SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0049 – South Edge II (Part 3)

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6224 Crow Lane (Williamson Creek Watershed) from family residence-neighborhood plan (SF-3-NP) combining district zoning to multi-family residence low density-conditional overlay-neighborhood plan (MF-2-NP) combining district zoning with conditions. The Conditional Overlay limits development of the property to 2,000 vehicle trips per day. The Street Deed is for additional right-of-way on Crow Lane.

DEPARTMENT COMMENTS:

The Applicant has shown the proposed architectural designs to the Neighborhood Housing and Community Development Department and discussed the qualifying housing products and programs.

The Conditional Overlay and Street Deed incorporate the conditions imposed by the City Council at First Reading.

OWNER: Captuity Investments Three, Ltd. (Darin Davis).

AGENT: Alice Glasco Consulting (Alice Glasco).

DATE OF FIRST READING: May 8, 2008, approved MF-2-CO-NP district zoning with conditions, on First Reading (7-0).

CITY COUNCIL HEARING DATE: July 24, 2008

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0049 – South Edge II (Part 3) **P.C. DATE:** March 25, 2008
April 22, 2008

ADDRESS: 6224 Crow Lane

OWNER: Captuity Investments Three, LP (Darin Davis) **APPLICANT:** Alice Glasco Consulting (Alice Glasco)

ZONING FROM: SF-3-NP **TO:** MF-2-NP **AREA:** 3.05 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence low density – neighborhood plan – conditional overlay (MF-2-CO-NP) combining district zoning. The Conditional Overlay limits development of the property to less than 2,000 motor vehicle trips per day.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. [LDC, 25-6-55; TCM, Tables 1-7, 1-12]

PLANNING COMMISSION RECOMMENDATION:

March 25, 2008: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO APRIL 22, 2008.*

[M. DEALEY; T. ATKINS – 2ND] (8-0) C. EWEN – NOT YET ARRIVED

April 22, 2008: *APPROVED MF-2-CO-NP DISTRICT ZONING WITH CONDITIONS, AS STAFF RECOMMENDED.*

[S. KIRK; T. ATKINS – 2ND] (8-0) P. CAVAZOS – ABSENT

ISSUES:

The Applicant has met with residents who live along North Bluff Drive to discuss the proposed South Edge development.

DEPARTMENT COMMENTS:

The subject undeveloped property has frontage on both North Bluff Drive and Crow Lane and is zoned family residence – neighborhood plan (SF-3-NP) district. The property maintained its base district with the Sweetbriar rezonings completed in August 2005, although it was designated as "Mixed Use" and "Mixed Residential" on the Future Land Use Map (FLUM). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (FLUM).

The Applicant proposes to rezone the property to the multifamily residence low density – neighborhood plan (MF-2-NP) district in order to assemble additional area for condominiums or apartments along with the adjacent two properties to the east, known as South Edge II and South Edge II (Part 2), both recently zoned MF-2-NP. The Applicant's conceptual site plans show an interconnected, cohesive residential development with access to North Bluff Drive, Crow Lane and Little Texas Lane.

Other residential developments in the area include a condominium development under construction at the corner of North Bluff and Crow Lane (zoned MF-2-CO-NP and known as Skybridge) as well as a planned condominium project further south on North Bluff Drive for 40 units, known as La Vista on North Bluff (SF-6-NP). The existing apartment development to the north takes access to Little Texas Lane, is part of a Planned Unit Development and developed to an MF-2 density of 23 units per acre, up to three stories in height.

Staff supports multifamily residence low density (MF-2-NP) zoning in accordance with the adjacent MF-2-NP zoning and proposed condominium/apartment development (South Edge II), the zoning and Skybridge condominium development on the south side of Crow Lane, the existing apartments to the north. In addition, MF-2 base district will enable uniform site development regulations to be applied across all three sites.

The Staff's recommendation fits within Goal 1 of the South Congress Combined Neighborhood Plan which states, "Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods". MF-2-NP zoning provides the opportunity for a range of different residential types to be developed and promotes affordability.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	One single family residence
North	PUD-NP	Apartments
South	SF-3-NP; LR-MU-CO-NP; MF-2-CO-NP	Single family residences on large lots; Condominiums – under construction
East	MF-2-NP; PUD-NP	Undeveloped (planned for condominiums or apartments-South Edge II); Theater
West	LR-MU-NP; MH-NP	Construction sales and services business; Manufactured home park

NEIGHBORHOOD PLANNING AREA: South Congress Combined NPA (Sweetbriar)

