%
0115040605	2400		no	32695.93	0.00%
0116030607	2413		yes	5584.33	2.10%
Total				147908.09	18.58%



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

Case#: C14-2019-0049

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1" = 200'

PETITION

Date: September 30th, 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby withdraw our protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district. We were mis informed by members of WANG about this zoning request and no longer oppose this zoning but rather support the zoning change as we would like to see more zoning like this along the corridors in West Austin.

The information initially provided was inaccurate. We do not object to the LR-MU-CO-NP rezoning request.

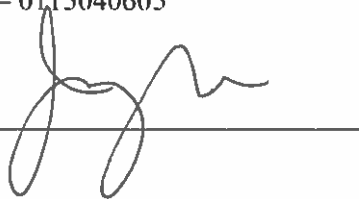
PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Crispin Juguilon

Owner of 2400 Winsted Lane – Austin TX 78703

TCAD ID – 0115040605'

Signature

A handwritten signature in black ink, appearing to read 'Crispin Juguilon', is written over a horizontal line. The signature is fluid and cursive.

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

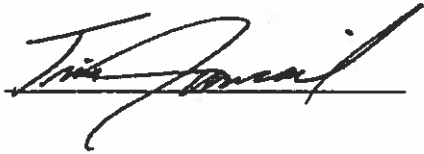
The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address



Tim Jamail

2404 Winsted Lane

Date:

Contact: Blake Tollett-West Austin Neighborhood Group
512-541-5913

PETITION

Date: 15 July 2019

File Number: C14-2019-0049


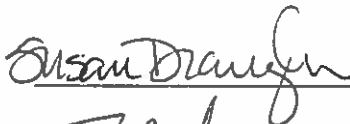

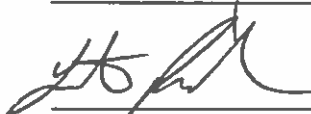

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Todd Hilliard	2102 Indian Trail Austin, TX 78703
	Susan Draught	1807 Polo Rd Austin, TX 78703
	Thomas Reilly	2103 Bowman A. Austin, TX 78703
	JUSTIN REYNOLDS	2003 INDIAN TRL AUSTIN, TX 78703
	Blake Smith	2408 Winsted Lane Austin, TX 78703

Date:

Contact: Blake Tollett-West Austin Neighborhood Group
512-541-5913
PO Box 5722
Austin, Texas 78763

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

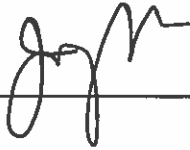
The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address



C/USPW JUEGILON

2400 WINSTED LN.
AUSTIN, TX 78703

Date:

Contact: Blake Tollett-West Austin Neighborhood Group
512-541-5913
PO Box 5722
Austin, Texas 78763

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address

R. Paige Marcus

RENA PAIGE MARCUS

2413 Winsted LN Austin, TX 78703

Date:

Contact: Blake Tollett-West Austin Neighborhood Group
512-541-5913
PO Box 5722
Austin, Texas 78763

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

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PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address

<u>Jenny Stone</u>	<u>Jenny Stone</u>	<u>2002 Indian Trail, 78703</u>
<u>Kirsten Mason</u>	<u>Kirsten Mason</u>	<u>2005 Bowman Ave, 78703</u>
<u>Justin Stinus</u>	<u>Justin Stinus</u>	<u>2004 Indian Trail 78703</u>

Date:

Contact: Blake Tollett-West Austin Neighborhood Group
512-541-5913
PO Box 5722
Austin, Texas 78763

PETITION

Date: September 12, 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

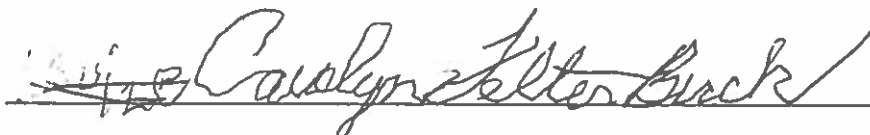
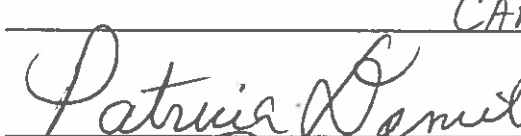


TO: Austin City Council

c/o Heather Chaffin, heather.chaffin@austintexas.gov, 512-974-2122

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
		2712 Windsor Rd Austin, TX 78703
	Carolyn Felter Buck	
	P DANIEL	2800-B Windsor Rd
	HUGH DANIEL	2800-B Windsor Rd
	G EDWARDS	2800A Windsor Rd

Date:

Contact: Blake Tollett-West Austin Neighborhood Group
512-541-5913
PO Box 5722
Austin, Texas 78763

PETITION

Date: 15 July 2019

File Number: C14-2019-0049

Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

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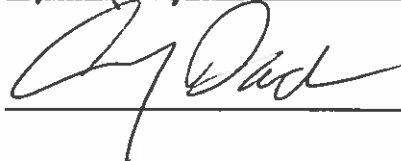
The requested zoning district of LR-MU-NP (Neighborhood Commercial-Mixed Use-Neighborhood Plan) is inappropriate for the area and constitutes spot zoning,

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

Signature

Printed Name

Address

	Robert D. Ed	2407 St. Louis
	Amy D. Ed	2407 St. Louis

Date:

Contact: Blake Tollett-West Austin Neighborhood Group
512-541-5913
PO Box 5722
Austin, Texas 78763

Subject:

FW: Fw:Case No. C14-2019-0049; 2401 Winsted

From: Nancy Juren
Sent: Thursday, October 3, 2019 8:47 AM
To: Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Cc: Alter, Alison <Alison.Alter@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>
Subject: Case No. C14-2019-0049; 2401 Winsted

*** External Email - Exercise Caution ***

I **OPPOSE** the development at 2401 Winsted and ask that the application in the above-referenced case be **DENIED**.

This is a case of “**spot zoning**” that violates neighborhood plan for locating commercial services in our *existing* commercial centers (e.g., along Exposition and Lake Austin Blvd). The proposed location at 2401 Winsted has some of our most affordable multifamily housing, and should not be sacrificed with the “spot zoning” proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

Even more importantly, **unacceptable safety risks** will be created by adding a restaurant at that location, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted. I understand it has been the site of at least 16 vehicle crash and traffic hazard reports since 2017.

I have lived in Tarrytown for almost 40 years. I want appropriate development nearby. But the current proposal for 2401 Winsted is not appropriate or safe development for that location.

Thank you for your efforts,

Nancy Juren
(512) 496-3669

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Your Name (please print) Tommy Vascon

Your address(es) affected by this application 2619 Maria Anna Road, 78703

☐ I am in favor

☒ I object

Signature *Date* *Daytime Telephone:* 432-894-1186

Comments: I object to the Spot zoning in this case number. There is too much congestion in this intersection already.

**If you use this form to comment, it may be returned to: City of Austin
Planning & Zoning Department**

**Heather Chaffin P.O.Box 1088
Austin, TX 78767-88 10**

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: CI4-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Your Name (please print) Tommy Vasocu

Your address(es) affected by this application 2619 Maria Anna Road, 78703

☐ I am in favor

☒ I object

Signature Date DaytimeTelephone: 432-894-1186

Comments: ☐ I object to the Spot zoning in this case number. There is too much congestion in this intersection already.

**If you use this form to comment, it may be returned to: City of Austin
Planning & Zoning Department**

**Heather Chaffin P.O.Box 1088
Austin, TX 78767-88 10**

Chaffin, Heather

From: Steve Beuerlein <[REDACTED]>
Sent: Sunday, September 29, 2019 9:11 PM
To: Chaffin, Heather
Subject: Zoning Change - Case No. C14-2019-0049

Good evening Ms. Chaffin,

I'm writing in support of the zoning change requested by the referenced case.

As a long time resident of the West Austin neighborhood, I've lamented the lack of nearby services and would welcome any efforts to add a variety of land uses to improve diversity and walkability.

Thanks,

Steve D. Beuerlein
2605 Woodmont Ave.
Austin, TX 78703

Chaffin, Heather

From: Macy Jacobs [REDACTED]
Sent: Thursday, October 03, 2019 9:56 AM
Subject: Central West Austin Neighborhood Plan -- 2401 Winsted "Mixed Use" Plan Amendment

*** External Email - Exercise Caution ***

We need food services in our neighborhood! This would be a great neighborhood gathering place and is right on a highway and major road. Fantastic cities have multiple uses all within a neighborhood. It enhances the community and the tax base!

Sincerely,
Macy Jacobs

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Case Number: C14-2019-0049

October 1st , 2019

To: City of Austin Planning Commissioners

From: Blake Smith, 2408 Winsted Lane

Re: 2401 Winsted Re-zoning application

Dear Planning Commissioners,

My family and I live at 2408 Winsted Lane, which is about 100' from the applicants property at 2401 Winsted Lane. We have lived here for about 1.5 years and intend to stay in the neighborhood indefinitely. Furthermore, I am in the real estate development business and am thus sensitive to the pros and cons these types of projects have on the area. I am writing today to formally state my request for you to deny this re-zoning request for the following reasons.

Safety

The location of the property is located at a very busy intersection. As has been sited by other residents, there have been a number of traffic accidents at Windsor and Winsted and the idea of constructing a walkable restaurant would put many people in danger. I drive down Windsor under Mopac multiple times a day and the steepness of the hill increases vehicles speeds as you approach Windsor. Despite the City's efforts to narrow the turn onto Winsted, many cars routinely come around that curve at 25+ miles per hour. Having children and other people cross the street to access the proposed restaurant would be a serious safety liability. I have even considered requesting that the city install speed humps in front of our house to slow down cars heading southbound on Winsted speeding up to try and catch a green light at Windsor. We do not let our 3 year old son play in front of our house for this reason.

Spot Zoning

It is my contention that the long term goal for the applicant is to be able to re-zone this property as cheaply as possible. I would even go so far as to say it looks like a trojan horse approach whereby the applicant requests a re-zoning approval for a restaurant only to sell the property to another developer with the zoning in tact.

There are other more suitable locations for commercial businesses to be established that would not require such spot zoning and create a precedent for this to affect a quiet and peaceful neighborhood that it has always been.

Affordable Housing

2401 Winsted has been one of the more affordable locations for this neighborhood. Re-zoning it would eliminate this as a viable multifamily complex for those who cannot afford a home during this housing market.

Unsubstantiated Demand

The applicant has routinely argued that there is a need for a small pocket park for families to gather in this area. However, there are 2 wonderful parks that my family routinely walks to multiple times per week with West Enfield and Tarrytown Parks, each less than 1 mile from the property. Thus there is simply no need for another pocket park, especially one that requires patrons to cross a busy and dangerous intersection to get there.

Finally, I would like to conclude with a quote from an email exchange I had with one of the applicants (Laura Kanne). She quoted in an email dated July 31, 2019:

“...if there is no situation where you can find yourself in support of a food truck at the property (I.E. breakfast tacos or coffee with real milk :) on Saturday mornings from 8-11) then like I said we are happy to stop the pursuit of the rezoning.”

The vast majority of the residents are against this re-zoning for the reasons I have stated and the applicant has said they are willing to withdraw their application. If they are truly seeking to develop this property for the benefit of the community, then why are they continuing to seek this in defiance of the residents who will be most impacted by it?

I respectfully request that you consider my concerns along with the others from the residents of this area in your decision making.

Sincerely,

A handwritten signature in cursive script that reads "Blake Smith".

Blake Smith

Chaffin, Heather

From: Mark Stover <stovenator@gmail.com>
Sent: Tuesday, October 01, 2019 2:20 PM
To: Chaffin, Heather
Subject: Zoning Change Case No. C14-2019-0049

*** External Email - Exercise Caution ***

Heather,

I am writing to you in regards to the zoning change request at 2401 Winsted Ln (Case# C14-2019-0049) .

My name is Mark Stover, and I live at 22 Marganita Crescent. You may or may not be aware, but Winsted Lane turns into Marganita Crescent just after it passes Tarrytown park, so this zoning change directly impacts me and my family.

The proposed change to zone a property for a restaurant or food trucks just down the street from our house on Winsted is extremely troubling to me. That section of the street is narrow, constantly has many cars parked on the street, and is difficult to navigate and avoid pedestrians, cars, and bicycles as it currently stands. Additional traffic for a restaurant along a street that was not designed for this purpose is not a good idea.

Its proximity to Tarrytown Park is also troubling. Adding additional traffic along a street with no sidewalks, where kids are frequently playing, is inviting something terrible to happen.

Please consider denying this zoning change request, in the name of safety for the kids and neighbors that live along this street.

Thanks,
Mark Stover

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Chaffin, Heather

From: Kimberly Cook <[REDACTED]>
Sent: Tuesday, October 01, 2019 1:11 PM
To: Chaffin, Heather
Cc: Dad
Subject: Re: Request for denial of 2401 Winsted rezoning

*** External Email - Exercise Caution ***

For reference: This email should be referenced regarding the comment form for Case No. C14-2019-0049.

Thanks for your time and help.

The Cook Family
2007 Bowman Ave.
325-374-4125

On October 1, 2019 at 12:18 PM, Kimberly Cook <[REDACTED]> wrote:

Dear Ms. Chaffin,

I'm writing to request denial of the rezoning of 2401 Winsted. We own and reside at the house at 2007 Bowman Ave. As proposed, this rezoning poses serious safety concerns in regard to traffic and congestion at the already-crowded intersection. Please deny rezoning of 2401 Winsted.

Thank you for your consideration.

Best,

The Cook Family
2007 Bowman Ave.

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Chaffin, Heather

From: Glenn Hirsch [REDACTED]
Sent: Tuesday, October 01, 2019 11:58 AM
To: Chaffin, Heather
Subject: Case Number: CI4-2019-0049

*** External Email - Exercise Caution ***

I am opposed to this zoning change. My name is Glenn Hirsch and I live at 2202 Townes LN, Austin, TX 78703

Sincerely,

Glenn Hirsch

Sent from my iPad

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Chaffin, Heather

From: Kirsten Roberts [REDACTED]
Sent: Tuesday, October 01, 2019 11:40 AM
To: Chaffin, Heather
Cc: Jared Mason
Subject: Request for denial of 2401 Winsted rezoning

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I'm writing to request denial of the rezoning of 2401 Winsted. My husband and I live at 2005 Bowman Ave with our newborn son and we are very concerned about the safety of this proposal.

Since we've lived at 2005 Bowman, I have avoided walking on Winsted, which is only a few hundred feet from our house. As a cut-through street, this roadway has a heavy traffic moving well above the speed limit. Additionally, cars often park on both sides of the street which makes walking or driving on this street even more dangerous. I can't imagine a worse area in our neighborhood for a restaurant. This is a danger to both pedestrians and drivers.

I'm asking that you please protect our family-oriented neighborhood with many young children. I fear this increase in traffic will make an already unsafe environment even more dangerous. Please deny rezoning of 2401 Winsted.

Thank you for your consideration,

Kirsten and Jared Mason

--

Kirsten Roberts Mason, PharmD, BCPS
kirstenmroberts@gmail.com
865.776.2610

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Chaffin, Heather

From: Fox, Kathleen
Sent: Tuesday, October 01, 2019 7:25 AM
To: Chaffin, Heather
Subject: FW: C14-2019-0049,

This one is for you

-----Original Message-----

From: Laura Sanders [REDACTED]
Sent: Tuesday, October 1, 2019 4:45 AM
To: Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Subject: C14-2019-0049,

*** External Email - Exercise Caution ***

Hello Kathleen

I would like to register my opposition to this re-zoning. This is too residential for another restaurant, not enough options for traffic flow off of mopac and another reason for families not to be comfortable walking or riding bikes.

I'm at 2119 W11th street. Just south of enfield. I am on Winstead with my dogs regularly.

We have lots of food options, this spot zone change is not the way we should be going about this. It's like we have to be over vigilant to protect our neighborhood.

Thank you.

Laura

Laura Sanders

Lwskeys@gmail.com

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Chaffin, Heather

From: Caroline Fitzpatrick <[REDACTED]>
Sent: Monday, September 30, 2019 10:54 PM
To: Chaffin, Heather
Cc: Alter, Alison; Tovo, Kathie
Subject: Re: Opposition to Rezoning Request #C14-2019-0049

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I understand this request will be heard on October 8 by the planning commission and on October 17 by the City Council.

I own a home just down the street from the property for which rezoning has been requested. I STRONGLY object to this request since it does not conform with the Neighborhood Plan and opens the door to the possibility of much more business related traffic in what is an old-fashioned and quiet neighborhood. Nearby on Exposition there is plenty of commercial space already approved and the proximity to MoPac invites significantly increased non-resident traffic, clearly not the intention of the approved Neighborhood Plan. *Please do not approve this rezoning request.*

Best,
Caroline Fitzpatrick
Owner, 2510 Winsted Lane

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Chaffin, Heather

From: Mary Burke [REDACTED]
Sent: Monday, September 30, 2019 6:27 PM
To: Chaffin, Heather
Cc: Alter, Alison; Tovo, Kathie
Subject: Rezoning Request #C14-2019-0049

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I live within 3 blocks of the property for which rezoning has been requested. I oppose this request since it does not conform with the Neighborhood Plan and opens the door to the possibility of much more business related traffic in what is an old-fashioned and quiet neighborhood. Nearby on Exposition there is plenty of commercial space already approved and the proximity to MoPac invites significantly increased non-resident traffic, clearly not the intention of the approved Neighborhood Plan. *Please do not approve this rezoning request.*

Mary Burke
2204 Townes Lane

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Chaffin, Heather

From: linda dickens <lindadickens@gmail.com>
Sent: Monday, September 30, 2019 6:07 PM
To: Chaffin, Heather
Subject: Case C14-2019-0049

*** External Email - Exercise Caution ***

Greetings,

I'm writing in opposition to changing zoning at Windsor and MoPac to restaurant zoning. Please do not allow this inappropriate use of land in a residential neighborhood.

Thank you,
Linda Dickens

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Chaffin, Heather

From: Nancy Hancock <nancyhancock@hotmail.com>
Sent: Monday, September 30, 2019 3:27 PM
To: Chaffin, Heather; Fox, Kathleen; Alter, Alison; Tovo, Kathie
Subject: No. C14-2019-0049, and Case No. NPA-2019-0027.02.

*** External Email - Exercise Caution ***

I have lived in zip code 78703 since 1986. There is a pending request for rezoning to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted). A restaurant in this area is completely absurd and I cannot believe it is even being considered. Forget the parking and traffic problems a restaurant or food truck would cause, and just focus on the fact that this is a NEIGHBORHOOD where families ride bikes and walk their animals and deserve to live in peace. Do not let this rezoning move forward.

Sincerely,

Nancy Hancock
3300 Stevenson Ave 78703

nancyhancock@hotmail.com

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CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN CONTACT TEAM

September 30, 2019

Organized 2010

"To facilitate the implementation of the Central West Austin Combined Neighborhood Plan."

OFFICERS

Michael Cannatti
Chair

August Harris
Vice Chair

Joyce Basciano
Secretary

EXECUTIVE COMMITTEE

Trevor Armstrong
Michael Curry
Roya Johnson
Jerry Lloyd
Mark Nixon
Thomas Pantin
Blake Tollett
Diane Umstead
John Volz
Tina Weinberger

Kathleen Fox
City of Austin, Planning & Development Review Department
505 Barton Springs Rd.
Austin, Texas 78704

Re: *Central West Austin Neighborhood Plan Amendment NPA-2019-0027.02 (2401 Winsted)*

Dear Kathleen:

After considering information provided at the July 11 community meeting with the Central West Austin Neighborhood Plan Contact Team (NPCT) and additional input from neighbors regarding the requested amendment to our Future Land Use Map (FLUM) for 2401 Winsted Lane, I am writing to provide the contact team's recommendation that the FLUM amendment request be denied because of the project does not comport with neighborhood plan's guidance for locating commercial services in our existing commercial centers, and not in existing residential areas. Until such time as the larger tracts are developed, the neighborhood plan envisions that commercial activity, such as proposed here, belongs in existing commercial areas (e.g., along Exposition and Lake Austin Boulevard) that fit into the scale of their commercial areas and serve the immediate community, but expressly cautions in the same breath that any new development or redevelopment should not increase traffic in the neighborhood.

In opposing the FLUM amendment, we note that the "neighborhood mixed use" request is not consistent with the goals and objectives of our neighborhood plan. See, Land Use Goal and objective 2. Moreover, it threatens to **eliminate some of the neighborhood's most affordable, multi-family housing**. In addition, the proposed restaurant use here clearly amounts to improper "**spot zoning**" that does not comply the City's "[Zoning Principles](#)" which provide a guide to preserve compatible land uses. There is also a **valid petition** signed by 64% (7 out of 11) of the eligible property owners in opposition to the request. Moreover, the proposed location for the requested "mixed use"/restaurant zoning **does not comply with Imagine Austin since this intersection with Windsor Road is not on the ASMP Transit Priority Network and is not an Imagine Austin corridor**. Finally and most importantly, the additional pedestrian and vehicle traffic to a restaurant located here presents an **unacceptable safety risk to pedestrians and vehicle traffic** since the existing, narrow street already receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports to APD since 2017. **With applicant's projected 10-fold increase in trip counts with their proposal, this is not the right place to increase pedestrian traffic on a cut-through street that has no sidewalks**. Unless and until the city and/or Applicant provide for infrastructure improvements to address safety concerns (e.g., limited sidewalks, narrow street, MoPac/bypass proximity, inadequate parking, poor traffic signaling and crosswalks, etc.), no new commercial uses should be introduced here.

Due to substantial safety concerns about the location of the proposed restaurant/park project, we instead would support permitting and approval of a food truck at the Tarrytown Neighborhood Park (aka Triangle Park) on selected dates (e.g., weekends) as meeting the park and food option objectives of this proposal, but at a better, safer location. Perhaps a location at the southmost corner of the park would be best in terms of minimal impact to existing residential homes. However, any consideration of this proposal should be sure to consider input from affected neighbors.

Thank you for your consideration.

Michael Rocco Cannatti
Chair, Central West Austin Neighborhood Plan Contact Team

Chaffin, Heather

From: Fox, Kathleen
Sent: Monday, September 30, 2019 1:56 PM
To: Chaffin, Heather
Subject: FW: Case No. C14-2019-0049 - request filed to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted)

yours

From: Linda Roesle [mailto:lkroesle@yahoo.com]
Sent: Monday, September 30, 2019 1:09 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Cc: Alter, Alison <Alison.Alter@austintexas.gov>
Subject: Case No. C14-2019-0049 - request filed to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted)

*** External Email - Exercise Caution ***

I OPPOSE the zoning change by referencing the proposed changes in Case No. C14-2019-0049.

This request is clearly a case of "spot zoning" that violates neighborhood plan guidance on where restaurants belong, and demand that the plan amendment and related restaurant zoning request be denied because the project does not comport with neighborhood plan for locating commercial services in our *existing* commercial centers (e.g., along Exposition and Lake Austin Blvd). My husband and I spent TWO Years working with other residents to create this neighborhood plan and do NOT appreciate changes to it done without our permission.

Even more importantly, if you have ever driven along Winsted to avoid MoPac traffic, you will know that **significant safety issues** will be created by adding a restaurant here. Any additional pedestrian and vehicle traffic at this location presents an unacceptable safety risk to our neighborhood, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports since 2017. Underscoring our safety concerns, there was recently a traffic accident at the intersection when a northbound truck on Winsted collided with a pregnant woman turning left onto southbound Winsted.

Consequently, we request that our neighborhood plan be honored as is and the residential character of our neighborhood be retained.

Linda Roesle
2900 Enfield Road
Austin, Texas

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Chaffin, Heather

From: Sara Madera [REDACTED]
Sent: Monday, September 30, 2019 1:31 PM
To: Chaffin, Heather
Subject: Case No. C14-2019-0049

*** External Email - Exercise Caution ***

I oppose the rezoning of 2401 Winsted.

This is a bad precedent for development in Central West Austin neighborhoods.

Sara Madera

ABR,CNE,CRS,EPRO,GREEN,GRI,SRES,Broker
Platinum Top 50 Finalist 2012, 2013 - Lic. 338902

Stanberry REALTORS® Austin, TX

<http://SaraMadera.com>

[REDACTED]
512-469-0894 home office

512-750-5536 mobile

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Chaffin, Heather

From: Lee Norman [mailto:lee.norman@gmail.com]
Sent: Monday, September 30, 2019 12:35 PM
To: Chaffin, Heather
Cc: Alter, Alison; Tovo, Kathie
Subject: comment form for Case No. C14-2019-0049

*** External Email - Exercise Caution ***

As a resident of this neighborhood, I am opposed to a restaurant zoning request for 2401 Winsted.

Thanks and please don't hesitate to reach out with any questions.

Lee

--

Lee Norman
512.608.7025

www.linkedin.com/in/leenorman/

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Chaffin, Heather

From: Genie Miller [mailto:geniemiller@austintx.com]
Sent: Monday, September 30, 2019 11:41 AM
To: Chaffin, Heather
Subject: Fw: Neighborhood plans

*** External Email - Exercise Caution ***

From: Genie Miller
Sent: Monday, September 30, 2019 11:38 AM
To: Kathleen Fox
Subject: Neighborhood plans

Please oppose zoning change Case No. C142019-0049 and future land use Case No. NPA-2019-0027.02

Eugenia Miller
1510 Gaston Avenue 78703

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Chaffin, Heather

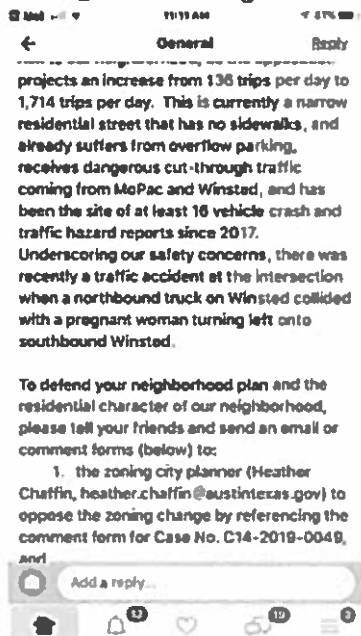
From: Marsha [REDACTED]
Sent: Monday, September 30, 2019 11:16 AM
To: Chaffin, Heather
Subject: Please see case number below

*** External Email - Exercise Caution ***

I am writing to protest approval of this spot zoning. Tarrytown is already a gridlock and dangerous to try and ride a bike much less walk

This is not a good idea. Please see more reasons below

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100% 11:11 AM 57%
← General Reply
REGISTRATION

Even more importantly, if you have ever driven along Winsted to avoid MoPac traffic, you will know that significant safety issues will be created by adding a restaurant here. Any additional pedestrian and vehicle traffic at this location presents an unacceptable safety risk to our neighborhood, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports since 2017. Underscoring our safety concerns, there was recently a traffic accident at the intersection when a northbound truck on Winsted collided with a pregnant woman turning left onto southbound Winsted.

To defend our neighborhood and the
Add a reply...
🏠 🔔 13 ❤️ 🗨️ 19 ☰ 2

Marsha

Keep on Keepin on

Chaffin, Heather

From: Gabriel Wilson <wilson.gabriel@gmail.com>
Sent: Tuesday, October 01, 2019 2:35 PM
To: Chaffin, Heather; Fox, Kathleen
Cc: Alter, Alison; Tovo, Kathie; Erin Wilson
Subject: 2401 Winsted; 2019-031788 (NPA-2019-0027.2)

*** External Email - Exercise Caution ***

My name is Gabriel Wilson, my wife Erin Wilson and I are registered property owners at 2406 Sharon Lane, within 400 feet of the property at 2401 Winsted Lane and under consideration for a zoning change from MF-2-NP to something that supports a restaurant and light retail. We have owned this property on Sharon Lane for 4 years and, as a neighbor and father of 2 children under 4 years old, we are **OPPOSED** to any change in the Land Development Code which would zone the property to any classification other than MF-2-NP.

Significant safety issues are raised by the increased foot traffic by creating a restaurant into the neighborhood where one was never considered to exist before and where the existing, narrow street already receives dangerous cut-through traffic coming from MoPac and Winsted.

- No sidewalk exists to connect the site to Tarrytown Park
- No sidewalk exists to connect sidewalk networks from the east and west sides of Mopac
- There is not an accessible path from the sidewalk up to the buildings and proposed food establishment to serve the walking community
- A "hawkeye" or similar sensor is not present at the Windsor crosswalk near The Girls' School to allow safe pedestrian crossing to the sidewalk network

Significant safety issues are raised by bringing restaurant traffic and parking congestion into our residential neighborhood, especially given the nature of cut-through traffic coming off of Mopac on Winsted. Currently there is no infrastructure to handle the anticipated increased traffic and parking in the immediate area.

- The existing eastbound right turn lane from Windsor to Winsted encourages drivers speed thru the turn without regard to safety and directly into traffic that will be entering the site on foot and in a car
- There are no existing traffic calming devices along Winsted or Windsor (such as traffic humps) resulting in significant speeding on Winsted and Windsor. In addition, there are blind turns onto Winsted and coming onto Windsor from side streets.

The proposed change creates significant negative impacts to local neighbors, and does not propose any remedy to address.

- There are no parking management tools (e.g., parking limits, such as parking only on one side, limited hours of parking, residential parking permit, etc.) to Winsted area since it is a major cut-thru street that is narrow and already difficult to drive and walk along (no sidewalks).
- There are no establish hours of operation or sound requirements (in case the owner decides to make it a music venue) like prohibiting amplified sound
- There are height, lighting, odor, trash dumpster or signage restrictions for a restaurant that prevent the property located in the heart of a residential area from adversely affecting neighbors

Finally, the request is a clear case of "spot zoning" that is against city policy and that also violates neighborhood plan guidance on where restaurant uses belong. On this, the Future Land Use Map identifies a number of locations where restaurant zoning is desired, mostly along the major nodes along Exposition and Lake Austin Blvd. The current site, which has some of our neighborhood's most affordable multifamily housing, should not be sacrificed with the "spot zoning" proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

Our neighborhood has sufficient parks and restaurant zoned parcels to within a 1/2 mile radius. Please represent the sentiment of the most locally impacted neighbors of this request and **OPPOSE** this unnecessary zoning change.

