

**ZONING REVIEW SHEET****CASE:** C14-07-0020**Z.A.P. DATE:** March 20, 2007  
April 3, 2007  
May 1, 2007**ADDRESS:** 7685 North Cross Drive**OWNER:** Wood Park Executive Suites Ltd. (William Hale)**AGENT:** Shaw Hamilton Consultants (Shaw Hamilton)**REZONING FROM:** GR (Community commercial) and CS-1 (Commercial-liquor sales)**TO:** GR-MU (Community commercial-mixed use) combining district**AREA:** 2.9 Acres**SUMMARY STAFF RECOMMENDATION:****May 1, 2007:****APPROVED STAFF'S RECOMMENDATION FOR GR-MU-CO ZONING; BY CONSENT.  
[K.JACKSON, C.HAMMOND 2<sup>ND</sup>] (8-0) J.MARTINEZ – ABSENT****SUMMARY STAFF RECOMMENDATION:**

Staff offers a recommendation of GR-MU-CO. The conditional overlay shall limit the vehicle trips to less than 2,000 per day. The recommendation is based on the following observations:

- 1.) The proposed rezoning is consistent with the underlying zoning classification and will not have an impact on the surrounding land uses;
- 2.) The mixed-use overlay will allow a mixture of land uses on the site allowing a residential component to the proposed redevelopment; and
- 3.) The existing CS-1 use will be down zoned to GR-MU which encourages greater compatibility of surrounding land uses.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of a 2.9 acre site developed as a hotel fronting Northcross Drive zoned GR and CS-1. On October 15, 1987, the existing CS-1 zoning was implemented under Ordinance No. 871015-A along with a restrictive covenant. (Please see Attachment A). The existing CS-1 use is accessory to the hotel use. There is an existing restrictive covenant limits the site to hotel-motel uses and grants operation of the hotel cocktail lounge as an accessory use under case C14-87-111. A concurrent case under C14-87-111(RCT) to terminate the existing restrictive covenant is under review. The site is accessed via Northcross Drive. The applicant seeks the rezoning of this property to GR-MU to allow for the redevelopment of the property to condominium residences.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR / CS-1	Hotel
<i>North</i>	GR	Shopping Center
<i>South</i>	SF-2	Academy / Single-family residences
<i>East</i>	GR	Shopping Center
<i>West</i>	LO	Post Office

**AREA STUDY:** N/A**TIA:** Not required (See Transportation comments)**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**SCENIC CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

793--Greater Northcross Area  
 3--Allandale Neighborhood Association  
 283--North Austin Neighborhood Alliance  
 511--Austin Neighborhoods Council  
 742--Austin Independent School District  
 769--5702 Wynona Neighbors  
 786--Home Builders Association of Greater Austin

**SCHOOLS:**

Austin Independent School District

- Gullett Elementary School
- Lamar Middle School
- McCallum High School

**RELATED CASES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-87-111	GR to CS-1	8/04/087: APVD CS-1 W/CONDS (7-0)	8/27/87: APVD CS-1 (7-0); 1ST RDG  10/15/87: APVD CS-1; 2ND/3RD RDGS

**CASE HISTORIES:** N/A**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Route</b>	<b>Bike Route</b>
Northcross Drive	80'	Varies	Collector	Yes	Yes	Priority 2