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
300 – Terrell Lane Interceptor Association
428 – Barton Springs / Edwards Aquifer Conservation District
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
742 – Austin Independent School District
786 – Home Builders Association of Greater Austin
1037 – Homeless Neighborhood Organization

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-07-0016 – La Vista on North Bluff	SF-4A-NP to MF-3-NP	To Grant SF-6-NP	Approved SF-6-NP (6-21-07).
C14-03-0063 – Capitol Chevrolet	RR; NO-CO; GR-CO to GR	To Grant RR in its existing configuration, and GR-CO with 45' max. height and prohibited uses. Restrictive Covenant for the TIA.	Approved RR; GR-CO, as recommended by the ZAP (11-20-03)
C14-01-0069 – North Bluff Drive Rezoning	SF-3 to MF-2	To Grant MF-2-CO with CO for a 25' vegetative buffer along North Bluff Drive (6-5-01)	Approved MF-2-CO as recommended by the Planning Commission (8-9-01)
C14-99-0055 (RCA) – Capitol Chevrolet	Restrictive Covenant Amendment to remove access restrictions to North Bluff Drive	To Grant an amendment of the Restrictive Covenant to delete conditions #1 and #2, pertaining to driveway access on North Bluff Drive (9-23-03).	Approved the Restrictive Covenant Amendment, as recommended by the ZAP (10-23-03)
C14-99-0055 – Capitol Chevrolet, Geo South	SF-3 to GR & NO	To Grant GR-CO for Tract 1 and NO-CO for Tract 2 with a 10' vegetative buffer adjacent to North Bluff Drive; RR for Tract 3.	Approved GR-CO for Tract 1; NO-CO for Tract 2; RR for Tract 3. 10' landscaped buffer along North Bluff and same along

		Additional conditions agreed to between the Applicant and the Neighborhood Association: 60 db at the property line, 10' buffer along N. Bluff to be a landscaped buffer, and that vehicle storage, auto washing, repair, rentals are permitted only as accessory uses to the principal use of automotive sales. (4-27-99)	adjacent SF-3-H property; 60% impervious cover; shielded lighting; prohibit Congregate Living and Residential Treatment on NO-CO; 40' height on Tract 1. Restrictive Covenant limits property to 1 driveway along North Bluff Drive, with mechanized gate for security purposes and for employees only; prohibits access for delivery trucks for loading or unloading purposes; prohibits portable buildings or mobile homes except for those used for auto sales; noise level at property not to exceed 60 decibels (5-13-99).

RELATED CASES:

The tract is unplatted. The Preliminary Plan of North Bluff Subdivision for 23 urban and cottage lots was approved by the City on June 26, 2007 (C8-06-0226). The Final Plat was not recorded. The two adjacent tracts to the east on Crow Lane were rezoned from SF-3-NP to MF-2-NP in October 2007 and March 2008, in order to provide the opportunity to construct condominiums or apartments (C14-2007-0100 – South Edge II and C14-2007-0229).

Sweetbriar Neighborhood Plan Rezonings
The Sweetbriar Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005 (C14-05-0105).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bicycle Plan
Crow Lane	50 feet	14 – 19 feet	Cul-de-sac, Local Street	Along the bubble only	No, not within ¼	No

					mile	
North Bluff Drive	60 – 70 feet	26 – 27 feet	Collector	Yes, along this property	No	No

CITY COUNCIL DATE: April 24, 2008 **ACTION:** Approved a Postponement request by the Neighborhood to May 8, 2008 (7-0).