Thank you,
Gabriel Wilson
2406 Sharon Lane
202-288-4155

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Chaffin, Heather

From: Kristi McKenzie [REDACTED]
Sent: Wednesday, October 02, 2019 3:25 PM
To: Chaffin, Heather; Fox, Kathleen; Alter, Alison; Tovo, Kathie
Subject: Case No. C14-2019-0049

*** External Email - Exercise Caution ***

I am a Tarrytown resident and I oppose the propose zoning change along Winsted and the Mopac (2401 Winsted). I believe these changes are not consistent with our neighborhood character and presents safety concerns along this heavily traveled area.
Kristi McKenzie

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Chaffin, Heather

From: Grace Fletcher [REDACTED]
Sent: Sunday, September 29, 2019 4:21 PM
To: Alter, Alison; Cadena-Mitchell, Kurt; Chaffin, Heather; District10

*** External Email - Exercise Caution ***

Dear Council Member Alter and Staff,

My name is Grace Fletcher and I am a Tarrytown resident and active member of W.A.N.G. I currently live at 2401 Winsted Lane and am in full support of the rezoning of this property (Case # NPA-2019-0027.02 & C14-2019-0049). I previously lived in Windsor park (East Austin) and was ecstatic to have found affordable living here in the heart of Tarrytown a few months ago and plan to be here for a very long time.

I have been a nanny in this specific neighborhood for over 5 years and have visited about every child-based facility in central Austin. As a childcare provider who watches two or more children at a time, finding a place where families and children can dually experience a safe and fun dining environment is an extreme challenge. Tarrytown lacks any family-friendly facility where children can safely play AND eat in an enclosed area, which baffles me. Locations that do provide this amenity are too far from downtown and never worth the fight in traffic.

Our closest park, Triangle Park, lacks any enclosures and offers no public restrooms for the children which greatly reduces the usability of the park. Westernfield park also is not fully fenced even though it is adjacent to a FREEWAY! I personally know parents while at this park who have had altercations with homeless men there when trying to assist their children in using the park's public bathrooms. Terrifying!

Last Saturday, I overheard a group of people outside my unit discussing the safety hazard that this rezoning may cause due to the volume of cars coming through Winsted and the lack of sidewalks. As a person who walks these specific streets every morning and evening, I have never encountered a situation where I felt unsafe and never witnessed any issues with vehicles driving in that area. The traffic isn't any different from the neighborhood cut through streets of Dormarion, Indian Trail or Margranita Crescent. If sidewalks are the issue, then sidewalks or speed bumps should be discussed instead of stopping the rezoning of 2401 Winsted.

I am contacting y'all to make sure that the voice of the people most impacted by this rezoning care are heard. The residents of 2401 Winsted is a close nit community and everyone is very excited at the possibility of having a Food Truck at our property. We plan to attend all upcoming hearings with the city.

Thank you for your time,

Grace Fletcher

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Chaffin, Heather

From: Stephanie Jarnigan [REDACTED]
Sent: Sunday, September 29, 2019 4:03 PM
To: Chaffin, Heather
Subject: Case No. C14-2019-0049 - OPPOSED TO ZONING CHANGE REQUEST

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I am a property owner / permanent resident in the Tarrytown neighborhood. I am writing to register my opposition to the zoning change requested in Case No. C14-2019-0049.

Thank you,
Stephanie Jarnigan
3303 Bridle Path, Austin, TX 78703

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Chaffin, Heather

From: Romalda <[REDACTED]>
Sent: Sunday, September 29, 2019 2:13 PM
To: Chaffin, Heather
Subject: 2401 Winsted C14-2019-0049

*** External Email - Exercise Caution ***

Dear Heather

Spot zoning in our neighborhood is not ok with me, please deny this request.

Thank you.

Romalda Allsup

512 445 4489
[REDACTED]

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Chaffin, Heather

From: Nancy O'Bryant Puentes <[REDACTED]>
Sent: Sunday, September 29, 2019 2:00 PM
To: Chaffin, Heather
Cc: Alter, Alison; Tovo, Kathie
Subject: please no on Case No. C14-1019-0049

*** External Email - Exercise Caution ***

To Heather Chaffin
Zoning City Plannere

Regarding Case No. C14-2019-0049

Please do not destroy our neighborhood by changing the zoning on Winsted! This action will be detrimental to traffic, to safety, and to the character of our neighborhood! Please do not allow this! It is a really bad request.

Nancy & Carlos Puentes
1808 Forest Trail
Austin 78703

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Chaffin, Heather

From: Karen Browning <[REDACTED]>
Sent: Sunday, September 29, 2019 1:57 PM
To: Tovo, Kathie; Chaffin, Heather
Subject: Re: NPA-2019-0027.02, C14-2019-0049

*** External Email - Exercise Caution ***

As home owners near this area and very familiar with it, this is not a good idea and we very much oppose this. There are better places for this. This is a one way street (often blocked up with cars on both sides), heavily used as the side road for MoPac, and will create all kinds of problems in the surrounding neighborhoods. Bad planning, keep with the current use plan.

Karen and Mark Browning, 2300 Townes Lane, 78703

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Chaffin, Heather

From: the Pickhardts [REDACTED]
Sent: Sunday, September 29, 2019 12:42 PM
To: Chaffin, Heather
Subject: Please oppose the zoning change request 2019-0049

*** External Email - Exercise Caution ***

Please respect our neighborhood plans.

Thank you,

Irene Pickhardt

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Chaffin, Heather

From: Tommy Vascocu [REDACTED]
Sent: Sunday, September 29, 2019 12:21 PM
To: Chaffin, Heather; Tovo, Kathie; Fox, Kathleen
Cc: Alter, Alison; mike@tcciplaw.com
Subject: Case No. C14-2019-0049 Zoning
Attachments: Austin Neighborhood Objection .pdf

*** External Email - Exercise Caution ***

Please note that I object to the proposed zoning in the above case. This plan violates the current neighborhood plan and residential character of the neighborhood. Thank you.

Tommy R. Vascocu
2619 Maria Anna Road
Austin, Texas 78703
H 512-300-0046
M 432-894-1186

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Chaffin, Heather

From: LAURA Sanders [REDACTED]
Sent: Sunday, September 29, 2019 5:04 PM
To: Chaffin, Heather
Subject: Zoning for restaurant at winstead and Mopac Case No. C14-2019-0049,

*** External Email - Exercise Caution ***

Hello heather

I am a home owner on 11th street. I totally oppose this rezoning. This is a residential neighborhood with too much traffic already. And plenty of restaurants Please do not approve this re-zoning

Thank you
Laura

Laura Sanders
[REDACTED]

914 536 7183

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Chaffin, Heather

From: Fox, Kathleen
Sent: Monday, September 30, 2019 7:58 AM
To: Chaffin, Heather
Subject: FW: Case No. C14-2019-0049 Zoning
Attachments: Austin Neighborhood Objection .pdf

This is for the rezoning

From: Tommy Vascocu [REDACTED]
Sent: Sunday, September 29, 2019 12:21 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Cc: Alter, Alison <Alison.Alter@austintexas.gov>; [REDACTED]
Subject: Case No. C14-2019-0049 Zoning

*** External Email - Exercise Caution ***

Please note that I object to the proposed zoning in the above case. This plan violates the current neighborhood plan and residential character of the neighborhood. Thank you.

Tommy R. Vascocu
2619 Maria Anna Road
Austin, Texas 78703
H 512-300-0046
M 432-894-1186

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Chaffin, Heather

From: Fox, Kathleen
Sent: Monday, September 30, 2019 7:56 AM
To: Chaffin, Heather
Subject: FW: Case No. C14-2019-0049 - OPPOSED TO ZONING CHANGE REQUEST

This is for your case.

Kathleen Fox
Senior Planner
City of Austin | Planning & Zoning Dept.
P.O. Box 1088
Austin, Texas 78767

Tel | 512.974.7877
Email | kathleen.fox@austintexas.gov

From: Stephanie Jarnigan [REDACTED]
Sent: Sunday, September 29, 2019 4:04 PM
To: Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Subject: Case No. C14-2019-0049 - OPPOSED TO ZONING CHANGE REQUEST

*** External Email - Exercise Caution ***

Dear Ms. Fox,

I am a property owner / permanent resident in the Tarrytown neighborhood. I am writing to register my opposition to the zoning change requested in Case No. C14-2019-0049.

Thank you,
Stephanie Jarnigan
3303 Bridle Path, Austin, TX 78703

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Chaffin, Heather

From: Susan Pascoe [REDACTED]
Sent: Sunday, September 29, 2019 8:57 PM
To: Chaffin, Heather
Cc: Tovo, Kathie; Alter, Alison
Subject: Case No. C14-2019-0049 Opposition

*** External Email - Exercise Caution ***

I am adamantly opposed to the request recently filed to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted).

The request is a clear case of "spot zoning" that is against city policy and that also violates the Central West Austin neighborhood plan guidance on where restaurant uses belong. On this, the Future Land Use Map identifies a number of locations where restaurant zoning is desired, mostly along the major nodes along Exposition and Lake Austin Blvd. The current site, which has some of our neighborhood's most affordable multifamily housing, should not be sacrificed with the "spot zoning" proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

This rezoning is not compatible with the neighborhood plan we worked so long and hard to develop and should be denied.

Thank you.

Susan Pascoe
2502 Hartford Rd

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Chaffin, Heather

From: Tomas Pantin [REDACTED]
Sent: Sunday, September 29, 2019 9:53 PM
To: Chaffin, Heather; Alter, Alison; Tovo, Kathie
Subject: RE: Case No. C14-2019-0049 (2401 Winsted - 78703)

*** External Email - Exercise Caution ***

RE: Case No. C14-2019-0049 (2401 Winsted - 78703)
Zoning city planner - Heather Chaffin

Dear Ms Chaffin
Please oppose the changes requested in this case.

This case is asking for incompatible spot zoning in the middle of a residential neighborhood. **Plus, significant safety issues** will be created by adding a restaurant here. Any additional pedestrian and vehicle traffic at this location presents an unacceptable safety risk to our neighborhood, as the application projects an increase from 136 trips per day to 1,714 trips per day. This is currently a narrow residential street that has no sidewalks, and already suffers from overflow parking, receives dangerous cut-through traffic coming from MoPac and Winsted, and has been the site of at least 16 vehicle crash and traffic hazard reports since 2017.

Thank you
Tomas Pantin
615 Deep Eddy Ave
Austin TX 78703

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Chaffin, Heather

From: [REDACTED]
Sent: Monday, September 30, 2019 7:09 AM
To: Chaffin, Heather
Cc: Tovo, Kathie; Alter, Alison
Subject: Case # C14-2019-0049

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I am writing to express my opposition to proposed zoning changes for 2401 Winstead Lane. Our neighborhood and the City of Austin agreed that retail should be restricted to certain areas in order to preserve the integrity of the neighborhood as well as maintain safety.

The corner in question is already busy and dangerous with cars and is a place where children ride bikes and residents walk. I urge you to reject the proposed zoning change.

Thanks,

Elise Schram
1408 Hardouin Avenue
Austin, Texas 78703

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Chaffin, Heather

From: RS MD [REDACTED]
Sent: Monday, September 30, 2019 7:28 AM
To: Chaffin, Heather
Subject: In Re Case Number C14-2019-0049, 2401 Winstead LN

*** External Email - Exercise Caution ***

Ms. Chaffin,

I oppose any commercial zoning change to this property, specifically, a food court or any other culinary flights of fantasy defiling our neighborhood.

Sincerely,

--

Richard Schram MDJD
Board Certified in Orthopedic Surgery
Fellowship Trained in Sports Medicine

This e-mail message and any attachments herein are privileged and confidential and protected from disclosure. If you are not the intended recipient of this message or are an employee or agent responsible for delivering this message to the intended recipient, you are advised that any dissemination, distribution or copying of this communication is strictly prohibited. To do so could violate state and federal privacy laws. If you have received this communication in error, please notify the sender immediately by replying to this message and deleting it from your computer.

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Chaffin, Heather

From: George Lange [REDACTED]
Sent: Monday, September 30, 2019 9:19 AM
To: Chaffin, Heather; Fox, Kathleen
Cc: Alter, Alison; Tovo, Kathie
Subject: Zoning change case C14-2019-0049 & Land use map change case NPA-2019-0027.02

*** External Email - Exercise Caution ***

Dear Heather and Kathleen,

I am a resident of Central West Austin, and I am writing in reference to the "spot zoning" case that is the subject of the indicated case numbers. I am opposed to the zoning change and amendment to the neighborhood plan. The existing neighborhood plan has been created to limit commercial establishments to certain areas in order to maintain the existing neighborhood character. I believe we should continue to follow the plan, and in general, avoid a culture of routinely allowing variances. Thank you for your consideration.

George Lange
3200 Hillview Road

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PUBLIC HEARING INFORMATION

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During its 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 zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Kelly & Greg Wilson
Your Name (please print)

1617 Watchhill Rd
Your address(es) affected by this application

Greg Wilson
Signature

10/3/19
Date

512 422 1155
Daytime Telephone:

Comments: A restaurant at this location in the middle of a residential neighborhood is completely off-putting

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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Case Number: C14-2019-0049
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Planning Commission August 13, 2019
City Council September 19, 2019

Allen W. Smith
Your Name (please print)
1404 Kent Lane

Your address(es) affected by this application

Allen W. Smith
Signature
Date 9-30-2019

Daytime Telephone: 512-381-2814

Comments: The zoning change is inconsistent with the neighborhood plan and will create dangerous conditions on Winstead will vehicle traffic since that street is narrow and congested currently. There have upwards of 16 accidents at the intersection of Winstead and Windsor Rd. since 2017. So introducing a commercial element in to a neighborhood setting is not a best use for the property that is already zoned multi-family.

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Chaffin, Heather

From: Brian Wilson [REDACTED]
Sent: Monday, September 30, 2019 11:02 AM
To: Chaffin, Heather
Subject: Zoning Change OPPOSED at 2401 Winsted Lane

*** External Email - Exercise Caution ***

Reference Case #C14-2019-0049U

Dear Case Manager Heather Chaffin,

My name is Brian Wilson and I am a registered property owner at 2408 Sharon Lane, within 500 feet of the property at 2401 Winsted Lane and under consideration for a zoning change from MF-2-NP to something that supports a restaurant and light retail. I have lived at this address on Sharon Lane for 15 years and, as a neighbor and father of three children 10 and under, I am **OPPOSED** to any change in the Land Development Code which would zone the property to any classification other than MF-2-NP.

Significant safety issues are raised by the increased foot traffic by creating a restaurant into the neighborhood where one was never considered to exist before and where the existing, narrow street already receives dangerous cut-through traffic coming from MoPac and Winsted.

- No sidewalk exists to connect the site to Tarrytown Park
- No sidewalk exists to connect sidewalk networks from the east and west sides of Mopac
- There is not an accessible path from the sidewalk up to the buildings and proposed food establishment to serve the walking community
- A "hawkeye" or similar sensor is not present at the Windsor crosswalk near The Girls' School to allow safe pedestrian crossing to the sidewalk network

Significant safety issues are raised by bringing restaurant traffic and parking congestion into our residential neighborhood, especially given the nature of cut-through traffic coming off of Mopac on Winsted. Currently there is no infrastructure to handle the anticipated increased traffic and parking in the immediate area.

- The existing eastbound right turn lane from Windsor to Winsted encourages drivers speed thru the turn without regard to safety and directly into traffic that will be entering the site on foot and in a car
- There are no existing traffic calming devices along Winsted or Windsor (such as traffic humps) resulting in significant speeding on Winsted and Windsor. In addition, there are blind turns onto Winsted and coming onto Windsor from side streets.

The proposed change creates significant negative impacts to local neighbors, and does not propose any remedy to address.

- There are no parking management tools (e.g., parking limits, such as parking only on one side, limited hours of parking, residential parking permit, etc.) to Winsted area since it is a major cut-thru street that is narrow and already difficult to drive and walk along (no sidewalks).
- There are no establish hours of operation or sound requirements (in case the owner decides to make it a music venue) like prohibiting amplified sound

- There are height, lighting, odor, trash dumpster or signage restrictions for a restaurant that prevent the property located in the heart of a residential area from adversely affecting neighbors

Finally, the request is a clear case of "spot zoning" that is against city policy and that also violates neighborhood plan guidance on where restaurant uses belong. On this, the Future Land Use Map identifies a number of locations where restaurant zoning is desired, mostly along the major nodes along Exposition and Lake Austin Blvd. The current site, which has some of our neighborhood's most affordable multifamily housing, should not be sacrificed with the "spot zoning" proposal for the economic benefit of this property owner who already has plans to extend the development into the residential neighborhood.

Our neighborhood has sufficient parks and restaurant zoned parcels to within a 1/2 mile radius. Please represent the sentiment of the most locally impacted neighbors of this request and **OPPOSE** this unnecessary zoning change.

Thank you,
Brian G. Wilson
2408 Sharon Lane
512-423-9031

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Chaffin, Heather

From: Emily Lawrence Mapes [REDACTED]
Sent: Wednesday, September 18, 2019 9:51 PM
To: Alter, Alison
Cc: Cadena-Mitchell, Kurt; Chaffin, Heather; District10
Subject: Enthusiastic support for LR-MU-NP

*** External Email - Exercise Caution ***

Dear Council Member Alter,

As a resident of Tarrytown with young children (aged 5 and 7), I'd like to voice my full-throated support of the proposed food truck/playground development project at the intersection of Windsor and Winsted, case number # NPA-2019-0027.02 & C14-2019-0049.

My family chose to live in Tarrytown for the easy commute to my job downtown and the great elementary school. I believe walkable amenities like this project would be good for my family and our community. This proposed site is an easy walk or bike ride from my house, and I'd love the opportunity to create tighter neighborhood ties and support a new local business without waiting in traffic.

Thank you,
Emily Lawrence
2100 Forest Trail
Austin, TX 78703

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Chaffin, Heather

From: Pepper Daniel [REDACTED]
Sent: Wednesday, September 11, 2019 2:13 PM
To: Chaffin, Heather
Subject: Winsted development

*** External Email - Exercise Caution ***

Hugh and Patricia Daniel at 2800b Windsor Rd oppose the winsted road development.

Congestion of traffic on a narrow street would mean more cars rerouted to our street at the corner of Sharon lane and Windsor Road where we own our home, one block from this site.

That is a dangerous cross at the light of Winsted and exiting Loop one and many accidents have happened there. Plus, the lane narrows east and west and fenderbenders have occurred.

This site should remain residential only.

It is not a safe area for children to play and roam, so close to Loop one.

Thank you,
Hugh & Patricia Daniel

Sent from my iPad

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Chaffin, Heather

From: Pepper Daniel <pepperdaniel@yahoo.com>
Sent: Wednesday, September 11, 2019 8:53 AM
To: Chaffin, Heather
Subject: Winsted RE-zoning

*** External Email - Exercise Caution ***

Patricia and Hugh Daniel at 2800 Windsor rd oppose the development proposed at Winsted. We will ask to speak at the hearing.

It is too crowded on that area one block away from our home and no parking without customers cutting thru our street. It is a dangerous route with mo-pac traffic so crowded as it is on that corner.

Sent from my iPad

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PUBLIC HEARING INFORMATION

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Case Number: C14-2019-0049
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Planning Commission August 13, 2019
City Council September 19, 2019

RENA PALGE MARCUS

Your Name (please print)

2413 WINSTADLN, AUSTIN, TX 78703

Your address(es) affected by this application

R. Paige Marcus

Signature

9/11/19

Date

Daytime Telephone: **915-497-3927**

Comments: I can imagine how my home and my safety will be negatively impacted by rezoning this area. I have almost been hit, both walking & driving a number of times when leaving or returning to my home. This situation has a direct correlation with cars parked on the street & the limited visibility that drivers have of the road when cars are lined (parked) on either side, resulting in limited passage for one car... and impossible for 2 cars.

I purchased my property a little over a year ago &

(please see reverse side)

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767 8810

significant financial investment had the zoning in this residential area been different. As someone who frequently goes to the 3 parks in our area
1. Westinfield 2. Triangle Park 3. Red Neighborhood park -> lets also not forget the Johnson Hike and Bike Trail

The reasoning for re-zoning isn't logical and clearly isn't necessary with the number of parks that we are so fortunate to already have in our neighborhood. This leads me to question the motives for re-zoning as we could easily infer that the need of parks in our neighborhood is not a painpoint and I will gladly volunteer my time to show the current applicants these parks if locating them has been difficult.

Thank you for reading this and being mindful of the preservation of this part of town and the safety of the residents.

R. Paige Maden

Chaffin, Heather

From: Danyelle Price <[REDACTED]>
Sent: Monday, September 09, 2019 1:40 PM
To: Chaffin, Heather
Cc: Diego Donamaria
Subject: Cases NPA-2019-0027.02 and C14-2019-0049

*** External Email - Exercise Caution ***

Good afternoon Heather,

My husband and I received several notices regarding this re-zoning request. The land is right around the corner from our home. I contacted Amanda with the Drenner Group to get more information on the project. I just wanted to note that I am in favor of this new zoning. My only concern would be parking, but I know that the City has rigorous requirements in place to help ensure proper parking for business establishments.

Have a lovely day,

Danyelle & Diego Donamaria
2411 Sharon Lane
Austin, 78703

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Chaffin, Heather

Subject: FW: Enthusiastic support for LR-MU-NP

From: Emily Lawrence Mapes
Sent: Wednesday, September 18, 2019 9:51 PM
To: Alter, Alison <Alison.Alter@austintexas.gov>
Cc: Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; District10 <District10@austintexas.gov>
Subject: Enthusiastic support for LR-MU-NP

*** External Email - Exercise Caution ***

Dear Council Member Alter,

As a resident of Tarrytown with young children (aged 5 and 7), I'd like to voice my full-throated support of the proposed food truck/playground development project at the intersection of Windsor and Winsted, case number # NPA-2019-0027.02 & C14-2019-0049.

My family chose to live in Tarrytown for the easy commute to my job downtown and the great elementary school. I believe walkable amenities like this project would be good for my family and our community. This proposed site is an easy walk or bike ride from my house, and I'd love the opportunity to create tighter neighborhood ties and support a new local business without waiting in traffic.

Thank you,
Emily Lawrence
2100 Forest Trail
Austin, TX 78703

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September 19, 2019

Council Member Alison Alter
District 10

Sent via email

RE: 2401 Winsted Lane

Dear Council Member Alter:

I am a homeowner on Griswold Lane. I live within a reasonable boundary area from 2401 Winsted Lane, a property under consideration for a zoning change.

I support this zoning change from MF-2-NP to LR-MU-NP for a number of reasons. First, our neighborhood desperately needs more mixed use zoning designation. The parcel under consideration is ideally located on the perimeter of the neighborhood, backs to MoPac and will serve many families and homes with the services this zoning use will afford.

Second, I am tired of being held hostage by our local neighborhood group, WANG. They do not represent our neighborhood interests and instead are exposing themselves as an irrelevant vocal minority group with ample time to be busybodies. For too long they have dictated land use policy without considering public majority opinion and operate as a totalitarian group holding too much power over land use and private property matters.

I am in full support of a change to the West Austin NPA and FLUM modification from SF to neighborhood mixed use.

The MU overlay will allow existing residential use to remain and the new LR base district will allow for desperately needed neighborhood commercial uses. It is a win-win for the neighborhood. In a great act of hypocrisy, WANG refuses to accept the neighborhood public majority affirmation of the rezoning of this parcel. The actual neighborhood (non WANG) expresses overwhelming majority support for this zoning change. With your support as well as planning commission, we can allow the public process to have a fair forum for neighborhood to be fairly represented outside of the "neighborhood regime" that claims to represent our interests.

Thank you for reading this letter and supporting this zoning change.

Sincerely,



Blake K. Thompson

PUBLIC HEARING INFORMATION

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Case Number: C14-2019-0049
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Planning Commission August 13, 2019
City Council September 19, 2019

Robert D Jones

Your Name (please print)

200,200,1904+1900

Your address(es) affected by this application

Winsted

8-9-10

Signature

Date

Daytime Telephone

Comments:

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2019-0049
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Planning Commission August 13, 2019
City Council September 19, 2019

CRISTIN JUCU'LOV
Your Name (please print)

2400 WINSTED LN., AUSTIN, TX 78703

Your address(es) affected by this application

[Signature]
Signature

9/11/19
Date

Daytime Telephone: _____

Comments: _____

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

**Public Hearing: Planning Commission August 13, 2019
City Council September, 19, 2019**

Tim JAMAIL

Your Name (please print)

2404 WINSTED LN.

Your address(es) affected by this application

Tim JAMAIL **9/17/19**
Signature Date

Daytime Telephone: **(512) 474-9493**

Comments:

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

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Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Robert Dsch

Your Name (please print)

☐ I am in favor
☒ I object

2407 SHARON LN

Your address(es) affected by this application

[Signature] 09/14/2019

Signature

Date

Daytime Telephone: 512 686-5627, 512 788-8848

Comments: Traffic flow in this area is already a problem in the morning (Girls School) and a problem with traffic by passing in pace on Winstead, W. Crescent, blund past turning town park. I'm afraid of the safety of children playing at the park no side walks in leaves

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Case Number: **C14-2019-0049**

August 13, 2019

Dear Planning Commissioners,

I live at 2003 Indian Trail which is less than 200' from the applicant's site. I wish to raise a few critical concerns regarding the zoning application for 2401 Winstead Lane. Together these items should lead you to deny this zoning request. I feel it important to state that I work in real estate development and manage entitlement and development projects across the central Texas region. As such, I am not anti-development.

Merit of the Deal-

For too long this Planning Commission and the residents of Austin have been lied to for zoning applications. Countless applications are filled with disingenuous plans that seek to mislead the general public in order to reduce the public opposition. These plans of course immediately change following approval of the project by City Council. Please consider that the applicant purchased this property for more than two million dollars. They then hired Drenner Group, one of the most expensive entitlement consultants in the city, to lead these entitlement efforts. There are only 11 units in this complex with an average size of 892 sq. ft. The economics of this plan do not make sense as there is no conceivable way that a food truck and these 11 units can justify the amount of expense the applicant is incurring. Especially when you consider the applicant also informed the room at the residents meeting that he was under contract for the 'house next door' (assuming immediately next door- its located at 2407 Winstead). Travis County Appraisal District currently values that site at \$616,610. If that transaction closes this very likely puts the applicant's total spend at more than \$3 million. It also should be known that the applicant is President of Lincoln Ventures- a successful real estate development firm that has entitled and built a plethora of properties in Austin.

Furthermore, from a market perspective- the food truck idea has already been tried recently and it failed. It was located at the southeast corner of Pecos and Exposition. It didn't last very long and is no longer there due to a lack of business.

Safety-

Granting this zoning application would be extremely dangerous. The driveway is located a few feet from Windsor Road intersection where speed limits are 30 mph. When heading westbound toward the proposed site from Mopac, you descend a steep hill that causes vehicles to travel well in excess of 30 mph. There then is a sharp blind turn onto Winstead where the driveway is located. Due to residents parking on both sides of the road- Winstead often becomes a one-way street. Having driven this route

thousands of times- I myself have almost collided with cars and pedestrians when turning on Winstead. It is so dangerous I no longer walk this route with my family as there are no sidewalks on Winstead. Making matters worse- during rush hour- people use Winstead as a cut-through street to avoid Mopac. They often speed and drive recklessly. On several occasions my family and I have almost been hit by cars on Winstead, a couple incidents were so egregious I called Austin Police department to report the reckless driving. The driveway and sole access point to the property does not allow sufficient distance for cars to recognize oncoming traffic to stop.



Parking-

The applicant proposes removing parking spaces for this site. The problem is they don't have enough spaces for their own residents (let alone customers to a business) as evidenced by the numerous vehicles that have been parked on the surrounding streets. These vehicles often get left for months without moving. Nearly all of my neighbors have called the city numerous times to deal with these seemingly abandoned vehicles. The truck pictured below has "F*** You" carved into the side of it (likely from a disgruntled person who had to deal with this truck parked in front of their house for extended periods). As of the date of this letter, it hasn't moved in weeks and has been in front or adjacent to my property on Indian Trail the last 34 of 48 days. He has been using Indian Trail for years to park. Regardless, numerous residents of this site have used Indian Trail and Winstead to long-term park their cars. Granting the applicant this zoning change will remove additional spaces and further burden those of us surrounding the property because patrons of the site will have no on-site parking available. They will then be forced to park in front of residences and walk down streets with no sidewalks.



Site is out of date on all Zoning and Building Standards-

Granting zoning and allowing them to operate businesses from this site when the building is not in compliance with city code and zoning standards is inadvisable. No new zoning or business licenses should be granted unless the site is brought up to current City of Austin standards. It's a safety hazard to the patrons of the establishment and to those living nearby as you have allowed businesses to operate in a site that was developed for residential use. You will have businesses operating next door to inhabited units. Newly constructed mixed-use buildings go through extensive city review prior to construction to account for all the obstacles caused when businesses and residents coexist. Approving this application will enable the applicant to operate business in an outdated 1950's residential building that is in no way conducive to safely and reasonably operating businesses.

