

Dear Commissioners,

My family and I are residents of the Saint Andrews Residential Community which abuts the land parcel 12-A-20-RZ that is currently zoned as OP (Office Park). We moved here from South Florida, a place with very few green spaces and millions of people living nearly on top of one another, in the summer of 2019.

We were notified of a hearing/meeting for the rezoning of 12-A-20-RZ/8300 E. Walker Springs Lane (which was to take place on December 10, 2020), via postcard, on Monday, November 23, 2020, just a couple of days before the Thanksgiving holiday. There were no signs posted of this hearing/meeting, that were easily visible, anywhere near the proposed area in question.

My family and I strongly urge you all to vote NO to the rezoning of 12-A-20-RZ from it's current zoned status of OP to RN-5 or RN-6 and I have listed our reasons below.

We very strongly urge that you vote NO to the rezoning of this piece of land from OP to RN-6, as requested by the developer. We also very strongly urge you to vote NO to the "Staff Recommendation" of rezoning from OP to RN-5. These rezoning requests/suggestions are not compatible with the existing, adjacent single family residential neighborhood of Saint Andrews, nor are they compatible with the West Hills neighborhood directly north/northeast of the Saint Andrews community.

There are NO "substantially changed or changing conditions in the area" which would allow for this proposed amendment to be necessary as stated under the "Rezoning Requirements From Zoning Ordinances".

The proposed amendment WOULD Adversely Affect Any Other Part of the City (the Saint Andrews Residential Neighborhood) and it WOULD have Direct and Indirect Adverse Effects on the Saint Andrews Residential Neighborhood due to excessive flooding caused by 215 to 400+ apartments and parking lots containing 500+ parking spaces. This proposed rezoning plan would cause massive water runoff into a drainage system that is already failing the residents of Saint Andrews. Several homes in Saint Andrews, that back up to the proposed parcel of land, have already experienced flooding inside the homes and these flooding situations would only be exacerbated by the approval of rezoning of 12-A-20-RZ from OP to RN-5 or RN-6.

The proposed amendment WOULD also have Direct and Indirect Adverse Effects on the Saint Andrews Residential Neighborhood in the area of increased noise pollution due to vehicles, parties, etc, at all hours of the day and night, due to hundreds of individuals living mere feet from existing homes. Noise pollution would also significantly increase due to the removal of tree cover which serves as a buffer from the noise of I-40.

There WOULD also be Direct and Indirect Adverse Effects on the Saint Andrews neighborhood due to increased air pollution caused by the exponential increase of vehicles and vehicle traffic within a very close proximity to existing homes.

Another Direct and Indirect Adverse Effect on Saint Andrews residents, as well as West Hills residents, would be light pollution from parking lot lights covering a large high-density or medium-density apartment complex.

An additional Direct and Indirect Adverse Effect would be the probable increase in crime to the users of the Jean Teague Greenway, as well as to the residents of Saint Andrews, their homes and their property, with the rezoning of this land from OP to RN-5 or RN-6.

Thank you very much for your time and attention to this email and to this situation which will have a tremendous impact on the established residential neighborhood of Saint Andrews, the community of West Hills and all those who utilize the Jean Teague Greenway and view this section of the Greenway (that would be adversely effected by the rezoning) as a place of solitude and serenity if this land is rezoned from OP to RN-5 or RN-6.

Please vote NO to the rezoning of 12-A-20-RZ from OP to RN-5 or RN-6!!

Sincerely,
Christine Martens