

**ZONING REVIEW SHEET****CASE:** C14-2007-0084**P.C. DATE:** July 24, 2007  
August 28, 2007**ADDRESS:** 3215 Exposition Boulevard**OWNER:** Austin Elm terrace, LP  
(Steve D. Buerlein)**AGENT:** Alice Glasco Consulting (Alice Galsco)**ZONING FROM:** UNZ (Unzoned)**TO:** MF-1 (Multifamily residence -- limited density)**AREA:** 2.182 Acres**SUMMARY PLANNING COMMISSION RECOMMENDATION:***August 28, 2007:****APPROVED MF-1-CO DISTRICT ZONING WITH CONDITIONAL OVERLAY FOR A  
MAXIMUM NUMBER OF 27 UNITS.******[J.REDDY, M.DEALEY 2<sup>ND</sup>] (6-2) P.HUI, T.ATKINS – NAY*****SUMMARY STAFF RECOMMENDATION:**

Staff offers an alternate recommendation of SF-6. The Staff recommendation is based on the following considerations:

- 1.) The recommended zoning classification is compatible with existing residential uses along Exposition boulevard;
- 2.) The recommended zoning classification will allow for a transition of land uses from MoPac Expressway to the established residential neighborhood; and
- 3.) The recommended zoning classification will encourage a diversification of residential land uses in the area while allowing the proposed land use requested.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of a 2.182 acre site fronting Exposition Boulevard which was auctioned by the State. There is no designated zoning on the property. The applicant proposes to zone the property MF-1 to implement zoning and allow for development of the property for townhomes and a small parking structure. Access to the property is proposed off Exposition. The site fronts single family residential, a church, and abuts the Austin State School.

**EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b> | <b>LAND USES</b>                  |
|--------------|---------------|-----------------------------------|
| <i>Site</i>  | UNZ           | Austin State School               |
| <i>North</i> | UNZ           | Austin State School               |
| <i>South</i> | UNZ           | Austin State School               |
| <i>East</i>  | UNZ           | Austin State School               |
| <i>West</i>  | SF-3          | Church / Single-family residences |

**NEIGHBORHOOD PLAN:** Central West Austin**TIA:** N/A

**WATERSHED:** Taylor Slough South**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

88--West Austin Neighborhood Group  
 511--Austin Neighborhoods Council  
 742--Austin Independent School District  
 786--Home Builders Association of Greater Austin  
 384--Save Barton Creek Assn.

**SCHOOLS:**

Austin Independent School District

- Casis Elementary School
- O. Henry Middle School
- Austin High School

**RELATED CASES:** N/A**CASE HISTORIES:**

| <b>NUMBER</b> | <b>REQUEST</b>  | <b>COMMISSION</b>                                                                                                                    | <b>CITY COUNCIL</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C14-96-0071   | SF-3 to SF-5-CO | 07/30/96: Recommendation of SF-6-CO subject to a 10 foot minimum building setback from all adjoining properties. (5-0).              | 10/31/96: Granted SF-5-CO CO: <ul style="list-style-type: none"> <li>• No structure or part of a structure shall be constructed or maintained within 10 feet of the perimeter of the property.</li> <li>• No structure or part of a structure shall be constructed or maintained within the area described in the metes &amp; bounds description attached.</li> <li>• The number of dwelling units on the property shall not exceed six dwelling units within 3 buildings.</li> </ul> (7-0) |
| C14-96-0071   | SF-3 to SF-4A   | 01/31/06: PP TO 4-18-06 BY CONSENT (NEIGH); (8-0)<br><br>04/18/06:P PP TO 6-6-06 (AP); (9-0)<br><br>06/06/06: Withdrawn by applicant | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

**ABUTTING STREETS:**

| NAME                    | ROW    | PAVEMENT | CLASSIFICATION | BICYCLE<br>PLAN | CAPITAL<br>METRO | SIDEWALKS |
|-------------------------|--------|----------|----------------|-----------------|------------------|-----------|
| Exposition<br>Boulevard | Varies | Varies   | Arterial       | Yes             | Yes              | Yes       |

