

ADDENDUM

Staff recommends the following changes be made when the North Burnet/Gateway Master Plan is finalized following the Planning Commission and City Council public hearings:

p. 4:15 Transportation Connectivity and Access Recommendations

9. Modify Duval Road from MoPac to Burnet Rd to allow two-way traffic. Work with TxDOT to evaluate the feasibility of options for improving the MoPac/Duval Road intersection, including extending the MoPac access roads using a grade-separated crossing over the UP railroad, modifying Duval Road/Gracy Farms Road from MoPac to Burnet to allow two-way traffic, and/or modifying turn lanes or through lanes on the MoPac access roads to facilitate traffic flow.

10. Encourage the University of Texas to provide street connectivity through the UT Pickle Research Campus as development occurs on the campus over time. A north-south street connection between Braker Lane and Longhorn Blvd would help with traffic distribution in the area and would provide an important alternative route to Burnet Road.

p. 4:37 Community Facilities

- Police substations, fire and EMS stations and branch libraries should be dispersed throughout the district and be built in a format similar to that required by all private sector development, i.e., meeting urban design standards by locating buildings on-the-street and reinforcing the public realm, to the extent that operational needs are not impacted. They should be integrated. The integration of public facilities into another building, such as an apartment or mixed use building should be encouraged, where possible.



AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: 10/18/2007 CASE NUMBER:

PROPOSED CODE AMENDMENT:

NORTH BURNET / GATEWAY NEIGHBORHOOD PLAN. THE PLAN STATES THAT KEY GOAL OF THE PLAN IS TO PROMOTE A JOBS-HOUSING BALANCE IN THE DISTRICT, WITH A WIDE RANGE OF HOUSING OPTIONS LOCATED CLOSE TO TRANSIT.

RECOMMENDATIONS INCLUDE:

- PROVIDE DENSITY BONUSES FOR DEVELOPMENTS THAT INCLUDE RENTAL UNITS AT 60% MFI OR OWNERSHIP UNITS AT 80% MFI;
- CONSIDER INCREASING THE VALUE OF CITY INCENTIVES (E.G. FEE WAIVERS) IN THE DISTRICT;
- CREATE PUBLIC / PRIVATE PARTNERSHIPS TO INCLUDE AFFORDABLE HOUSING IN ALL DEVELOPMENTS ON PUBLIC LAND;
- ENCOURAGE DEVELOPMENT OF HOUSING FOR SENIORS AND PERSONS WITH DISABILITIES.

IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT

☐ INCREASE ☒ DECREASE ☐ NO IMPACT

LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT

☒ INCREASE ☐ DECREASE ☐ NO IMPACT

IMPACT ON COST OF DEVELOPMENT

☐ INCREASE ☒ DECREASE ☐ NO IMPACT

PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:

A **POSITIVE IMPACT ON AFFORDABILITY** IS ANTICIPATED IF THE PLAN WERE TO BE IMPLEMENTED.

ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:

NO CHANGES NECESSARY.

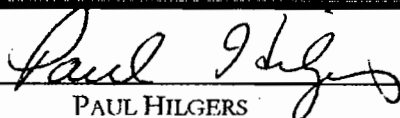
OTHER RECOMMENDATIONS:

IMPLEMENTATION OF A DENSITY BONUS INCLUDING AFFORDABLE HOUSING AND OTHER PUBLIC BENEFITS WILL BE INCLUDED IN PHASE TWO OF THE NB/G ZONING CHANGES, ANTICIPATED FOR SUMMER OR FALL 2008.

DATE PREPARED:

SEPTEMBER 17, 2007

DIRECTOR'S SIGNATURE:


PAUL HILGERS

PLANNING COMMISSION COMMENT FORM

File # C14-2007-0157

Planning Commission Hearing Date: Sept. 25, 2007

Comments: Please add a goal to the plan to minimize the impact to neighboring areas.

Also the N. Burnet area should be renamed. There is already a Burnet, TX and it is North of the N. Burnet area. Keeping the name N. Burnet will cause confusion in the future.

This is a good plan for preventing reducing urban sprawl, and supporting mass transit. However, this will ~~drastically~~ change North Austin and the environment residents in North Austin chose as their home. Please be sensitive to that.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

Name (please print) Scott Peterson

Address 13019 Scofield Farms Drive.

- ☒ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners within 300 feet of a proposed development and affected neighborhood organizations be notified that an application for development has been filed.