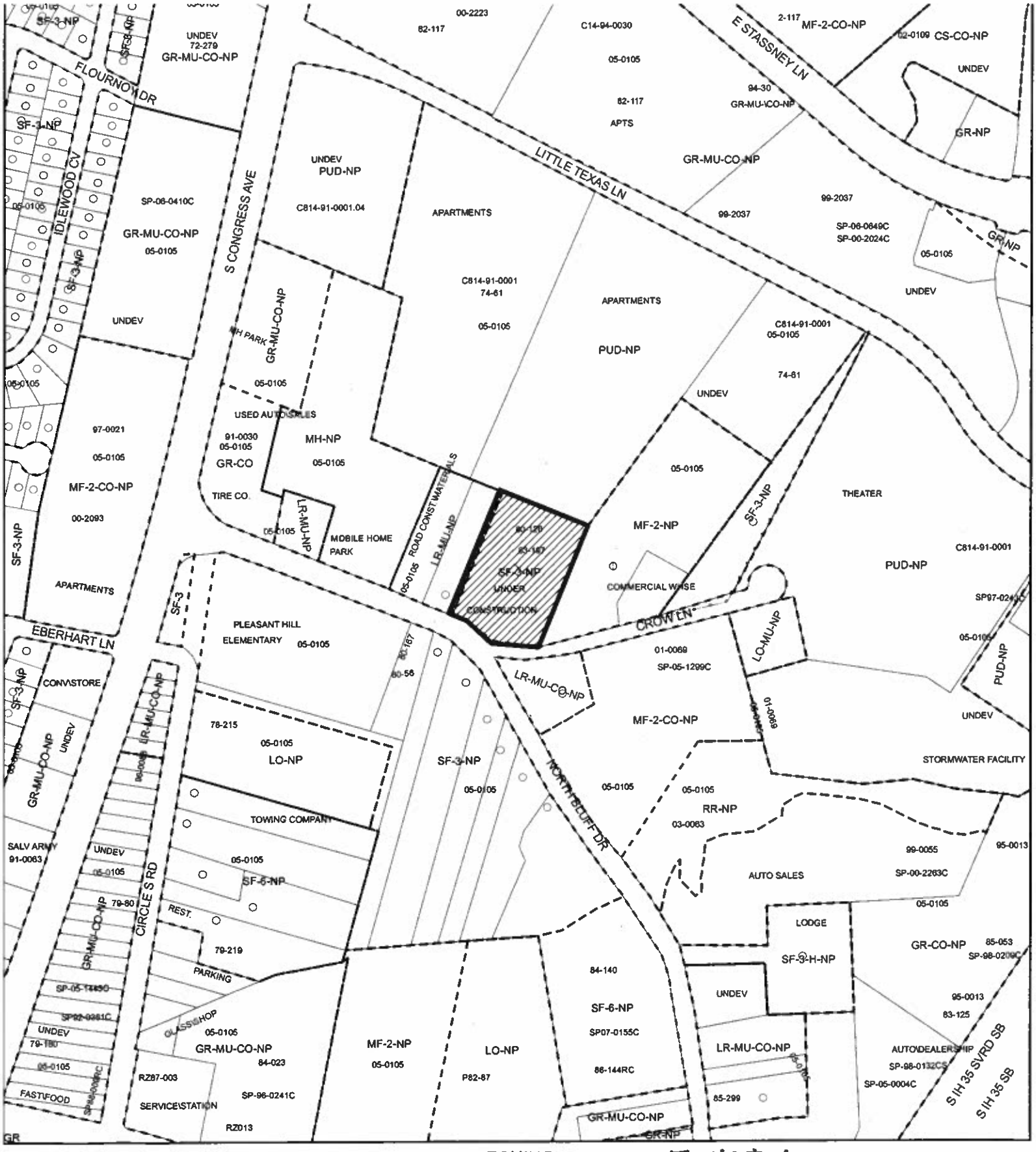
May 8, 2008 Approved MF-2-CO-NP district zoning with right-of-way dedication on Crow Lane, as Planning Commission recommended, on First Reading (7-0). Note: NHCD Staff to look at the Applicant's proposed architectural designs and see which if any City housing products and programs would qualify.

July 24, 2008

ORDINANCE READINGS: 1st May 8, 2008 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us