Benefit to the City/ Surrounding Land Use-

Permanently rezoning a piece of property to accommodate a food truck would be like rezoning part of UT's campus to accommodate tailgates. It just doesn't make sense. In all seriousness- there is Tarrytown Shopping Center with full commercial use a short 400 yards from the site. A popular brick and mortar restaurant, yoga studio, liquor store, dry cleaners, and post office are just some of the tenants. Across Exposition Blvd. from the retail center is a business office development and gas station. Triangle Park is a few short steps from the applicant's site- there are several parks in the area. When you consider future development of University of Texas' property along Lake Austin Boulevard and Exposition- this neighborhood will be well suited with mixed use development in the years to come. There is also no opportunity to expand this zoning adjacent to the site. This would effectively be spot zoned to the detriment of the neighborhood.



I greatly appreciate you taking these concerns into account and respect the weighty decisions of the Commission. At the end of the day I can appreciate the applicant's efforts to improve the neighborhood but the plan falls short in merit and I respectfully request that you vote NO for this zoning application.

Kindest Regards,

A handwritten signature in black ink, appearing to read 'Justin Reynolds', with a long horizontal flourish extending to the right.

Justin Reynolds
2003 Indian Trail
Austin, TX 78703

Chaffin, Heather

Subject: FW: Winsted RE-zoning

-----Original Message-----

From: Pepper Daniel

Sent: Wednesday, September 11, 2019 8:53 AM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Winsted RE-zoning

Patricia and Hugh Daniel at 2800 Windsor rd oppose the development proposed at Winsted. We will ask to speak at the hearing.

It is too crowded on that area one block away from our home and no parking without customers cutting thru our street. It is a dangerous route with mo-pac traffic so crowded as it is on that corner.

Sent from my iPad

Chaffin, Heather

Subject: FW: Winsted development

-----Original Message-----

From: Pepper Daniel

Sent: Wednesday, September 11, 2019 2:13 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Winsted development

Hugh and Patricia Daniel at 2800b Windsor Rd oppose the winsted road development.

Congestion of traffic on a narrow street would mean more cars rerouted to our street at the corner of Sharon lane and Windsor Road where we own our home, one block from this site.

That is a dangerous cross at the light of Winsted and exiting Loop one and many accidents have happened there. Plus, the lane narrows east and west and fenderbenders have occurred.

This site should remain residential only.

It is not a safe area for children to play and roam, so close to Loop one.

Thank you,
Hugh & Patricia Daniel

Sent from my iPad

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Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Shelli Paulg
Your Name (please print)

☐ I am in favor
☒ I object

2717 Windsor RD

Austin TX 78703

8.7.19

Date

Signature

Daytime Telephone: *512 507 3355*

Comments: *I ~~object~~ object commercial zoning in my residential neighborhood*

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Chaffin, Heather

From: Ted B [REDACTED]
Sent: Tuesday, August 13, 2019 2:15 PM
To: Chaffin, Heather
Cc: Ted B
Subject: Case #: C14-2019-0049

Hello Ms. Chaffin,

Referencing the case # in the subject line (subject property at 2401 Winsted Ln), I would just like to register my firm opposition to the application to change zoning to Neighborhood Mixed Use (LR-MU-NP). This is a neighborhood and street with many small children that is already overrun with traffic and quite treacherous for pedestrians (i.e. the local families walking dogs, riding bikes, or out with their children). The street is a perfect storm of street-side parking (due to limited driveways and garages) which narrows the thoroughway and heavy traffic as it is a feeder road to MoPac that many drivers use as a "shortcut" during peak MoPac traffic periods. The last thing this neighborhood needs is a commercial presence added to the mix, bringing in additional traffic and congestion, and worsening an already borderline unsafe area.

Regards,
Charles (Ted) Batey
2404 Sharon Ln
Austin TX 78703

Chaffin, Heather

From: Todd Hilliard [REDACTED]
Sent: Friday, August 09, 2019 3:46 PM
To: Chaffin, Heather
Subject: Winsted & Windsor Rezoning

I am against this action. I live within the notification area on Indian Trail. There was an accident there today.

I've signed a petition and think the whole plan is ill advised.

Todd Hilliard
2102 Indian Trail
Austin, Texas 78703
(512) 560-6966

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Case Number: C14-2019-0049

Contact: Heather Chaffin, 512-974-2122

Public Hearing: Planning Commission August 13, 2019

City Council September, 19, 2019

Jacqueline Shultz
Your Name (please print)

2312 Dowfield Ln 78703
Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

8/22/19
Date

Daytime Telephone: 512 825 5466

Comments: The zoning is SF3 for a reason
A large complex would add
too much traffic to an already
congested area and look
horribly + bring property value
around down

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

City of Austin
Planning & Zoning Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Chaffin, Heather

Subject: FW: Case #: C14-2019-0049

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Sent: Tuesday, August 13, 2019 2:15 PM
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Cc: Ted B
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Regards,
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2404 Sharon Ln
Austin TX 78703

Chaffin, Heather

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Subject: Winsted & Windsor Rezoning

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I've signed a petition and think the whole plan is ill advised.

Todd Hilliard
2102 Indian Trail
Austin, Texas 78703
(512) 560-6966

Chaffin, Heather

Subject: FW: Rezoning of 2401 Winsted Ln - # NPA-2019-0027.02 & C14-2019-0049

From: Mitchell Zlotnik

Sent: Thursday, August 01, 2019 4:10 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; District10 <District10@austintexas.gov>; Allison.alter@austintexas.gov

Cc: aswor@drennergroupp.com

Subject: Rezoning of 2401 Winsted Ln - # NPA-2019-0027.02 & C14-2019-0049

Dear Council Member Alter,

My name is Mitch Zlotnik and I'm contacting you and your office to express my support for the proposed commercial rezoning of 2401 Winsted, Austin, TX 78703. I live 1 block away from this property on Sharon Ln and would love nothing more than to enjoy a food truck at this location. It's no secret that Tarrytown lacks walkable family-friendly places to eat which is surprising since its a centrally located neighborhood with kids everywhere. Zilker, Deep Eddy, Clarksville all have a number of walkable options to pick from and unfortunately, this pocket of the city does not. This simple proposed amenity would be such a nice solution for a community need without much of a footprint to the area. We all desire more walkability and this place provides that for our neighborhood. We sincerely hope you support this rezoning change!

Thank you for your consideration,

Mitch Zlotnik

2222 Research Park, Ltd.

1006 Mopac Circle, Suite 101

Austin, Texas 78746

512.474.9493 phone 512.474.5715 fax

August 1, 2019

Via Hand Delivery

Heather Chaffin

505 Barton springs Rd., 5th Floor

Austin, TX 78701

Re: 2401 Winsted Lane

Austin, TX

Related Zoning Case # C14-2019-0049

Dear Commission Members:

Please allow me to introduce myself. My name is Tim Jamail, President of 2222 Management, Inc., which is the managing partner for 2222 Research Park, Ltd. This partnership is the owner the property located at 2404 Winsted Lane, located directly across Winsted Lane from the above referenced property. As an owner of a property affected by the requested zoning change described in the referenced file, I do hereby protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (see enclosed petition).

The level of traffic along Winsted Lane at most times of the day is already to the point where it has become extremely difficult and dangerous for the homeowner's living along both sides of Winsted to exit their driveways. This situation is further exacerbated by the vehicles always parked along both sides of Winsted, leaving only one center lane available for traffic (see attached pictures). This has the effect of turning Winsted into a single lane street for drivers travelling in both directions, who must navigate around the parked vehicles, pedestrians and/or homeowner's exiting their property.

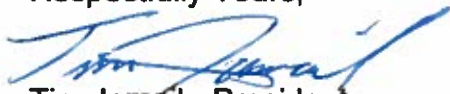
The contemplated use as proposed under the requested zoning change will reduce the amount of parking available on site, while increasing the amount of traffic the subject property currently generates, thereby serving to make a bad situation worse!

The applicant stated during the neighborhood meeting that the purpose of the zoning change request is to provide a "neighborhood park" so the surrounding neighbors will have a safe place to meet while their children play. I would like to point out there are currently two existing parks (Triangle Park and West Enfield Park) approximately 3 blocks away in either direction from the subject property. Furthermore, I do not believe that the minimal investment required to bring a food truck on site and fence in what in essence would be a small "food court" hardly qualifies as a park. Additionally, while the current applicant may have good intentions, there is no guaranty that any future owner would maintain the "park" concept as proposed if the requested zoning change is granted.

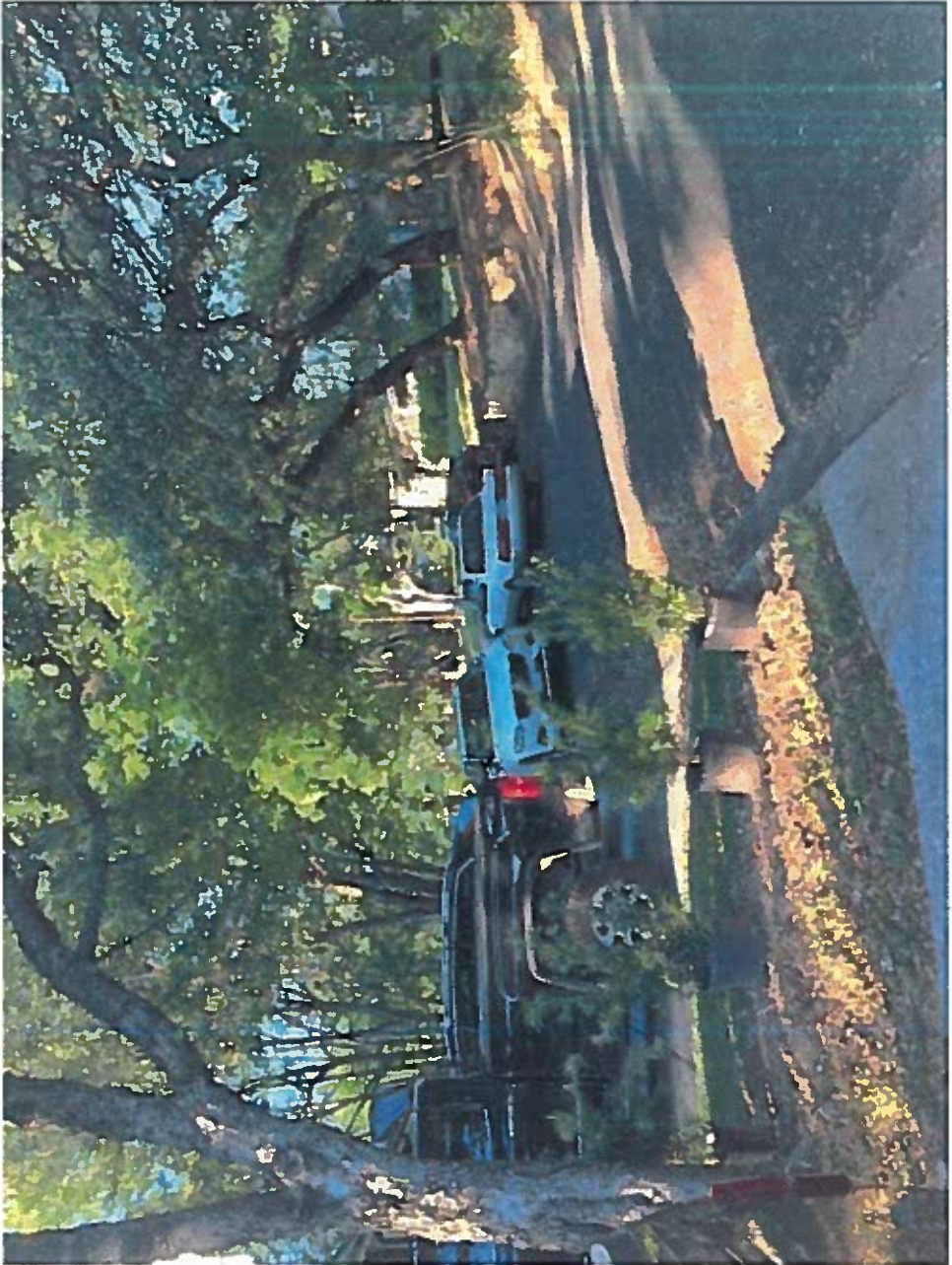
Lastly, any patrons attempting to access the proposed "park" by foot or bicycle will be placed at risk due to the lack of any sidewalks or bike lanes currently serving the area around the property in question.

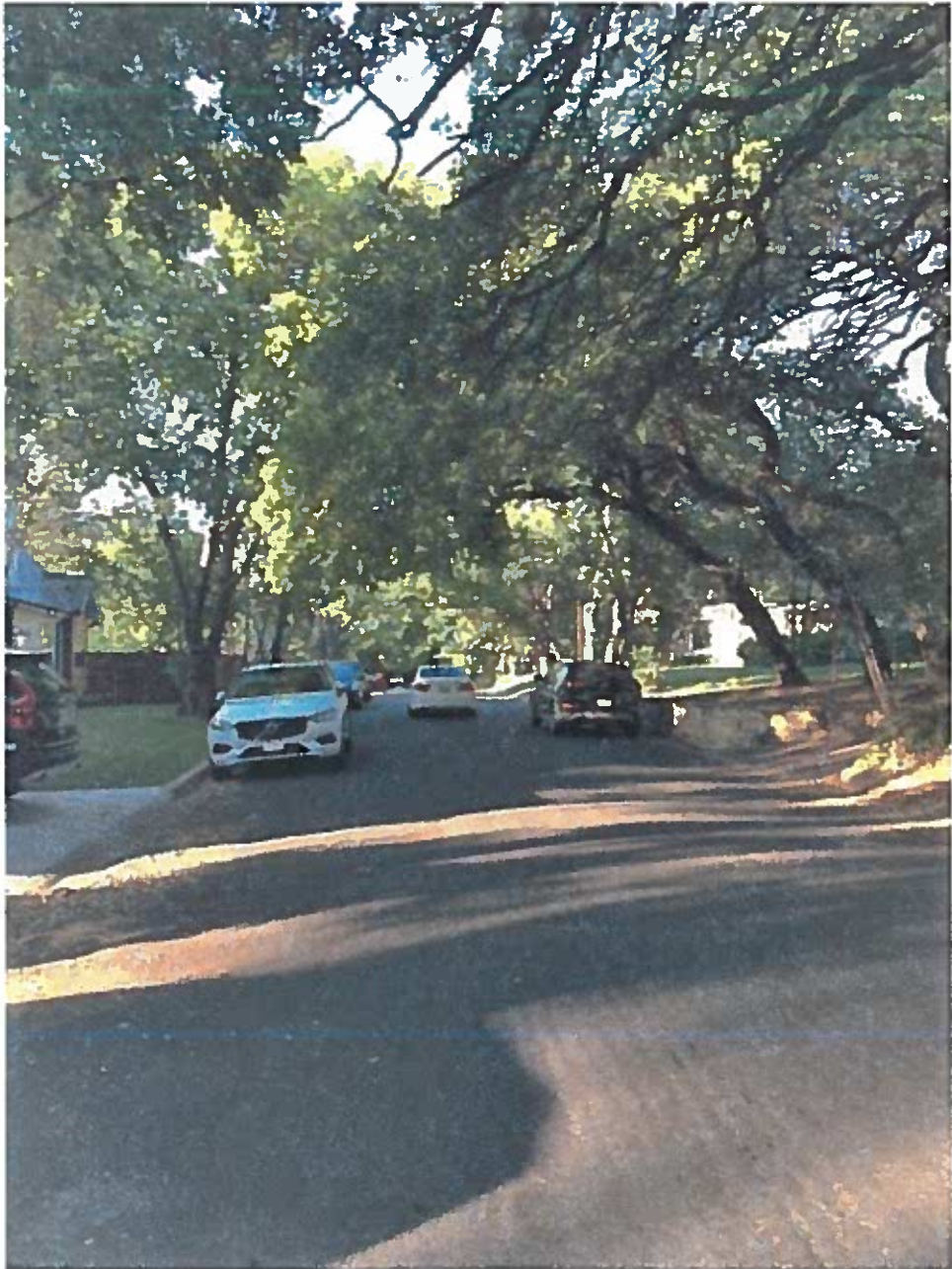
For these reasons, I join in with the West Austin Neighborhood Group in opposing the requested zoning change. I am available by phone or email to answer any questions or address any comments you may have. Thank you for your consideration.

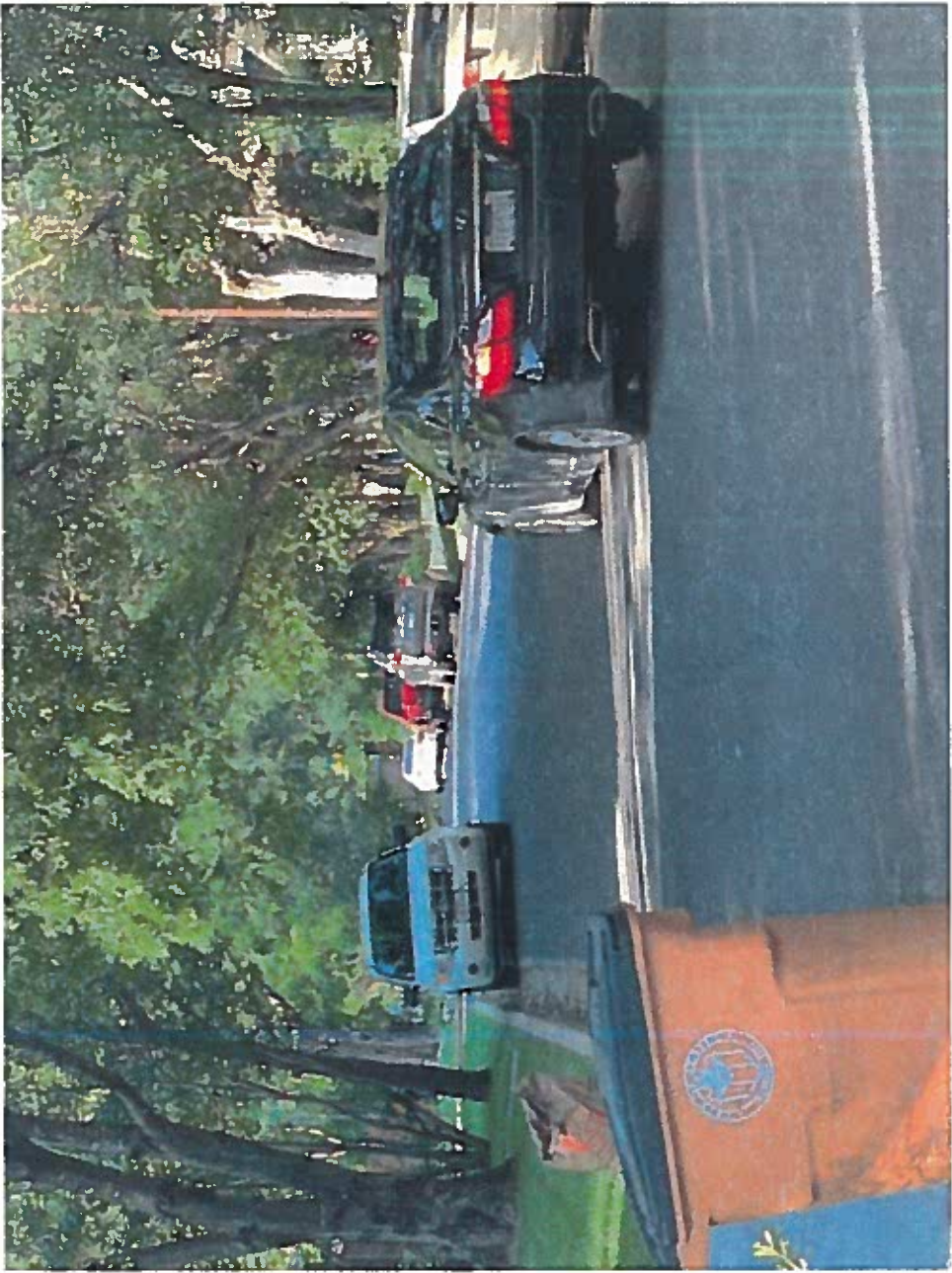
Respectfully Yours,

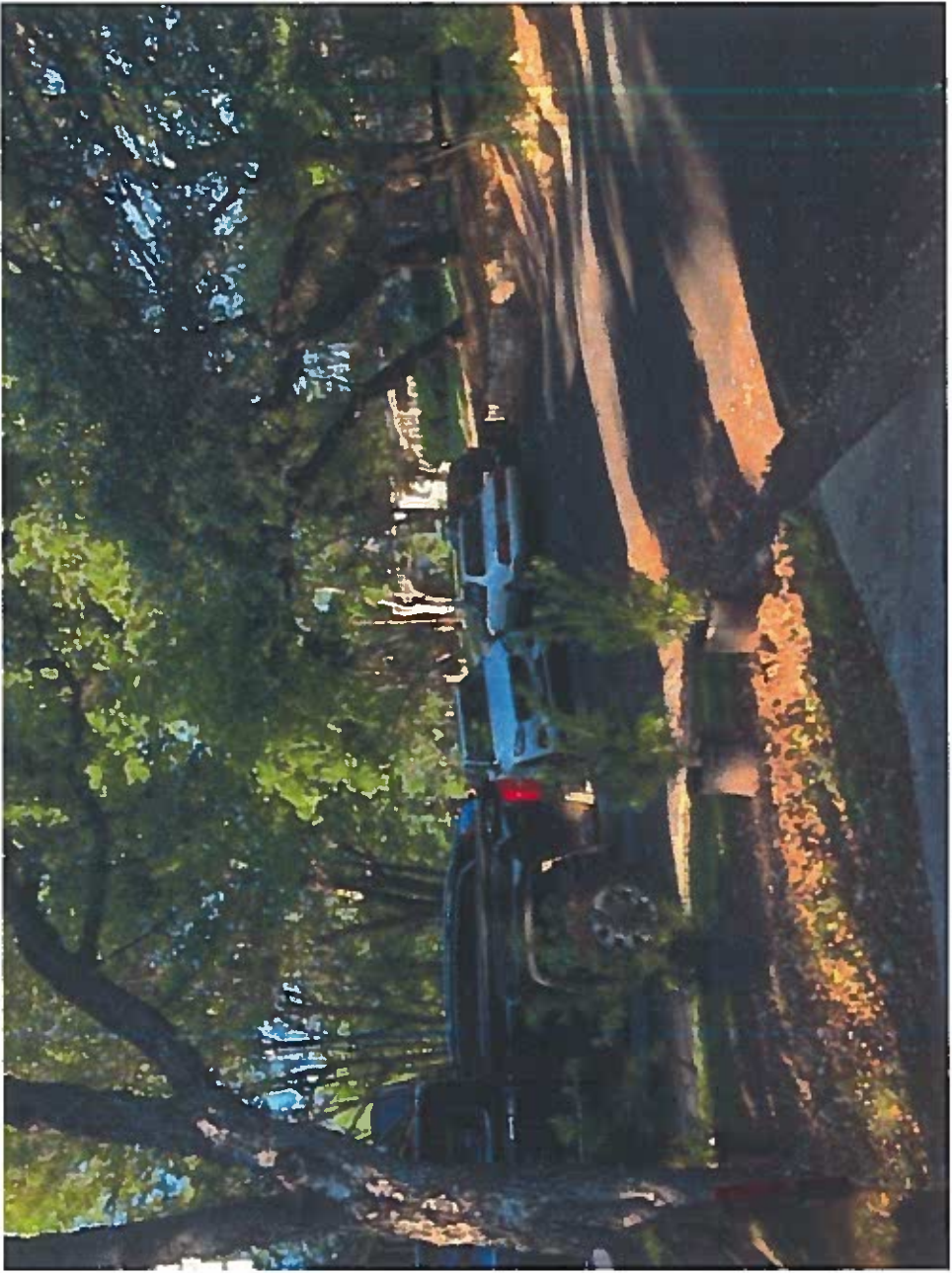


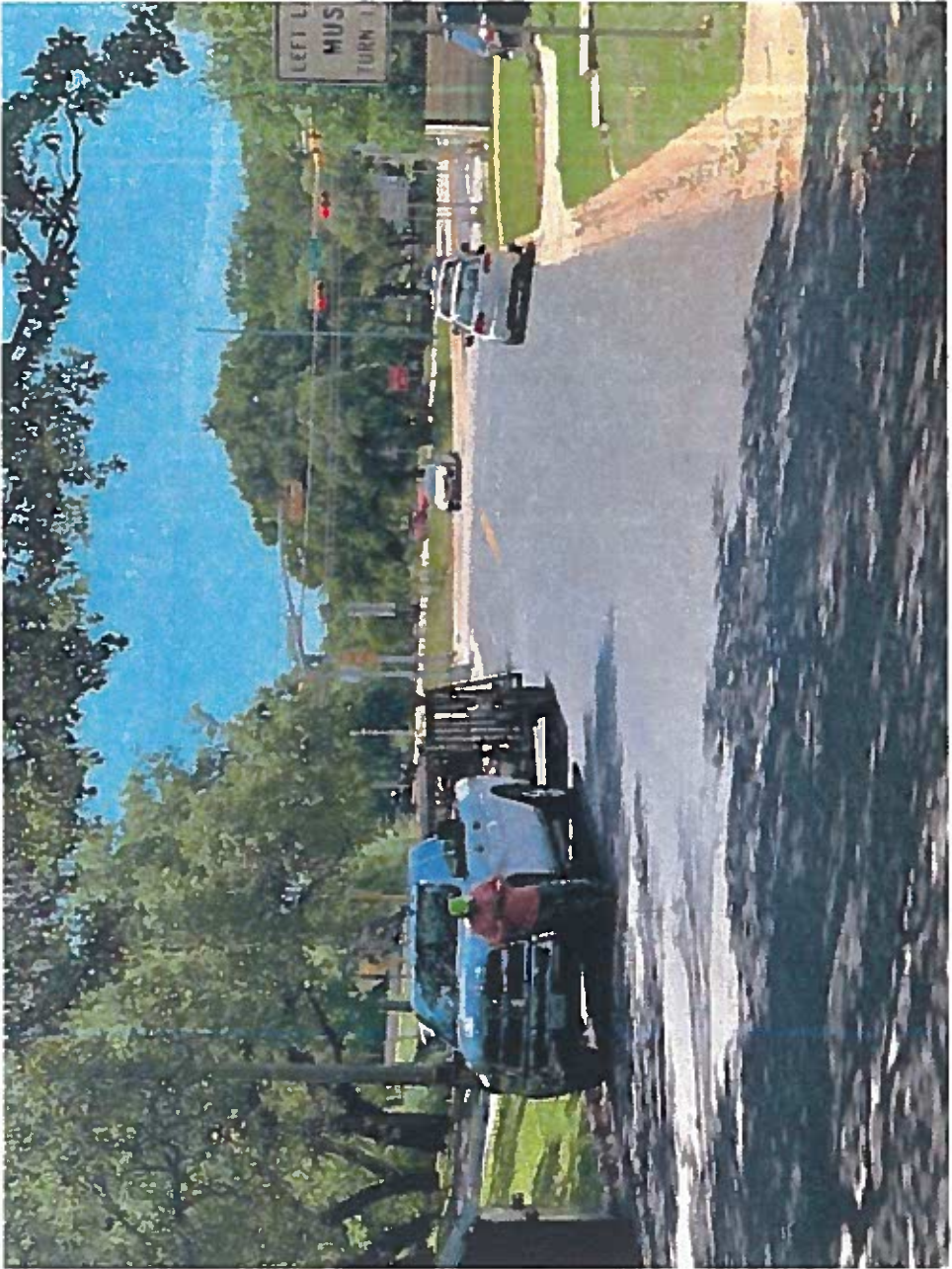
Tim Jamail - President
2222 Management, Inc.

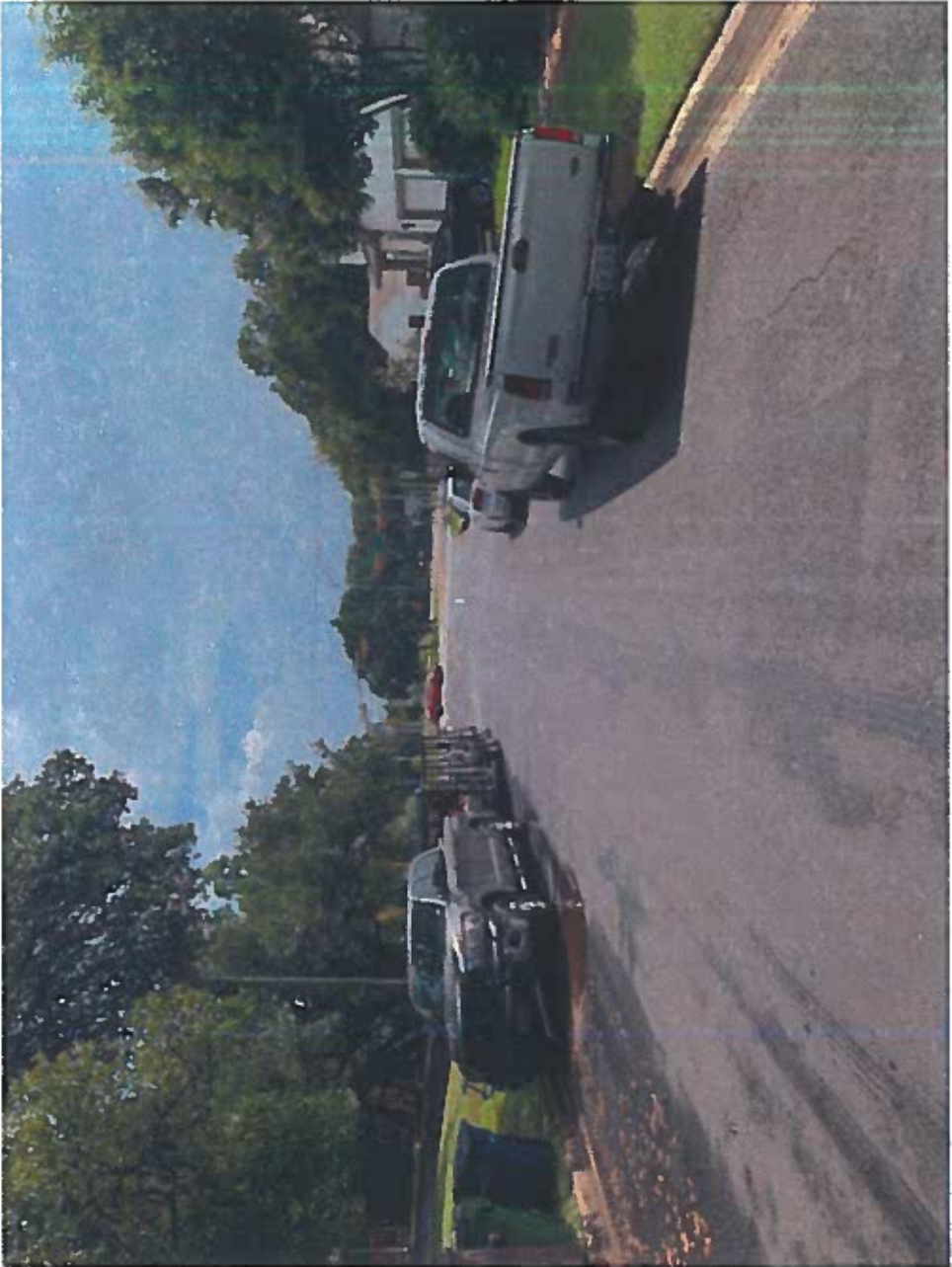












Chaffin, Heather

Subject: FW: Tarrytown food truck

From: erin mooney
Sent: Monday, July 29, 2019 4:57 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; Allison.alter@austintexas.gov
Cc: Lauren Kanne <>; Amanda Swor; District10 <District10@austintexas.gov>
Subject: Tarrytown food truck

Dear Council Member Alter,

My email is in regards to case # NPA-2019-0027.02 & C14-2019-0049

We ADAMANTLY support the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703.