**CITY COUNCIL DATE:**  
**September 27, 2007**

**ACTION:**

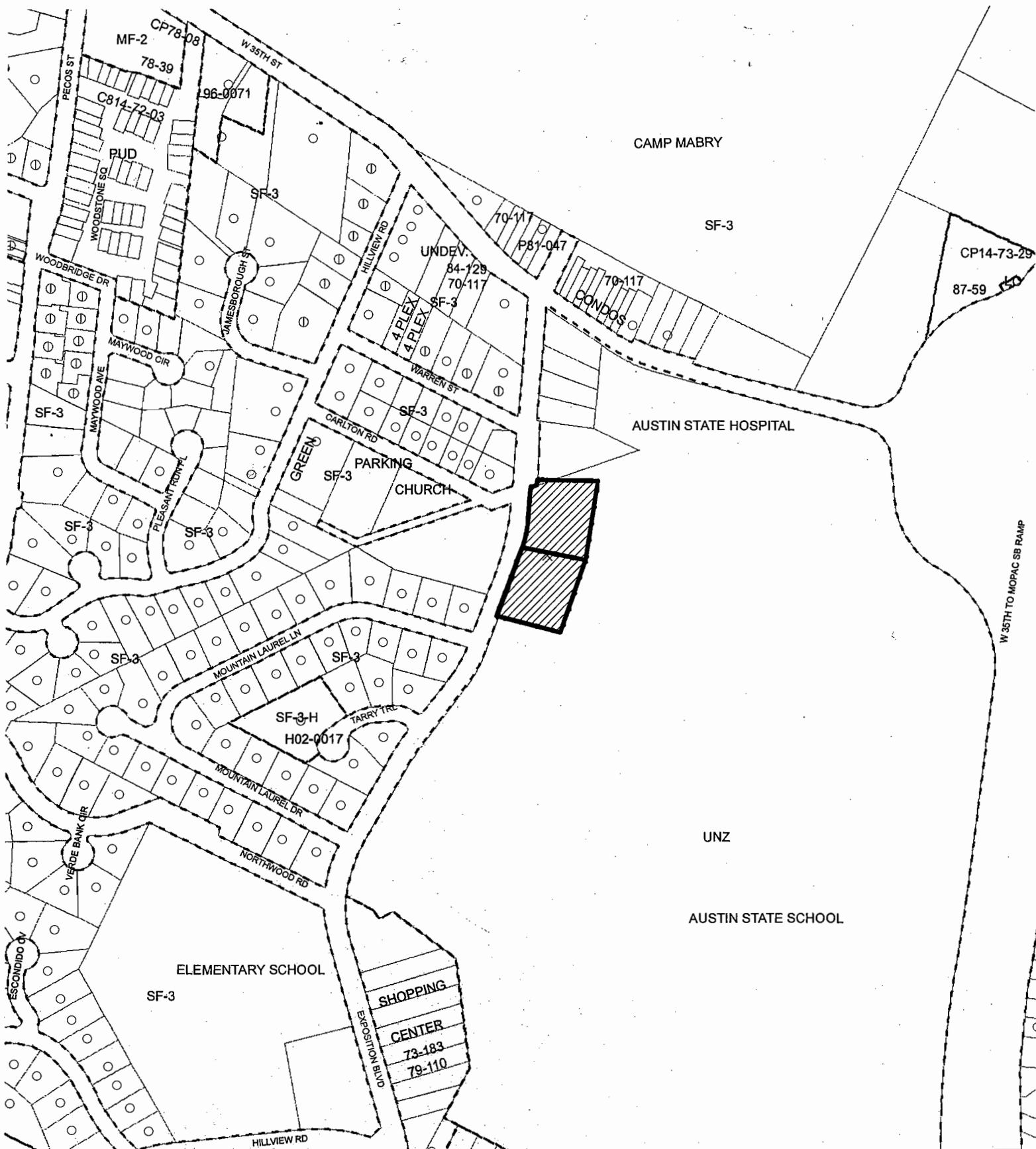
**ORDINANCE READINGS:**    1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

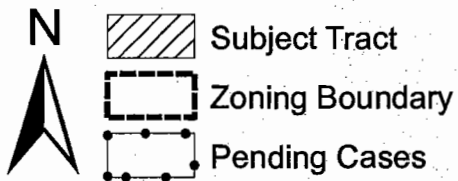
**CASE MANAGER:** Jorge E. Rousselin, NPZD

