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**Subject:** COA Policy and Land Use Case NPA-2021-0026  
**Date:** Tuesday, March 22, 2022 4:12:22 PM  
**Attachments:** [case NPA-2021-0026 C14-2021-0039 and COA Policy.docx](#)

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

Greetings:

Attached please find my document *Case NPA-2021-0026 C14-2021-0039 and COA Policy.doc*.

It shows sixteen policy items, actions, and recommendations from the City of Austin Planning Policy documents of the Imagine Austin Comprehensive Plan and the North Lamar/Georgian Acres Neighborhood Plan. **Approving the applicant-requested or the staff-recommended zoning change and NP amendment in this case is not supported by City policy, and indeed in some instances contravenes it.**

My list is by no means exhaustive but is enough to indicate how very far off track approving this case takes our plans that we say we have for our city.

A vibrant, livable Austin, a place where we and newcomers will still want to live in 20 years, is dependent on today's decisions. It takes courage and commitment to thoughtfully adhere to and implement our carefully crafted, comprehensive long range city planning policies in an atmosphere of "housing crisis." Expediency-of-the-moment choices serve only to trade off the future we say want, that we have published as policy, for a tiny deceptive bit of short-lived relief, or political expediency, in the present.

I ask you to protect the integrity of our community's future.

Why would we craft great long range planning policy and then not follow it?

Please deny this zoning request and FLUM amendment and direct the applicant to purchase one of the many tracts available already compatible with what he wants to build.

A backdoor subsidy that incentivizes land speculators such as the applicant to purchase SF3 property cheap, get it up-zoned, and thereby increase profit, does not serve our community's immediate or long-term interests.

Thank you for considering my request.

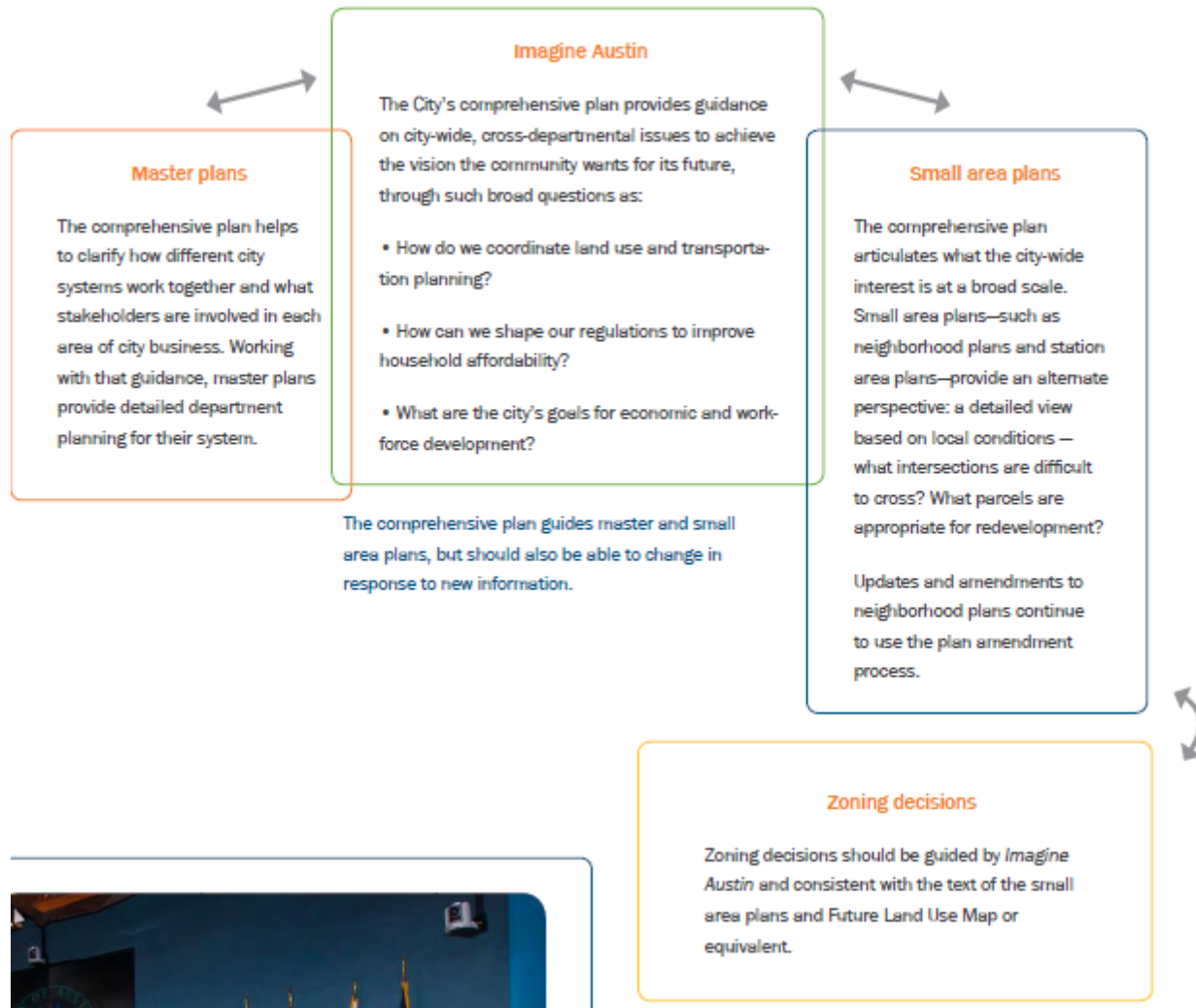
Lyn Galbreth  
8827 East Drive, ATX 78753