ZONING

EXHIBIT A

N

SUBJECT TRACT

ZONING BOUNDARY

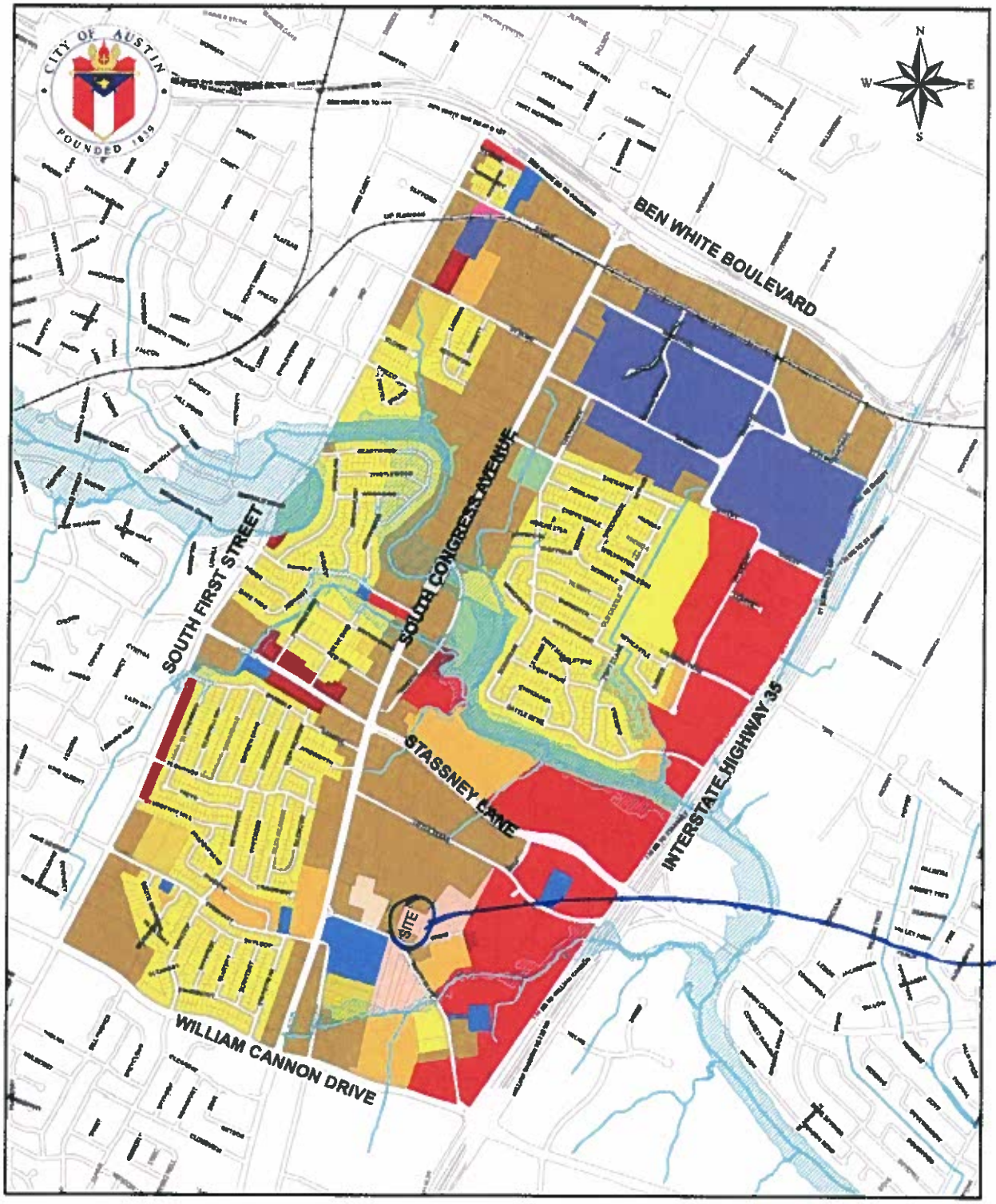
PENDING CASE

ZONING CASE#: **C14-2008-0049**
ADDRESS: **6224 CROW LANE**
SUBJECT AREA: **3.05 ACRES**
GRID: **G16**
MANAGER: **W. RHOADES**

OPERATOR: S. MEEKS

1" = 400'


CONGRESS AVE.
NORTH IH-35
EBERHART
LITTLE TEXAS
99-2037
SP-06-0649C
GR-MU-CO-NP
05-0105
MF-2-CO-NP
SP-02-0100C.SH
00-2093
97-002
APARTMENTS
USED AUTO SALES
MH-NP
MF-2-NP
PUD-NP
THEATER
80-120
83-197
SF-3-NP
LO-MU-NP
SAINT HILL ELEMENTARY
LO-NP
DAYCARE
96-0088
80-215
GR-CO-NP



PROPOSED REZONING AREA

South Congress Combined Neighborhood Planning Area: Future Land Use Map

Produced by the City of Austin
Neighborhood Planning and Zoning Department
Adopted August 18, 2005
Updated September 12, 2006

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

2,000 1,000 0 2,000 Feet

Legend

- Single-family
- Higher-Density Single Family
- Mobile Homes
- Mixed Residential
- Multi-family
- Commercial
- Mixed Use
- Warehouse/Limited Office
- Office
- Mixed Use/Office
- Industry
- Civic
- Open Space
- Utilities
- 100-year flood
- Creeks

EXHIBIT B

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence low density – neighborhood plan – conditional overlay (MF-2-CO-NP) combining district zoning. The Conditional Overlay limits development of the property to less than 2,000 motor vehicle trips per day.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. [LDC, 25-6-55; TCM, Tables 1-7, 1-12]

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The multifamily residence (low density) MF-2 district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

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

Staff supports multifamily residence low density (MF-2-NP) zoning in accordance with the adjacent MF-2-NP zoning and proposed condominium/apartment development (South Edge II), the zoning and Skybridge condominium development on the south side of Crow Lane, the existing apartments to the north.