**PHONE:** 974-2975

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



# PLANNED UNIT DEVELOPMENT

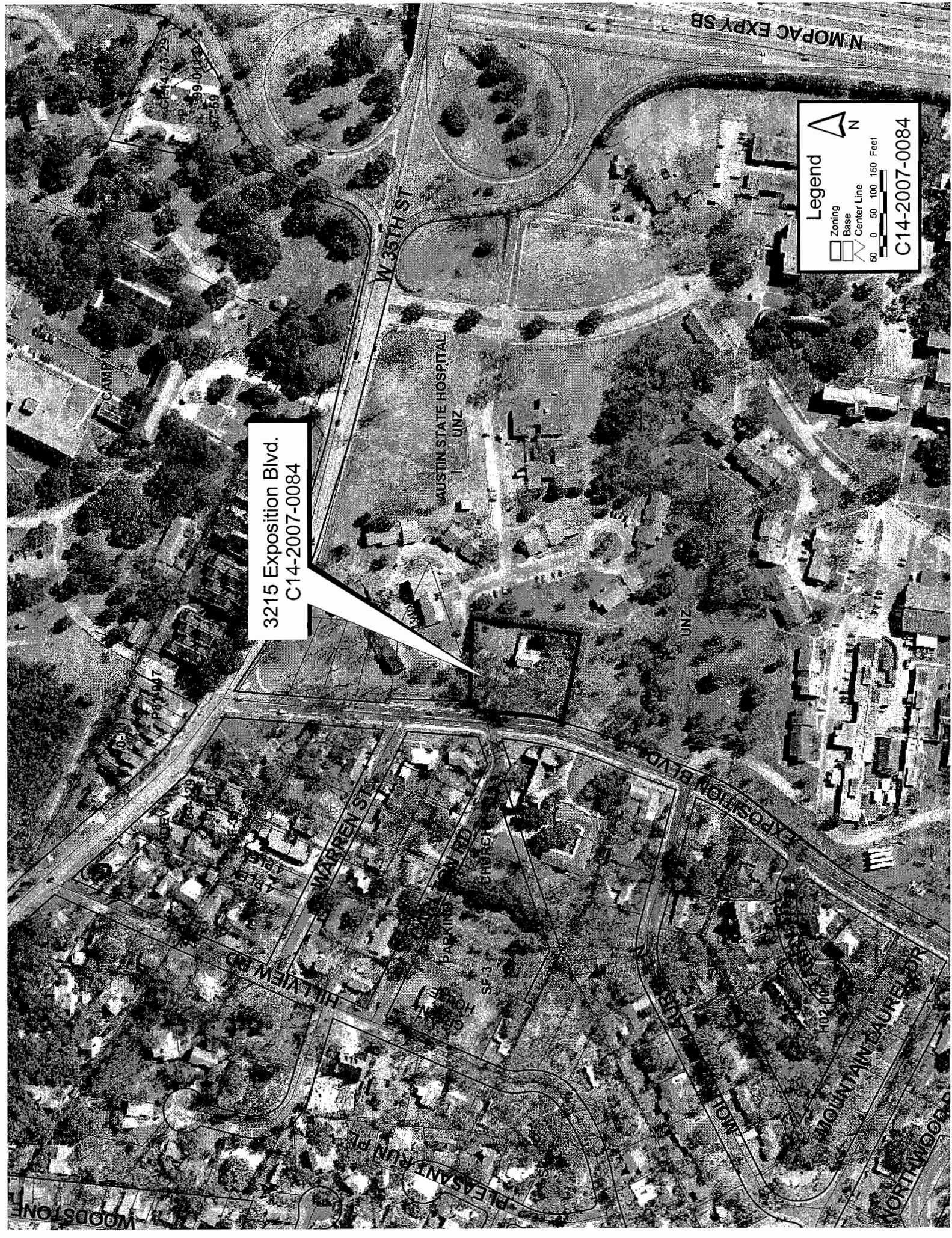


**ZONING CASE#:** C14-2007-0084  
**ADDRESS:** 3215 EXPOSITION BLVD  
**SUBJECT AREA:** 2.182 ACRES  
**GRID:** H25-26  
**MANAGER:** J. ROUSSELIN



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



3215 Exposition Blvd.  
C14-2007-0084

**Legend**

Zoning  
Base  
Center Line

50 0 50 100 150 Feet

C14-2007-0084

## STAFF RECOMMENDATION

Staff offers an alternate recommendation of SF-6. The Staff recommendation is based on the following considerations:

- 1.) The recommended zoning classification is compatible with existing residential uses along Exposition boulevard;
- 2.) The recommended zoning classification will allow for a transition of land uses from MoPac Expressway to the established residential neighborhood; and
- 3.) The recommended zoning classification will encourage a diversification of residential land uses in the area while allowing the proposed land use requested.

## BASIS FOR RECOMMENDATION

- 1.) *The recommended zoning should be consistent with the purpose statement of the district sought.*

### *§ 25-2-61 TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT DESIGNATION.*

*Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.*

The recommended zoning classification will allow for residential land use diversification while encouraging a transition of land uses to the established neighborhood.

- 2.) *The proposed zoning should promote consistency, and orderly planning.*

Other properties in the immediate vicinity are zoned for residential development at various densities. Existing properties west of the site include single-family residential and a church.

## EXISTING CONDITIONS

### Site Characteristics

The subject rezoning area consists of a 2.182 acre site fronting Exposition Boulevard which was auctioned by the State. There is no designated zoning on the property. Access to the property is proposed off Exposition. The site fronts single family residential, a church, and abuts the Austin State School. Impervious cover shall be limited by watershed regulations.

### Transportation

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

### **Environmental and Impervious Cover**

1. The site is located over the Edward's Aquifer Recharge Zone. The site is in the Taylor Slough South Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Net Site Area</i> | <i>% NSA with Transfers</i> |
|-----------------------------------|---------------------------|-----------------------------|
| One or Two Family Residential     | 30%                       | 40%                         |
| Multifamily Residential           | 40%                       | 55%                         |
| Commercial                        | 40%                       | 55%                         |

2. According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
3. The site is not located within the endangered species survey area.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
7. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

### **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 relocation, and abandonment. 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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