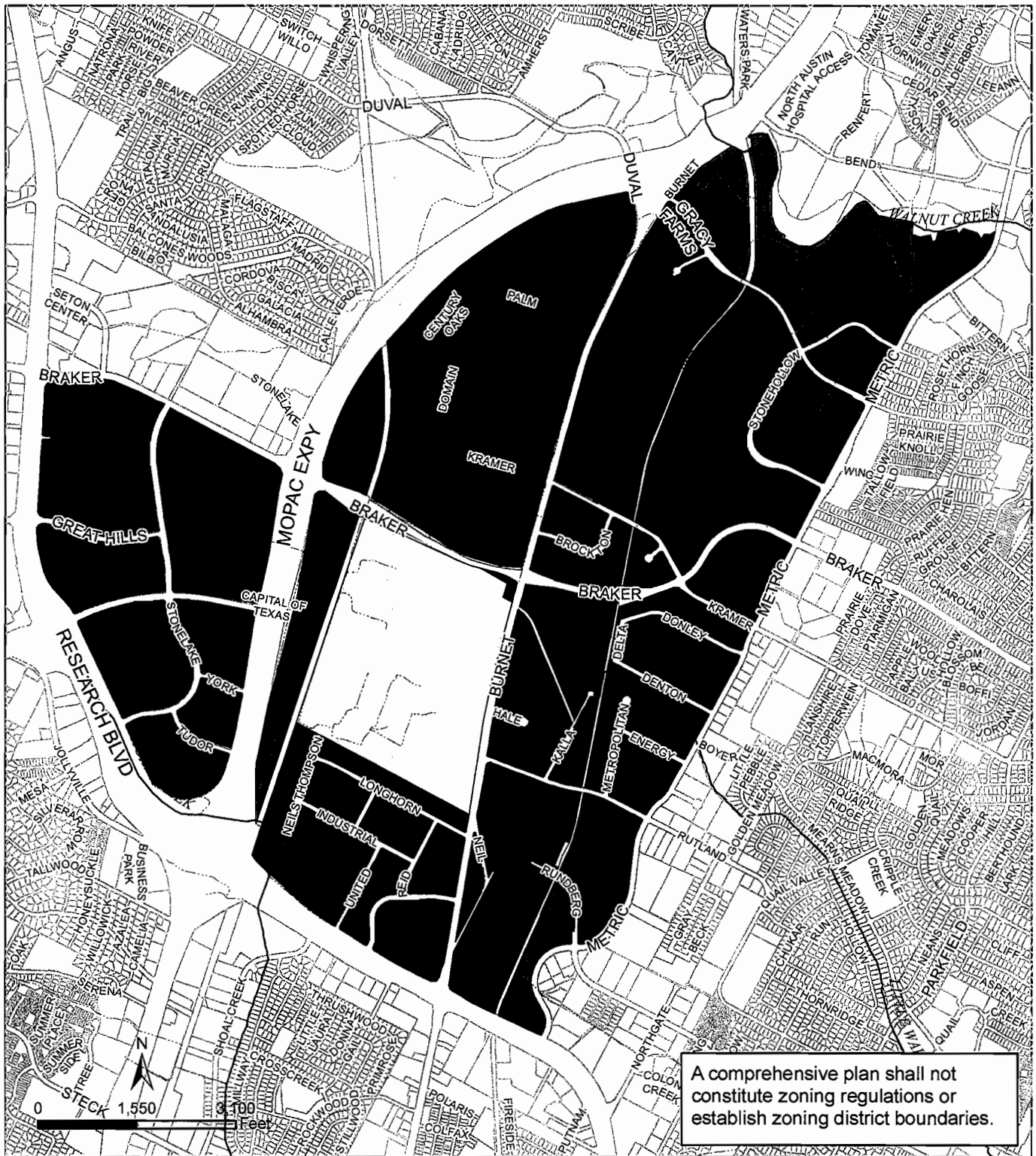
This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner within 300 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.



