

Subject: Constructive Feedback & Zoning Objections: Woodbury Gardens (REZ24-0008)

From: Sam Homan

Sent: Monday, January 12, 2026 10:00 PM

To: Planning <Planning@a2gov.org>

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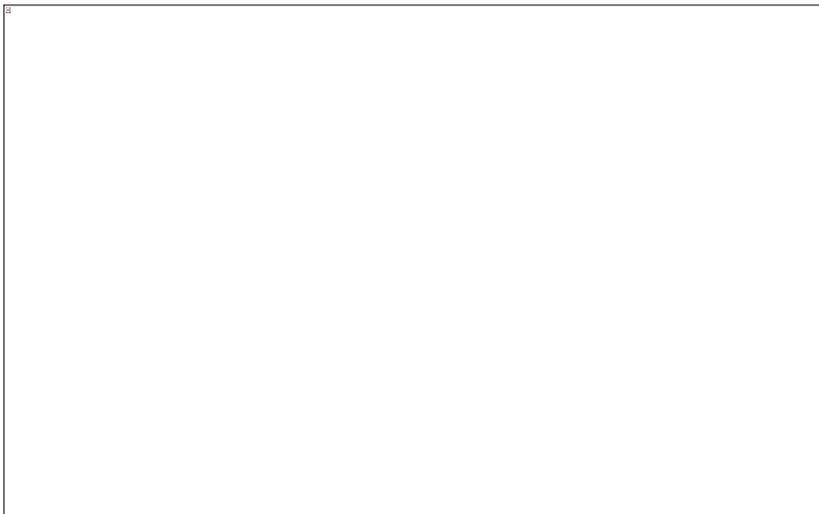
Subject: Constructive Feedback & Zoning Objections: Woodbury Gardens (REZ24-0008)

Dear Planning Commission and Staff,

I am writing as a neighbor of Woodbury Gardens regarding the proposed TC1 rezoning (REZ24-0008). I support the City's goal of increasing housing density. And, I believe the current proposal would benefit from several thoughtful and targeted modifications.

1. Preservation of R3 Transition Zoning and PL Zoning

Woodbury Gardens was originally zoned with a deliberate density gradient. Its north and east edges abut R1 single-family neighborhoods, with R3 townhouse parcels providing a transitional buffer before stepping up to the higher density R4 apartment zones.



Request:

Exclude parcels currently zoned R3 (Townhouse) and PL (Public Land) from the TC1 rezoning.

Rationale:

- Maintaining the R3 zoning preserves a gradual and intentional transition in density.



Alternative:

Explore relocating the parking structure to the vacant parcel across South Industrial Highway near the railroad corridor.

Benefits:

- Enables higher-quality residential units with better natural light and views.
- Creates more usable and pedestrian friendly open space within the core of Woodbury Gardens.
- Retains significant parking for residents.
- Structured parking better aligns with the industrial character of the adjacent railroad corridor.
- The proposed "Texas Donut" style development does not conform to TC1 dimensional standards, removing the parking garage from the proposal would make conforming to TC1 fairly straight forward.

4. Mitigation of Noise at Height

If a seven-story height is approved, building design must account for how sound travels from elevated structures in this area.

Background:

Since the opening of the lacrosse stadium on South State Street, amplified announcements are audible in the area and as far away as County Farm Park. Sound generated at height carries especially far in this part of the city.

Request:

- Any rooftop or penthouse-level clubhouse or communal space should be fully enclosed to contain noise; or
- If outdoor communal space is desired, it should be limited to no higher than the second story.