I want to take a minute and express my total support for a food truck at this proposed location in Tarrytown. Austin is such a wonderful city and the food truck/food culture is what makes Austin unique. It makes me so excited to think that our neighborhood could be a part of that. We are a young family with small children and really love the idea of walking to grab dinner and seeing friends around the neighborhood. It would build such wonderful community to have our own neighborhood spot. I really hope you consider this change in zoning. The neighborhood would really benefit from having this gathering space. We are thrilled with the prospect!

Thank you for your time and consideration,

Erin Mooney
2104 Elton Lane
Austin, Texas 78703

Chaffin, Heather

From: erin mooney [REDACTED]
Sent: Monday, July 29, 2019 4:57 PM
To: Chaffin, Heather; Cadena-Mitchell, Kurt; Allison.alter@austintexas.gov
Cc: Lauren Kanne; aswor@drennergroupp.com; District10
Subject: Tarrytown food truck

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Thank you for your time and consideration,

Erin Mooney
2104 Elton Lane
Austin, Texas 78703

Chaffin, Heather

From: Mitchell Zlotnik [REDACTED]
Sent: Thursday, August 01, 2019 4:10 PM
To: Chaffin, Heather; Cadena-Mitchell, Kurt; District10; Allison.alter@austintexas.gov
Cc: [REDACTED]
Subject: Rezoning of 2401 Winsted Ln - # NPA-2019-0027.02 & C14-2019-0049

Dear Council Member Alter,

My name is Mitch Zlotnik and I'm contacting you and your office to express my support for the proposed commercial rezoning of 2401 Winsted, Austin, TX 78703. I live 1 block away from this property on Sharon Ln and would love nothing more than to enjoy a food truck at this location. It's no secret that Tarrytown lacks walkable family-friendly places to eat which is surprising since its a centrally located neighborhood with kids everywhere. Zilker, Deep Eddy, Clarksville all have a number of walkable options to pick from and unfortunately, this pocket of the city does not. This simple proposed amenity would be such a nice solution for a community need without much of a footprint to the area. We all desire more walkability and this place provides that for our neighborhood. We sincerely hope you support this rezoning change!

Thank you for your consideration,

Mitch Zlotnik

Chaffin, Heather

From: Blake Tollett <[REDACTED]>
Sent: Monday, July 29, 2019 7:47 PM
To: Chaffin, Heather
Cc: WANG ExCom; Alter, Alison; Cadena-Mitchell, Kurt
Subject: Re: C-14-2019-0049; 2401 Winsted Lane
Attachments: 2401 Winsted Ln Petition.docx

Good Evening Heather-

Thank you for your guidance on this. I have forwarded your email response to some of the neighbors that are troubled by the proposed rezoning and neighborhood plan amendment and they are circulating a petition in opposition to the rezoning request. I had previously downloaded the City's tutorial on petitioning in opposition to rezoning requests and I have attached to this email reply the petition that is being circulated.

To re-emphasize one of the points enumerated in the letter of opposition from the neighborhood association, one of the major concerns of the neighbors to the property is the long term use envisioned for the property. One of the applicants' proposed uses under the proposed commercial zoning is placing a food truck and limited children's playscape on the property. Once the property gets a LR-MU-NP zoning district designation, its development potential would realistically dictate a different highest and best use, more than likely a commercial office/restaurant project in the neighborhood of 15,000 square feet. That is a completely different scenario than what is being presented, and it is something that could flow from the then in place entitlements. The neighborhood has accustomed to the property being a multi-family residential use and we are asking for it to remain purely residential.

As for the question of a postponement, that will be a decision for the full WANG Board of Directors who will be meeting on its regularly scheduled meeting date of Tuesday the 6th of August. Our understanding is that the City Staff's report should issue sometime that day, and I would ask that you forward it to the neighborhood association through our joint email of [REDACTED]. In addition, I would ask that on behalf of the neighborhood association I be listed as an Interested Party in this matter. My address for this listing is:

WANG
ATTN: Blake Tollett
PO Box 5721
Austin, Texas 78763

With regards;

Blake Tollett, WANG

On Jul 29, 2019, at 9:08 AM, Chaffin, Heather <Heather.Chaffin@austintexas.gov> wrote:

Blake,

We must have original signatures on valid petitions. We prefer that you use this form; most groups use this form plus a letter outlining their concerns/opposition. If a property is owned by a corporation or

trust you will need to provide documents that show who is authorized to sign on behalf of the organization.

https://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Zoning_Petition.pdf

Please note that a valid petition does not affect the required vote of Planning Commission or first or second readings at City Council-- it only affects third reading of the case. This is the final hearing to approve or deny a zoning change. I do recommend that you get your petition in early, and you can add signatures as you receive them. You can deliver the petition to me at the 5th floor of One Texas Center, 505 Barton Springs Road.

The neighborhood can request a postponement of the Commission and/or Council meetings, up to 60 days. Since the case is on the August 13th agenda, a postponement would not affect their statutory requirement-- hearing of a postponement counts. The next available Planning Commission dates are August 27, September 10, September 24 and October 8. Most postponements are 2 weeks, but 1 month is not unheard of. If you are requesting a postponement, please specify the requested date and send your request to me-- email is fine. Sooner is better, and it can be requested last minute, but our unofficial deadline is at least 1 week in advance, or August 6th.

I hope this is helpful. You can also call me at 512-974-2122 if you have additional questions.

-----Original Message-----

From: Blake Tollett <[REDACTED]>
Sent: Sunday, July 28, 2019 3:25 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: WANG ExCom <[REDACTED]>, Alter, Alison <Alison.Alter@austintexas.gov>;
Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>
Subject: C-14-2019-0049; 2401 Winsted Lane

Good Morning Heather Chaffin, Case Manager:

Blake Tollett here, West Austin Neighborhood Group (WANG). The neighborhood association is in the process of assisting property owners within 200 feet of the property referenced above in submitting a petition against the rezoning request at the property.

My first question today is on acceptable forms that signed petitions can be submitted to the City. Will the City accept petitions signed, scanned and submitted electronically? Some of the property owners are not in Austin currently and with the apparently expedited hearing schedule, they are concerned that their input will not be received in a timely manner.

A follow up question concerns the scheduled hearing dates before the Planning Commission, August 13th, and the City Council, August 19th.

The middle to end of August is normally a very busy time for residents of the City as they wind up summer vacations and they prepare for the resumption of school. The neighborhood association understands the necessity of the hearing being scheduled for the 13th of August as the applicants have delayed bringing the matter forward until they are up against a statutory deadline, or that is what has been relayed to us. With that understanding and due to timing pressures, the neighbors may want to request a postponement until sometime in September, preferably in the middle of the month or later. Is there a deadline for asking for a postponement by the neighborhood association? Is the request for a one month postponement a normally acceptable request?

Thank you in advance for your assistance on these matters.

Chaffin, Heather

From: Sam Parsley [REDACTED]
Sent: Tuesday, July 30, 2019 9:41 AM
To: Allison.alter@austintexas.gov [REDACTED]
Cc: Chaffin, Heather; Cadena-Mitchell, Kurt; District10; [REDACTED]
Subject: SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

Dear Council Member Alter,

Case # NPA-2019-0027.02 & C14-2019-0049

I currently live at 2413 Sharon Ln, Austin, TX 78703 within 200 feet of the 2401 Winsted property. I want to express my total support for proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. Unfortunately, dining options are very limited in our area and there currently are no family-friendly restaurants in the immediate area. The idea of a food truck at this location is getting everyone in our neighborhood very excited! I have spoken to dozens of neighbors about this case and everyone can't wait for it to happen! We are a close-knit community and are excited to have a place where we can connect and dine. We all know that traffic in central Austin is terrible from 3 pm onward so having a place that we can walk to and not drive to would be so appreciated.

I look forward to attending the upcoming zoning meetings. Thank you for your time and consideration with this case.

Respectfully,

--
Sam Parsley
P: (432) 638-7202
[REDACTED]

2413 Sharon Lane, Austin, TX 78703

Chaffin, Heather

Subject: FW: LR-MU-NP commercial rezoning of 2401 Winsted, Austin TX 78703

From: Claudia K. Burns
Sent: Tuesday, July 30, 2019 1:14 PM
To: allison.alter@austintexas.gov
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; District10 <District10@austintexas.gov>;
Subject: LR-MU-NP commercial rezoning of 2401 Winsted, Austin TX 78703

Good morning.

I am taking the time to email you regarding the above referenced matter for the purpose of expressing my explicit support for this matter before you for consideration. Currently our neighborhood, Tarrytown, does not offer the same amenities found in other adjacent neighborhoods.

We are lacking family friendly, safe neighborhood meeting places that provide the opportunity for a fenced play area along with the great amenity of a food truck.

Currently, our parks do not offer fenced in play areas which are sorely needed to keep our children safe! I will no longer take my grandchildren to the Enfield Park as it is not possible to safely monitor several children playing in different areas. There is no continuous fencing along Winsted or Enfield which is extremely dangerous. There also is a transient issue which culminated in a man offering that the bathrooms were now 'open' and could be used by the kids. He was NOT a city employee and the mother who he approached quickly gathered her children and fled.. as did the man!

I am sure that this is just one example that I am aware of as it happened to a friend who subsequently called me to not go to the park to meet her with my grandkids for a planned play date.

The Winsted proposal offers a fenced area with an appropriate playground which will be easily supervised. To also offer a food truck just fits in totally with where our Tarrytown need to focus in order to maintain a thriving sense of community.

The restaurants along the lake do not fit this need as they are not kid friendly. You just cannot allow young children to play freely near the lake due to safety issues. Also, children can be disruptive to adults working on their tablets or conducting meetings over coffee. Starbucks obviously does not offer a kid friendly space and that is our only other option in the neighborhood currently.

The Winsted playground/food truck is a welcomed relief to resolve this issue and allow us to have a lovely, safe, walkable venue to grab a cup of coffee or whatever and relax in a tree shaded play area. Everyone there understands it is a kid friendly space!!!!

Currently, Tarrytown needs to form a Neighborhood Committee that better reflects all Tarrytown residents.

Thank you for your consideration.

Sincerely, Claudia Burns
3713 Windsor Road
Austin, Texas, 78703

Chaffin, Heather

Subject: FW: SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

From: Sam Parsley
Sent: Tuesday, July 30, 2019 9:41 AM
To: Allison.alter@austintexas.gov
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; District10 <District10@austintexas.gov>; Amanda Swor
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I look forward to attending the upcoming zoning meetings. Thank you for your time and consideration with this case.

Respectfully,

--

Sam Parsley
P: (432) 638-7202
E:
2413 Sharon Lane, Austin, TX 78703

Chaffin, Heather

Subject: FW: C-14-2019-0049; 2401 Winsted Lane
Attachments: 2401 Winsted Ln Petition.docx

From: Blake Tollett <>
Sent: Monday, July 29, 2019 7:47 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: WANG ExCom <>; Alter, Alison <Alison.Alter@austintexas.gov>; Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>
Subject: Re: C-14-2019-0049; 2401 Winsted Lane

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WANG
ATTN: Blake Tollett
PO Box 5721
Austin, Texas 78763

With regards;

Blake Tollett, WANG



WEST AUSTIN NEIGHBORHOOD GROUP

Organized 1973

OFFICERS

Holly Reed
President

Cathy Kyle
Past President

August Harris
Secretary

George Edwards
Treasurer

BOARD MEMBERS

Mary Arnold
Joyce Basciano
Joseph Bennett
Michael Cannatti
Haidar Khazan
Craig Lill
Brady Pedneau
Blake Tollett

22 July 2019

Scott Grantham, Case Manager
Planning & Zoning Department
City of Austin

RE: Case # C-14-2019-0049; 2401 Winsted Lane

Dear City of Austin:

The Board of Directors (BoD) of West Austin Neighborhood Group (WANG) have voted electronically to oppose the rezoning request referenced above and we would ask the Planning & Zoning Department to not recommend the request to the City's Planning Commission.

Our opposition to the rezoning request from MF-2-NP [Multifamily Residence district-Neighborhood Plan district] to LR-MU-NP [Neighborhood Commercial district-Mixed Use combining district-Neighborhood Plan district] is based on the following:

- Currently the site is home to long-standing multi-family housing that has in the past been relatively affordable. It is desirable that this purely residential use continues in our neighborhood, and under the proposed rewrite of the Land Development Code (LDC), there may be potential for a modest increase in density if there is an affordable housing addition. Rezoning the property to a commercial zoning district, even with a mixed use designation, gives an entitlement that potentially could eliminate the residential use entirely on the property, and possibly eliminate the ability for an increase in affordable housing units under a rewrite of the LDC.
- At the City of Austin sponsored public meeting on 11 July to discuss the proposed zoning change, if the LR zoning district was granted, the applicants volunteered to restrict the permitted commercial uses through Conditional Overlays all but Restaurant (limited) and Administrative and Business Offices. Under the LR zoning district, the applicants would then be entitled to have a more than 15,000 square foot commercial enterprise on this property, a commercial use in the middle of a purely residential neighborhood. To WANG, this would constitute a spot zoning, a normally undesirable zoning precedent.
- The only feasible access to the property is off Winsted Lane. Currently, Winsted Lane is heavily used by residents in the area and their guests for parking. There is no guarantee that the patrons of the applicants' proposed use of the property will confine their parking to the site itself. In addition, there are no sidewalks in this area of the neighborhood and according to the City's sidewalk master plan, there are none contemplated in the near future. The intersection of Windsor Road and Winsted Lane is extremely complicated and the heavy use of it makes for a very unfriendly pedestrian and bicycle interface. This area of our neighborhood is not serviced by the City's transportation system.
- One of the applicants' justification for their rezoning request is the perceived need for a privately designated "pocket park" where local residents can gather to socialize and have available a place where their children can safely play together. Three blocks to the north of this project along Winsted Lane is the City's Triangle Park with a great lawn, a designated and designed children's playscape, picnic tables and a concrete ping pong table. Three blocks to the south of this project along Winsted Lane is the City's Westenfield Park with a swimming pool, basketball courts, a great lawn and tennis courts. Both of these city parks have some safety fencing currently in place, and if there is a desire for a completely enclosed play area, the City's Parks & Recreation Department have partnership opportunities to accomplish this goal.

Case # C-14-2019-0049; 2401 Winsted Lane
22 July 2019
Page 2

The neighborhood association sees a distinct precedent setting downside to this rezoning request and virtually no upside. The justifications put forth by the applicants for the rezoning would on their face appear laudable, but zoning runs with the land and plans change. Again, we ask that the City Staff not recommend this rezoning request to the Planning Commission.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in cursive script that reads "Holly Reed". The signature is written in dark ink and is positioned above the typed name and address.

Holly Reed, President
West Austin Neighborhood Group
PO Box 5722
Austin, Texas 78763

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

As a proud Tarrytown resident, I believe that having access to convenient local places to dine with neighbors and meet up with friends is how you enjoy your community. This desire for community is at the heart of a neighborhood and what Tarrytown is all about. We believe it is in these types of amenities that communities are formed, strengthened and sustained.

Unfortunately, the community in our neighborhood is in great need of a convenient family friendly eatery. We feel that this property has the unique opportunity already built-in to its current design to help meet this need. In our minds, this is the perfect addition to upgrade the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Brandon Miller
(Name)


(Signature)

1517 Forest Trail, Austin, TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Candace Hill
(Name)

C. Hill
(Signature)

2410 Keating Ln Austin, TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

(Name) Liz Heyl

(Signature)



(Address) 2619 Spring Ln.

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Sandy Garcia Sandy Garcia
(Name) (Signature)

1908 Exposition
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

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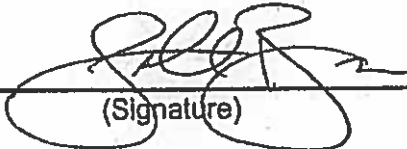
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Warmest Regards,

Scott Burns
(Name)


(Signature)

1701 Vista Lane, Austin, TX 78703
(Address)

Thursday, July 11, 2019

Dear City Council Members,

My family wishes circumstances had not prevented us from attending this evening's meeting regarding the rezoning of a townhouse complex on the corner of Winsted and 24th to allow for a Food Truck to be parked on the property, but we hope this letter strongly represents our support of such.

As proud Tarrytown residents, with two young children, the idea of having a place to walk or bike to for a meal, to play, meet up with friends, and or make new friends, is what dreams are made of! That very idea and dream is at the heart of a neighborhood and what Tarrytown is all about! Dining options are very limited in this neighborhood and a Food Truck can provide so much with a small footprint/impact on the environment and the surrounding neighbors.

We understand that change can be scary and it is human nature to imagine the worst-case scenario, I certainly do as a parent, and homeowner, but please try to see the BEST with this development and in our minds, upgrade to the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to hearing from our community! After all, we are much stronger together with a unified vision.

Warm regards,
The Smith family

2507 Kenmore Ct
Austin, TX 78703

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,


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Warmest Regards,

Enn Murney 
(name)

2104 Anton Ln
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Amy Uglietta

(name)

1710 Vista Lane Austin, TX 78703

(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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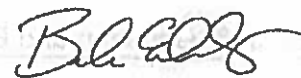
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Warmest Regards,

Brendan and Erinn Edmonds

(Name)



(Signature)

3203 Meredith Street, Austin TX 78703

(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Kate, Jeff, Christian and Ellie Cook

2006 Elton Lane

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Laura Mitchell

(Name)

Lauren Mitchell

(Signature)

2324 Townes Ln, Austin TX 78703

(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Mitchell Zlotnik

(name)

2413 Sharon Ln
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Regards,



Parker P. Polan
2106 Stamford Ln.
Austin, TX 78703

8/11/2019

Gmail - Food Truck Options



Lauren Kanne <laurenbkanne@gmail.com>

Food Truck Options

Ruby Rose <[REDACTED]>
To: Laurenbkanne
Cc: Eric Begley

Sat, Aug 10, 2019 at 7:57 AM

Hello Lauren and David Kanne,

Thank you for trailblazing more food options in Tarrytown. Please accept this email as our statement of support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703.

Ruby Rose
Eric Begley

3301 River Road
Austin, TX 78703

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

(Name)

Trent Tate
3500 Bonnie Rd
Austin, TX 78703

(Signature)



2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Suzanne McGinnis 512.809.8510
(name)

2101 Elton Lane Austin, TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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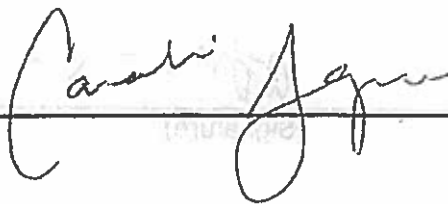
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Warmest Regards,

(name)



(Address)

1914 W. 37th St, Austin TX 78731

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Andrew Tate
(Name)


(Signature)

3114 Pleasant Run Place, Austin, TX 78703
(Address)



Lauren Kanf [REDACTED]

Zoning

Audrey Munson & [REDACTED]
To: Lauren Kanf [REDACTED]

Thu, Jul 11, 2019 at 4:36 PM

Hi Lauren- I just wanted to send a quick note to express my support for your project and allowance of zoning change for a food truck. With two little ones and not very many kid friendly food options in Tarrytown, this would be immensely beneficial for our family and the many families we know with kiddos nearby. Please let Chris and I know if there is anything else we can do to support this project.

Best,
Audrey Munson
1802 Bremen Street
512-574-4751

Sent from my iPhone

[Faint handwritten notes and signatures are visible in the background of the email body.]

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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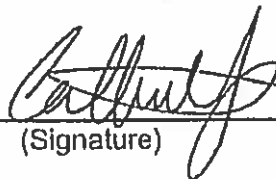
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Warmest Regards,

Catherine Gonzalez
(Name)


(Signature)

2409 Winsted Ln Unit A Austin, TX 78703
(Address)



2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Charles Adams Jr
(Name)

[Signature]
(Signature)

[Redacted Address]
(Address)

2411 Winsted Ln
Austin, TX 78703

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Charli Anderson
(name)

1804 Schulte Ave, Austin, TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Claudia K Burns
(name)

3713 Windsor Rd, 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I support the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I reside in Tarrytown and would enjoy having food truck service at this location.

Thank you for your consideration and hard work!!

Sincerely,



Clint Parsley
2703 Macken St.
Austin, Texas 78701

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Craig Lill Craig Zill
(name)

2410 Keating Lane Austin, TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

David Kame
(name)

2206 Woodmont Ave, Austin TX 78703
(Address)

M Gmail

Lauren Kanne [REDACTED]

Support for food truck park

Emily Craft [REDACTED]
To: Lauren Kanne [REDACTED]

Wed, Jul 10, 2019 at 3:30 PM

To whom it may concern:

My name is Emily Craft, and I am a Tarrytown homeowner. I support the rezoning proposal that would allow for a food truck to be parked at 24th and Winsted. This walk-able food option with a fenced playground would be an excellent asset to the neighborhood and community. Tarrytown residents, especially those with kids, would benefit from having this space to come together and enjoy each other's company.

Sincerely,
Emily Craft

1702 Pecar St
Austin TX 78703

[Handwritten signature]

(name)

[Handwritten address]

(address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Emily Ridinger

(name)

2100 Elton Lane

(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,


I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,


(name)

2809 Bonnie Rd Austin TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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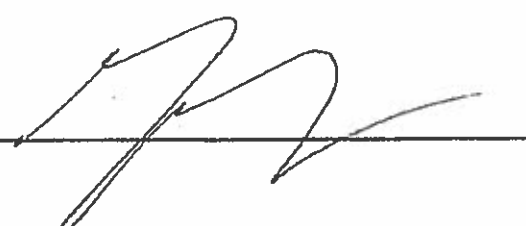
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Warmest Regards,

GRACE FLETCHER
(name)



2401 WINSTED LANE UNIT #1, 78703
(Address)



Lauren Kanne [REDACTED]

Condo Rezoning

Hillary Deck [REDACTED]
To: laurenkkanne [REDACTED]

Wed, Jul 10, 2019 at 11:43 AM

Hi Lauren,
Margaret Lang forwarded me your text and I wanted to voice my support for the rezoning. I live in Tarrytown, on Bridle Path, between Raleigh and Robinhood. I have two small kids and we would greatly enjoy having a walkable eatery in the neighborhood. Not only would this be a value-add to the neighborhood real-estate speaking, but I could see it become a gathering place for neighbors to get to know each other in the community. A sense of community is why we chose Tarrytown and I would love to see that grow.

Thank you and best of luck at the meeting!

Hillary Deck

- 3509 Bridle Path
Austin TX 78703



HILLARY DECK

Realtor, CNE, GRI

c 512.468.6214 o 512.327.4800
[REDACTED]

a 4301 WESTBANK DR
AUSTIN, Texas 78746



Kuper

Sotheby's
INTERNATIONAL REALTY

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

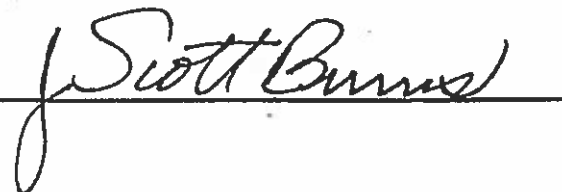
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Warmest Regards,

J. SCOTT BURNS 
(name)

3713 WINDSOR RD., AUSTIN, TX 78703
(Address)



Lauren Kanne <laurenbkanne@gmail.com>

2401 Winsted Zoning Change

James Cain

Wed, Jul 10, 2019 at 11:38 PM

To: David Kanne <[REDACTED]>, "laurenbkanne" <[REDACTED]>

Cc: Sarah <[REDACTED]>

Although I will be out of town and not able to attend the meeting tomorrow, I wanted to send a note expressing my enthusiastic support for any zoning change that would bring a desirable commercial use to 2401 Winsted like the one proposed. West Austin desperately could use more walkable amenities, especially those that are in demand by the young families with school-age children that are increasingly populating the area. I have two small children (5 and 2) and live a half mile away (approx 10 min walk).

A walkable food option with playground area would also draw people from points east (Pemberton Heights, Bryker Woods, etc.) and provide more connectivity between several West Austin neighborhoods. There are too many households and families in close proximity to this location not to have this type of business here - long overdue!

James Cain
2507 Exposition Blvd

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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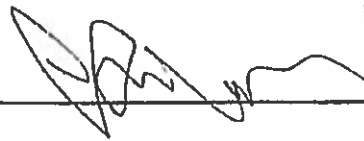
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Warmest Regards,

Jeff Mooney
(name)



2404 Altan Ln
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

(Name)
Jessica Tate
3500 Bonnie Rd
Austin, TX 78703

(Signature)

Jessica M. Tate

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Kirstin and Joe Ross
2509 Tarryhill Place
Austin, TX 78703

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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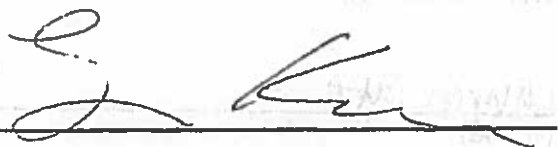
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Warmest Regards,

Lauren Kanne
(name)



2206 Woodmont Ave Austin TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Lauren Tate
(Name)


(Signature)

3104 Pleasant Run Pl. Austin TX. 78703
(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Margaret Lang
(name)

3315 Bridle Path Austin TX 78703
(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Meghan Freytag
(name)

2809 Bonnie Rd Austin TX 78703
(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Michelle Gonzalez
(name)

2606 Wilson Street #1402, Austin TX 78704
(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

(name)

Patrick Oster

(Address)

2606 Wilson Street Austin, TX

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Sam Parsley

(name)

DocuSigned by:

Sam Parsley

5E1D9C8A001C4B

2413 Sharon Lane

(Address)



Lauren Kanne <laurenkanne@comcast.net>

Rezoning-food trucks and playground

Sandy Garcia

Wed, Jul 10, 2019 at 11:58 AM

To: laurenkanne@comcast.net

To whom it may concern,

I've lived in Austin for 43 years and have always been drawn to the parks and family playgrounds that make Austin so special.

I live in Tarrytown and would love to see the same gift of neighborly meeting spots that I see in other neighborhoods including family friendly parks and food trucks.

I am in support of creating community in our own neighborhood and see a need to create this kind of experience for this neighborhood.

Sincerely,
Sandy Garcia MD
Pediatrician

Sent from my iPhone

1908 Exposition Blvd
Austin TX 78703

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

The Meléndez Taylor family

1602 Northwood Road

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Warmest Regards,

Casey Ford
(name)



1608 Forest Trail, Austin, TX 78703
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NBA-2019-002702 & C14-2019-0049)

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Warmest Regards,

Cheryl Halbert
(name)

1804 Vista Lane, Austin, TX 78703
(Address)



Lauren Kanne <laurenbkanne@gmail.com>

Rezone request support

Guin Guthrie
To: laurenbkanne@gmail.com

Thu, Jul 11, 2019 at 5:36 PM

Dear Neighbors,

I am writing to express my family's wholehearted and enthusiastic support of the proposed rezoning which specifically impacts the land located at the corner of 24th Street and Winsted Lane, now owned by David Kanne. As a resident of Tarrytown and a mother of two young children, I feel that our neighborhood is lacking walkable family-friendly food options. The rezoning request includes a fenced-in play area and a parked food truck, offering the whole family a place to to eat and play. This is a simple yet effective solution to rectify our neighborhood's serious lack of local, walkable food options, and my family is looking forward to the possibility of finally having choices when eating out locally.

Sincerely,

Guinevere and Eric Guthrie

2016 Forest Trail

Sent from my iPhone



Lauren Kanne <[REDACTED]>

Support

Katie Fuchs <[REDACTED]>
To: laurenbkanne <[REDACTED]>

Sun, Jul 21, 2019 at 6:06 PM

Hi Lauren, Margaret Lang forwarded me your email. our family fully supports your creative and wonderful idea to make a family friendly space in Tarrytown! The food truck and play areas sound lovely. We agree that this area of town needs things more things like this to build a community feel. We look forward to hearing how things go and good luck at the meeting.