EXISTING CONDITIONS

Site Characteristics

The property is undeveloped and has access onto North Bluff Drive and Crow Lane. There appear to be no significant topographical constraints.

Impervious Cover

For the MF-2 district, the maximum impervious cover is 60%, a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Crow Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

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].

Water and Wastewater

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. 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 Review and Compatibility Standards

This site is located in the Sweetbriar Neighborhood Planning Area.

FYI: This site is located in the Desired Development Zone. Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

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

Any development which occurs in an SF-6 or less restrictive zoning district which is across the street from, adjoining or located 540-feet or less from property zoned SF-5 or more restrictive, or on which a use permitted in an SF-5 or more restrictive zoning district is located will be subject to compatibility development regulations.

The following sections of Commercial Design Standards apply in all zoning districts: Section 2.3.2 Improvements to Encourage Pedestrian, Bicycle and Vehicular Connectivity (sites with an NSA of less than three acres with parking between the building and Principle Street); Section 2.5 Exterior Lighting.

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

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: C14-2008-0049 Item # 22
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
March 25, 2008 Planning Commission

☐ I am in favor
☑ I object

MARIA C CASTLEY
Your Name *(please print)*

601 NORTH BLUFF DR
Your address(es) affected by this application

Maria C Castley
Signature

3-25-08
Date

Comments: I object to any zoning change that would increase the density in this area. We already have too many apartments planned in this area and do not need any more. I am opposed to any change without the approval of all the neighbors in the area.

Maria C Castley

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Rhoades, Wendy

From: dave [dave@mossdesignbuild.com]

Sent: Thursday, April 17, 2008 1:54 PM

To: sully.jumpnet@sbcglobal.net; amdealey@aol.com; Saundra_kirk@sbcglobal.net; tracy.atkins@gmail.com; pcavazos_planning@yahoo.com; chris@brandocular.com; paulahui16@yahoo.com; jay_reddy@dell.com; clint_small@hotmail.com

Cc: Rhoades, Wendy; mccos51@att.net; 'Coles Hairston'; cmfrtadvsr4u@aol.com; djgeurkink@austin.rr.com

Subject: 6224 Crow Lane Zoning Change

Good Afternoon,

I'm writing regarding a requested zoning change at 6224 Crow Lane. The developer is requesting the zoning be changed from SF3 to MF2. I and literally all of my neighbors (there are only 5 of us...there were six, but the other one sold to the developer in question) are opposed to this change. I'm personally opposed for the following reasons:

1. Integrity of the neighborhood. It would be nice to bring in at least a few new homeowners and families that would take ownership in this historic street. The number one goal of the South Congress Combined Neighborhood Plan is to "Enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods." And the number 10 priority is "Preserve the character of single family neighborhoods." As of now I would consider our little street to be a single-family neighborhood, but if the zoning change is allowed we are destined to be surrounded by apartments...and I do mean surrounded.
2. Diversity. The plan also calls for diversity in the neighborhood. I don't believe 6 houses surrounded by apartments qualifies.
3. Scenic Nature: Objective 1.5 of the Neighborhood Plan: "Retain the scenic nature of the North Bluff Drive/Crow Lane area."..."special care should be taken to preserve as much of the area's scenic character as possible." As of now, the development that has taken place has pretty much wiped out every tree on the north side of the street. Maybe it's just me, but I don't see that 4 story apartment complexes add much "Scenic Character".

Some of my neighbors and I have spoken with Darrin Davis regarding his intentions for his property. He has made it clear he is not concerned about the integrity of the neighborhood. His concern, as he has explicitly reiterated on number of occasions, is to maximize his flexibility with what he can do with his properties in order to maximize his profit. At least he's honest regarding his intentions. But I personally believe we can do better.

I'm still unclear as to why the staff recommendation is to have this and the other properties adjacent rezoned for more density. It doesn't seem to adhere to the neighborhood plan as the plan calls for "mixed residential". Unless we retain some of the existing SF-3 zoning in the neighborhood we will not have a mix of residential options as it will all be multifamily.

With all that said, a few of the neighbors and I spoke with Mr. Davis a couple of weeks ago and suggested a compromise to change the zoning to SF-6 which would still allow for more density. As of yesterday he informed me he had his architect and representative looking at this option, but they had not reached a decision. It may require him to be a little more creative if he has two adjacent properties zoned differently, but maybe some creativity and thoughtfulness is just what the neighborhood needs.