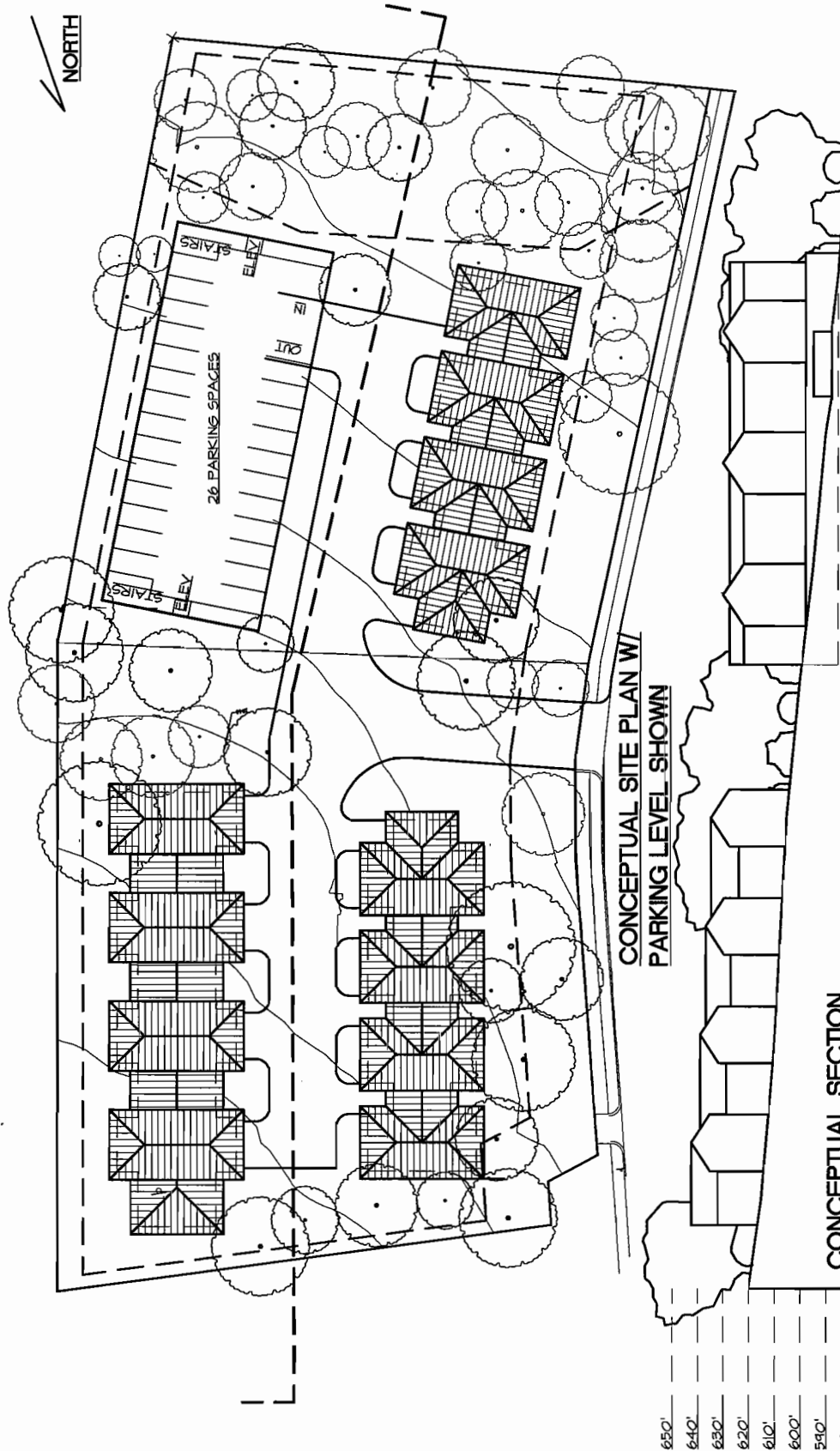
### **Site Plan and Compatibility Standards**

1. Site plans will be required for any new development other than single-family or duplex residential.

2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

### **Compatibility Standards**

3. The site is subject to compatibility standards. Along the south property line that abut single family zoning or use, the following standards apply:
  - No structure may be built within 25 feet of the property line.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the 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.
  - No parking or driveways are allowed within 25 feet of the property line.
  - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
4. Additional design regulations will be enforced at the time a site plan is submitted.
  - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.



**CONCEPTUAL SITE PLAN W/  
PARKING LEVEL SHOWN**

## CONCEPTUAL SECTION

**ELM TERRACE 3215 EXPOSITION**

|                        |                   |
|------------------------|-------------------|
| <b>3215 EXPOSITION</b> |                   |
| PARCEL 1               | 47,143 SF.        |
| PARCEL 2               | 47,806 SF.        |
| <b>TOTAL</b>           | <b>94,949 SF.</b> |

**\*TOTAL IMPERVIOUS COVER ALLOWED  
PER WATERSHED (TAYLOR SLOUGH)  
40%**

ZONING REQUEST FOR MF-1

|                           |       |
|---------------------------|-------|
| ALLOWABLE HEIGHT          | 40 FT |
| MAXIMUM BUILDING COVERAGE | 45%   |
| MAXIMUM IMPERVIOUS COVER  | 55%   |
| TOTAL IMPERVIOUS COVER*   | 40%   |
| MAXIMUM UNITS PER ACRE    | 17    |