Thank you!
Katie and Dan Fuchs

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Lucy & Dillon Walker

(name)

2101 Ghishold Lane Austin TX 78703

(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Shawn & Wes Dickerson

(name)

3208 Gilbert St, Austin, TX 78703

(Address)

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(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

James A. Halbert IV
(name)

1804 Vista Ln.
(Address)
Austin TX 78703

Amie Arfman

From: Amanda Swor
Sent: Monday, April 8, 2019 9:20 AM
To: Drew Raffaele
Subject: FW: Possible New Restaurant on Winsted

Amanda W Swor, Director of Entitlements & Policy
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2904 direct | 512-496-8573 cell | [REDACTED] | www.drennergrouppc.com

From: Cynthia Deegan [REDACTED]
Sent: Friday, April 05, 2019 11:48 PM
To: Zach Richards [REDACTED]
Cc: Amanda Swor <[REDACTED]>; Jennifer Deegan <[REDACTED]>
Subject: Re: Possible New Restaurant on Winsted

This is really great news! Thanks!

Sent from my iPhone

On Apr 4, 2019, at 11:08 PM, Zach Richards [REDACTED] wrote:

Amanda,

Great to talk to you today and I've copied my wife (Jennifer) and her mom (Cindy) who lives at the 2101 Winsted property. I think I can speak for all of us in saying that we are initially supportive of the project as described which I'll recap briefly:

- Most existing affordable housing units will remain intact.
- New owner (who live's in the neighborhood) is considering opening a small local restaurant on the site.
- No major demolition or construction is planned
- Parking and pedestrian access issues have not been fully addressed due to the early stages of this plan.

As mentioned, I think we would all like to see better pedestrian access in our neighborhood especially at that intersection. So if there's anything you can do to promote a better setup for this I think it would benefit your client's new venture and the neighborhood as a whole. An of course we would be more than happy to support any such measures.

Keep us posted on the progress of the project.

Thanks,
Zach

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

As a proud Tarrytown resident, I believe that having access to convenient local places to dine with neighbors and meet up with friends is how you enjoy your community. This desire for community is at the heart of a neighborhood and what Tarrytown is all about. We believe it is in these types of amenities that communities are formed, strengthened and sustained.

Unfortunately, the community in our neighborhood is in great need of a convenient family friendly eatery. We feel that this property has the unique opportunity already built-in to its current design to help meet this need. In our minds, this is the perfect addition to upgrade the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Regan Tierney
(name)

1709 Voth
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

(name)

 Ryan Lauf

(Address)

3315 Bridle Path, Austin, TX 78703



Lauren Kanne <laurenk@...>

Fwd: Tarrytown Food Truck Zoning

Amy Uglietta <amyuglietta@gmail.com>
To: laurenk@...

Thu, Jul 11, 2019 at 5:40 PM

Sent from my iPhone

Begin forwarded message:

From: Christopher Uglietta <chrisuglietta@gmail.com>
Date: July 11, 2019 at 5:39:05 PM CDT
To: Amy Uglietta <amyuglietta@gmail.com>, laurenk@...
Subject: Tarrytown Food Truck Zoning

Lauren,

We can't attend tonight, but fully support the proposed zoning change to allow for a food truck nearby on Winstead.

Given that Tarrytown Shopping Center lacks reasonable family-oriented food options, we need a local option. It would be fantastic for the community!

Thank you,
Chris

Sent from my iPhone

1710 Vista Ln
Austin, TX 78703

M Gmail

Lauren Kanne [REDACTED]

Winstead food truck

erin mooney [REDACTED]
To: laurenkkanne [REDACTED]

Thu, Jul 11, 2019 at 4:03 PM

To whom it may concern,

I am very excited to hear that there is a possibility of a good truck and playground going in within walking distance. Tarrytown really needs a community space to meet up with neighbors. I am so glad to hear that someone is trying to do this! My kids and I would use this space so much and it would be great for everyone to get to know each other in a fenced in safe environment. Thanks for trying to make our neighborhood better.

Erin Mooney
2104 Elton Lane
Austin Texas

Sent from my iPhone

[REDACTED]

Amie Arfman

From: Amanda Swor
Sent: Tuesday, July 30, 2019 12:32 PM
To: Drew Raffaele
Subject: FW: SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

Amanda W Swor, Director of Entitlements & Policy
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2904 direct | 512-496-8573 cell | aswor@drennergrouppc.com | www.drennergrouppc.com

From: Sam Parsley <parsley.sam@gmail.com>
Sent: Tuesday, July 30, 2019 9:41 AM
To: Allison.alter@austintexas.gov
Cc: Heather.chaffin@austintexas.gov; Kurt.cadena-mitchell@austintexas.gov; district10@austintexas.gov; Amanda Swor <aswor@drennergrouppc.com>
Subject: SUBJECT - 2401 Winsted Commercial Rezoning Support Letter

Dear Council Member Alter,

Case # NPA-2019-0027.02 & C14-2019-0049

I currently live at 2413 Sharon Ln, Austin, TX 78703 within 200 feet of the 2401 Winsted property. I want to express my total support for proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. Unfortunately, dining options are very limited in our area and there currently are no family-friendly restaurants in the immediate area. The idea of a food truck at this location is getting everyone in our neighborhood very excited! I have spoken to dozens of neighbors about this case and everyone can't wait for it to happen! We are a close-knit community and are excited to have a place where we can connect and dine. We all know that traffic in central Austin is terrible from 3 pm onward so having a place that we can walk to and not drive to would be so appreciated.

I look forward to attending the upcoming zoning meetings. Thank you for your time and consideration with this case.

Respectfully,

--

Sam Parsley
P: (432) 638-7202

2413 Sharon Lane, Austin, TX 78703

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

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We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Austen Trimble

(Name)

Austen Trimble

(Signature)

2103 Forest Trail, Austin, Texas 78703

(Address)



Lauren Kanne [REDACTED]

Zoning

Rachel Trimble <[REDACTED]>
To: Laurenkkanne@[REDACTED]

Thu, Jul 11, 2019 at 1:14 PM

Hi Lauren,

We are thrilled to hear about this project and wish we could be there in person at the library tonight. With a sick toddler and newborn baby, we'll have to support from a distance.

The Trimble family is in full support of this project. Our neighborhood is in dire need of this type of property - an area to serve the family within walking distance. It would increase the community aspect of our neighborhood and we are very excited to see this project through. It will serve as a much needed gathering place for families to eat and play together as a community- something Tarrytown is lacking.

Best,
Rachel and Austen Trimble
June Trimble age 2
Emma Jo Trimble age 1 month

2103 Forest trail
Austin, TX 78703

Amie Arfman

From: Amanda Swor
Sent: Monday, July 29, 2019 5:43 PM
To: Drew Raffaele
Subject: Fwd: Case C14-2019-0049 & NPA-2019-0027.02 Support Statement

Amanda Swor

Begin forwarded message:

From: Rachel Trimble [REDACTED]
Date: July 29, 2019 at 5:21:40 PM CDT
To: allison.alter@austintexas.gov
Cc: heather.chaffin@autintexas.gov, kurt.cadena-mitchell@austintexas.gov, [REDACTED], district10@austintexas.gov, Lauren Kanne
Subject: Case C14-2019-0049 & NPA-2019-0027.02 Support Statement

Dear Council member Alter,

The Trimble family (Rachel, Austen, June -3 and Emma Joy -6 weeks) is in full support of this proposed rezoning for 2401 Winsted. We love the idea of a food truck/playground project! Our neighborhood is in dire need of this type of amenity! This concept would serve the families within walking distance and increase the sense of community of our neighborhood. We love the idea of this gathering place where families can eat and play safely in our community.

We look forward to attending the next planning committee meeting when this case will be discussed.

Sincerely,
Rachel Trimble,
2103 Forest Trail, Austin, TX 78703

2401 Winsted Lane Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing as a resident of Tarrytown and as a tenant of the property in question to express my complete support for the proposed rezoning of 2401 Winsted Lane. Unfortunately, my wife and I are traveling and are unable to attend the upcoming rezoning meetings. I hope that this letter will adequately convey what we are unable to share in-person.

I have lived in this complex since 2013 and currently reside here along with my wife, who is a native Austinite. As a renter, I recognize that my opinion may not carry the same weight as a homeowner; however, my wife and I both deeply care for the Tarrytown neighborhood and more specifically, for our little community at the corner of Windsor & Winsted.

Before the property sold back in February, my wife and I had an almost monthly discussion about moving elsewhere. Despite affordable rent and the building's proximity to central Austin, we were tired of living in a place that was run-down and outdated. However, our attitude has changed since the Kannes took ownership of the building.

During the short time that the Kannes have owned our complex, I have gotten to know them through numerous exchanges and conversations. From the start, they expressed keen interest in revitalizing the complex, even asking for our opinion, as long-time residents, on what improvements they could make. In the past six months, I've seen them do more to improve and beautify the property than has been done during the entire preceding six years that I've lived here. They've given the building a facelift with new paint and new awnings, lending the units a fresher and more cohesive look. They've also started work on much-needed repairs and improvements to the interiors of the units that will undoubtedly make living here more enjoyable. After getting to know the Kannes and seeing the enhancements they have made to-date, my wife and I no longer discuss finding a new place to call home. Witnessing what they have accomplished in such a short time, we have absolute confidence in the Kannes' vision for the property and their ability to execute that vision. We believe that allowing the rezoning of this property to add a pocket park and food vendor will benefit both the residents of the complex, as well as the greater Tarrytown community for the following reasons.

Tarrytown Lacks Eateries

My wife and I love Tarrytown, but a huge downside to living here is the lack of places to eat within a reasonable walking distance. We routinely walk miles to Pool Burger, Whole Foods or Mozart's to get out of the house without having to brave Austin traffic. David and Lauren's vision for adding a food truck to the property would provide other Tarrytown residents and us with a more convenient option for in-neighborhood dining.

It's a Place for the Community to Gather

The vision for a food truck goes far beyond having a handy place to get food and drinks. Restaurants, coffee shops, and other food establishments play an integral role in bringing a community together. They provide a place for parents to grab a cup of coffee and catch up or for neighbors to share a meal and get to know each other. Adding a food truck would provide a gathering place for Tarrytown residents to come together as a community. On a personal note, we routinely stand in the parking lot talking to our neighbors. It would be wonderful for our community of townhomes to have a place to gather outside of our front doors.

Great Use of Wasted Space

The property's existing courtyard is the proposed location for the food truck and accompanying park area. Currently, this area consists of a concrete pad (where a pool was filled in) and a few pieces of worn-out furniture. In all the years I've lived here, I can probably count on two hands the number of times I have personally used this space. Likewise, other residents seldom use the space because it's unsightly and uninviting. In an area like Tarrytown, it's hard to believe that such valuable land goes virtually unused. The Kannes' vision would transform this wasted space into an outdoor eatery and park where all residents can enjoy spending time outdoors.

The Vision Is Family-Friendly

One of the aspects we like most about the proposed project is the family-friendly angle. While we don't have children, many of our friends and neighbors do. Trying to find a family-friendly place close to the neighborhood to gather with friends is difficult. A food truck and outdoor eating space would have an unstuffy, low-key vibe (like a Phil's Ice House or Hat Creek) that I imagine would make parents comfortable to bring kids along. Additionally, the fenced-in pocket park would provide a safe place for kids to play.

As with any project of this scope, there are undoubtedly challenges to overcome. David and Lauren have thoughtfully considered and devised solutions to many of the concerns raised at the initial neighborhood rezoning meeting (i.e., parking, traffic, noise, etc.). I believe that the Kannes' vision for rezoning and revitalizing this space has pros for the entire neighborhood that outweigh the downsides. Additionally, we have full faith and confidence that David and Lauren have the talent and skillset to execute their vision.

Thank you for your time and consideration in this matter.

Sincerely,

Preston Williams
2401 Winsted Ln #5

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

Dear West Austin Neighborhood Group, Members of Planning Commission and City Council,

I am writing to express my complete support for the proposed LR-MU-NP commercial rezoning of 2401 Winsted, Austin, TX 78703. I currently reside in Tarrytown and would greatly appreciate having access to this proposed amenity. Dining options are very limited in our neighborhood. The modest footprint of a food truck can provide so much to the community with minimal impact on the environment and the surrounding neighbors.

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Unfortunately, the community in our neighborhood is in great need of a convenient family friendly eatery. We feel that this property has the unique opportunity already built-in to its current design to help meet this need. In our minds, this is the perfect addition to upgrade the current climate in our beloved Tarrytown.

We greatly appreciate your time and dedication to our community. After all, we are always stronger together!

Warmest Regards,

Sarah Hawthorne Cain SHC
(name)

2507 Exposition Blvd Austin, TX 78703
(Address)



Lauren Kanne [REDACTED]

District 10 Constituent Concerns

Sarah Hawthorne Cain [REDACTED]

Fri, Aug 2, 2019 at 12:10 AM

To: kurt.cadena-mitchell@austintexas.gov

Cc: district10@austintexas.gov

Bcc: laurenkkanne [REDACTED]

Hello Kurt,

My name is Sarah Hawthorne Cain. I am a District 10 constituent living in Tarrytown. I am contacting you today for two reasons:

1. I would like to voice the support of my household for the rezoning of 2401 Winsted to allow for a food truck and "pocket park" to better serve the growing community of young families in West Austin. I love the idea and I would be remiss if I did not state that the owners and developers, The Kannes, are friends of my family.

2. I'd like to express my concerns about the West Austin Neighborhood Group (WANG) and its capacity to influence change in our community and to make recommendations to our local representatives - recommendations that have sweeping effects on the neighborhood as a whole with very little community input in the decision making process.

First, I'd like to give you some background about myself. My parents moved to this neighborhood in 1991 and I followed on the Casis-O. Henry-Austin High academic track. I spent my formative years riding my bike through Tarrytown Shopping Center and enjoyed a thriving community hub and the many restaurant gems that it had to offer - Holiday House, Formosa Grill, The Grocery, Texas French Bread. I don't need to tell you what has since happened to this once thriving shopping center in the years since it switched hands.

I now live down the street from the house I grew up in and for the last four years, I have (with one other friend) planned the annual Tarrytown Fourth of July Parade. While neither of us are currently* members of WANG, we did operate under the umbrella of WANG, namely through their accounting department. I'd add that we have enjoyed a very productive, amiable partnership with the WANG treasurer, George Edwards, and past-president, Happy Harris.

I include this little background because I am a homegrown member of this neighborhood, I am steeped in the community's activities and schools and I am invested in its growth and, at the same time, the preservation as a healthy, family-oriented community that I've loved for almost 30 years. And I can't tell you how long we've waited for a new restaurant concept to come to the neighborhood; one that is family-friendly, safe for small children (of which, I am the mother of two) and (bonus!) walkable. Ergo, my support for the 2401 Winsted rezoning.

My concern with WANG started when I attended the proposal meeting at Howson Library on July 11th. There were a few attendees who identified themselves as WANG members, two in particular who I would characterize as nothing less than aggressive with a goal to intimidate. We were repeatedly told how many years one man has lived in this neighborhood (48 years) as if that should carry more weight than the voices of other community members. We were told this park idea was "never going to happen", even if an overwhelming majority of the neighborhood was in favor because he would never let it happen. One member even went so far as to (repeatedly) propose a hypothetical scenario in which he was going to "prance around [the park] in his Speedo" in front of the community children since it was his right to do so in a public space. None of this sat well with me.

Since then, I have done some homework and read up on the bylaws of the group and what I found raised many red flags for me:

- Per Section 1.2 of the bylaws, one of the powers is "to collect and disseminate statistics and other information, conduct investigations, take public stands, and publish or advertise its policy stands in any suitable and lawful manner." I have not been able to find any statistics or information related to this proposal in the newsletters or minutes from the past several months. The first mention of this project on WANG's website is from May 2019 (there are no updated minutes since May on the site). The most recent newsletter (also May 2019), does not include any statistics or investigative study reports or the publishing of that information for the broader public to review.
 - Despite the lack of research or statistics, the board has already made its dissenting recommendation to the City Council. This was a vote that took place between the July meeting and the August meeting (scheduled

9/16/2019

Gmail - District 10 Constituent Concerns

for August 6th) without the input of any other members of the community except for the one listed in the May 2019 minutes (Tim Jamail).

- According to Section 6.2 of the bylaws, "each [board] director shall be elected and hold office for a term of two (2) years". If you look back on previous newsletters from more than two years past, you will see members listed in the same positions for years upon years. For instance, Blake Tollett has been listed as the Assistant Secretary on the board as far back as January 2009 and beyond. This reshuffling and recycling of board members (seemingly in violation of their own bylaws), does not inspire the idea of a committee interested in fresh ideas or fresh members.
- Most concerning to me is the very limited number of WANG members. According to the most recent newsletter, there are five board members and eight committee members. Given that there are over 20,000 people living in the 78703 alone with a growing demographic of families with small children, it alarms me that there are only 13 people who are making decisions for the neighborhood with only their interests in mind while seemingly avoiding the opinions and input of this growing, younger demographic.

I understand that it may be in the interest of certain WANG members to keep the business of the group shrouded in a veil of superiority based on length of tenancy in the neighborhood. Perhaps aggressive, intimidating tactics (like the ones used at Howson) have worked well for them. But I'm also fairly certain that they didn't intend to inspire young mothers to start poking around in their bylaws and questioning why a handful of people are getting away with misrepresenting a growing majority of our community. I have spoken with many friends and neighborhood acquaintances (mostly parents with young children) and the general reaction is one of concern and anger that our voices are not being heard and that the destiny of our neighborhood is being decided by a few "NIMBYs" who would rather squash the evolution of our neighborhood in the name of "preventing its deterioration" than to realize a potential for new, necessary growth. I, for one, plan to be much more active in these discussions, in WANG meetings and by reaching out to your office, to make sure that we ALL have a seat at the table, that we ALL have a voice.

Please don't get me wrong: while I would love to have a park that I can walk to with my children and grab a bite to eat, I can absolutely understand the concerns of neighbors who live in close proximity to the proposed park with regard to parking issues, speeding cars, walkability, etc. I welcome an open dialogue between those neighbors, the developers and other citizens with "skin in the game". What I cannot wrap my head around, however, is a faction of 13 community members who have the power to make recommendations to Representative Alter and other local officials on behalf of the greater community with little to no input from its neighbors, especially its growing demographic of young families who would most directly benefit from neighborhood improvements like the one proposed. I would also hate for any future proposed neighborhood endeavors to be DOA without community members even knowing about them because Blake Tollett woke up on the wrong side of the bed and decided he doesn't like food trucks.

As for the man who threatened to "prance around in his Speedo" in front of our children, I will say this: if I ever witnessed a man behave in such an inappropriate manner in a public space where small children and families congregate, who was deliberately trying to make my neighbors feel uncomfortable or unsafe with their children, my first call would be to the police. It is truly a shame that this is what WANG brought to the table as a proxy to represent their interests. To make a veiled threat to the community's children or to suggest that bringing a pocket park to the neighborhood will encourage pedophiles goes beyond the pale. Again, I'd caution you from taking the recommendation of any organization that condones such scare tactics.

Thank you so much for your time. I appreciate you hearing all sides of this argument and I hope you consider these concerns before taking the recommendations of WANG that misrepresent the voice of a large and ever growing part of our population.

If you would like to discuss further in person, I would be more than happy to make myself available at a time that works best for you. I can be reached via email or phone (512) 632-9652.

Sincerely,

Sarah Hawthorne Cain, RN, BSN, OCN
2507 Exposition Blvd
Austin, TX 78703

*I say currently because my husband and I did pay for a membership into WANG in 2016. We never received any notice of lapsing membership nor did we receive any renewal application.

--

Sarah Hawthorne Cain

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Unfortunately, the community in our neighborhood is in great need of a convenient family friendly eatery. We feel that this property has the unique opportunity already built-in to its current design to help meet this need. In our minds, this is the perfect addition to upgrade the current climate in our beloved Tarrytown.

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Warmest Regards,

Julie D. Cunningham
(name)

2100 Elton Lane
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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Warmest Regards,

Justin Metcalf
(Name)


(Signature)

1905 Sharon Lane
(Address)

2401 Winsted Rezoning Letter of Support
(Case # NPA-2019-0027.02 & C14-2019-0049)

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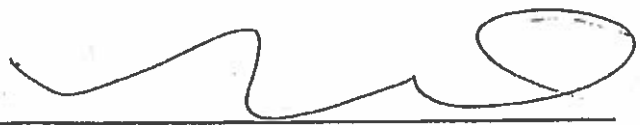
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Warmest Regards,

Ashley Metcalf

(Name)



(Signature)

1905 Sharon Lane

(Address)

Grantham, Scott

From: Ted B
Sent: Sunday, March 17, 2019 11:17 AM
To: Grantham, Scott
Subject: Case #: C14-2019-0049

Follow Up Flag:	Follow up
Flag Status:	Flagged

Hello Mr. Grantham,

Referencing the case # in the subject line (subject property at 2401 Winsted Ln), I would just like to register my firm opposition to the application to change zoning to Neighborhood Mixed Use (LR-MU-NP). This is a neighborhood and street with many small children that is already overrun with traffic and quite treacherous for pedestrians (i.e. the local families walking dogs, riding bikes, or out with their children). The street is a perfect storm of street-side parking (due to limited driveways and garages) which narrows the thoroughway and heavy traffic as it is a feeder road to MoPac that many drivers use as a "shortcut" during peak MoPac traffic periods. The last thing this neighborhood needs is a commercial presence added to the mix, bringing in additional traffic and congestion, and worsening an already borderline unsafe area.

Regards,
Charles (Ted) Batey
2404 Sharon Ln
Austin TX 78703

Grantham, Scott

From: Ted B
Sent: Sunday, March 17, 2019 11:17 AM
To: Grantham, Scott
Subject: Case #: C14-2019-0049

Follow Up Flag: Follow up
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Regards,
Charles (Ted) Batey
2404 Sharon Ln
Austin TX 78703

From: JULIE WALKER

Sent: Thursday, October 10, 2019 3:27 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>

Subject: 2401 Winsted

*** External Email - Exercise Caution ***

Does Austin need more affordable housing?

Yes it does

Is 2401 Winsted affordable housing?

For this side of town, yes it is

Does Austin need another restaurant?

Like we need another pile of scooters

Why should we grease the way to destroy affordable housing by changing the zoning?

Thank you for your kind attention,

Julie Walker

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you

PUBLIC HEARING INFORMATION

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

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

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

If you have any questions concerning this notice, please contact the City of Austin 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
Kathleen Fox
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-2019-0027.02
Contact: Kathleen Fox, 512-974-7877
Public Hearings: August 13, 2019 - Planning Commission
September 19, 2019 - City Council

☒ I am in favor
☐ I object

Cooper Drennon

Your Name (please print)

5807 Overlook Drive

Your address(es) affected by this application

11/6

Date

Signature

Comments: I think Food trucks & restaurants would be great in the neighborhood!

Chaffin, Heather

Subject: FW: Opposition Comment forms for city's case C14-2019-0049, and Support for Neighborhood Planning planner

From: Susan Auler
Sent: Tuesday, October 08, 2019 8:48 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Cc: Alter, Alison <Alison.Alter@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>
Subject: RE: Opposition Comment forms for city's case C14-2019-0049, and Support for Neighborhood Planning planner

From: Susan Auler
Sent: Tuesday, October 8, 2019 8:36 AM
To: heather.chaffin@austintexas.gov; kathleen.fox@austintexas.gov
Cc: alison.alter@austintexas.gov; kathie.tovo@austintexas.gov
Subject: Opposition Comment forms for city's case C14-2019-0049, and Support for Neighborhood Planning planner NPA-2019-0027.02

The following neighbors living in West Austin adamantly **oppose** the proposed zoning change, Case C14-2019-0049 and wholeheartedly support our Neighborhood Plan, **but oppose** zoning change NPA-2019-0027.02:

Mr. and Mrs. Hugo Edwin Auler (Susan), 1612 Watchhill Rd, Austin 78703
Dr. and Mrs. Mark Alfred Auler (Clary), 2306 Woodlawn Blvd, Austin 78703

We ask Alison Alter and Kathie Tovo to reject the revised "Code Next".

Chaffin, Heather

Subject: FW: Rezoning request--2401 Winsted Lane, Units 1-11
Attachments: WIndsor Winsted intersection.jpg; WindsorWInsted detail.jpg

From: Darcy Randall
Sent: Monday, October 07, 2019 9:08 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Rezoning request--2401 Winsted Lane, Units 1-11

Dear Ms. Chaffin,

Re: Rezoning request, 2401 Winsted Lane, Units 1-11, Austin, Texas; File No C14-2019-0049U

I am writing to oppose the request to rezone the property listed above to create a restaurant. Although I sympathize with the developer's desire to create a convenient place for neighbors to gather, I do not think that the location--by the intersection of Winsted, Windsor, and Mopac--would be safe for customers or feasible in the long term for the developer.

I have lived in the neighborhood for 28 years and drive, walk, or bike past this busy Winsted/Windsor/Mopac intersection nearly every day. For years, I have witnessed wrecks, near wrecks, and the evidence of wrecks in this location. Windsor and Winsted are both narrow streets with heavy traffic, no public transportation, and no sidewalks. In addition, a line of traffic from Mopac zooms down a steep, curving ramp onto Windsor. I take extra precautions there and advise visitors to do the same.

This weekend, I walked past the site and found the Windsor/Winsted street sign broken and twisted. See attached photos. I do not know who or what caused this damage.

In addition, I am concerned about the lack of parking. The developer spoke at a recent West Austin Neighborhood Group (WANG) meeting and emphasized that he would supply a much-needed locale in walkable distance for neighbors. Yet I cannot see him succeeding through foot-traffic alone. If his business develops wider appeal, customers will need to park, and there is no place to do so except along the narrow streets nearby. When cars are parked along both sides of Winsted, I need to "take turns" with oncoming traffic proceeding in the opposite direction. When the new HEB opens on Lake Austin Boulevard, I suspect that Winsted will become even more congested because locals will want to avoid turning left from Exposition.

Finally, I am not "anti-development" or "anti-change." Still, I find it unwise to make a singular exception to support mixed-use zoning in a residential neighborhood, especially when the city is still considering new land code rules.

Thank you for your attention.

Sincerely yours,

D'Arcy Randall

2405 Bowman Ave.
Austin, TX 78703





Chaffin, Heather

Subject: FW: No. C14-2019-0049, and Case No. NPA-2019-0027.02.

From: Ann C. Morales Sent: Sunday, October 06, 2019 9:39 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>

Subject: RE: No. C14-2019-0049, and Case No. NPA-2019-0027.02.

I have lived in zip code 78703 since 1984. There is a pending request for rezoning to add restaurant zoning to the intersection of Windsor and Mopac (2401 Winsted). A restaurant in this area is completely absurd and I cannot believe it is even being considered. Forget the parking and traffic problems a restaurant or food truck would cause, and just focus on the fact that this is a NEIGHBORHOOD where families ride bikes and walk their animals and deserve to live in peace. Do not let this rezoning move forward.

Sincerely,

Ann & Hector Morales
2605 Escondido Cove
Austin, 78703

Chaffin, Heather

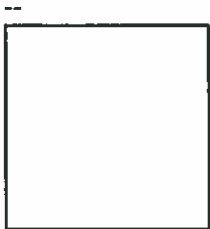
Subject: FW: I oppose zoning change: Case C14-2019-0049

From: Kelly Dickens
Sent: Sunday, October 06, 2019 4:51 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: I oppose zoning change: Case C14-2019-0049

My extended family has lived in this neighborhood since 1992, and I oppose allowing this exception to our zoning plan.

I live at 2801 Macken Street.

Respectfully,



Kelly Dickens

Math Guide
Headwaters School

512.480.8142

Chaffin, Heather

Subject: FW: Opposition to Case No. C14-2019-0049

-----Original Message-----

From: Lisa Andrade <

Sent: Saturday, October 05, 2019 4:18 PM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Cc: Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>

Subject: Opposition to Case No. C14-2019-0049

Heather,

Thank you for all your efforts as Zoning City Planner in support of keeping Austin such a special place to live.

I am reaching out to vehemently OPPOSE the zoning change proposed by case C14-2019-0049.

The residential character of our neighborhood concurrent with its proximity to downtown is what makes it so great!

This case of proposed "spot zoning" clearly violates our thoughtfully defined neighborhood plan and will fundamentally change the neighborhood character and residential attractiveness if approved. Restaurants (even food trucks) are messy — they are noisy, they generate trash, create traffic, attract animals and don't have a place in our quaint neighborhood defined by its residential charm and urban proximity. Additionally, the intersection is already heavily traveled and has a somewhat complex layout with a traffic accident having occurred just recently!

I appreciate the owner/applicant's interest in providing additional dining options in our neighborhood but the real root of the problem stems from the fact that the owner of the Tarrytown Shopping Center zoned to be a commercial center for our community, applies strict vegan rules (no meat, no dairy, no leather) to any tenants in her shopping center preventing dining vendors from locating there. We don't need more commercial outlets in our area when other communities offer dining options nearby. Spot zoning is not the answer and will serve to move our community away from its core charm and our neighborhood plan.

Thank you, in advance, for recognizing the significant negative impact which well outweighs the potential benefit and voting AGAINST Case No. C14-2019-0049

Lisa Andrade
1308 Kent Lane
Austin, TX 78703

Chaffin, Heather

Subject: FW: Case Number C14-2019-0049U

From: Donna Thomas
Sent: Friday, October 04, 2019 8:48 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Case Number C14-2019-0049U

Heather,

My name is Donna Thomas and I and my husband live at 3404 Mt. Bonnell Road. We have just heard about the public hearing to be held on October 17th, 2019, and we, unfortunately will be out of town. For that reason I am emailing you to let you, the City Council and the Planning Commission know that we **totally object** to the Rezoning request for 2401 Winsted Lane, Unites 1-11, Austin, Texas.