**CITY COUNCIL DATE:**  
June 7, 2007

**ACTION:**

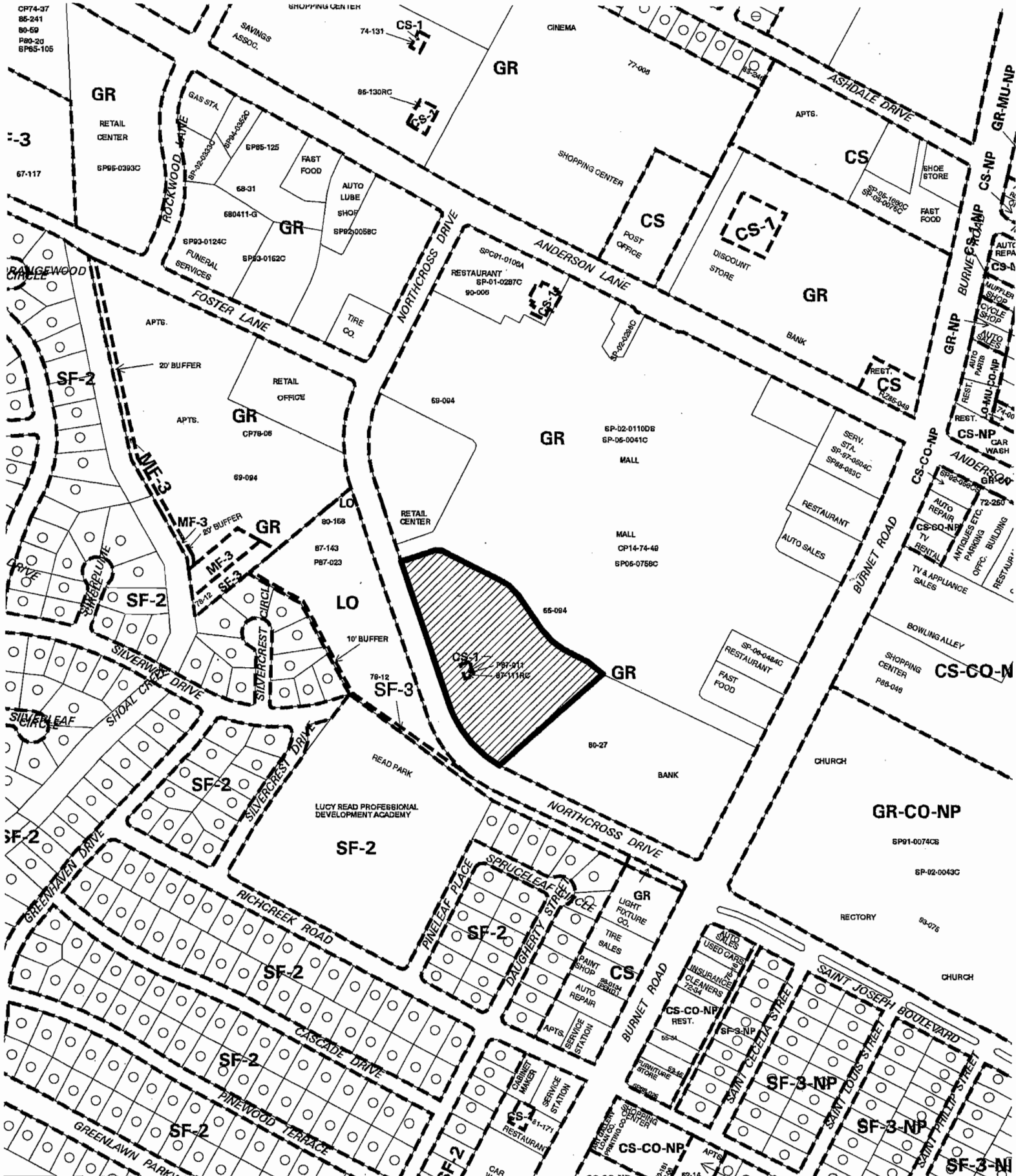
**ORDINANCE READINGS:**    1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>