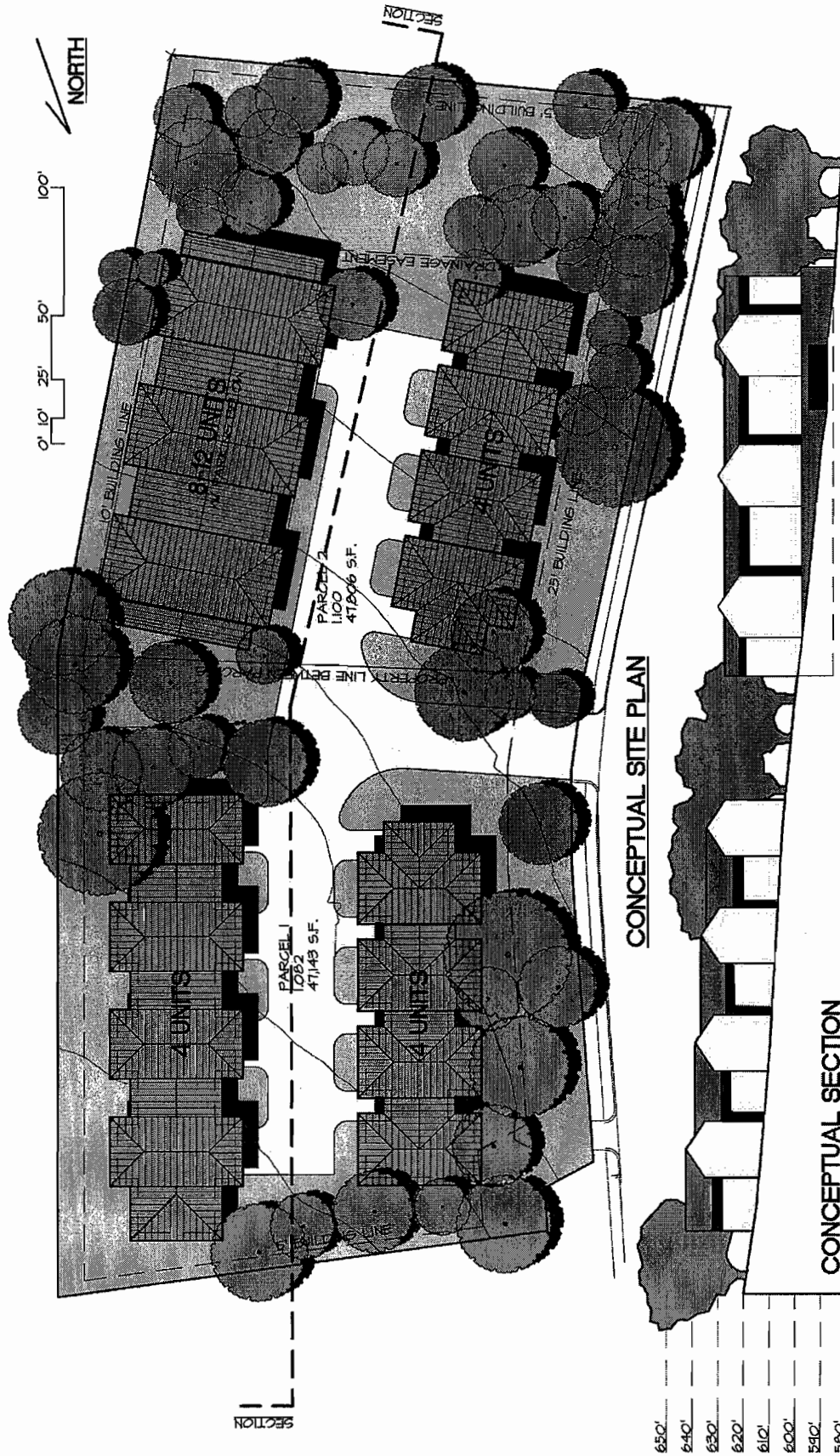
THE MAXIMUM # OF UNITS (WITH 2 BEDROOMS OR MORE) IS CAPPED AT 27 PER SECTION 25-2-560 OF THE LDC

**PROPOSED LAND PLAN  
12-15 TOWNHOUSES  
Ø-12 FLATS**

2 STORIES  
2 STORIES  
PARKING BELOW  
24,342 S.F.  
26% OF SITE  
13,420 S.F.  
13% OF SITE  
39% TOTAL IMP COVER

0' 10' 25' 50' 100'

NORTH



CONCEPTUAL SITE PLAN

CONCEPTUAL SECTION

ELM TERRACE 3215 EXPOSITION

1"=40'

3215 EXPOSITION  
PARCEL 1 47,143 S.F.  
PARCEL 2 47,806 S.F.  
TOTAL 94,949 S.F.  
\*TOTAL IMPERVIOUS COVER ALLOWED PER WATERSHED (TAYLOR SLOUGH) 40%

ZONING REQUEST FOR MF-1  
ALLOWABLE HEIGHT 40 FT  
MAXIMUM BUILDING COVERAGE 45%  
MAXIMUM IMPERVIOUS COVER 55%  
TOTAL IMPERVIOUS COVER\* 40%  
MAXIMUM UNITS PER ACRE 17  
THE MAXIMUM # OF UNITS (WITH 2 BEDROOMS OR MORE) IS CAPPED AT 21 PER SECTION 25-2-560 OF THE LDC

PROPOSED LAND PLAN  
12-15 TOWNHOUSES  
8-12 FLATS  
BUILDING COVERAGE  
ADDITIONAL IMP. COVER (DRIVEWAYS/SIDEWALKS PATIOS/ DRAINAGE)  
2 STORIES  
2 STORIES  
W/PARKING BELOW  
24,342 S.F.  
26% OF SITE  
13,420 S.F.  
13% OF SITE  
34% TOTAL IMP COVER

## Rousselin, Jorge

---

**From:** Blake Tollett [REDACTED]  
**Sent:** Saturday, July 21, 2007 11:11 AM  
**To:** Rousselin, Jorge  
**Subject:** C14-2007-0084; 3215 Exposition Blvd.