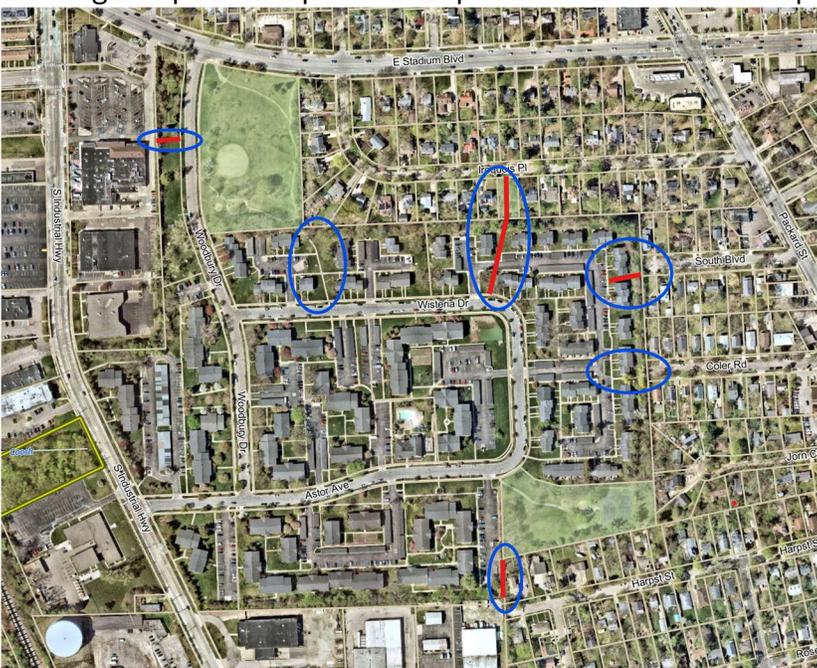
5. New Pedestrian Connections

In 2022, Woodbury Gardens enhanced the barely existent pedestrian connection to Coler Road, and it has proven extremely successful. This project presents an opportunity to further improve neighborhood connectivity.

Coler Cut before and after:



Existing and potential pedestrian paths circled in blue. Proposed new pedestrian paths drawn in red.



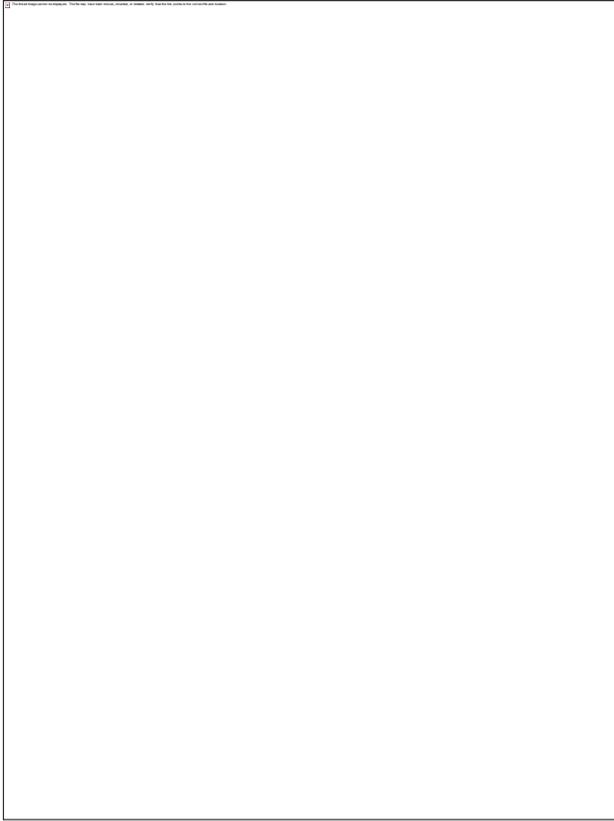
Requested New Connections:

- **South Boulevard:** A pedestrian connection similar in quality and design to the Coler Cut.
- **Iroquois Park:** A small pedestrian gate in the existing fence (which is entirely on Woodbury property). Care should be taken to discourage high-speed bicycle traffic, as the park's small size and quiet character are not suitable for it.



- **Harpst Street:** While a full (legal) connection would require an easement through the industrial lot south of Woodbury, the sidewalk owned by Woodbury Gardens along the west edge of Woodbury Park leading to such a connection is currently covered in soil and overgrown making

it impassable. It should be cleared and rehabilitated as part of this project.



- **Venue Restaurant:** A formal path here would significantly improve access to nearby retail.

6. A Potential New Public Amenity

By coincidence, the perimeter of Woodbury Gardens *and* Woodbury Park measures almost exactly one mile.



Proposal:

In lieu of a traditional parks contribution, Woodbury Gardens could construct a dedicated one-mile jogging and walking loop around its perimeter that is open to the public.

Benefits

- This would be especially valuable to joggers as there are only a few street crossings in this area which is fairly unique in an urban environment.
- This would be an attractive amenity for residents while also providing a meaningful benefit to the surrounding community.

I believe these adjustments would represent an overall "win-win" for the city and the developer, allowing for significant new housing and would integrate harmoniously with the established community.

Sam Homan

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