Thanks for your time. Obviously I have an idea of what our neighborhood can look like and I hope you can see the same.

Sincerely,

Dave Johnson
512-809-9759

dave johnson
moss design build
501 north bluff drive
austin, tx 78745
512-809-9759 phone
512-692-9314 fax
dave@mossdesignbuild.com
mossdesignbuild.com

Rhoades, Wendy

From:	Alice Glasco [aliceglasco@mindspring.com]
Sent:	Saturday, April 19, 2008 9:37 PM
To:	Tracy Atkins; jay_reddy; sully.jumpnet; amdealey; pcavazos_planning; paulahui16; saundra_kirk; chris@brandocular.com; clint_small@hotmail.com
Cc:	darin@captuity.com; Rhoades, Wendy; Guernsey, Greg; Rusthoven, Jerry
Subject:	April 24th Agenda Item # 16 - C14-2008-0049 - 6224 Crow Lane
Attachments:	Letter for 6224 Crow Lane088.pdf; American Statesman Artricle087.pdf

Dear Planning Commission Members,

I represent the applicant for item number 16, which is on your April 24th agenda. The MF-2 zoning that is recommended by staff is consistent with the FLUM for Sweetbriar and the goals for the planning area. The attached letter provides a more in depth explanation as to why MF-2 zoning is appropriate for the subject property.

Please let me know if you have any questions or need additional information.

Alice Glasco, President
A G Consulting
5117 Valburn Court, Suite A
Austin, Texas 78731
Work: 512-231-8110
Cell: 512-626-4461
Fax: 512-857-0187
Email: aliceglasco@mindspring.com

Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

April 19, 2008

Members of the Planning Commission

RE: 6224 Crow Lane Zoning Case no. C14-2008-0049

Dear Planning Commission Members:

I represent Darin Davis with Captuity Investments on a rezoning case, item number 16 that is on your April 24th agenda.

Background

The subject site, which comprises 2 acres, falls within the Sweetbrier Planning Area. In 2007, the Planning Commission approved a preliminary plan and final plat for 21 cottage lots. However, the final plat has not been recorded due to the uncertainty of the single family housing market, which has made obtaining funding from financial institutions for the approved, but not recorded 21-lot subdivision a challenge. The attached Austin American Statesman article clearly demonstrates the effect the sub prime mortgage melt down has had on home sales and the availability of funding.

Adopted Infill Options

In 2005, the City Council adopted a zoning ordinance for the Sweetbriar neighborhood planning area, which allows properties within this sub-district to have the use of several infill options. The intent of the infill options is to give property owners the flexibility of using some or all of the infill options depending on market demand, and more importantly, FUNDING. The attached residential infill comparison shows how a site could be designed using various infill options. Arguably, multifamily zoning provides the most flexibility compared to SF-3 zoning. As you all know, infill options, like VMU (Vertical Mixed Use) are not mandatory - they are optional.

Future Land Use Map (FLUM)

The proposed rezoning from SF-3 to MF-2 is consistent with the Sweetbriar FLUM, which allows the **option** of mixed residential, but is not mandatory. The best way to achieve this goal is to give property owners, through zoning, the felxilblitly and option of combining adjacent lots to design a unified development with internal and external connectivity. Flexibility in land use options equals sustainability

Congress for New Urbanism: Reasons for Rezoning:

A few seeks a go, Austin hosted the Congress for New Urbanism Conference, which promotes sustainable communities through the use of zoning (density) and transect zones. In Austin, the adopted neighborhood infill tools encourage what CNU promotes.

Multifamily zoning, unlike single family zoning, will allow, with the use of a site plan, the property to be developed with cottage homes, urban homes, duplexes, town homes, condos, or multifamily use. By zoning the site MF-2, the property owner has the option of using a site plan, hence the property does not have to be subdivided into individual lots, which requires a street.

Surrounding Zoning and Equity:

The adjacent properties to the west of the subject tract and to the south are zoned LR-MU-NP and all infill options, including apartments are allowed. Prohibiting MF-2 zoning on the subject tract gives the properties with GR-MU and LR-MU zoning the use of all infill options, while denying the same advantage to the subject property.

Attachments:

1. Zoning Map with subject site in pink

2. Sweetbriar FLUM with the word "site" noted

3. Residential Infill comparison

4. Sweetbriar Infill Ordinance - North Bluff Sub-district

5. Austin American Statesman Article - Austin - area homes.

Please let me know if you have any questions or need additional information. Your support would be very much appreciated.