20 July 2007

Jorge Rousselin  
Neighborhood Planning & Zoning Department City of Austin PO Box 973 Austin, Texas 78767-0973

RE: C14-2007-0084; 3215 Exposition Boulevard

Dear Mr. Rousselin:

After meeting with the applicant of this case, Steve Beuerlein, in open meeting, and after discussion, the Executive Committee (ExComm) of West Austin Neighborhood Group (WANG) has voted electronically to oppose the above referenced rezoning request. The basis of our opposition focuses on the "spot zoning" nature of the request as well as the fact that an MF-1 zoning would then set a precedent.

For many years, the neighbors and neighborhood association have been successful in retaining an SF-3 zoning category, other than designated commercial retail/office centers, along both sides of Exposition Boulevard from Enfield Road to 35th Street. In the last several years, there have been three major church campus expansions in this stretch of Exposition Boulevard, and through cooperative efforts between neighbors and churches, the expansions have been accomplished under a zoning of SF-3. The only other non-SF-3 zoning cited by the Staff report as precedence is at 3003 West 35th Street. WANG was opposed to the upzoning request in that 1996 case, and the valid petition by the neighbors was only broken during the hearing before City Council.

The lots applicant purchased for in excess of \$2.65 million and is now asking to be rezoned MF-1 are potentially the first of the Austin State School property the State will sell off as surplus land. Just looking at the map, there is easily as much similarly situated property just to the south. It is the gradual, and maybe not so gradual, addition of the State School property into the neighborhood that has us truly nervous.

Bryker Woods, Pemberton Heights and Tarrytown are just beginning the Central West Austin Neighborhood Plan, and that planning process would be the natural place for the stakeholders to come together with a vision as to what happens with the State School property. We are not allowed that luxury. Unfortunately the State has shown no interest in becoming a part of the neighborhood planning process, and the neighborhood is faced with this rezoning request now.

At the minimum, what happens here will set the precedent for what happens in the future along that portion of Exposition. The neighborhood knows that if the State School property is developed out there will be densification of the tract. We are asking the Planning Commission to recommend to Council a zoning category of SF-3. That is consistent to what is currently along both sides of Exposition and will begin to buffer the neighborhoods on all sides of the State School property. Let's put the denser zoning deeper into the tract and more towards Mo-Pac. We are asking the Planning Commission to make the applicant justify this intense of a zoning category across the street from an SF-3 neighborhood. The new neighbors are coming. Let us integrate them correctly.

A representative of the neighborhood association will attend the Planning Commission meeting, and please feel free to contact us.

Sincerely;

Blake Tollett, West Austin Neighborhood Group  
PO Box 5722  
Austin 78763-5722

## 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:** C14-2007-0084

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

**Public Hearing:**

July 24, 2007 Planning Commission

William Nemi

Your Name *(please print)*

2703 Warren Street

Your address(es) affected by this application

William P. Nemi 7/20/07

Signature

Date

Comments: I would be willing to support  
the application only if there were a  
way to ensure that the total number  
of units on the property were limited  
to the maximum 24 units presented  
in the conceptual plan provided to  
the neighbors by the owners without  
a legal mechanism ensuring this  
restriction, I am willing to support  
the request.

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

20 JULY 2007

**RECEIVED**

JUL 24 2007

JORGE ROUSSELIN  
NEIGHBORHOOD PLANNING & ZONING DEPARTMENT  
CITY OF AUSTIN  
PO Box 973  
AUSTIN, TEXAS 78767-8810

**Neighborhood Planning & Zoning**

**RE: C14-2007-0084; 3215 EXPOSITION BOULEVARD**

**DEAR MR. ROUSSELIN:**

AFTER MEETING WITH THE APPLICANT OF THIS CASE, STEVE BEUERLEIN, IN OPEN MEETING, AND AFTER DISCUSSION, THE EXECUTIVE COMMITTEE (EXCOMM) OF WEST AUSTIN NEIGHBORHOOD GROUP (WANG) HAS VOTED ELECTRONICALLY TO OPPOSE THE ABOVE REFERENCED REZONING REQUEST. THE BASIS OF OUR OPPOSITION FOCUSES ON THE "SPOT ZONING" NATURE OF THE REQUEST AS WELL AS THE FACT THAT AN MF-1 ZONING WOULD THEN SET A PRECEDENT.