We moved into 78703 in 1972, moved three times no more than a few blocks from each other, raised our family there, made our friends there, walked the streets asking neighbors to sign petitions to keep our inner established neighborhood vibrant and safe and protected from the barrage of traffic speeding through our streets where children were playing and riding their bicycles. We lived on Preston, Hartford and Windsor. Unfortunately we had to move to Houston in 1997 but returned five and a half years later hoping to return to the area we loved, fought for and were so proud of. There were no homes available - or in our price range - so we moved as close to it as we could.

Austin today is different. It is spreading, sprawling and not very friendly. Traffic is horrific, housing is difficult, taxes are unbelievable, people yell at each other and it is an overall mess in so many ways. The inner residential neighborhoods need to be cherished and protected. That is where Austin's history is located. Stories and pictures from inner neighborhoods are in the Austin History Center archives. It's has large beautiful trees, architecturally historic houses and buildings, families that pay huge taxes to stay where they were raised or where their friends live or where they work. Tour buses drive through this particular neighborhood to show off and tell about Austin. Inner neighborhoods are the heart and soul that keeps Austin pretty and a good place to live. They are diverse and they are very important and they are valued.

To start messing with our inner residential neighborhoods will have a domino affect, not in a good way. This "spot zoning" is against city policy and it will not make anyone happy. Traffic, parking, noise, odors, fumes, lights.....all of these things are harmful and dangerous for the surrounding neighbors. 2401 Winsted is across the street from where we lived from 1975-1983. I cannot imagine having a restaurant or anything commercial in this area. Please, please, please take the long term affects into account and **vote AGAINST** this request. Stopping this kind of thing NOW is crucial if you want to keep Austin the beautiful place it is now.

Thank you for your service. Please take this issue sincerely into your hearts.

Donna Thomas

Chaffin, Heather

Subject: FW: In opposition/Case No C 14 - 2019-0049

From: Betty Osborne <bettyohome@earthlink.net>
Sent: Monday, October 07, 2019 3:12 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: In opposition/Case No C 14 - 2019-0049

Ms Chaffin

As a neighborhood member I am writing an opposition to Case No C 14 - 2019-0049. We have worked very hard to keep a neighborhood feel in the center of town in this situation on Winsted is contrary to everything we have work for over many years.

Thank you,
Elizabeth B. Osborne
2106 Meadowbrook Drive
Austin, TX 78703

Sent from my iPhone

Chaffin, Heather

Subject: FW: C14-2019-0049 - 2401 Winsted
Attachments: 2104Winsted_accident_23Oct2019.PNG

From: katherine@miles-finch.com <
Sent: Wednesday, October 23, 2019 2:37 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Cadena-Mitchell, Kurt <Kurt.Cadena-Mitchell@austintexas.gov>; blake smith ; paige marcus
Subject: C14-2019-0049 - 2401 Winsted
Dear Ms. Chaffin,

Kurt Cadena-Mitchell has kindly forwarded to you several of my requests regarding the zoning application for 2104 Winsted (C14-2019-0049 - 2401 Winsted). I appreciate your prompt replies. In an attempt to simplify the process, I am reaching out to you directly.

Thank you for forwarding pictures of the signage posted on the property and for the notification mailing list. In regard to both items, I have a few questions below:

1. How long was the sign posted on the property? If it was posted on April 1, 2019, then when was it removed?

My reasoning for asking this question is due to the fact that I and many of my neighbors were unaware of the zoning application and, thus, were not able to voice our concerns before the first planning meeting and subsequent vote. It is my understanding that signs must be posted on properties that are under zoning review (please see the Zoning Change Notification Requirements on CoA website). Several times a day my family drives/walks past the location where the sign was posted (according to the pictures), so we would have noticed it had it remained for any length of time.

Any help/explanation you can provide on these points (notification requirements and length of posting) would be appreciated.

2. Understandably, our residence is outside the 500ft notification zone. As I was plotting those neighbors who received notification, I noticed that 2320 Hartford Rd. received notification. This property seems to also be outside the 500ft notification zone. Will you please explain why this residence was mailed notification, and we were not?

I am concerned about this particular issue because (in all likelihood) 2320 Hartford does not walk/bike past this property on a daily basis, as does my family. I'm sure you've heard neighbors state how dangerous this particular intersection is to those of us who use it regularly. In fact, there was an accident today. (See attached image.) I took a video of what I encountered: two (2) patrol cars and two (2) cars involved in the accident directly in front of 2401 Winsted. I mention this specific incident in order to stress that safety is a real concern for all of us who live in this direct vicinity.

The issue of safety also relates to the first point made above: having signage posted regarding the notice of zoning review would have given more of us who are directly affected by these safety concerns the opportunity to voice our concerns during the public meetings prior to the planning commission vote, as well as during the planning commission vote.

Again, I do appreciate all you have done thus far to help me better understand the zoning process. I look forward to your reply.

Best regards,
Katherine Miles-Finch
2106 Indian Trail



25 October 2019

APPEAL OF PLANNING COMMISSION ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0049 – 2401 Winsted

DISTRICT: 10

ZONING FROM: MF-2-NP

TO: LR-MU-CO-NP

ADDRESS: 2401 Winsted

PROPERTY OWNER/APPLICANT: Estate of Clyde R. Littlefield, Deceased (Wesley G. Ritchie)

OWNER'S AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

APPELLANTS: Katherine S. Miles-Finch (512-470-1577, [REDACTED])
Charles C. Finch (512-633-2013, [REDACTED])

APPEAL OF PLANNING COMMISSION NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHBORHOOD PLAN: Central West Austin Combined

CASE: NPA-2019-0027.02

DATE FILED: 28 February 2019 (In-cycle)

PROJECT NAME: 2410 Winsted¹

PC DATE: 13 August 2019

ADDRESS: 2401 Winsted Lane

DISTRICT AREA: 10

SITE AREA: 0.73 acres (31,799 square feet)

OWNER/APPLICANT: 2401 Winsted LLC

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Kathleen Fox (512-974-7877, kathleen.fox@austintexas.gov)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family

To: Neighborhood Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2019-0049

From: MF-2-NP

To: LR-MU-NP

APPELLANTS: Katherine S. Miles-Finch (512-470-1577, [REDACTED])
Charles C. Finch (512-633-2013, [REDACTED])

¹ This Project Name seems to reference a different property. The property address for this land use case is 2401 Winsted. "2410 Winsted" is listed here in keeping with the original Neighborhood Plan Amendment Review Sheet.

DESCRIPTION OF APPEAL:

Appellants appeal the Planning Commission's Neighborhood Plan Amendment Review Sheet and the Planning Commission Zoning Change Sheet. **Basis for appeal is the mischaracterization of the site access for the property at 2401 Winsted: Approving the Neighborhood Plan Amendment and the Zoning Change will create a mixed-use property on a local residential street.** Specific grounds for appeal are set forth below.

- **Posting of Signs (§ 25-1-135).** "The responsible director shall post a sign required by this title...[.] A person may not remove a sign before the earliest date on which action may be taken on the application." The sign that was posted on the property on 1 April 2019 was removed, and the site remains unposted.
- **Inconsistent street classifications.** The *Neighborhood Plan Amendment Review Sheet* (NPARS) and the *Zoning Change Review Sheet* (ZCRS) use two (2) different classifications for Windsor Road. The NPARS defines Windsor as "a major collector," and the ZCRS defines Windsor as a "minor arterial (MNR 4)."
 - **Standards for Design and Construction (§ 25-6-171).** "A roadway, street, or alley must be designed and constructed in accordance with the Transportation Criteria Manual and City of Austin Standards and Standard Specifications." The Transportation Criteria Manual defines an arterial street as "designed to carry high volumes of through traffic. *Access is usually limited to intersections and major driveways*" (1.2.2 – Functional Characteristics, emphasis added). Residential driveways are frequent on Windsor Road. Thus, classifying Windsor road as a "minor arterial" is inconsistent with the directives of § 25-6-171.
- **Inaccurate Findings.** The finding in the *Zoning Change Review Sheet* that "the property is located along a minor arterial" is inaccurate. **The only site access is on Winsted, which is classified as a local street.** The proposed site plan continues only Winsted access. Topography and traffic arrangements appear to render any change to Windsor access impractical.

Three findings presented in the *Neighborhood Plan Amendment Review Sheet* (NPARS) are inaccurate.

- NPARS states that the property is located on "a major collector street (Windsor Road)." The only site access to the property is on Winsted, which is classified as a local street.
 - NPARS states that the property "[is] not located within the residential interior of the planning area." Site access is located on Winsted, which is classified as a local street. Thus, 2401 Winsted is in a residential area.
 - The proposed land use on the property states that "neighborhood mixed use...[is] appropriate for areas such as minor arterials and collectors." The site access to the property is on Winsted, which is classified as a local street.
- **Neighborhood Traffic Analysis Required (§ 25-6-114).** "The project has access to a residential local street and the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day." Site access to property will remain on Winsted, which is a local street. The TIA Determination Worksheet filed by Applicant lists 136 existing trips per day and 1,714 proposed trips per day: an increase of 1,578 vehicle trips per day.
 - **Desirable Operating Levels for Certain Streets (§ 25-6-116).** "Traffic on a residential local or collector street is operating at a desirable level if it does not exceed the following levels: 1,200

25 October 2019

vehicles per day with pavement width less than 30 feet." Winsted is 28 ft wide. The projected traffic, as submitted by the Applicant, is 1,714 vehicles per day, thus exceeding the desirable operating level by 514 vehicle trips per day.

- **Action on Application (§ 25-6-141).** "The council or director may deny an application if the projected traffic generated by the project, combined with existing traffic, exceeds the desirable operating level established in § 25-6-116."

INTERESTED PARTY

Appellants live within 540 ft. of 2401 Winsted Lane. Because the sign required by title § 25-1-135 was removed, Appellants were not aware of the application to amend the Central West Austin Combined Neighborhood Plan or of the application to change the zoning of said property. Other grounds for appeal are directly related to neighborhood safety, as Appellants' street (Indian Trail) intersects Winsted.

Chaffin, Heather

From: Kate Kyle [REDACTED]
Sent: Monday, October 28, 2019 1:23 PM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: Re: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Council Member Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn. Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Kate Kyle
Address: 2001 Matthews Drive
Email: [REDACTED]
Phone Number: 512.476.7987

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Chaffin, Heather

From: Michele Karp [mailto:michele.karp@cityofaustin.com]
Sent: Monday, October 28, 2019 11:30 AM
To: Chaffin, Heather; District10; Fox, Kathleen
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

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Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches WestenfieldPark where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Michele and Stephen Karp

Address: 3401 Windsor Road

Email: [REDACTED]

Phone Number: 512-569-2500

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Chaffin, Heather

From: Fifi Osborne [REDACTED]
Sent: Monday, October 28, 2019 11:00 AM
To: Fox, Kathleen; Chaffin, Heather; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

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Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Chaffin, Heather

From: Lissa Anderson <lissa@gottesmanresidential.com>
Sent: Monday, October 28, 2019 10:51 AM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Council member Alter,

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2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

I grew up at 2302 Townes Lane and used this intersection many times a day. I can definitely attest to it's safety issues and congestion without this change.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Kind regards,
Lissa

Name: Lissa Gray Anderson
Address: 3207 Tarryhollow Drive, Austin, TX 78703
Email: lissa@gottesmanresidential.com
Phone Number: 512-695-3718



Lissa Gray Anderson • REALTOR®
Gottesman Residential Real Estate
m. 512.695.3718 | t. 512.451.2422 x 130
e. lissa@gottesmanresidential.com | w. gottesmanresidential.com

Chaffin, Heather

From: Jocelyn Hornblower [REDACTED]
Sent: Monday, October 28, 2019 10:08 AM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

[2401 Winsted](#) is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Jocelyn Hornblower

Address: 3317 Bowman Avenue, Austin TX 78703

Email: Security@cityofaustin.gov

Phone Number: 415-652-1477

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Chaffin, Heather

From: Shannon Grethel <[REDACTED]>
Sent: Monday, October 28, 2019 9:50 AM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

To: heather.chaffin@austintexas.gov ; Kathleen.fox@austintexas.gov ; district10@austintexas.gov

From: Shannon Grethel

Re: OPPOSE C14-2019-0049 and NPA-2019-0027.02

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Old Enfield and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby**

neighborhood streets and create dangers to pedestrians, bike riders, and children at play.

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Shannon Grethel
Address: 1505 Murray Lane Austin 78703
Email: [REDACTED]
Phone Number: 832-370-7960

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Chaffin, Heather

From: Darby Berra [REDACTED]
Sent: Monday, October 28, 2019 9:11 AM
To: Chaffin, Heather; Fox, Kathleen; District10
Cc: Dan Berra
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Darby Berra

1608 Ethridge Ave.

Austin, TX 78703

[REDACTED]

832.971.5332

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Chaffin, Heather

From: Bernadette Priest [REDACTED]
Sent: Monday, October 28, 2019 8:55 AM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Regards,

Bernadette Priest
2509 Greenlee Drive, 78703
bpriest@fastmail.fm
4157062690

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Chaffin, Heather

From: Xiomara Goss [REDACTED]
Sent: Monday, October 28, 2019 8:55 AM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: Opposition to Zoning Change in Tarrytown

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area for my family and neighbors.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits MoPac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Xiomara Goss
Address: 2410 Indian Trail, Austin, TX 78703

Chaffin, Heather

From: jransomrice [REDACTED]
Sent: Monday, October 28, 2019 8:19 AM
To: District10; Chaffin, Heather; Fox, Kathleen
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Jennifer Ransom

Address:2600 Lake Austin Blvd #15102, Austin TX 78703

Email: [REDACTED]

Phone Number:512.917.8045

ransomrice@gmail.com

512.917.8045

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Chaffin, Heather

From: Kirsten Liliedahl Matetich [REDACTED]
Sent: Sunday, October 27, 2019 8:44 PM
To: District10; Chaffin, Heather; Fox, Kathleen
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Will it take a child being hurt or killed for the safety risks to be taken seriously? Please take action before that happens.

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Sincerely,

Kirsten Matetich
2006 Sharon Lane

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Chaffin, Heather

From: Renee Snyder <[REDACTED]>
Sent: Sunday, October 27, 2019 7:17 PM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site. The city has failed to make a reasonable infrastructure for traffic and this is not a solution to the problem.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking. Our children walk to school in this area and it is EXTREMELY dangerous as it is. To propose that this would help the flow of traffic is absurd. No one uses the austin cap metro bus that parks right in front of Casis Elementary.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

I am opposed to this zoning change and consider these risks in your continued deliberations. At least do your due diligence and study the traffic patterns before destroying the neighborhood and making us more Los Angeles like.

Name: Renee Snyder
Address: 3405 River Road

Email: [rs\[REDACTED\]](#)
Phone Number: 512-968-0534

RENÉE SNYDER, MD
Board Certified Dermatologist, President
p: (512) 533-9900 f: (512) 533-9901
a: 1510 W. 34th St, #100, Austin, TX 78703
a: 505 W. Louis Henna Blvd, #200, Austin, TX 78728
w: drsnyder.com e: [\[REDACTED\]](#)

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Chaffin, Heather

From: Chaffin, Heather
Sent: Monday, October 28, 2019 4:04 PM
To: katherine [REDACTED]; Fox, Kathleen
Cc: Rusthoven, Jerry (Jerry.Rusthoven@austintexas.gov); Harden, Joi
Subject: RE: Appeal NPA-2019-0027.02 and C14-2019-0049, 2104 Winsted

Katherine,

There is not a City process for appeals on Planning Commission zoning recommendations. This is because appeals are for administrative, commission, or council actions, and a recommendation is not a final action or approval. There are some variances and permits that are approved by the land use commission, but the final action (approval or disapproval) for zoning cases happens at City Council. Since there are 3 readings of a zoning ordinance, the action would be completed with the 3rd reading. Since this case is scheduled to be heard on 1st reading only on November 14th, 3rd reading will be held on December 5th or a later City Council date.

I will upload the items you dropped off so they will be available to City Council and the public on our website.

Heather

From: [REDACTED]
Sent: Monday, October 28, 2019 2:18 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Fox, Kathleen <Kathleen.Fox@austintexas.gov>
Subject: Appeal NPA-2019-0027.02 and C14-2019-0049, 2104 Winsted

*** External Email - Exercise Caution ***

Ms. Chaffin and Ms. Fox,

I am writing to inquire about the status of the appeal I filed on Friday, Oct. 25, 2019. Will you please let me know what the next steps are in the appeal process? I've never done anything like this before, and I can't find the information on the website. Of course, if it's posted on the website, you can simply point me there.

Thanks in advance for your help.

~Katherine Miles-Finch

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Chaffin, Heather

From: Ami Patel [REDACTED]
Sent: Monday, October 28, 2019 8:19 PM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: 2401 Winsted Lane

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

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Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Thank you,

Ami Patel
2306 W 8th St.
Austin, TX 78703



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Chaffin, Heather

From: Catherine Granger <[REDACTED]>
Sent: Tuesday, October 29, 2019 12:09 PM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

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Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Catherine Granger
2010 Indian Trail
Austin, TX 78703

catherinagranger76@gmail.com

512-944-8220

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Chaffin, Heather

From: Emily Goodwin Wong [REDACTED]
Sent: Wednesday, October 30, 2019 10:02 AM
To: Chaffin, Heather
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I am a concerned resident of the Tarrytown/Balcones neighborhood. Thursday night I was at a meeting for Creative Ladies Night at a member's home on Winstead Lane. The homeowner told me about the pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. As a neighbor and a mother whose children play outside, I am troubled by the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

I know how dangerous this intersection is because when my children were young we lived on Newfield Lane, and I would stroll them over to Triangle Park off Winstead, and was very uncomfortable with the blind turn by cars onto Winstead. There have been 17 traffic accidents on Winsted/Windsor in the last 2 years

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Warm regards,
Emily

Name: Emily Wong

Address: 3416 Foothill Ter

Email: [REDACTED]

Phone Number: 512-814-9722

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Chaffin, Heather

From: Signae Rodriguez [REDACTED]
Sent: Friday, November 01, 2019 8:36 PM
To: Fox, Kathleen; Chaffin, Heather; District10
Subject: Oppose Zoning Change (Weds) Request

*** External Email - Exercise Caution ***

Members of the Austin Planning
Commission and Councilmember Alter,

I am a concerned resident of Austin and Tarrytown neighborhood. Recently, I became informed of a pending zoning change at [2401 Winsted Lane](#) from multi-family to mixed-use. I live in Tarrytown and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by

street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Signae Seiler
Address: 1006 Meriden Lane, AUSTIN,
TX 78703
Email: [REDACTED]
Phone Number: 512-699-4400

~Have a great day.

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Chaffin, Heather

From: Emily Goodwin Wong <[REDACTED]>
Sent: Wednesday, October 30, 2019 10:02 AM
To: Chaffin, Heather
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Dear Ms. Chaffin,

I am a concerned resident of the Tarrytown/Balcones neighborhood. Thursday night I was at a meeting for Creative Ladies Night at a member's home on Winstead Lane. The homeowner told me about the pending zoning change at 2401 Winstead Lane from multi-family to mixed-use. As a neighbor and a mother whose children play outside, I am troubled by the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

I know how dangerous this intersection is because when my children were young we lived on Newfield Lane, and I would stroll them over to Triangle Park off Winstead, and was very uncomfortable with the blind turn by cars onto Winstead. There have been 17 traffic accidents on Winstead/Windsor in the last 2 years

2401 Winstead is at the intersection of Winstead Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winstead is blind, and the street-cut for 2401 Winstead is immediately after this blind turn.** Winstead Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winstead is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winstead is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winstead within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby**

neighborhood streets and create dangers to pedestrians, bike riders, and children at play.

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Warm regards,
Emily

Name: Emily Wong

Address: 3416 Foothill Ter

Email: [REDACTED]

Phone Number: 512-814-9722

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Chaffin, Heather

From: Signae Rodriguez [REDACTED]
Sent: Friday, November 01, 2019 8:36 PM
To: Fox, Kathleen; Chaffin, Heather; District10
Subject: Oppose Zoning Change (Weds) Request

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Members of the Austin Planning
Commission and Councilmember Alter,

I am a concerned resident of Austin and
Tarrytown neighborhood. Recently, I
became informed of a pending zoning
change at [2401 Winsted Lane](#) from
multi-family to mixed-use. I live in
Tarrytown and am troubled by this
proposal and the prospect of commercial
activity at the site.

I oppose this zoning change because of
increased traffic and the resulting safety
risks in the area. The fact that this
proposal has moved forward without a
traffic study is shocking.

2401 Winsted is at the intersection of
Winsted Lane and Windsor Road. This
intersection is complex and currently
handles a large amount of traffic exiting
from MoPac and entering from areas east
of Tarrytown. Windsor narrows from 4
lanes to 2 lanes as it enters Tarrytown a
half-block west of this intersection. **The
west-bound turn from Windsor onto
north-bound Winsted is blind, and
the street-cut for 2401 Winsted is
immediately after this blind
turn.** Winsted Lane is also an

exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor.

Additional traffic in this area will cause backups into the Windsor intersection and makes for a certainty of increased traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Signae Seiler
Address: 1006 Meriden Lane, AUSTIN,
TX 78703
Email: 
Phone Number: 512-699-4400

~Have a great day.

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Chaffin, Heather

From: az beavers [REDACTED]
Sent: Wednesday, November 06, 2019 8:50 AM
To: Chaffin, Heather; Fox, Kathleen; District10
Subject: OPPOSE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Members of the Austin Planning Commission and Councilmember Alter,

I'm sorry to be late in sending this, but I am also a concerned resident of the Tarrytown neighborhood. I recently learned of the pending zoning change at 2401 Winsted Lane from multi-family to mixed-use. I live in Tarrytown, very near this location, and am troubled by this proposal and the prospect of commercial activity at the site.

I oppose this zoning change because of increased traffic and the resulting safety risks in the area. The fact that this proposal has moved forward without a traffic study is shocking.

2401 Winsted is at the intersection of Winsted Lane and Windsor Road. This intersection is complex and currently handles a large amount of traffic exiting from MoPac and entering from areas east of Tarrytown. Windsor narrows from 4 lanes to 2 lanes as it enters Tarrytown a half-block west of this intersection. **The west-bound turn from Windsor onto north-bound Winsted is blind, and the street-cut for 2401 Winsted is immediately after this blind turn.** Winsted Lane is also an exceptionally narrow street north of the intersection and is narrowed further by street parking on each side. It is often not possible for cars to pass in opposite directions in the two-blocks north of Windsor. In the last couple of years, the traffic along Winsted has spiked enormously with cut-through drivers whizzing past the Triangle Park to get between Westover & Windsor.

Any additional traffic in this area will make the Windsor intersection even worse and will likely increase traffic accidents. South-bound Winsted is a one-lane, one-way street until it reaches Westenfield Park where additional traffic exits Mopac. Winsted is also currently overtaxed during the morning and afternoon rush-hours with non-neighbor traffic, as MoPac drivers use it as a bypass from traffic jams. Two city parks (Tarrytown and Westenfield) front on Winsted within a few blocks of the site. **The proposal is certain to increase traffic near these parks and on nearby neighborhood streets and create dangers to pedestrians, bike riders, and children at play.**

Please note my opposition to this zoning change and consider these risks in your continued deliberations.

Name: Mark & Alessandra Beavers

Address: 2200 Greenlee Dr.

Email: [REDACTED]

Phone Number: 512-736-7072

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Chaffin, Heather

From: erin mooney <[REDACTED]@gmail.com>
Sent: Monday, November 11, 2019 9:27 PM
To: Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Cronk, Spencer; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt
Subject: SUPPORT FOR CASE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Dear Mayor Adler and City Council Members and Staff,

I have been a resident of the Tarrytown neighborhood for the past 6 years and I am writing to express my total support for the case # C14-2019-0049-2401 & NPA-2019-0027.02, rezoning of the property at 2401 Winsted Ln, Austin, TX 78703.

I live only a few blocks from 2401 Winsted on Elton Ln and am so excited to have a walkable food option in the neighborhood that caters to families with young children. I have two very busy kids (4 and 1 years old) and when I first heard about this rezoning case I jumped for joy. In fact, dozens of my friends are extremely excited about this food option for the neighborhood!

I am always out walking my kids and dog and love the fact that, despite the lack of sidewalks in Tarrytown in general, there is a new sidewalk on Windsor Rd that connects to a cross walk directly across from this property. It's a simple straight shot for us to get to 2401 Winsted quickly. A much more sustainable option than getting into my car to drive in traffic to a restaurant that has a play space for my children.

As an involved Tarrytown resident, I believe that having access to convenient places to dine with neighbors is a tremendous asset to a community. This desire for community is what makes neighborhoods great! I believe the type of amenity that is being proposed in this case is how communities are formed, strengthened and sustained.

Again, I would like to express my full support of this rezoning case and personally believe this is a great location for this amenity. I think it's a win-win to be able to have a very walkable restaurant that is at the edge of our neighborhood. This is exactly what our neighborhood needs and has been waiting for!

I greatly appreciate your time and dedication to our community. Thank you for taking the time to read my opinion.

Sincerely,

Jeff and Erin Mooney
2104 Elton Ln, Austin TX 78703

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Chaffin, Heather

From: Preston Williams [REDACTED]
Sent: Tuesday, November 12, 2019 8:30 AM
To: Chaffin, Heather
Subject: 2401 Winsted Ln
Attachments: 2401 Winsted #5 - Rezoning Letter of Support (2).pdf

*** External Email - Exercise Caution ***

Councilmember Chaffin,

I am a current tenant at 2401 Winsted Ln and have lived at this property for the past 6 years. At the planning commission meeting on 10/8/19, I spoke in favor of the rezoning. Unfortunately, I am currently traveling and will be unable to attend city council on Thursday to voice my support in person.

Would you be willing to take 2 minutes & 49 seconds to watch a video to quickly hear my thoughts?

https://drive.google.com/file/d/1G25_GXzhXar3DfU0Mo1IWLwBdoT9tTEk/view (volume might need to be turned up)

For a more lengthy explanation of my thoughts regarding the owners, the property in question, and the benefits (and some drawbacks) that a food truck would entail, please see the attached letter. Thank you for your time and consideration of this matter.

Sincerely,
Preston Williams
2401 Winsted Ln. #5
Austin, TX 78703

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Chaffin, Heather

From: Sam Parsley [REDACTED]
Sent: Tuesday, November 12, 2019 2:29 PM
To: Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt
Subject: FULL SUPPORT FOR CASE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Dear Mayor Adler and Council Members,

I'm writing to voice my full support for the rezoning of 2401 Winsted.

Unfortunately, our neighborhood has a serious lack of eatery options and family-friendly places that are conveniently walkable for all nearby residents. I would absolutely welcome something such as a food truck and/or coffee stand that is being presented in this case.

All of my neighbors I've spoken with are really excited at the possibility of finally having something that would help improve the livability of the neighborhood. We're tired of having to get in our cars every time we just want a bite to eat.

I've lived on South Congress and South Lamar before and part of what made those locations great was the opportunity to head out on foot one of the many restaurant options in close proximity.

I think Tarrytown deserves that as well!

Thanks,

--

Sam Parsley
2413 Sharon Lane, Austin, TX 78703
P: (432) 638-7202
E: [REDACTED]

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Chaffin, Heather

From: Grace Fletcher [REDACTED]
Sent: Tuesday, November 12, 2019 2:38 PM
To: Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt
Subject: Resident Support For Case # C14-2019-0049-2401 & NPA-2019-0027.02

*** External Email - Exercise Caution ***

Dear Mayor Adler, City Council Members and Staff,

My name is Grace Fletcher and I currently live at 2401 Winsted and I fully support the rezoning of this property to LR-MU-CO-NP. I previously lived in Windsor park (East Austin) and was ecstatic to have found affordable living here in the heart of Tarrytown a few months ago and plan to be here for a very long time.

I have been a nanny in this specific neighborhood for over 5 years and have visited about every child-based facility in central Austin. As a childcare provider who watches two or more children at a time, finding a place close by where families and children can dually experience a safe and fun dining environment is an extreme challenge.

Tarrytown lacks any family-friendly facility where children can safely play AND eat in an enclosed area, which is surprising. Locations that do provide this amenity are too far from downtown and never worth the fight in traffic.

As a person who lives on Winsted and walks often in the morning and evening, I have never encountered a traffic situation where I felt unsafe on the street. The new sidewalks on Windsor are a welcomed improvement to the walkability of the neighborhood!

The residents of 2401 Winsted are a close knit community and everyone is excited about the potential of having a Food Truck at our property.

I greatly appreciate you taking the time to read and consider my thoughts on this case.

Thank you.

Grace Fletcher
2401 Winsted, Unit 4
Austin, TX 78703

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Chaffin, Heather

From: Meghan Freytag <[REDACTED]>
Sent: Wednesday, November 13, 2019 9:35 AM
To: Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather; District10; Cadena-Mitchell, Kurt
Subject: SUPPORT FOR CASE C14-2019-0049 and NPA-2019-0027.02

*** External Email - Exercise Caution ***

Dear Mayor Adler and Council Members,

I have been a resident of the Tarrytown neighborhood for the past 5 years and I am writing to express my support for the case # C14-2019-0049-2401 & NPA-2019-0027.02, rezoning of the property at 2401 Winsted Ln, Austin, TX 78703.

As a mother of 2 small children, I am so excited to have a walkable food option in the neighborhood that caters to families. My friends and I are so excited about this food option for the neighborhood!