**ORDINANCE NUMBER:**

**CASE MANAGER:** Jorge E. Rousselin, NPZD

**PHONE:** 974-2975

**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)

 $1'' = 400'$ 

SUBJECT TRACT   
PENDING CASE   
ZONING BOUNDARY   
CASE MGR: J. ROUSSELIN

**CASE #: C14-07-0020**

ADDRESS: 7685 NORTHCROSS DR

**SUBJECT AREA (acres): 2.900**

## ZONING

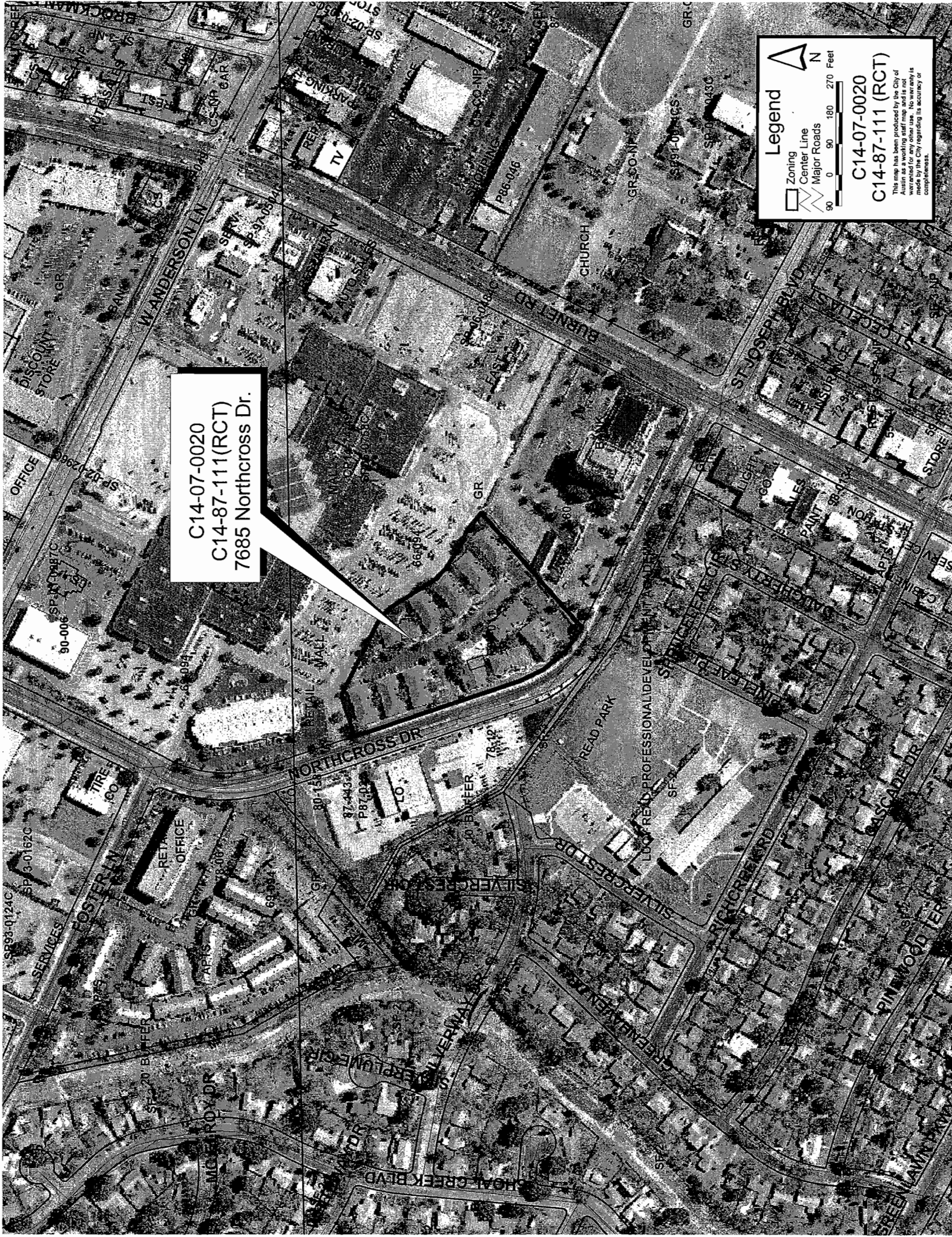
DATE: 07-02

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER

J29





C14-07-0020  
C14-87-111(RCT)  
7685 Northcross Dr.

**Legend**

- Zoning
- Center Line
- Major Roads

90 0 90 180 270 Feet

**C14-07-0020**  
**C14-87-111 (RCT)**

This map has been produced by the City of [unintelligible] and is not a legal document. It is provided for informational purposes only and is not to be used for legal or financial purposes. The City of [unintelligible] is not responsible for its accuracy or completeness.

## STAFF RECOMMENDATION

Staff offers a recommendation of GR-MU-CO. The conditional overlay shall limit the vehicle trips to less than 2,000 per day. The recommendation is based on the following observations:

- 1.) The proposed rezoning is consistent with the underlying zoning classification and will not have an impact on the surrounding land uses;
- 2.) The mixed-use overlay will allow a mixture of land uses on the site allowing a residential component to the proposed redevelopment; and
- 3.) The existing CS-1 use will be down zoned to GR-MU which encourages greater compatibility of surrounding land uses.

## BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. The requested rezoning will not alter the base zoning district other than adding the mixed-use overlay to allow for residential development on the site.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed residential land uses will be an integral part of the mix of uses in the area.

## EXISTING CONDITIONS

### Site Characteristics

The subject rezoning area consists of a 2.9 acre site developed as a hotel fronting Northcross Drive zoned GR and CS-1. The existing CS-1 use is accessory to the hotel use. There is an existing restrictive covenant limits the site to hotel-motel uses and grants operation of the hotel cocktail lounge as an accessory use under case C14-87-111. A concurrent case under C14-87-111(RCT) to terminate the existing restrictive covenant is under review. The site is accessed via Northcross Drive.

### Transportation

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 7,905 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).
3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

**Environmental**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, the site is entirely developed and does not have any known significant environmental features.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

**Water and Wastewater**

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

**Site Plan and Compatibility Standards**

1. This site is currently developed, if a new site plan is submitted, it will need to show compliance with compatibility standards on the west property line; for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
2. Please clarify if the CS-1 tract will be rezoned to GR-MU, and the restrictive covenant recorded with C14-87-111 will be terminated.

## Rousselin, Jorge

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**From:** shaw hamilton [REDACTED]  
**Sent:** Wednesday, March 14, 2007 5:29 PM  
**To:** Rousselin, Jorge  
**Subject:** Fw: Summerfield  
**Attachments:** ahfc\_030107.pdf

Jorge:

Would you put this in the backup info to show that we have support from AHBC.

Thanks

Shaw Hamilton  
512-791-0778

----- Original Message -----

**From:** Copic, Regina  
**To:** [REDACTED]  
**Sent:** Wednesday, March 14, 2007 5:03 PM  
**Subject:** Summerfield

Shaw:

Attached is the AHFC Board item approved for the Summerfield Suites project on 3/1/07. This may be included as part of the backup. We have promised to meet with the neighborhood on this prior to the zoning approval. While this is not a letter of actual support, it does show that we and Council approve of the project and have actually agreed to a major investment in the development.

Can you please let me know when you have a better idea about a PC date? I would like to schedule something with the neighborhood prior to that.

Take care of yourself and feel better! Let me know if I can do anything!

Gina

Gina Copic, S.M.A.R.T. Housing Development Manager  
Neighborhood Housing and Community Development  
Austin Housing Finance Corporation  
1000 East 11th, Suite 200, Austin, Texas 78702  
Phone: 512/974-3180  
Fax: 512/974-3161  
email: [regina.copic@ci.austin.tx.us](mailto:regina.copic@ci.austin.tx.us)

3/28/2007





## AGENDA

### **AHFC BOARD OF DIRECTORS**

Will Wynn, President  
Betty Dunkerley, Vice President  
Lee Leffingwell, Director  
Mike Martinez, Director  
Jennifer Kim, Director  
Brewster McCracken, Director  
Sheryl Cole, Director

Toby Hammett Futrell, General Manager  
Paul Hilgers, Treasurer  
Shirley Brown, Secretary  
David Allan Smith, General Counsel

## NOTICE OF MEETING


**The Austin Housing Finance Corporation, Board of Directors,  
will convene at 3:00 p.m. on Thursday, March 1, 2007  
in Council Chambers at Austin City Hall, 301 W. Second Street, Austin, Texas**

### AGENDA

*The Board of Directors will go into a closed session under Chapter 551 of the Texas Government Code to receive advice from legal counsel, to discuss matters of land acquisition, to discuss personnel matters, or for other reasons permitted by law as specifically listed on this agenda. If necessary, the Board may go into a closed session as permitted by law regarding any item on this agenda.*

1. Approve the minutes of the February 1, 2007 Board meeting of the Austin Housing Finance Corporation.
2. Conduct a public hearing to receive input on the issuance of Austin Housing Finance Corporation 501(c)(3) Multifamily Housing Revenue Bonds (Meadowood Project) Series 2007, in an amount not to exceed \$9,950,000 to provide permanent financing for the Meadowood Apartments at 9601 Middle Fiskville Road, Austin, TX, to be owned and operated by a single purpose Texas non-profit corporation affiliated with San Antonio Alternative Housing Corporation.
3. Authorize the negotiation and execution of agreements under the Acquisition and Development Program, in an amount not to exceed \$1,600,000 for investment in a proposed condominium project at 7685 Northcross Drive, to provide a minimum of 40 affordable homeownership units for low- to moderate-income buyers.