North Burnet-Gateway Combined Neighborhood Planning Area Future Land Use Map (FLUM)



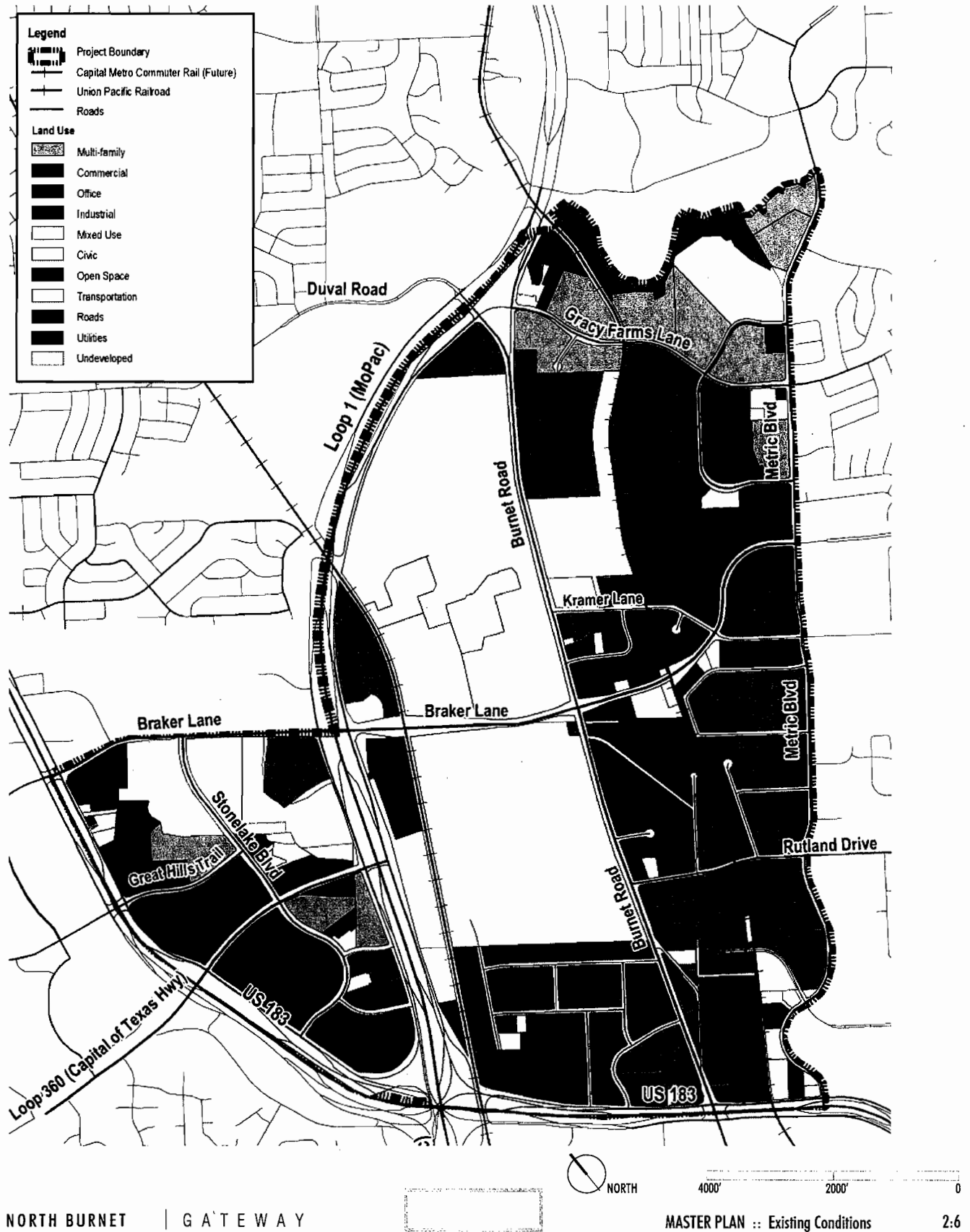
City of Austin
Neighborhood Planning and Zoning Dept.
Map Created July 11, 2007

Future Land Use Categories

-  Mixed Use
-  High Density Mixed Use
-  Industry
-  Civic
-  Recreation & Open Space

EXISTING LAND USE

Figure 2.6



Scarborough, Molly

From: GracywoodsNA@aol.com

Sent: Wednesday, October 10, 2007 2:47 PM

To: Scarborough, Molly

Subject: Fwd: Gracywoods NA: Our Opinion is needed by the City re: North Burnet/Gateway...

Molly Scarborough,

As I advised in my last email, I am forwarding the opinions of our residents to your department.

Regards,
Mary Rudig
Gracywoods Neighborhood Coach
www.gracywoods.org

See what's new at AOL.com and [Make AOL Your Homepage](#).

10/11/2007

Scarborough, Molly

From: Rebecca Moore [REDACTED]
Sent: Monday, October 08, 2007 10:09 PM
To: GracywoodsNA@aol.com
Subject: Re: Gracywoods NA: Our Opinion is needed by the City re: North Burnet/Gateway Plans

Please count me in as a "In Favor" vote for the North Burnet/Gateway Master Plan. It will be great to have the rail so close to the neighborhood!