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Darin Davis

CENTRAL TEXAS ■ HOUSING MARKET

Austin-area home sales dip again

National slowdown has hit, says expert, as March sales figures show 9th straight monthly drop

By M.B. Taboada and Shonda Novak
AMERICAN-STATESMAN STAFF

Central Texas home sales continued to slide in March, falling 21 percent from a year earlier, according to the most recent report by the Austin Board of Realtors.

March, which had 1,832 sales of existing homes, was the ninth consecutive month that home sales dropped. And pending sales — sales expected to close in April or May — show that the slowdown could continue. Those sales fell 54 percent — the highest percentage on record — to 1,349, the report shows.

Sales of existing homes

Austin-area existing-home market in March

	2008	2007	% chng.
Sales	1,832	2,315	-21%
Median price	$186,680	$177,000	5%
Pending sales	1,349	2,934	-54%

Source: Austin Board of Realtors

Even with the slowdown, real estate experts say the Central Texas housing market is faring much better than most areas across the country. But the national housing crisis has jarred consumer confidence, and Austin has not been immune to the slowdown.

The area's median price of a single-family homes increased 6 percent from a year earlier, to $186,680. As tightening lending standards have pushed out many entry-level buyers, however, there have been fewer sales of lower-priced homes, skewing the numbers. The slowdown in Central Texas sales was steepest for homes priced less than $140,000, though nearly all price categories showed declines.

Austin-area homes also are taking longer to sell, with an average of 73 days on the market, an increase of 14 percent. This has led to an increase in active listings, up 24 percent to 9,638.

Since January, sales for the year are down 16 percent from the same period a year ago.

Jim Gaines, research economist at the Real Estate Center at Texas A&M University, said the numbers are softer than he predicted.

"We expected the market to be down and to be

See HOMES, D2

BUSINESSBRIEFING

Austin American-Statesman statesman.com ■ austin360.com

PHILANTI

HOMES: Drop a return to pre-'05 norm, economist says

Continued from D1

slower" than 2007, Gaines said. "That's a little more than I expected. We had a sales bubble. So what we're seeing is we're getting back to the norm, but we're seeing that happen real fast."

Homes sales in 2006 and 2007 were the two strongest years the region has seen, with 27,223 and 25,237 sales, respectively. Gaines and other real estate experts predicted that homes sales in 2008 would be fewer and would fall closer to 2005, which had 24,544 sales and also broke records at the time. The peak months for home sales, typically from April through summer, will better indicate whether the forecasts were correct, Gaines said.

"We haven't entered the heart of the sales season yet, so we need to see what those months look like and see if it bounces back," Gaines said.

However, annual sales may be down by more if the past quarter's pattern continues.

"I think what we're finally seeing is the national slowdown affecting Austin," with the effects hitting most aggressively in the past 90 days, said Mark Sprague, Austin partner for Residential Strategies Inc., which tracks the housing market.

"The consumer confidence index has dropped to its lowest level since 1988," Sprague said. "Everybody is scared to death to make a decision to sell their home."

The good news, he said, is that "we'll be out of this at the end of the year, barring a catastrophic event."

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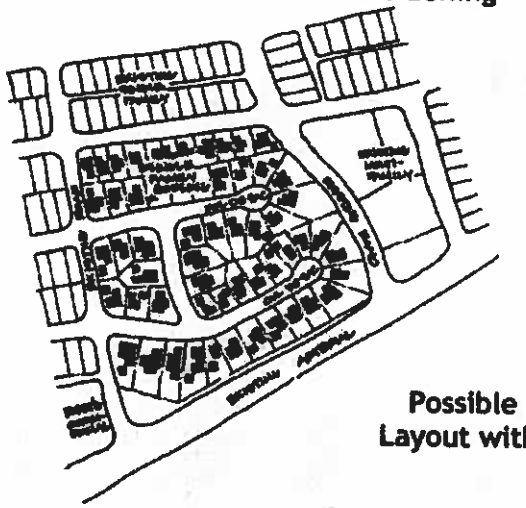
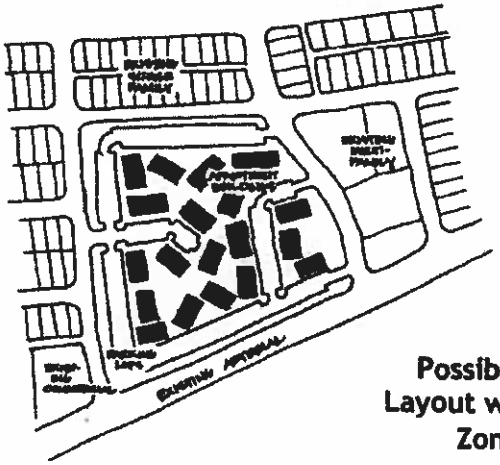
COMPARISON OF DEVELOPMENTS UNDER STANDARD ZONING AND RESIDENTIAL INFILL