### Adjourn

 The City of Austin is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request.

For assistance please call 974-3256 OR 974-2445 TDD.

A person may request a Spanish language interpreter be made available by contacting the City Clerk's Office not later than two hours before the scheduled time of the item on which the person wishes to speak. Please call 974-3256 in advance or inform the City Clerk's staff present at the council meeting.

Cualquier persona puede solicitar servicios de intérprete en español comunicándose con la oficina del Secretario/a Municipal a no más tardar de dos horas antes de la hora determinada para el asunto sobre el cual la persona desea comentar. Por favor llame al 974-3256 con anticipo o informe al personal del Secretario/a Municipal presente en la sesión del Consejo.



**RBA:**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: 1**  
**AGENDA DATE: 03/01/07**  
**PAGE: 1 OF 2**

**SUBJECT:** Approve the minutes of the February 1, 2007 Board meeting of the Austin Housing Finance Corporation.

**AMOUNT & SOURCE OF FUNDING:**

**FISCAL NOTE:**

**REQUESTING**  
**DEPARTMENT: Austin Housing Finance Corporation**

**DIRECTOR'S**  
**AUTHORIZATION: \_\_\_\_\_**

**FOR MORE INFORMATION CONTACT:** Paul Hilgers, Executive Director, Austin Housing Finance Corporation, 974-3108

**PRIOR BOARD ACTION:**

**PRIOR COUNCIL ACTION:**

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**BOARD OF DIRECTORS' MEETING**  
**AUSTIN HOUSING FINANCE CORPORATION**  
**SPECIAL CALLED MEETING MINUTES**

**THURSDAY, FEBRUARY 1, 2007**

The Board of Directors of the Austin Housing Finance Corporation (AHFC) was convened on Thursday, February 1, 2007, in the Council Chambers of City Hall, 301 W. 2<sup>nd</sup> Street, Austin, Texas. The following were the AHFC items considered by the Austin Housing Finance Corporation's Board of Directors.

President Wynn called the meeting to order at 5:26 p.m.

1. Approve the minutes of the January 11, 2007 Board meeting of the Austin Housing Finance Corporation.  
The minutes for the Austin Housing Finance Corporation meeting of January 11, 2007 were approved on Vice President Dunkerley's motion, Board Member Cole's second on a 6-0 vote. Board Member McCracken was absent.

2. Approve the negotiation and execution of a loan to BLACKSHEAR NEIGHBORHOOD DEVELOPMENT CORPORATION in compliance with applicable federal regulations, including Code of Federal Regulations, Title 24, Section 85.40 performance goals, under the Rental Housing Development Assistance Program in an amount not to exceed \$225,000 to acquire property located at 2412 Bryan Street; and to construct two duplexes comprising four affordable rental housing units located at 2412 Bryan Street and 1705 Rosewood Avenue.  
**The motion authorizing the negotiation and execution of a loan was approved on Board Member Martinez' motion, Vice President Dunkerley's second on a 6-0 vote. Board Member McCracken was absent.**

**President Wynn recessed the Austin Housing Finance Corporation (AHFC) to go into Executive Session at 5:29 p.m.**

**EXECUTIVE SESSION ITEMS**

**The Board of Directors went into Executive Session, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel, to discuss matters of land acquisition, litigation, and personnel matters as specifically listed on this agenda and to receive advice from Legal Counsel regarding any other item on this agenda.**

3. Discuss acquisition of an interest in real property for Affordable Housing. (Real Estate – Section 551.072)

**Executive Session ended and President Wynn called the Austin Housing Finance Corporation back to order at 7:04 p.m.**

**The meeting was adjourned without objection at 7:05 p.m.**

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**RBA:**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: 2**  
**AGENDA DATE: 03/01/07**  
**PAGE: 1 OF 1**

**SUBJECT:** Conduct a public hearing to receive input on the issuance of Austin Housing Finance Corporation 501(c)(3) Multifamily Housing Revenue Bonds (Meadowood Project) Series 2007, in an amount not to exceed \$9,950,000 to provide permanent financing for the Meadowood Apartments at 9601 Middle Fiskville Road, Austin, TX, to be owned and operated by a single purpose Texas non-profit corporation affiliated with San Antonio Alternative Housing Corporation.