I am always out walking with my kids with friends around the neighborhood. We love being out and about in our community and this is a much more sustainable option than getting in our cars to sit in traffic on the way to dinner.

Again, I would like to express my full support of this specific rezoning case. I think it would be great for everyone to have a walkable restaurant that is at the edge of our neighborhood. We believe this is the perfect addition to Tarrytown.

I greatly appreciate your time and dedication to our community.

Meghan Freytag

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Chaffin, Heather

From: Chaffin, Heather
Sent: Friday, November 08, 2019 3:23 PM
To: Katherine S. Miles-Finch, Ph.D.
Cc: Rusthoven, Jerry (Jerry.Rusthoven@austintexas.gov); Harden, Joi; Mitchell, Amber; Fox, Kathleen; Cadena-Mitchell, Kurt
Subject: Winsted Q and A- combined questions and responses

Katherine,

Sorry that this took a while. Your questions are in black, answers are in **red**.

Heather

1. Why was first public hearing scheduled so late (August 13, 2019)? I'm trying to understand the code here. According to § 25-2-282 the public hearing should have been held no later than 29 April 2019. If the hearing was scheduled earlier and postponed, will you please send copies of those postponement requests? **The case was filed February 28, 2019 in accordance with a schedule that has been established for neighborhood plan amendments (NPAs). NPAs for west Austin must be filed in the month of February and NPAs for east Austin must come in the month of June (there are some unusual circumstances when a case can come in out-of-cycle, but is rare and has extra criteria.) Consequently, when there is a NPA and a rezoning together, these cases come in whether they are ready to move forward immediately—otherwise they would have to wait another year. The cases were first scheduled for Planning Commission on August 13, 2019. This is because the associated NPA requires a community meeting before Staff can finalize the zoning or NPA recommendations. Staff coordinates the meeting with the applicant, neighborhood contact team and available facilities in the area. It is typical for this part of the process to take more than a couple months. I'm not sure, but I believe that section of Code was written prior to the creation of neighborhood plans and was not revised to reflect the additional NPA submittal process or meeting requirements. The community meeting was held July 11, 2019. At the August 13 commission meeting the Applicant and Neighborhood jointly requested a postponement to September 24, 2019 via a series of emails. Staff requested a postponement from September 24th to October 8th. The associated emails are attached.**
2. As you may recall from the appeal I filed on 25 Oct 2019, the LDC § 25-1-135 states that "[t]he responsible director shall post a sign required by this title...[.] A person may not remove a sign before the earliest date on which action may be taken on the application." In addition, the LDC § 25-2-261 states that "[f]or a zoning or rezoning application filed by the record owner, the director of the Neighborhood Planning and Zoning Department shall: give notice of the application under [Section 25-1-133](#) (A) (*Notice Of Applications And Administrative Decisions*); and post signs on the affected property not later than the 14th day after the application is filed." The following questions are related to this issue:
 - 2a.) Why were signs not posted until 1 April 2019? **We have one employee who posts all Code-required signs for zoning cases, board of adjustment cases, demolition permits, historic certification of appropriateness, and several other types of review cases and public hearings. For efficiency, this employee bundles several cases together before making a trip, and the trips are also scheduled around weather, festival seasons, and other factors.**
 - 2b.) Who posted the signs to the 2401 Winsted? The LDC states that the applicant/property owner can post the signs, so I'm just wondering whether PC staff or the Applicant posted the signs. **City staff posted the signs.**
 - 2c.) The LDC also states that the signs must remain posted until the "earliest date on which action may be taken on the application." Obviously, the signs didn't remain long, for whatever reason. Does the Planning Commission have a process in place for checking to see whether these types of notification signs remain? I couldn't see

anything in the LDC, so I'm wondering if the PC has a different set of guidelines that regulate this notification. **There are no Planning Commission-specific requirements regarding signs. We do not have a process for surveying and maintaining all posted signs for the duration of the processes for zoning, etc.**

2d.) Also, if I'm not mistaken, no action has been taken on the application, since the Council won't hold their first hearing until 14 November 2019. Why weren't new signs placed on the property after I noted the omission on 16 October 2019? **We only post the signs that one time.**

3. The recommendation review sheet states that the zoning change matches the priorities of the Central West Austin Neighborhood plan and the Imagine Austin plan. I have read both plans and am unable to reconcile this recommendation with the content in each plan. Will you please explain how this determination was made? **While the Zoning Division reviews Neighborhood Plans and the *Imagine Austin Comprehensive Plan*, the majority of this analysis is performed by the Long Range Planning Division in the City of Austin's Planning and Zoning Department. The Long Range Planning Division's Neighborhood Plan Amendment (NPA) recommendation is a group decision based on:**

- Small area plan policies
- Imagine Austin policies
- Surrounding land uses
- Professional expertise and experience.

Regarding the Winsted NPA case, the Long Range Planning Division considered a number of factors:

- The policies of the *Central West Austin Combined Neighborhood Plan*
- *Imagine Austin* policies
- The subject property's location immediately adjacent to Mopac Expressway
- The preservation of the eleven apartments on the site
- The small-scale of this neighborhood serving project
- The lack of local goods and services and greenspace within walking distance of this portion of the neighborhood.

These were highlighted by staff's Neighborhood Plan Amendment recommendation.

Central to the *Imagine Austin Comprehensive Plan* is the concept of complete communities. The goal is to create places throughout Austin where people have easy access to their daily needs (shopping, learning, open space, recreation, employment, and other amenities and services) within a short trip. Locating these necessities close to people's homes reduces the length of trips and time spent travelling—regardless of how they get there. While this is the aspiration of the plan, the reality is that some communities will be more complete than others. This is due to reasons such as a community's location, the built environment, topography, and environmental restrictions. The establishment of complete communities happens over time and is the result of many incremental decisions.

This project as initially proposed and the amended rezoning request agreed to by the applicant at the Planning Commission were found by staff to be contextually appropriate for an infill project not located in a designated activity corridor or center and is in conformance with *Imagine Austin*. Activity Centers and corridors—as illustrated on the plan's Growth Concept Map—is the *Imagine Austin* strategy illustrating the desired future development pattern for the city. It defines how new residents, jobs, mixed-use areas, open space, and transportation infrastructure will be accommodated over the next 30 years. On page 107, the plan states:

While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context."

Based on the above excerpt and policies cited in the Neighborhood Plan Amendment staff report that highlight the project's adjacency to the existing apartments on the site, *Central West Austin Neighborhood Plan* policies that supported neighborhood niche services that serve the immediate community and an access to a private pocket park, and the sites location next to Mopac Expressway, staff stands by the NPA recommendation.

4. As you may have noticed in the appeal, I described several inconsistencies with the street classification. The following questions are related to that issue:
 - 4a.) Will you please explain why Winsted was described as a 'minor arterial'? **The City's previous long range transportation plan, the Austin Metropolitan Area Transportation Plan (AMATP), which was still being used when this case was submitted, identified Winsted Lane as a Local Street and Windsor Road as a minor arterial.**
 - 4b.) What street *and* what street classification was used when determining whether a neighborhood traffic analysis would be performed? **Winsted Lane; it was the equivalent of a Local Street in the previous transportation plan, the AMATP.**
 - 4c.) Where do I find information about street classifications? For example, if I wanted to know the street classification for Indian Trail, where would I go (or who would I ask) for that information? **You would start with the [ASMP Street Network Map](#) – the City's current mobility plan. If you needed help with the determination Austin Transportation Department staff would be happy to help you. I would recommend reaching out to Amber Mitchell (amber.mitchell@austintexas.gov).**
5. Why did the reviewer not identify this project for a traffic safety analysis? **According to § 25-6-114, "The project has access to a residential local street and the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 vehicle trips per day." Site access to property will remain on Winsted, which is a local street. The TIA Determination Worksheet filed by Applicant lists 136 existing trips per day and 1,714 proposed trips per day: an increase of 1,578 vehicle trips per day.**
 - 5a.) A neighborhood traffic analysis was warranted for this case. Why was it not performed? **The proposed improvement/use is what staff uses to assess the potential impact to local streets. A food truck does not require a site development permit from the City as it not considered a permanent land use. If a different land use is proposed in the future when the site is redeveloped with a site plan submittal, a neighborhood traffic analysis will be required, based on trip generation of the use.**
 - 5b.) Who was the reviewer on this case? (I can't read the signature on the application.) **The initial case was reviewed by Katie Wettick of the Development Services Department.**
6. What happens when an Applicant presents false or misleading information on the Application for Zoning? I didn't see anything regarding this issue in the LDC, so I was wondering if the Planning Commission has separate operating guidelines. If so, will you please send me a link to those guidelines? **The application form includes a Submittal Verification that states, "My signature attests to the fact that the attached application is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent on the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application." There are no Planning Commission-specific requirements regarding accuracy.**
7. I am unable to locate any information about application amendments in the LDC, so I'm unsure of the processes involved. The following questions are related to the amendment process:
 - 7a.) If an amendment is filed, as was the case here, and the zoning classification and/or the specifics related to the TIA Determination Worksheet are altered, does the applicant need to resubmit the application? I am concerned that a significant amendment was made on 1 October 2019 and there is no updated information publicly available regarding the number of trips per day generated by this proposed project. **Staff did review the amendment that was submitted for this case and it did not affect staff's NTA recommendation.**
 - 7b.) When a zoning classification is altered in an amendment, do affected residents need to be notified prior to the Planning Commission hearing and/or the City Council reading? My concern is that the amendment was made one (1) week prior to the 8 October 2019 PC hearing, and while those residents who are within 200ft of the property were aware of the change to the application, those within 500ft were not aware. I'm just wondering what the LDC regulations say about these types of last-minute amendments and whether notification is required in these situations. **Renotification of a zoning request that has been amended/modified is only required if the applicant increases their request. For example, if the application requests LR zoning and the applicant changes the request to GR (a more intensive category), renotification is required. If the request is**

reduced, no renotification is required. This includes the addition of conditional overlays (COs) because those cannot be used to increase entitlements, only limit entitlements.

7c.) What is the process for notification when hearings are postponed? From what I can tell, the last notification received by residents within 500ft was dated 25 July 2019, and it lists the date for the Planning Commission hearing as 13 August 2019, and it lists the date for the City Council hearing as 19 September 2019. Obviously, those hearings were postponed, but I'm wondering if the LDC describes the process for notification when hearings are postponed. [Section 25-1-132](#) states this notification requirement, so I'm just trying to understand the specific requirements. Again, those requirements could be contained in a separate Planning Commission operating guideline. If so, will you please forward (or provide a link)? **Additional notice is not sent out for postponements unless there has been an Indefinite Postponement. An Indefinite Postponement extends the case by 180-days with one postponement request. There are no Planning Commission-specific requirements regarding postponements. I'm also attaching a link to the Planning Commission website with their bylaws and rules & procedures:** <http://austintexas.gov/planningcommission>

Chaffin, Heather

From: Michael Cooper [REDACTED]
Sent: Wednesday, November 13, 2019 8:41 AM
To: Adler, Steve; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Flannigan, Jimmy; Pool, Leslie; Tovo, Kathie; Alter, Alison; Ellis, Paige; natasha.harper@austintexas.gov; Halley, Shannon; Gonzales, Rodney; Chaffin, Heather
Subject: Support for Zoning Case #'s C14-2019-0049 and 2019-0027.02 (Items 81 and 82)

*** External Email - Exercise Caution ***

To all:

I am longtime resident of Tarrytown and I live within a few blocks of this site. I am writing you to today to express my full support for this proposed zoning case. Simply put we need more options in our neighborhood. Amenities like what is being proposed would make our neighborhood more walkable and build a better community.

Thank you for listening.

Michael C. Cooper
1910 Bremen Street
Austin, Texas 78703

Michael C. Cooper
Vice President Marketing
Heritage Title Company of Austin, Inc
2630 Exposition Blvd., Suite 105
Austin, Texas 78703
512-380-8981 Direct
512-415-8931 Cell



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Chaffin, Heather

Subject: FW: Support for Zoning Case #'s C14-2019-0049 and 2019-0027.02 (Items 81 and 82)

From: Michael Jaimes

Sent: Thursday, November 14, 2019 10:10 AM

To: Adler, Steve <Steve.Adler@austintexas.gov>; Garza, Delia <Delia.Garza@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Flannigan, Jimmy <Jimmy.Flannigan@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; natasha.harper@austintexas.gov; Halley, Shannon <shannon.halley@austintexas.gov>; Gonzales, Rodney <Rodney.Gonzales@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Varghese, Lesley <Lesley.Varghese@austintexas.gov>

Subject: RE: Support for Zoning Case #'s C14-2019-0049 and 2019-0027.02 (Items 81 and 82)

Greetings all,

I would like to express my full support for Zoning Case #'s C14-2019-0049 and 2019-0027.02 (Items 81 and 82) and express my support for Mr. David Kanne on this project.

Mr. Kanne has worked to improve our neighborhood since his arrival. His work has personally helped my family.

1. At the corner of Sharron lane and Griswold. We had a critical intersection where a large brick fence cause a blind spot for Griswold lane. I worked through the city for 2.5 years trying to get a four way stop. In the meantime my family had three near misses at the intersection. My neighbors did as well. Mr. Kanne arrived to our neighborhood and withing a few months helped approve a 4 way stop that fixed this intersection.

2. West Enfield park has needed some updating for while. I received an email from Mr. Kanne requesting support for improvements to the park. The park is dramatically better after his arrival. Thank you to the city council for that as well.

As all of you know we have restrictions on the ability to have restaurants on the only limited commercial zone that is within walking distance due to the real estate owners personal beliefs. What Mr. Kanne is proposing is a rare opportunity for us to be able to have any restaurant that we can walk to. Please approve this coding request.

On a final note, the overwhelming majority of residents near the proposed location support this idea. The only ones I have heard opposition from are the lots directly adjacent to the proposed site which is understandable. The other opposition comes from WANG Association. I respect that WANG is trying to control growth traffic in our neighborhood. However, after listening to them in multiple meetings they do not represent the changing Austin Landscape. They want this to be 1975 and have a NO rubber stamp ready. The petition that was raised was quite inflammatory and biased. Hinting at the risk of injuring pregnant women at this intersection. Finally a few neighbors trying to join the WANG board figured out that you cannot just be voted in, you have to be vetted first.

Please support Mr. Kanne and his continued attempt at improving our Neighborhood. Having a walkable restaurant is nothing short of a dream for us. This opportunity will likely not happen again for us ever.

Thank you,

Michael Jaimes
2110 Griswold LN
Austin, TX 78703

PETITION

Date: November 13th, 2019

File Number: C14-2019-0049



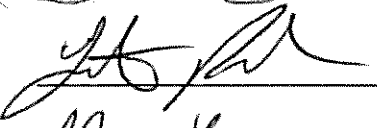


Address of Rezoning Request: 2401 Winsted Lane

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby withdraw our protest against any change of the Land Development Code which would zone the property to any classification other than MF-2-NP (Multifamily Residence, Low Density-Neighborhood Plan), the property's current zoning district.

The Applicant and the immediately surrounding neighbors below have reach an agreement on a private set of Restrictive Covenants to be placed upon the property in question that serve to address the initial concerns of the neighbors associated with the requested zoning change, therefore we no longer object to the LR-MU-CO-NP rezoning as requested.

PLEASE USE BLACK INK WHEN SIGNING THE PETITION

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	2222 Research Park, Ltd Tim Jamail	2404 Winsted Lane
	Blake Smith	2408 Winsted Lane
	Justin Reynolds	2003 Indian Trail
	Meredith Reynolds	2003 Indian Trail
	Rena Paige Marcus	2413 Winsted Lane

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions and Restrictions (this "Declaration") is entered into by and among **2401 Winsted, LLC**, a Texas limited liability company, its successors or assigns ("Owner"), and **2222 Research Park Ltd** a Texas limited partnership, **Blake Smith, an individual, Justin and Meredith Reynolds, individuals, and Rena Paige Marcus, an individual**, (individually a "Current Neighbor" and collectively, the "Current Neighbors"), as of the ____ day of November, 2019 (the "Effective Date").

RECITALS

WHEREAS, Owner owns the tracts of land described in City of Austin Zoning Case No. C14-2019-0049, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property");

WHEREAS, the Current Neighbors own the tracts of land located at 2408 Winsted Lane, 2003 Indian Trail, 2413 Winsted Lane and 2404 Winsted Lane, more particularly described in Exhibit "B" attached hereto and made a part hereof (the "Neighbors Property"). The owner of any portion of the Neighbors Property shall be referred to herein individually as a "Neighbor" and collectively as the "Neighbors".

WHEREAS, Owner intends to redevelop a portion of the Property with food truck(s) (or other non-permanent structure to serve food), an outdoor seating area and an outdoor play area (the "Project"), and, in order to do so, has made application to rezone the Property Neighborhood Commercial – Mixed Use – Conditional Overlay – Neighborhood Plan (LR-MU-CO-NP) Combining District Zoning from the City of Austin ("City") in Zoning Case No. C14-2019-0049 (the "Zoning Case") as set forth in Exhibit "E" attached hereto..

WHEREAS, Owner has agreed that if the Zoning Case is approved and signed into ordinance by the City and is no longer appealable ("Zoning Approval"), (i) the Property shall be restricted by these covenants that are important to the Neighbors, (ii) that this Declaration shall be filed of record with the Official Public Records of Travis County, Texas, within ten (10) days of the Zoning Approval, (iii) that this Declaration shall thereafter bind the Owner and its heirs successors and assigns, and restrict the use of the Property as described herein, and (iv) such restrictions shall be made enforceable by the Neighbors through this Declaration, subject, however, to the terms and limitations stated herein. This Declaration shall be executed by all parties prior to the request going before the City and held by Drenner Group, PC to be recorded within thirty (30) days following the Zoning Approval.

WHEREAS, upon the effective date of the Zoning Approval of the Zoning Case, and subject to all of the terms and conditions of this Declaration, Owner has voluntarily agreed to henceforth restrict the Property with certain restrictive covenants, which are described herein; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to all of the terms and conditions of this Declaration, Owner agrees to hold, sell and convey the Property subject to the following covenants, conditions and restrictions, which are impressed upon the Property by this Declaration.

I. DECLARATIONS AND AGREEMENTS

- 1.1 Utilization of Zoning Entitlements. Owner may only utilize the entitlements made applicable to the Property by the Zoning Case if the Project complies with the conditions expressed in this covenant.
- 1.2 Covenants, Conditions and Restrictions upon Property. Owner declares that the Property is subject to the following covenants, conditions and restrictions, which shall run with the Property and bind all parties having right, title, or interest in or to the Property or any part, their respective heirs, successors, and assigns. Each deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to these covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in the deed or conveyance..
 - 1.2.1 Use: The following uses shall be prohibited on the Property: Administrative and Business Offices, Alternative Financial Services, Art Gallery, Art Workshop, Consumer Convenient Services, Consumer Repair Services, Financial Services, Food Sales, General Retail Sales (Convenient), General Retail Sales (General), Medical Offices – exceeding 5000 sq. ft. gross floor area, Medical Offices -- not exceeding 5000 sq. ft. gross floor area, Off-Site Accessory Parking, Pedicab Storage and Dispatch, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Printing and Publishing, Professional Office, Service Station, Software Development, College and University Facility, Counseling Services, Cultural Services, Guidance Services, Hospital Services (Limited), Local Utility Services, Private Primary Education Facilities, Private Primary Education Facilities, Safety Services, Custom Manufacturing, Community Garden, Urban Farm.

The Property shall be restricted to the existing uses and only the uses described in the Project, therefore, in addition to the existing uses as of the Effective Date hereof, the following uses are the ONLY permitted uses of the Property: a) all residential uses allowed in the LO-MU-CO-NP zoning category and b) Restaurant Limited use. Restaurant

Limited use shall be limited to food truck(s) or other non-permanent structures and the required outdoor seating and play scape accessory uses as reflected on Exhibit "D" and to be generally located as shown on Exhibit "C".

- 1.2.2 Food Truck Capacity: The Project shall be limited to a maximum of two (2) food trucks or non-permanent structures at any one time. The food trucks shall be located as shown on Exhibit "C".
- 1.2.3 Height: The maximum height for a structure containing a non-residential use shall be fifteen (15) feet. This height restriction shall apply to any awning, fixtures or other attachments to the food truck(s) or other non-permanent structures.
- 1.2.4 Non-residential Limitation: The non-residential portion of the Project shall be limited to 5,850 square feet and shall be generally located as depicted on Exhibit "C", attached hereto. Any food truck use must, at all times, be accompanied by a designated seating area and play area generally as depicted on Exhibit "D".
- 1.2.5 Hours of Operation. The hours of operation for a non-residential use shall be no earlier than 7:00 AM and no later than 10:00 PM Monday through Sunday.
- 1.2.6 Lighting. Exterior lighting shall be limited to wall pack lights, or a similar product mutually agreed upon by Owner and Neighbors, secured to a permanent structure at a height no higher than fifteen (15) feet, measured from the ground at the location of the light fixture. All outdoor lighting shall face downward and be fully hooded and fully shielded. No light or lamps with light-refracting lenses extending below the plane of the lowest point of the fixture housing shall be permitted. The maximum wattage for a single fixture shall be 200 lamp watts. However, festoon lighting and landscape lighting, such as tree lighting, shall be permitted on the Property.
- 1.2.7 Signage: Signs shall be permitted on the Property as indicated and generally depicted in Exhibit "C". No back lit signage is permitted.
- 1.2.8 Parking: A minimum of eight (8) parking spaces shall be designated for any non-residential use on the Property during hours of operation of such non-residential use and each non-residential parking space shall include the appropriate signage meeting all standards set in the State statute to permit the towing of any violators. Non-reserved parking shall be open to both residential tenants and non-residential users.
- 1.2.9 Waste Disposal. No permanent solid waste dumpsters or recycling dumpsters shall be permitted along Winsted Lane, however, residential trash and recycling containers are permitted on Winsted Lane. All solid waste, recycling, composting, or other waste disposal container shall be shielded and screened from view from public right-of-way or located on the Property in a manner such that such receptacles are not visible or otherwise

detectable from any residential lot within 100-feet of the Property.

1.2.10 Mechanical Equipment. All mechanical or electrical equipment for a non-residential use installed after the effective date of the Declaration, including antennas, HVAC equipment, elevator equipment, power generators, electrical switch equipment, cell/mobile phone towers, shall be shielded or screened from view from public right-of-way. Such shielding or screening shall be aesthetically pleasing and generally consistent and in keeping with a residential neighborhood. The foregoing "Mechanical Equipment" regulations are not applicable to the residential portion of the Property.

1.2.11 Traffic Safety. Owner shall use commercially reasonable and good faith efforts to work with the City of Austin and Neighbors to improve and enhance traffic and pedestrian safety for the Property. Furthermore, Owner shall install sidewalks along the frontage of Property in accordance with City of Austin Transportation Department's Transportation Criteria Manual.

1.2.12 Right of First Refusal. With this Declaration Owner is entering into a Right of First Refusal with the Current Neighbors for the Property. Such Right of First Refusal provides that any one or more of the Current Neighbors, individually, OR the Current Neighbors, collectively, may match any genuine, third party offer received by the Owner with like price, terms and conditions within thirty (30) days of receipt of such offer. Such Right of First Refusal will be personal only to the Current Neighbors and will terminate as to each Current Neighbor on the day such Current Neighbor no longer owns its Neighbor Property.

1.3 Terms of Support. All items listed in Section 1.2 above are enforceable by Neighbors only under the condition that Neighbors withdraw all written opposition to the Zoning Case and positively support the Zoning Case during the Austin City Council meetings in which votes for the Zoning Case take place and at all times subsequent to the effective date hereof and prior to the Zoning Approval. This support may be in the form of a letter to the Mayor of Austin and the Austin City Council Members or by a public statement by an authorized representative of any Neighbor during such City Council meetings. To the extent that any action is taken or statement is made contrary to this paragraph by an authorized representative of the Neighbors prior to the City granting the Zoning Approval, the Neighbor shall no longer be deemed a party to this Declaration and shall have no enforcing rights. For the purposes of this Declaration this shall include not withdrawing written opposition to the Zoning Case, sending opposing correspondence related to the Zoning Case or speaking in opposition to the Zoning case.

II. DEFAULT AND REMEDIES

- II.1 Remedies. Following the occurrence of a breach of (i) Owner's obligations under Section 1.2 of this Declaration or (ii) Neighbors obligations under Section 1.3 of this Declaration, Owner, including its successors and assigns, and the Neighbors, including their successors and assigns, shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. If either party to this Declaration (a "Defaulting Party") shall fail to comply with any term, provision or covenant of this Declaration and shall not cure such failure within thirty (30) days after receipt of written notice (or if the default is of such character as to require more than thirty (30) days to cure and the Defaulting Party shall fail to commence to cure the same within such period or shall fail to use reasonable diligence in curing such default thereafter) from a person or entity with the right hereunder to seek relief for such breach (a "Non-Defaulting Party") to the Defaulting Party of such failure, the Non-Defaulting Party shall have the option of pursuing any remedy it may have at law or in equity, including, without limitation, specific performance or injunctive relief from a court of competent jurisdiction.

III. GENERAL PROVISIONS

- 3.1 No Third-Party Beneficiary. The provisions of this Declaration are for the exclusive benefit of the parties hereto and Owners and Neighbors successors and assigns, and not for the benefit of any third person, including without limitation, the City of Austin, nor shall this Declaration be deemed to have conferred any rights, express or implied, upon any third person or the public.
- 3.2 No Dedication. No provision of this Declaration shall ever be construed to grant or create any rights whatsoever in or to any portion of the Property other than the covenants, conditions and restrictions specifically set forth herein. Nothing in this Declaration shall ever constitute or be construed as a dedication of any interest herein described to the public or give any member of the public any right whatsoever.
- 3.3 Notice. All notices required or permitted to be given hereunder, or given in regard to this Declaration, shall be in writing and the same shall be given and be deemed to have been served, given and received (a) one (1) business day after being placed in a prepaid package with a national, reputable overnight courier addressed to the other party at the address hereinafter specified; or (b) if mailed, three (3) business days following the date placed in the United States

mail, postage prepaid, by certified mail, return receipt requested, addressed to the party at the address hereinafter specified. Owner and Neighbors may change their respective addresses for notices by giving five (5) business days advance written notice to the other in the manner provided for herein; provided, however, nothing in this paragraph shall be deemed to modify the transfer restrictions in Section 3.1 hereof. Until changed in the manner provided herein, Owner and Neighbors' address for notice is as follows:

Owner:

2401 Winsted, LLC
2206 Woodmont Ave
Austin, Texas 78703
Attn: David Kanne

With a copy to:

Drenner Group, P.C.
200 Lee Barton Drive, Suite 100
Austin, Texas 78704
Attn.: Stephen O. Drenner

Neighbors:

2222 Research Park LTD
1006 Mopac Circle #101
Austin, TX 78746
Attn: Tim Jamail

Blake Smith
2408 Winsted Lane
Austin, TX 78703

Justin and Meredith Reynolds
2003 Indian Trail
Austin, TX 78703

Rena Paige Marcus
2413 Winsted Lane
Austin, TX 78703

- 3.4 Attorneys' Fees. The unsuccessful party in any non-appealable and final action brought to enforce this Declaration shall pay to the prevailing party actual and reasonable sum for costs incurred by the prevailing party in enforcing this Declaration, including reasonable attorneys' fees and court costs.
- 3.5 Entire Declaration. This Declaration constitutes the entire agreement between the parties hereto regarding the matters set forth herein. The parties do not rely upon any statement, promise or representation with respect to the matters set forth herein that is not herein expressed, and, except in accordance with Section 3.11 below, this Declaration once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.
- 3.6 Severability. If any provision of this Declaration shall be declared invalid, illegal or unenforceable in any respect under any applicable law by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired thereby. It is the further intention of the parties that in lieu of each covenant, provision or agreement of this Declaration that is held invalid, illegal or unenforceable, that be added as a part hereof a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may possible and be legal, valid and enforceable.
- 3.7 Rights of Successors; Interpretation of Terms. The restrictions, benefits and obligations hereunder shall create benefits and servitudes running with the Property and the Neighbors Property. Subject to the other provisions hereto, this Declaration shall bind and inure to the benefit of the parties and their respective successors and assigns. Reference to "Owner" includes the future owners of their respective portions of the Property, including any portions of the Property that may in the future be created as separate tracts pursuant to a resubdivision of any portion of the Property. Reference to "Neighbor" includes the future owners of all or any portion of the Neighbors Property. The singular number includes the plural and the masculine gender includes the feminine and neuter.
- 3.8 Estoppel Certificates. Either Owner or Neighbors (or any mortgagee holding a first lien security interest in any portion of the Property) may, at any time and from time to time, in connection with the leasing, sale or transfer of its tract, or in connection with the financing or refinancing of its tract by any bona fide mortgage, deed of trust or sale-leaseback made in good faith and for value, deliver a written notice to the other party requesting that such party execute a certificate, in a form reasonably acceptable to such requesting party, certifying that, to such party's then

current actual (not constructive) knowledge, (a) the other party is not in default in the performance of its obligations to or affecting such party under this Declaration, or, if in default, describing the nature and amount or degree of such default, and (b) such other information regarding the status of the obligations under this Declaration as may be reasonably requested. A party shall execute and return such certificate within twenty (20) days following its receipt of a request therefor.

