

North Austin Civic Association

A Neighborhood Association

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www.main.org/naca



March 9th, 2008

The Honorable Council Member [*sent to each Council Member*]
City Hall
301 W. 2nd St. 2nd Floor
Austin, Texas 78701

Dear Council Member []:

Our neighborhood has concerns about a rezoning case affecting a property within our boundaries. On Tuesday, February 26, 2008 the meeting of the City of Austin Planning Commission included the rezoning of 10614 Macmora Road from SF-1 (single family residence - large lot) to SF-6 (townhouse and condominium residence).

The Commission passed the request for zoning change (C14-2007-0255), recommending SF-6 with restrictions, allowing as many as 15 units on the property.

Our neighborhood association is strongly opposed to any rezoning of this property for the following reasons:

1. We feel that it is contrary to our adopted neighborhood plan guidelines and land use map. Under Chapter III, Sec.1, Planning Principle #8, our Neighborhood Plan states: "Protect the unique character of residences on Macmora Road, which includes large lots and livestock."
2. The applicant of the rezoning change (Ms. Holly Armstrong) is an investor who just purchased the land a year and a half ago, and has not been forthcoming with the neighborhood, nor adjacent property owners, about her true intentions for this development. She currently has no designs, sketches, or layouts to work from. There is no plan to give the neighborhood an idea of how the 15 units she proposes to build would affect the character and aesthetics of Macmora Road and environs.

3. Ms. Armstrong has refused to enter into a written agreement with the neighborhood that would ensure any development would protect the interests of local neighbors, and the general unique character of local residences. She has also threatened to sell the land to a developer if she did not get the zoning change, and stated that "they will put a large complex on the property." This leads us to believe that she does not genuinely have the interests of local neighbors in mind.
4. We wish to keep new apartment or condo unit development away from the nucleus of single-family homes of our neighborhood. While we are in favor of higher-density development in NACA, our neighborhood wishes to restrict dense development to the areas along our core traffic corridors. To ensure that preference we opted-in to VMU overlays for all of our properties along North Lamar Blvd. during the VMU process last year."
5. Our neighborhood has a 73% percent rate of rental unit residencies, the highest of almost any neighborhood in Austin. Ms. Armstrong has voiced her intention to build apartment units on this property (which she anticipates would be non owner-occupied). With our recent crime, code violation, drug, and prostitution problems that have evolved around our rental property areas, we feel that we do not need any more rental units in our neighborhood, until we establish a safer environment in our current rental neighborhoods.
6. Our neighborhood feels that Macmora Road is not yet developed to accommodate any more density than what is currently present. Macmora Road has no paved sidewalks, nor any paved drainage works. It is, in essence, a two lane country road. It already experiences overflow traffic and parking from a nearby dense condo development (Macmora Cottages) to the dismay of local residents

We have formed a neighborhood committee to address this case and have taken time to put together a brief visual presentation of the surrounding homes and properties. We wish to meet with you in person to present you with this presentation in order to give you a better understanding of the neighborhood character we wish to protect. Please contact me by phone at (512) 897-2354, or via e-mail at williams762@earthlink.net, in order to establish a mutually convenient time for this meeting.

Thank you very much for your time and consideration of this letter and this case. NACA sincerely appreciates all that you do for The City of Austin and its residents.

Sincerely,

Anthony Williams, President, NACA