Sincerely,

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

From: GracywoodsNA@aol.com
 Sent: Oct 8, 2007 4:15 PM
 To: GracywoodsNA@aol.com
 Subject: Gracywoods NA: Our Opinion is needed by the City re: North Burnet/Gateway Plans

We have received the letter below from the City Planning and Zoning. Please submit your input as a reply to this or by posting a reply on this subject on <http://www.gracywoods.org/forum> so the combined opinions of our area will be represented with the influence that a neighborhood of 1500 people can have. Your replies will be the representation for our neighborhood. This is a 30-year plan so will be a full reality for the upcoming generation.. your chance to make a difference.

"I am writing to request that you, as representatives of your respective neighborhoods, provide comments on the North Burnet/Gateway Master Plan for the City Council public hearing on October 18, 2007.

During the Sept. 25th Planning Commission public hearing for the North Burnet/Gateway Master Plan, Planning Commissioners specifically asked that Staff request representatives from the surrounding neighborhoods (specifically naming the Millwood and NACA neighborhoods) to provide their comments/input on the plan to the City Council.

There are two ways you can provide your comments:

- 1) Attend the City Council hearing on Oct. 18th (scheduled for 4pm) and input your comments into one of the kiosks in the City Hall lobby. You may indicate whether you are ☐in favor☐, ☐neutral☐ or ☐against☐ the Master Plan and you may also indicate whether you do or do not wish to speak. If you would like to speak, you will be given 2 minutes to provide your comments to the City Council.
- 2) Send your comments to me via email, fax or mail (see my contact information below) and I will include them in the backup materials for the Council members. If I receive these by noon on Wednesday, Oct. 10th, I will include them with the packet of information on the North Burnet/Gateway Plan submitted to Council a week prior to the meeting. If I receive them between Wed. Oct. 10th and noon on Oct. 18th, I will distribute the comments ☐at the dias☐ just prior to our presentation on the Master Plan.

Information about the North Burnet/Gateway Master Plan can be found on our website:
www.ci.austin.tx.us/zoning/north_burnet.htm

We appreciate you taking the time to voice your neighborhoods' interests in regards to the North Burnet/Gateway Master Plan's 30-year vision for the area between Hwy 183, Braker Lane, MoPac, Walnut Creek, and Metric Blvd. The Master Plan encourages redevelopment of the low-density light industrial and commercial uses in the area into a higher density mixed-use neighborhood that is more pedestrian and bike-friendly and takes advantage of the links to commuter rail transit."

See what's new at AOL.com and [Make AOL Your Homepage](#).

Scarbrough, Molly

From: jeanne shaub [REDACTED]
Sent: Tuesday, October 09, 2007 4:15 PM
To: GracywoodsNA@aol.com
Subject: Re: Gracywoods NA: Our Opinion is needed by the City re: North Burnet/Gateway Plans

I vote NO.

Yours truly, Jeanne Shaub

--- GracywoodsNA@aol.com wrote:

> We have received the letter below from the City Planning and Zoning.
> Please submit your input as a reply to this or by posting a reply on
> this subject on <http://www.gracywoods.org/forum> so the combined
> opinions of our area will be represented with the influence that a
> neighborhood of 1500 people can have.
> Your replies will be the representation for our neighborhood. This is a
> 30-year plan so will be a full reality for the upcoming generation..
> your chance to make a difference.
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>
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> We appreciate you taking the time to voice your neighborhoods'™
> interests in regards to the North Burnet/Gateway Master Plan's™
> 30-year vision for the area between Hwy 183, Braker Lane, MoPac,
> Walnut Creek,

From: Sue Reese [REDACTED]
Sent: Tue 10/9/2007 11:03 AM

To: GracywoodsNA@aol.com

Subject: RE: Gracywoods NA: Our Opinion is needed by the City re: North Burnet/Gateway Plans

I would love to see the development of the North Burnet/Gateway area go forward. We've lived in the Gracywoods Neighborhood for 30 years and seen a lot of changes. If this area. If there is not some improvement in the surrounding area, my concern is the area will die and the homes will fall in to disrepair. This is a lovely area, but is somewhat hidden, in that there are not a lot of people the realize the benefits of living in such a close in area. My vote, would be to see the development go forward as quickly as possible to help make this area a more viable and desirable place to live.