**AMOUNT & SOURCE OF FUNDING:** N/A

**FISCAL NOTE:** N/A

**REQUESTING**  
**DEPARTMENT: Austin Housing Finance Corporation**

**DIRECTOR'S**  
**AUTHORIZATION: \_\_\_\_\_**

**FOR MORE INFORMATION CONTACT:** Paul Hilgers, Executive Director, Austin Housing Finance Corporation, 974-3108

**PRIOR BOARD ACTION:** Public hearing conducted November 29, 2001

**PRIOR COUNCIL ACTION:**

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This public hearing meets the Tax Equity Financial Responsibility Act (TEFRA) hearing requirements and allows the Austin Housing Finance Corporation (AHFC) to receive public input for the issuance of up to \$9,950,000 of AHFC 501(c)(3) multi-family housing non-recourse bonds to provide permanent financing for the Meadowood Apartments at 9601 Middle Fiskville Road, Austin, TX, to be owned and operated by, a single purpose Texas non-profit corporation affiliated with San Antonio Alternative Housing Corporation. The first public hearing on this project was conducted on November 29, 2001; however, the transaction was never completed due to changing market conditions.

The primary public purpose of this financing will be to preserve the supply of reasonably priced rental housing meeting the needs of families with incomes below 80 percent of Median Family Income (currently \$56,900 for a family of four).



**RBA:**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR BOARD ACTION**

**AGENDA ITEM NO: 3**  
**AGENDA DATE: 03/01/07**  
**PAGE: 1 OF 2**

**SUBJECT:** Authorize the negotiation and execution of agreements under the Acquisition and Development Program, in an amount not to exceed \$1,600,000 for investment in a proposed condominium project at 7685 Northcross Drive, to provide a minimum of 40 affordable homeownership units for low- to moderate-income buyers.

**AMOUNT & SOURCE OF FUNDING:** Funding is available in the Fiscal Year 2006-2007 Austin Housing Finance Corporation budget under the Acquisition and Development Program. The transaction will be funded with available CIP funds.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**FOR MORE INFORMATION CONTACT:** Paul Hilgers, Executive Director, Austin Housing Finance Corporation, 974-3108

**PRIOR COUNCIL ACTION: NONE**

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Following Board approval, the requested financing described below will be used to create a minimum of 40 homeownership units for low-to-moderate income buyers.

Built in 1985, the current facility is operated as Summerfield Suites, an extended-stay hotel, comprised of eleven two-story buildings on a 5.19 acre site near Burnet Road and Anderson Lane. The total project consists of 180 residential units: 141 1-bedroom/1-bath and 39 2-bedroom/2-bath. The site includes a 6,800 square foot office/clubhouse facility and swimming pool with pool house.

AHFC is negotiating the purchase of a minimum of 40 units:

34	1 bedroom/1 bath units	@ \$79,900 each
6	2 bedroom/2 bath units	@ \$114,900 each

Austin Housing Finance Corporation (AHFC) will provide a loan guaranty in the amount of \$1,500,000 to assist in securing the developer's financing of the project. This guaranty will create an interest to purchase up to 40 units at an agreed price. Earnest Money Contracts for purchase of all 40 units will be executed, and \$2,500 per unit Earnest Money will be deposited in escrow for a total of \$100,000.



At least one-half of the 40 affordable units will be sold to households at or below 60% MFI (currently \$42,650 for a 4-person household), with permanent affordability secured by the AHFC Community Land Trust model. The remaining affordable units will be sold to households at or below 80% MFI (currently \$56,900 for a 4-person household).

Low-to-moderate income buyers will secure mortgage financing to purchase the affordable units, providing AHFC with Acquisition & Development Homeownership CIP Program Income that will be re-invested to fund additional affordable units throughout Austin.

#### Sources and Uses of Funds

Sources	Uses
AHFC CIP Funds \$1,400,000	
AHFC CIP-PI Funds \$200,000	
	Loan Guaranty/Acquisition \$1,500,000.
	Earnest Money Deposit (40 units x \$2,500 ea.) <u>\$100,000.</u>
	\$1,600,000.