- 3.9 Counterparts; Multiple Originals. This Declaration may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
- 3.10 Conflict with Ordinance. To the extent that any of the covenants, conditions and restrictions contained within this Declaration conflict with terms or conditions addressed in the zoning ordinance issued by the City of Austin in connection with the Zoning Case, or any supporting materials, for purposes of this Declaration the terms and conditions of this Declaration shall control, but shall in no way be construed to replace or supersede any City of Austin approvals required in connection with the Property.
- 3.11 Approval of the City Applications. Notwithstanding any other provision of this Declaration to the contrary, the agreements of Owner reflected herein are conditioned upon final approval (i.e., third reading) of the Zoning Case by the City of Austin City Council, with no subsequent appeal. If there is no change to the zoning of the Property on or after November 13, 2019 associated with the Zoning Case, the covenants, conditions and restrictions contained within this Declaration shall not be applicable and shall be terminated. If such Zoning Approval is inconsistent and more restricting than the provisions of this Declaration, the Declaration shall be amended within thirty (30) days of the Zoning Approval. Alternatively, if such Zoning Approval is less restrictive than the provisions of this Declaration, then the covenants, conditions and restrictions of this Declaration shall apply with respect to the Property. To the extent that (i) this Declaration is not deemed applicable and terminated pursuant to the immediately preceding sentence, (ii) the Neighbors fail to give their support in accordance with Section 1.3 hereof, this Declaration shall be modified or deemed of no further force and effect and shall terminate and an affidavit executed by Owner and recorded in the Official Public Records of Travis County, Texas, certifying the undisputed facts supporting and evidencing the termination of this Declaration (a "Termination Affidavit" or "Modification Affidavit") shall be deemed sufficient to release this Declaration from the Official Public Records of Travis County, Texas, such that this Declaration shall no longer encumber the Property. Third parties shall have the right to rely on such Termination or Modification Affidavit, provided, however, at Owner's request and expense, the Neighbors shall execute and acknowledge a counterpart to such Termination or Modification Affidavit.
- 3.12 Effective Date. This Declaration shall become effective upon the final effective date of the any

change to the zoning of the Property by the City of Austin on or after November 13, 2019. If the Zoning Case is not approved, then, consistent with Section 3.11 above, this Declaration shall be void and of no effect.

- 3.13 Amendments. Subject to the terms of Section 3.1 hereof, this Declaration may only be modified or amended upon filing of a written modification or amendment document in the Official Property Records of Travis County, Texas, executed, acknowledged and approved by (a) all of the Owners of the Property at the time of the modification or amendment, and (b) a majority of the Neighbors.

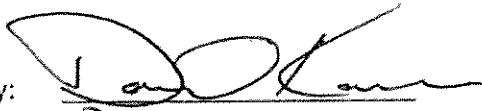
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EXECUTED, effective as of the Effective Date as provided herein above.

OWNER:

2401 Winsted, LLC

a Texas limited liability company

By: 

Name: David Kanne

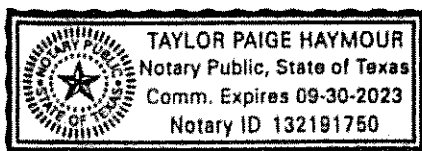
Title: Manager

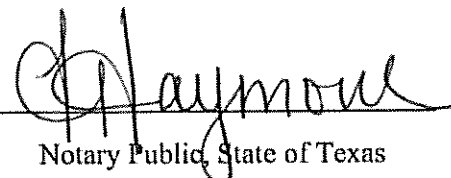
STATE OF TEXAS §

§

COUNTY OF TRAVIS §

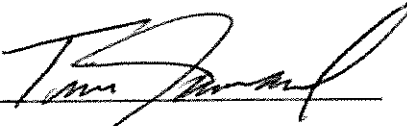
This instrument was acknowledged before me this 14th day of November, 2019,
by David Kanne the Manager of 2401 Winsted LLC a Texas limited liability company on
behalf of the limited liability company.




Notary Public, State of Texas

NEIGHBORS:

2222 Research Park, Ltd, a Texas limited partnership

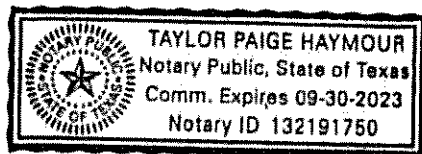
By: 
Name: Tim Jamail
Title: President

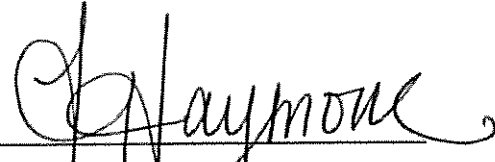
STATE OF TEXAS §

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COUNTY OF TRAVIS §

This instrument was acknowledged before me this 14th day of November 2019 by Tim Jamail the President of Z401 Winsted LLC, a Texas non-profit corporation, on behalf of the non-profit corporation.




Notary Public, State of Texas

NEIGHBORS:

Blake Smith, an individual

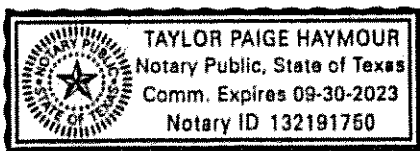
By: Blake Smith
Name: Blake Smith
Title: Owner

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 14th day of November 2019 by Blake Smith
the owner of 2401 Winsted LLC, a Texas non-profit corporation, on
behalf of the non-profit corporation.



Taylor Paige Haymour
Notary Public, State of Texas

NEIGHBORS:

Justin and Meredith Reynolds, individuals

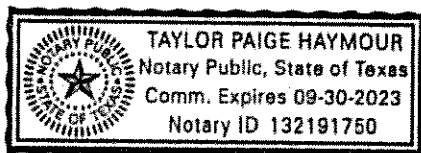
By: *Justin Reynolds* *Meredith Reynolds*
Name: JUSTIN REYNOLDS Meredith Reynolds
Title: OWNER

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 14th day of November 2019 by Justin Reynolds Meredith Reynolds
the owner of 2401 Winsted LLC, a Texas non-profit corporation, on
behalf of the non-profit corporation.



Taylor Paige Haymour
Notary Public, State of Texas

NEIGHBORS:

Rena Paige Marcus, an individual

By: Rena Paige Marcus-owner

Name: Rena Paige Marcus

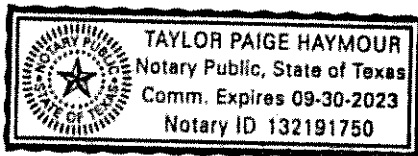
Title: Owner

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 14th day of November, 2019 by Rena Paige Marcus the owner of 2401 Winsted LLC, a Texas non-profit corporation, on behalf of the non-profit corporation.



Taylor Paige Haymour
Notary Public, State of Texas

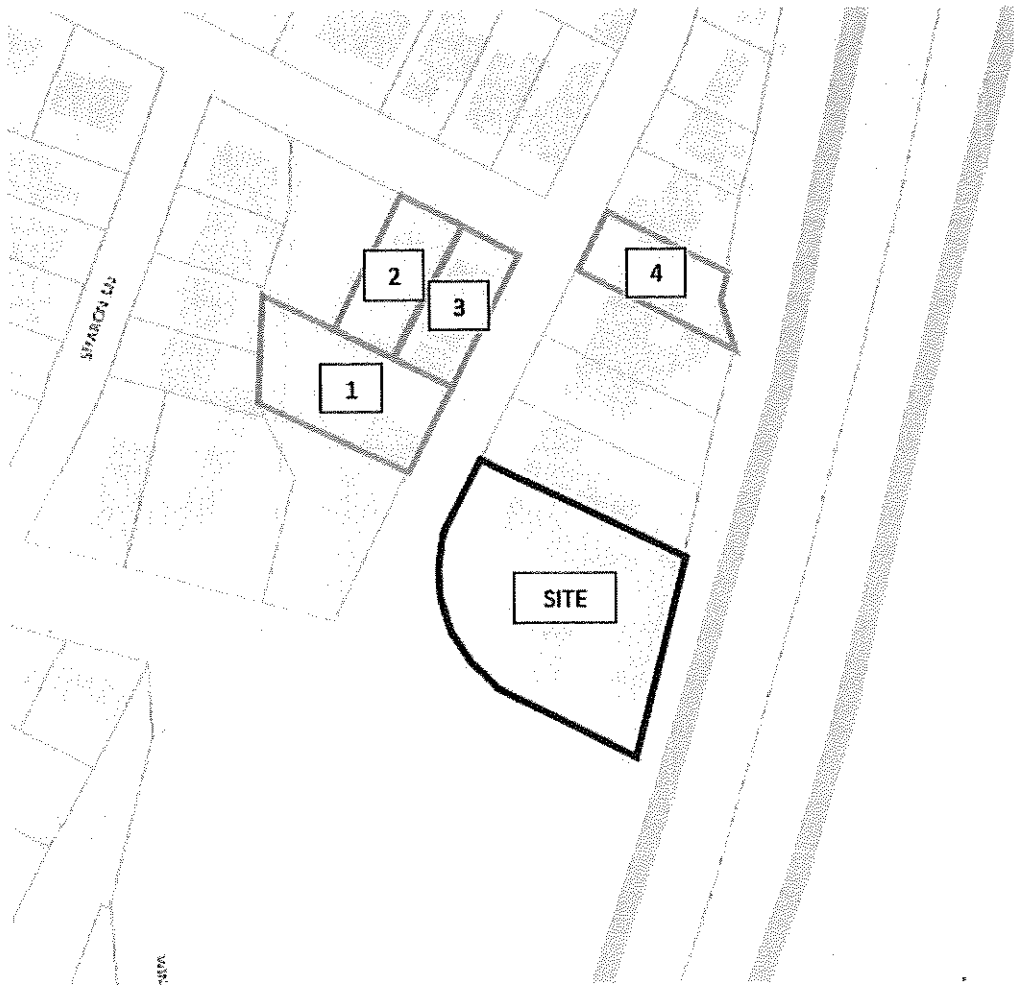
Exhibit A

Property



Exhibit "B"

Neighbors Property



**Site: 2401 Winsted Lane
Austin, TX 78703**

**1. 2404 Winsted Lane
Austin, TX 78703**

**2. 2003 Indian Trail
Austin, TX 78703**

**3. 2408 Winsted Lane
Austin, TX 78703**

**4. 2413 Winsted Lane
Austin, TX 78703**

Exhibit "C"

Project Location

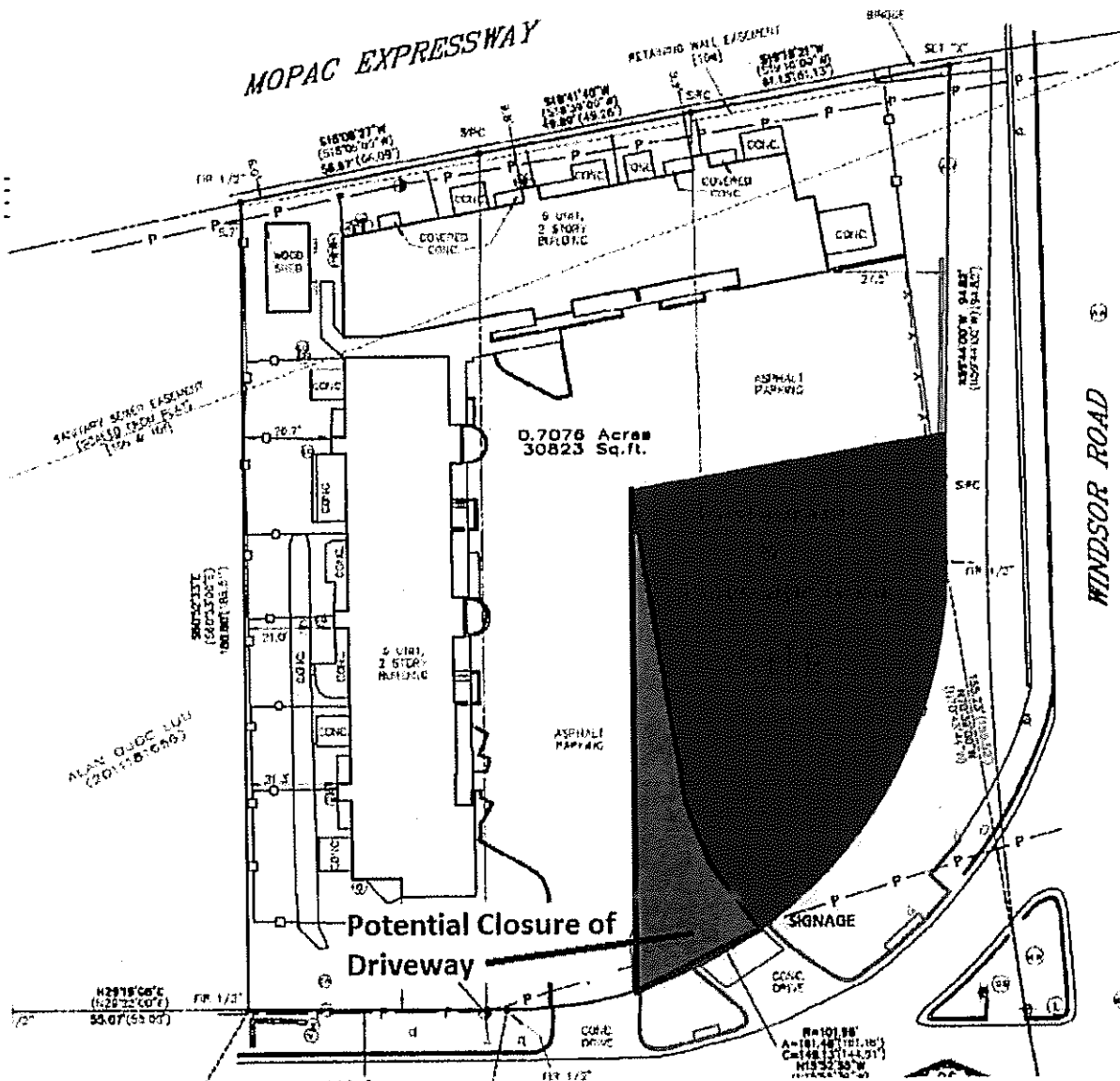


Exhibit "D"

Conceptual Project Layout

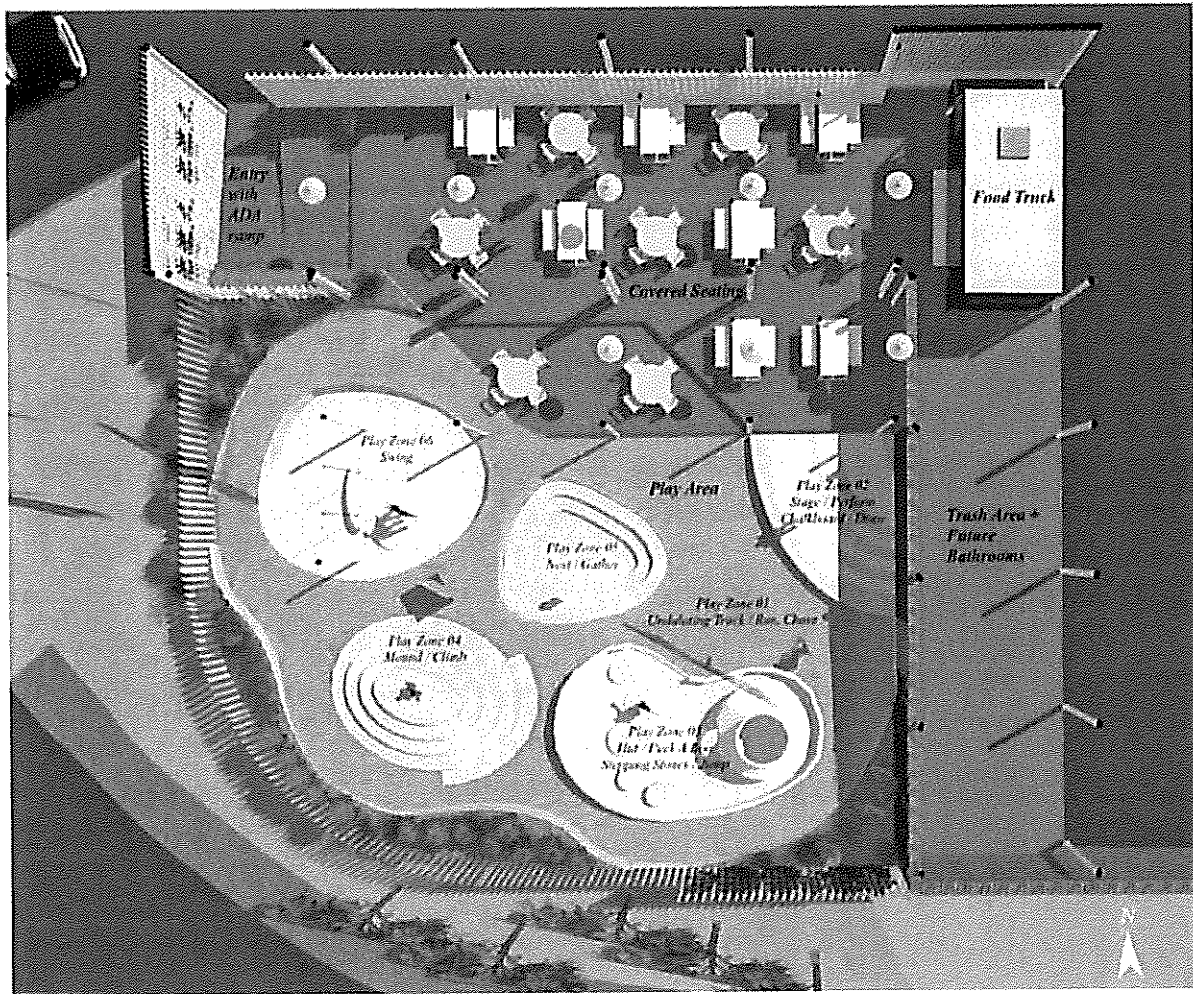


Exhibit "E"

Zoning Case

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0049 – 2401 Winsted

DISTRICT: 10

ZONING FROM: MF-2-NP

TO: LR-MU-CO-NP, as amended

ADDRESS: 2401 Winsted Lane

SITE AREA: 0.73 Acres

PROPERTY OWNER/APPLICANT: Estate of Clyde R. Littlefield, Deceased (Wesley G. Ritchie)

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property to LR-MU-CO-NP, with conditions. Staff supports the Applicant's request with the condition that Restaurant- General be prohibited on the property.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 8, 2019:

September 24, 2019: To postpone to October 8, 2019 as requested by Staff, on consent.

August 13, 2019: To postpone to September 24, 2019 as requested by Applicant and Neighborhood, on consent.

CITY COUNCIL ACTION:

October 17, 2019:

September 19, 2019: To postpone to October 17, 2019 as requested by Staff, on consent.

ORDINANCE NUMBER:

ISSUES:

The Applicant filed the rezoning and related neighborhood plan amendment (ki89NPA-2019-0027.02) on February 28, 2019 requesting LR-MU-NP zoning. The rezoning and NPA are requested to allow the Applicant to add a food truck and playground on a portion of the existing multifamily property. LR-Neighborhood Commercial is the most restrictive zoning category that permits mobile food services. The Applicant has modified their request to LR-MU-CO-NP, with the following conditions:

- Restaurant General and Restaurant Limited land uses shall not exceed 5,850 square feet.
- Any structures designated as Restaurant General or Restaurant Limited land use shall not exceed 15 feet in height.
- The following land uses shall be prohibited on the property: Administrative and Business Offices, Alternative Financial Services, Art Gallery, Art Workshop, Consumer Convenience Services, Consumer Repair Services, Financial Services, Food Sales, General Retail Sales (Convenience), General Retail Sales (General), Medical Offices – exceeding 5000 sq. ft. gross floor area, Medical Offices -- not exceeding 5000 sq. ft. gross floor area, Off-Site Accessory Parking, Pedicab Storage and Dispatch, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Printing and Publishing, Professional Office, Service Station, Software Development, College and University Facility, Counseling Services, Cultural Services, Guidance Services, Hospital Services (Limited), Local Utility Services, Private Primary Education Facilities, Private Primary Education Facilities, Safety Services, Custom Manufacturing, Community Garden, and Urban Farm.

A petition in opposition to the rezoning request has been filed and has 14.07% of eligible signatures. Consequently, the petition does not meet the threshold of 20% to be considered a Valid Petition. *Please see Exhibit C- Rezoning Petition.*

CASE MANAGER COMMENTS:

The proposed rezoning is for a 0.73 square foot property located at the northeast corner of Winsted Lane and Windsor Road. The property is currently zoned MF-2-NP and developed with 12 multifamily units, associated parking and a pool that serves the residents. To the north and west is a single family neighborhood zoned SF-3-NP. Approximately 500 feet to the north is Tarrytown Neighborhood Park, which is zoned P-NP. Across Windsor Road to the south and southwest is another neighborhood zoned SF-3-NP that is developed with single family residences a private school. Across Mopac Expressway to the east are more single family neighborhoods. The closest commercial area is approximately one-half mile to the west at Exposition Boulevard. *Please see Exhibits A and B—Zoning Map and Aerial Exhibit.*

As stated in the Issues section, a petition against the rezoning request has been filed and has 14.07% of eligible signatures. Consequently, the petition does not meet the threshold of 20% to be considered a Valid Petition. In addition to the petition, Staff has received correspondence in favor of and in opposition to the rezoning request. *Please see Exhibits C and D –Rezoning Petition and Correspondence.*

The Applicant proposes eliminating the existing pool and replacing it with a food truck, an associated seating area and a playground that will serve the multifamily property and surrounding community. The proposed development does not propose any modification to the existing driveway or site access.

Staff supports the rezoning request with the condition that Restaurant-General be prohibited on the property. Restaurant-General allows liquor sales, which does not reflect the Applicant's stated intent of providing a small-scale food truck service. The rezoning will maintain the existing multifamily use and add a local service that is limited in size to 5,850 square feet. This area includes the seating area and playground area since the area will be fenced together. The 5,850 square-foot area is a small portion of the overall 0.73 acre (approximately 31,799 square feet) property. The Applicant proposes prohibiting other LR-MU land uses that would be less appropriate at this location. The closest commercial area to this location is approximately one-half mile away at Exposition Boulevard; the next closest commercial areas are located approximately one mile away. The addition of a small-restaurant option would reflect several of the priorities identified in the Central West Austin Combined Neighborhood Plan, including promoting neighborhood niche services and access to open space and parks. The proposed land use and zoning also reflect Imagine Austin principles of creating complete neighborhoods with a mix of uses.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment. The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The proposed rezoning reflects the priorities of the Central West Austin Neighborhood Plan and Imagine Austin Comprehensive Plan which were both approved and adopted by Planning Commission and City Council.

4. *Rezoning should not contribute to the over zoning of the area.*

LR-MU zoning, particularly with a significant limit on the type and amount of commercial use, is roughly comparable to the development intensity of MF-2 or MF-3 zoning. The property is located along a minor arterial, which is an appropriate location for mixed use.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-2-NP	Multifamily
North	SF-3-NP, P-NP	Single family residential, Tarrytown Neighborhood Park
South	SF-3-NP	Single family residential
East	N/A, SF-3-NP	Mopac Expressway, Single family residential
West	SF-3-NP	Single family residential

NEIGHBORHOOD PLANNING AREA: Central West Austin Area Combined NP

WATERSHED: Johnson Creek

TIA: N/A

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Winsted Lane	55 ft	28 ft	Local	No	No	No
Windsor Road	400 ft (includes Windsor Ramp to Mopac)	70 ft	Minor arterial (MNR 4)	Yes (discontinuous)	Bike Lane. (Discontinuous).	No
Mopac Expy	600 ft (includes ramp)	60 ft (northbound lanes)	Highway	No	No	No

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhood Council
West Austin Neighborhood Group
Neighborhood Empowerment Association
Friends of Austin Neighborhoods
Homeless Neighborhood Association
TNR- BCP Travis County Natural Resources
Friends of Austin Neighborhoods
Pease Neighborhood Association
Tarrytown Neighborhood Association
Old Enfield Homeowners Association
Pemberton Heights Neighborhood Association
Central West Austin Neighborhood Association

Shoal Creek Conservancy
AISD
Bike Austin
SEL Texas
Tarrytown Alliance
Preservation Austin
Sierra Club
Save Our Springs Alliance
Save Barton Creek Assn.

OTHER STAFF COMMENTS:**ENVIRONMENTAL**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the property.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

MU Zoning:

SP 4. Mixed use development is subject to Subchapter E 4.2. Overlays:

SP 5. This lot is located in the Scenic Roadway Sign overlay and is subject to LDC 25-10-124.

TRANSPORTATION

TR 1. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]. TR 2. Additional right-of-way maybe required at the time of subdivision and/or site plan. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November 2014, a bike lane is recommended along IH 35 frontage Rd.

TR 2. The adjacent existing street characteristics are provided in the table below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Winsted Lane	55 ft.	28 ft	Local	No	No	No
Windsor Road	400 ft (includes Windsor Ramp to Mopac)	70 ft	Minor arterial (MNR 4)	Yes (discontinuous)	Bike Lane. (Discontinuous).	No
Mopac Expy	600 ft (includes ramp)	60 ft (northbound lanes)	Highway	No	No	No

WATER UTILITY




1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with utility construction and fees for a water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW:

- A. Zoning Map
- B. Aerial Exhibit
- C. Rezoning Petition
- D. Correspondence



1" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2019-0049

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by C.T.U. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/4/2019

To: Austin City Council

From: Tim Jamail, Paige Marcus, Justin Reynolds and Blake Smith

Re: Zoning Case #'s C14-2019-0049 and 2019-0027.02 (Items 81 and 82)

Dear City Council Members,

We are each property owners located within 200 feet of 2401 Winsted Lane and thus within the valid petition area of the project. Let it be known that we have officially withdrawn our petition against the project. We and the applicant have agreed to a private restrictive covenant that has satisfied our initial concerns and support the zoning case as staff has recommended and as set forth in the Applicant's zoning request. Thank you.

Sincerely,

Tim Jamail
2404 Winsted Lane
Austin, TX 78703

Paige Marcus
2413 Winsted Lane
Austin, TX 78703

Justin Reynolds
2003 Indian Trail
Austin, TX 78703


Blake Smith
2408 Winsted Lane
Austin, TX 78703



AUSTIN TRANSPORTATION DEPARTMENT

MEMORANDUM

TO: Heather Chaffin, Senior Planner
Planning and Zoning Department

FROM: Eric Bollich, P.E., PTOE, Acting Assistant Director
Austin Transportation Department 

DATE: November 12, 2019

SUBJECT: **Engineering Study Analysis and Recommendations Associated with November 14, 2019 Austin City Council Agenda Items 81 and 82**

Background

On the October 17, 2019 Austin City Council Agenda, Item 61 proposed to change the land use designation at 2401 Winsted Lane on the future area land use map from Single Family use to Neighborhood Mixed land use. In addition, Item 62 proposed to rezone the property from MF-2-NP to LR-MU-NP. Council postponed these items to the November 14, 2019 Austin City Council Agenda as Items 81 and 82 at the request of the applicant and neighborhood.

This postponement allowed Austin Transportation Department (ATD) to initiate and complete its transportation engineering study of the Windsor Road/Winsted Lane intersection (the study intersection), located adjacent to 2401 Winsted Lane, in response to residents' concerns about safety and operation at this location.

This memorandum provides a summary ATD's analysis and recommendations.

Crash Analysis

ATD first received a concern from the public about the study intersection in 2017 regarding the right-turn lane from westbound Windsor Road to northbound Winsted Lane, specifically the speed at which drivers were making this maneuver. In response, ATD installed delineators and markings with our operating budget to narrow the available maneuverable space for vehicles to reduce speeds. We received positive feedback as a result of our actions.

Of the 14 documented crashes at the study intersection within the last five years, the most prominent contributing factor has been drivers' failure to yield to oncoming traffic while attempting to make left turns from eastbound Windsor Road to northbound Winsted Lane. No crashes have been documented at the westbound to northbound right-turn lane.

Under the 2016 Mobility Bond, ATD has analyzed the top crash locations citywide based on crash frequency and severity to design and implement engineering solutions to mitigate

serious injuries. Based on this analysis, ATD has not prioritized the study intersection in the top 200 locations when prioritized against all others citywide.

Recommendations

ATD's mission is to provide the safest and most reliable transportation network to all users. As stewards of the public's money funding the 2016 Mobility Bond, ATD needs to ensure that our available funding sources are applied to locations with the highest need and prevalence of serious injuries. Based on our safety analysis and the study intersection's relative priority to all others citywide, ATD will not expend 2016 Mobility Bond funds at the study intersection as further improvements at this location cannot be made by operating funds.

However, ATD has identified these recommendations based on our observations of this intersection:

- Overgrown vegetation has reduced the available sight distance in the past between drivers and pedestrians using the westbound to northbound right-turn lane in question. While recent site observations do not indicate this is a concern, past observations indicate that some of the obstructing vegetation along Windsor Road originates from the private property at 2401 Winsted Lane. Per City code, property owners adjacent to the right-of-way are responsible for maintaining vegetation on all sides of their properties. Therefore, the property owner at 2401 Winsted Lane should monitor and address view obstructions at this location. ATD will also monitor this area for concerns.
- While documented crashes have not occurred at the right-turn lane in question, ATD recognizes that the current design could be improved to mitigate potential conflicts between drivers and pedestrians. This would require a reconstruction of the intersection to modify the angle of interaction between users; ATD has successfully implemented this type of modification under the 2016 Mobility Bond at various intersections within the City where the documented crash history justified these improvements. Applying similar improvements would require this intersection to be prioritized against all others citywide and a funding source to be identified. While ATD cannot guarantee this intersection would receive construction improvements, we will include the study intersection as one to evaluate for future funding opportunities. If selected, ATD would lead the design, cost estimation, and construction for appropriate engineering improvements.
- As stated previously, the most common type of crash is between eastbound left-turning vehicles and westbound through vehicles. The most effective solution would be to widen Windsor Road to add a short left-turn lane to separate movements to improve safety. However, right-of-way constraints and the nearby bridge over the creek make this infeasible. ATD can evaluate signal phasing changes with additional infrastructure to improve safety if future funding is identified.