FOR MANY YEARS, THE NEIGHBORS AND NEIGHBORHOOD ASSOCIATION HAVE BEEN SUCCESSFUL IN RETAINING AN SF-3 ZONING CATEGORY, OTHER THAN DESIGNATED COMMERCIAL RETAIL/OFFICE CENTERS, ALONG BOTH SIDES OF EXPOSITION BOULEVARD FROM ENFIELD ROAD TO 35TH STREET. IN THE LAST SEVERAL YEARS, THERE HAVE BEEN THREE MAJOR CHURCH CAMPUS EXPANSIONS IN THIS STRETCH OF EXPOSITION BOULEVARD, AND THROUGH COOPERATIVE EFFORTS BETWEEN NEIGHBORS AND CHURCHES, THE EXPANSIONS HAVE BEEN ACCOMPLISHED UNDER A ZONING OF SF-3. THE ONLY OTHER NON-SF-3 ZONING CITED BY THE STAFF REPORT AS PRECEDENCE IS AT 3003 WEST 35TH STREET. WANG WAS OPPOSED TO THE UPZONING REQUEST IN THAT 1996 CASE, AND THE VALID PETITION BY THE NEIGHBORS WAS ONLY BROKEN DURING THE HEARING BEFORE CITY COUNCIL.

THE LOTS APPLICANT PURCHASED FOR IN EXCESS OF \$2.65 MILLION AND IS NOW ASKING TO BE REZONED MF-1 ARE POTENTIALLY THE FIRST OF THE AUSTIN STATE SCHOOL PROPERTY THE STATE WILL SELL OFF AS SURPLUS LAND. JUST LOOKING AT THE MAP, THERE IS EASILY AS MUCH SIMILARLY SITUATED PROPERTY JUST TO THE SOUTH. IT IS THE GRADUAL, AND MAYBE NOT SO GRADUAL, ADDITION OF THE STATE SCHOOL PROPERTY INTO THE NEIGHBORHOOD THAT HAS US TRULY NERVOUS. BRYKER WOODS, PEMBERTON HEIGHTS AND TARRYTOWN ARE JUST BEGINNING THE CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN, AND THAT PLANNING PROCESS WOULD BE THE NATURAL PLACE FOR THE STAKEHOLDERS TO COME TOGETHER WITH A VISION AS TO WHAT HAPPENS WITH THE STATE SCHOOL PROPERTY. WE ARE NOT ALLOWED THAT LUXURY. UNFORTUNATELY THE STATE HAS SHOWN NO INTEREST IN BECOMING A PART OF THE NEIGHBORHOOD PLANNING PROCESS, AND THE NEIGHBORHOOD IS FACED WITH THIS REZONING REQUEST NOW.

AT THE MINIMUM, WHAT HAPPENS HERE WILL SET THE PRECEDENT FOR WHAT HAPPENS IN THE FUTURE ALONG THAT PORTION OF EXPOSITION. THE NEIGHBORHOOD

KNOWS THAT IF THE STATE SCHOOL PROPERTY IS DEVELOPED OUT THERE WILL BE DENSIFICATION OF THE TRACT. WE ARE ASKING THE PLANNING COMMISSION TO RECOMMEND TO COUNCIL A ZONING CATEGORY OF SF-3. THAT IS CONSISTENT TO WHAT IS CURRENTLY ALONG BOTH SIDES OF EXPOSITION AND WILL BEGIN TO BUFFER THE NEIGHBORHOODS ON ALL SIDES OF THE STATE SCHOOL PROPERTY. LET'S PUT THE DENSER ZONING DEEPER INTO THE TRACT AND MORE TOWARDS MO-PAC. WE ARE ASKING THE PLANNING COMMISSION TO MAKE THE APPLICANT JUSTIFY THIS INTENSE OF A ZONING CATEGORY ACROSS THE STREET FROM AN SF-3 NEIGHBORHOOD. THE NEW NEIGHBORS ARE COMING. LET US INTEGRATE THEM CORRECTLY.

A REPRESENTATIVE OF THE NEIGHBORHOOD ASSOCIATION WILL ATTEND THE PLANNING COMMISSION MEETING, AND PLEASE FEEL FREE TO CONTACT US.

SINCERELY;

A handwritten signature in black ink, appearing to read "Blake Tollett", with a long horizontal stroke extending to the right.

BLAKE TOLLETT, WEST AUSTIN NEIGHBORHOOD GROUP  
PO Box 5722  
AUSTIN 78763-5722

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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.

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**Case Number:** C14-2007-0084

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

**Public Hearing:**

July 24, 2007 Planning Commission

A. Brooks Schwelke

Your Name (please print)

2702 Carlton Road

Your address(es) affected by this application

[Signature]

Signature

7/23/07

Date

☒ I am in favor  
☐ I object

Comments:

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

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**Case Number: C14-2007-0084**

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

**Public Hearing:**

July 24, 2007 Planning Commission

|                                                   |
|---------------------------------------------------|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object                 |

ALICE GLASCO

Your Name (please print)

3300 EXPOSITION BLVD

Your address(es) affected by this application

Alice Glasco

Signature

8/21/07

Date

Comments:

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

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**Case Number:** C14-2007-0084

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

**Public Hearing:**

July 24, 2007 Planning Commission

*Herbert Tays*

☒ I am in favor  
☐ I object

Your Name (please print)

