

Heritage Hills - Woodbridge Special Neighborhood Bulletin

- Zoning and Platting Commission Meeting on **May 15th** at 6:00 PM
- Neighbors should attend to express their views
- Send in your comments
- Contact info at bottom of page

Duplex Development on Furness Neighborhood Action Needed

In early April, many neighbors along Furness received notice from the City of Austin that city staff had recommended approval of a slightly revised plan for developing the property along Furness and north of Hart Elementary School down to Hermitage. (This issue was first discussed in our October, 2006 neighborhood association meeting.) The Zoning and Platting Commission was scheduled to have the preliminary hearing about this issue on April 17. The Heritage Hills – Woodbridge Neighborhood Association (HH-W NA) requested a postponement of the hearing, and the developer agreed. So, the Commission re-scheduled the hearing until their next meeting on **Tuesday, May 15, starting at 6PM.**

On Wednesday April 25, five neighbors met at the Hart Elementary School library to review the proposed develop-

ment's revised plan and to discuss what (if anything) we could or should do about it. All agreed that even though the proposal had been revised it would still be detrimental to our neighborhood.

Reasons Duplexes Deemed Detrimental

1. The requested change in platting will greatly increase density
 - a. From 12 lots for single-family homes to 19 lots for 38 residences
 - b. From owner occupied to rental properties
2. Increased traffic along Furness which will impact our school and increase street parking.
3. Loss of green space from flood plain near the creek to the high-tension lines due to addition of retention pond and increase in lots.

What can we do?

COMMENT TO THE CITY

Addresses along Furness and near the development on adjacent streets should have received "Public Hearing information forms" that included an option to express your objection to the proposed development. As of last week the city staff had received only ONE objection from anyone in our neighborhood. It only takes a minute to fill out the form, and send it in. If we don't do at least that much, the city staff and the Zoning and Platting Commission will assume that we have no objections to the development. The case number is **C8-96-0159.01**.

ATTEND THE MAY 15 MEETING

There is strength in numbers, and the Zoning and Platting Commission was impressed by the number of people from the neighborhood at the hearing 1½ years ago regarding the proposed 24-hour car wash at the corner of Furness and Rutherford. We can still positively influence how the property is developed, but WE have to all let the Commission know that we object to it in its current form. Only three neighbors showed up at the Commission's April 17 meeting.

The next meeting is on **May 15, 6:00 PM** at City Hall, 301 W. 2nd Street, Council Chambers, Room

STAY INFORMED

One of the neighbors who attended the April 25 meeting volunteered to help with the neighborhood website, <http://www.main.org/hhwbna/>. So, we hope to have more information about current events on there soon. Come to the next **neighborhood association meeting at Goodwill on May 24.**

You can also join the neighborhood listserv at <http://groups.yahoo.com/group/heritagehillswoodbridge/>.

Contact Ramon Treviño at trevino_ramon@hotmail.com for more information.

IF YOU DID NOT GET A PUBLIC HEARING INFORMATION FORM: You can e-mail your comments to David Wahlgren at David.Wahlgren@ci.austin.tx.us or call him at **974-6455**

You may also mail your comments to the City at: David Wahlgren, Development Services Process Coordinator, City of Austin Watershed Protection & Development Review Dept., P.O. Box 1088, Austin, TX 78704

BE SURE TO REFERENCE CASE NUMBER **C8-96-0159.01**