## COA POLICY: IMAGINE AUSTIN LONG RANGE PLAN

[https://www.austintexas.gov/sites/default/files/files/Imagine\\_Austin/IACP\\_2018.pdf](https://www.austintexas.gov/sites/default/files/files/Imagine_Austin/IACP_2018.pdf)

**“Zoning decisions should be guided by *Imagine Austin* and consistent with the text of the small area plans and Future Land Use Map or equivalent.”**

PAGE 219:



I respectfully request that on March 24, 2022 City Council Members adhere to the guidance of City of Austin Long Range Planning Policy (*Imagine Austin* and the NL/GA Combined Neighborhood Plan) and **deny the application** to amend the North Lamar/Georgian Acres Combined Future Land Use Map.

This proposed **amendment is not supported by and in some cases directly contravenes** these policies.

### COA POLICY: IMAGINE AUSTIN

### BROWNIE/GRADY PROPOSED FLUM CHANGE FIT?

LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

NO

**COA POLICY: IMAGINE AUSTIN**

**BROWNIE/GRADY PROPOSED  
FLUM CHANGE FIT?**

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

NO

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

NO

LUT P6. Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.

NO

LUT P7. Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to **maximize walking, bicycling, and transit opportunities.**

NO

LUT P10. **Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.**

NO

LUT P32. **Assure that new development is walkable and bikable and preserves the positive characteristics of existing pedestrian friendly environments.**

NO

HN P4. Connect housing to jobs, child care, schools, retail, and other amenities and services needed on a daily basis, by strategies such as:

NO

- **Directing housing and employment growth to sites appropriate for Transit Oriented Development.**

NO

- **Coordinating and planning for housing near public transportation networks and Employment centers to reduce household transportation costs and vehicle miles traveled.**

NO

**COA POLICY: North Lamar/Georgian Acres Combined Neighborhood Plan**

<https://www.austintexas.gov/page/neighborhood-plans-and-resources#>

**Priority Action Item 4** In order to preserve the large-lot rural character of the northeastern corner of the Georgian Acres NPA, zoning requests for intense residential development should be denied. (Recommendation 120)

NO

**Priority Action Item 9** Limit the construction of new, large multi-family Residential complexes throughout the NLCNPA. (Recommendation 121)

NO

**Recommendation 119** Non-residential uses should not encroach into the established neighborhoods of the NLCNPA.

NO

**Recommendation 122** New, more intense residential development should contain a mixed use element and **be located along major roadways.**

NO

**Priority Action Item 12** Examine flooding issues at the following locations:

- o Intersection of Grady Drive and Brownie Drive

NO

**North Lamar/Georgian Acres Combined Neighborhood Plan**

**BROWNIE/GRADY PROPOSED  
FLUM CHANGE FIT?**

**Objective T.1:** Improve sidewalk connections throughout the NLCNPA.

**Recommendation 70** Construct new sidewalks along:

70.C. the west side of Brownie Drive, between West Applegate Drive and East Grady Drive NO

The safety of both pedestrians and motorists needs to be upheld and ensured.

Several neighborhood streets serve as cut-through routes, connecting these corridors to one another. These routes include Grady Drive, ... The accessibility and convenience of the major corridors has led to **an increase in vehicular traffic and speed along the streets within the planning area, compromising the safety of those traveling** throughout the NLNCPA. NO

**Recommendation 127** All new development (mixed use, commercial, or multi-family) must be pedestrian-friendly and oriented towards the street with parking located to the rear of the building(s). NO

**Recommendation 129** New mixed use developments must be compatible to adjacent properties and uses. NO

Land located along an interstate frontage is traditionally set aside for more intense uses (e.g., commercial retail centers, offices, etc.). However, residential uses are oftentimes located along these roadways as a means to provide easy access to various points throughout a city. NLCNPA stakeholders declined to recommend additional housing along the freeway due to poor automobile and pedestrian access to the rest of the neighborhood as well as health concerns associated with air pollution generated by the high volume of traffic on I-35. NO

**Again, I respectfully request that on March 24, 2022 City Council Members adhere to the guidance of City of Austin Long Range Planning Policy and deny the application to amend the North Lamar/Georgian Acres Combined Future Land Use Map.**

Thank you.  
Lyn Galbreth, citizen

*Case NPA-2021-0026 C14-2021-0039 and COA Policy.doc*