*+ 2701 Warren St.*

*3302 + 3304 Exposition B/V.*

Your address(es) affected by this application

*Herbert Tays*  
Signature

*8/15/07*  
Date

Comments:

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

**A. BOONE ALMANZA  
3221 STEVENSON  
AUSTIN, TEXAS 78703**

August 20, 2007

*via Telecopy No. 974-6054*

Jorge Rousselin  
City of Austin  
Neighborhood Planning & Zoning Department  
P.O. Box 1088  
Austin, Texas 78767

Re: Case No. C14-2007-0084 – Public Hearing August 28, 2007  
Austin Elm Terrace, LP

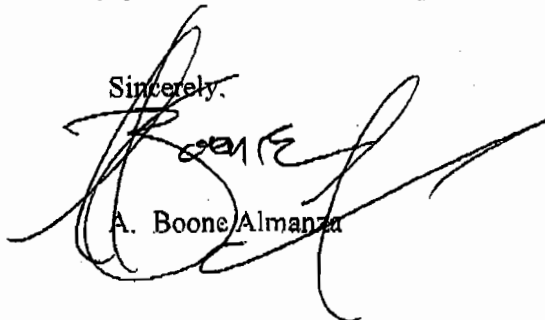
Dear Mr. Rousselin:

Please allow me this opportunity to provide you with my comments regarding the zoning change requested by Austin Elm Terrace, LP for the project at 3215 Exposition Boulevard. I have been a resident of Tarrytown for almost forty years of my life, and therefore, I feel that I have a good insight into the neighborhood as well as to the current makeup of the area and the changes taking place in the area. I do not live within 300 feet of the proposed development, but I am aware of the development as well as the conceptual plan proposed by Austin Elm Terrace, LP. In my view, the MF-1 zoning is entirely appropriate for this location because it minimizes the number of curb cuts along Exposition and creates architecturally appropriate multi-family units. If this property stays single family housing, it will require numerous curb cuts on the east side of Exposition from Mountain Laurel to W. 35<sup>th</sup> Street which is undesirable. Consequently, it is very appropriate for this property to be zoned MF-1 because it decreases the traffic and problems along Exposition and provides appropriate density for the area. Moreover, there are numerous multi-family residences within a stone's throw of the location, in particular, along W. 35<sup>th</sup> Street, and therefore, the project maintains the residential feel of the surrounding area and achieves appropriate density sought by the City of Austin for the area.

Consequently, please consider my comments as in favor of the project and in favor of the proposed zoning change to MF-1.

If you have any questions about my position on this matter, please feel free to contact me.

Sincerely,



A. Boone Almanza

## PUBLIC HEARING INFORMATION

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Case Number: C14-2007-0084

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing: ~~July 24, 2007~~ postponed by WANG to 8-28-07

Planning Commission

|                                                   |
|---------------------------------------------------|
| <input checked="" type="checkbox"/> I am in favor |
| <input type="checkbox"/> I object                 |

Michael Cummins

Your Name (please print)

2606 Woodmont Ave / 1803 Exposition / 2511 Woodh

Your address(es) affected by this application

Michael Cummins

Signature

Date

Comments: I understand the property owner

is requesting a MFI zoning with

a single curb cut and similar

density to the SFC zoning. The

condominium association will be

a great benefit to many people that

already live in the town that are

looking to downsize abit. I am all

for this zoning. mcummins@austin

.com

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Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C14-2007-0084**

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

### Public Hearing:

July 24, 2007 Planning Commission

*DICK RATHGEBER*

Your Name (please print)

*2711 HILLVIEW GREEN LAN.*

Your address(es) affected by this application

*Did Rathgeber Aug 23-07*

Signature

Date

### Comments:

*We have to recognize that your property values in the area are all going to have greater density.*

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

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Public Hearing: postponed by WANG to 8-28-07

July 24, 2007 Planning Commission

Scott Kidd

Your Name (please print)

3204 Bonnie

Your address(es) affected by this application

*[Signature]*

Signature

Date

8-21-07

Comments:

This seems to offer a useful case addition to the neighborhood.

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Jorge Rousselin

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Case Number: C14-2007-0084  
 Contact: Jorge Rousselin, (512) 974-2975  
 Public Hearing: postponed by WANG to 8-28-07  
 July 24, 2007 Planning Commission

☒ I am in favor  
☐ I object

Blake Cervantes  
 Your Name (please print)

3610 Bridle Path  
 Your address(es) affected by this application

[Signature]  
 Signature

8/21/07  
 Date

Comments: The area of discussion  
is in need of renovation.  
The neighborhood will  
benefit from this development.

If you use this form to comment, it may be returned to:  
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 Neighborhood Planning and Zoning Department  
 Jorge Rousselin  
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Contact: Jorge Rousselin, (512) 974-2975

Public Hearing: ~~postponed~~ by WANG to 8:28-07

July 24, 2007 Planning Commission

Joy HARDEMAN

Your Name (please print)

3610 Bridle Path #B 78703

Your address(es) affected by this application

Signature

Date

Comments: As a homeowner, I support this project.

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

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Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810