Performance measures associated with the project are as follows:

1. Develop a minimum of 40 units of affordable homeownership units for low-to-moderate income buyers.

The requested funding is available in the Fiscal Year 2006-2007 budget allocation of the AHFC, and the request is consistent with the City of Austin's currently approved Consolidated Plan and the AHFC's strategy to provide assistance through below market rate financing for the development of affordable housing for low-to-moderate income households and persons with special needs.

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number:** C14-07-0020

**Contact:** Jorge Rousselin, (512) 974-2975

**Public Hearing:**

March 20, 2007 Zoning and Platting Commission

*Ivan Joe Wiley*

Your Name (please print)

*2508 Spruceleaf Circle -- 78757*

Your address(es) affected by this application

*Shan Jee Wiley 3-10-07*

Signature

Date

Comments:

*PLEASE DO NOT CHANGE ZONING TO INCREASE TRAFFIC AND PULL IN THOSE PEOPLE WHO BY STATISTICS CREATE VIOLENCE AND TRAFFIC OUT THE AREA. MY HOUSE IS A RENTAL AND IS HARD TO RENT BECAUSE OF THE PRESENT BUS TERMINAL BEHIND MY PROPERTY. INVESTORS COULD CARE LESS ABOUT OUR NEIGHBORHOOD. THEY ONLY SEE A DOLLAR SIGN. NORTH CAUSE IS ALREADY OVERFLOWED WITH COMMERCIAL. IT IS NOT A MAYOR THOROUGHFARE.*

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

CASE NO: C14-07-0020

TO: JORGE ROUSSELIN  
NEIGHBORHOOD PLANNING AND ZONING

I SHAW HAMILTON, AGENT FOR THE OWNER OF  
WOOD PARK EXECUTIVE SUITES, LTD, (WILLIAM HALE) FOR THE  
PROPERTY LOCATED AT 7685 NORTHCROSS DR. WOULD  
LIKE TO REQUEST A POSPONEMENT OF THE ZONING  
CASE C14-07-0020 THAT IS TO BE HEARD ON MARCH 20, 2007.  
I WOULD LIKE TO REQUEST A POSPONEMENT TILL  
MAY 1, 2007.

THANK YOU

Shaw Hamilton

SHAW HAMILTON  
AGENT OF WOOD PARK EXECUTIVE SUITES  
6815 A Thorncliffe DR  
AUSTIN TX. 78731  
CELL: (512) 791-0778  
FAX: (512) 342-9790

RECEIVED

MAR 28 2007

Neighborhood Planning & Zoning



# City of Austin

# MEMO

## Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767-1088

(512) 974-3100 • Fax (512) 974-3112 • [www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

**Paul Hilgers, Director**

(512) 974-3108, Fax: (512) 974-1063, [paul.hilgers@a.austin.tx.us](mailto:paul.hilgers@a.austin.tx.us)

**RECEIVED**

**MAY 29 2007**

**Neighborhood Planning & Zoning**

**Date:** May 23, 2007

**To:** Mayor and Council Members

**Subject:** Zoning Case and Restrictive Covenant Termination – 7685 Northcross Drive

The Austin Housing Finance Corporation (AHFC) supports the termination of a restrictive covenant and the rezoning of the property at 7685 North Cross Drive, known as Summerfield Suites, from GR and CS-1 to GR-MU-CO.

On March 1<sup>st</sup>, 2007, the Board of Directors of the AHFC authorized the negotiation and execution of agreements for investment in a proposed condominium project at 7685 Northcross Drive, to provide a minimum of 40 affordable homeownership units for low- to moderate-income buyers.

At least one-half of these units will be sold to households at or below 60% of Austin's median family income (MFI) level, with permanent affordability secured by the AHFC's Community Land Trust model. The remaining units will be sold to households at or below 80% MFI.

The proposed zoning change is consistent with the March 1<sup>st</sup>, 2007 action of the Board of Directors of the Austin Housing Finance Corporation, and will create an opportunity for the AHFC to provide condominium units to low- and moderate-income households.

Should you need additional information, please contact me at 974-3108.

PH:SB:sb

Mayor & Council – Zoning change 7685 Northcross – 5.23.07/sb