Standard Zoning

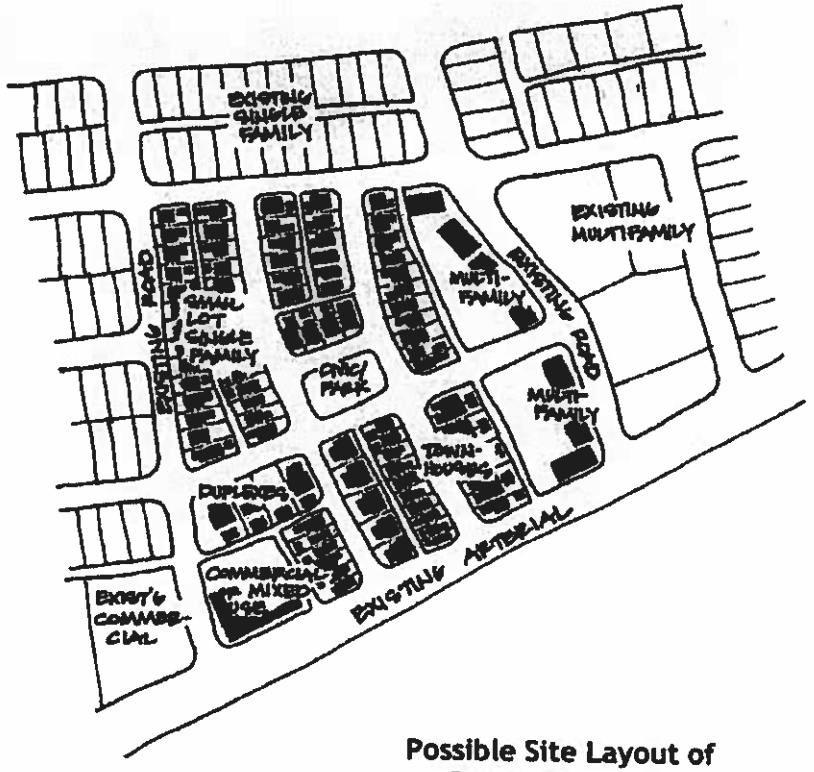


Possible Site Layout with SF-3



Possible Site Layout with MF-3 Zoning

Residential Infill



Possible Site Layout of Same Tract with Residential Infill Option

PART 6. Except for the North Bluff Subdistrict area, the following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP combining district:

Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.

PART 7. Cottage special use is permitted on lots in residential districts within the boundaries of the North Bluff Subdistrict as set forth in Section 25-2-1442 through 25-2-1444 of the Code.

PART 8. Urban home special use is permitted on lots in residential districts within the boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 9. Secondary apartment special use is permitted on lots in residential districts within the boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1462 through 25-2-1463 of the Code.

PART 10. Corner store special use is permitted on lots in residential districts within the boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1482 through 25-2-1485 of the Code.

PART 11. Residential infill special use is permitted on lots in residential districts within the boundaries of the North Bluff Subdistrict as set forth in Sections 25-2-1532 through 25-2-1534 of the Code.

PART 12. Tracts 200, 203, 205-207, 209, 211-212, 215-217, 219-222, 224-227, 230-232, 235, 240-243, 252-254, 256, 258-260, 264-265, 266a, 266b, and 267-268 may be developed as a neighborhood mixed use building special use as set forth in Sections 25-2-1502 through 25-2-1504 of the Code.

PART 13. Tracts 200, 205-207, 212, 217, 219-222, 224-227, 230-232, 235, 252-253, 256, 258-259, 264-265, 266a, 266b, and 267-268 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.


GR-MU-CO-NP
USED AUTO\SALES
91-0030
GR-CO
MH-NP
TIRE CO.
FOUNDATION\BUS.
05-0105
MOBILE HOME
PARK
LR-MU-NP
05-0105
80-126
83-197
UNDER
CONSTRUCTION
PUD-NP
2
3
4
1
05-0105
MF-2-NP
LOT 2
PLEASANT HILL
ELEMENTARY
05-0105
SF-3-NP
80-167
80-56
01-0069
SP-05-1299C
LR-MU-CO-NP
MF-2-CO-NP
78-215
05-0105
LO-NP
SF-6-NP
05-0105
05-0105
RR-NP
05-0105