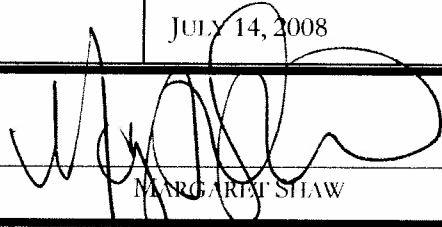
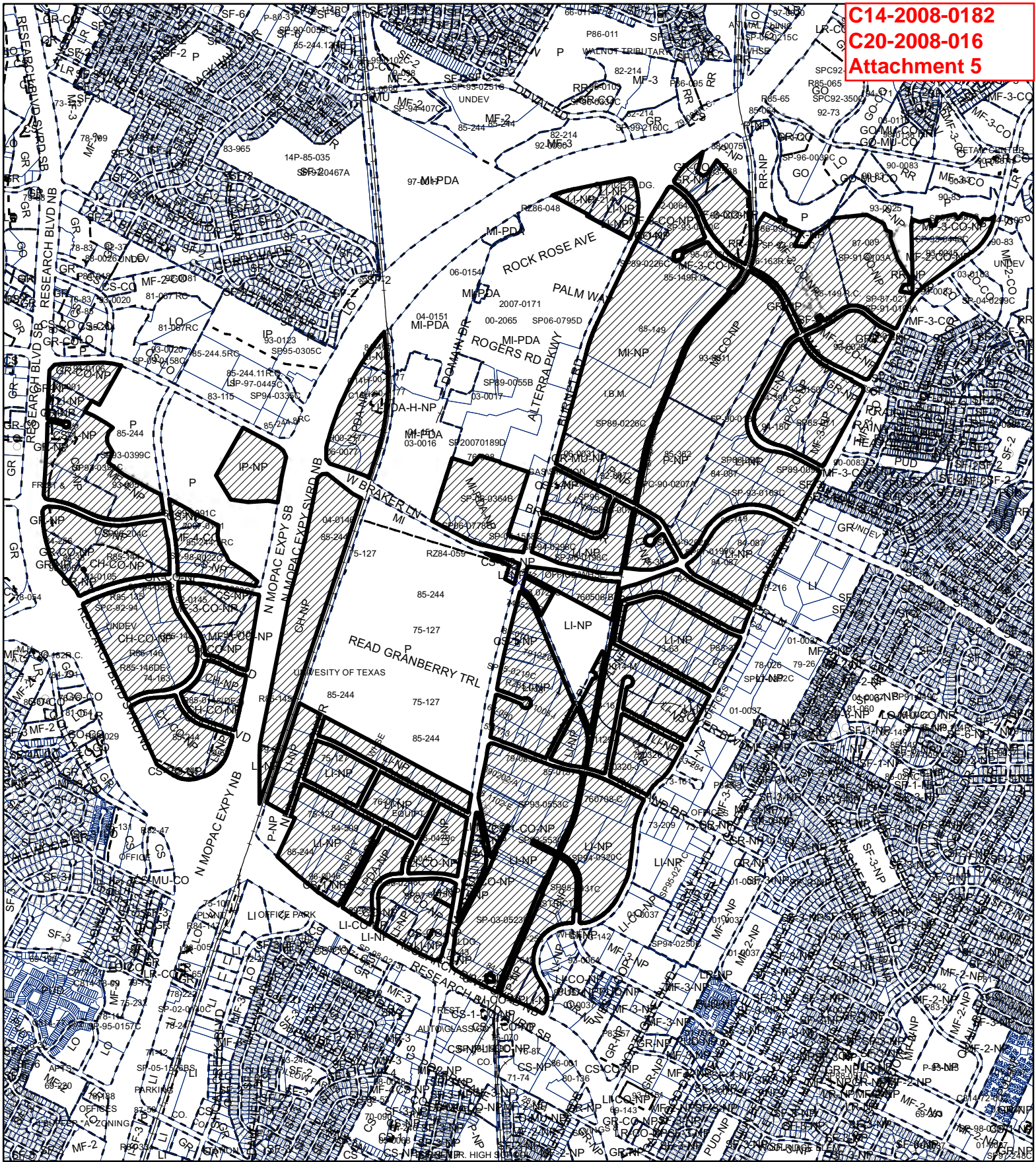




AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: PENDING CASE NUMBER: C20-2008-016




C14-2008-0182
C20-2008-016
Attachment 4

PROPOSED CODE AMENDMENT:	NORTH BURNET / GATEWAY MASTER PLAN PHASE TWO ZONING
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>THE DEVELOPMENT BONUS IN THE PROPOSED NORTH BURNET / GATEWAY REGULATING PLAN WOULD ALLOW A BONUS IN EXCHANGE FOR CONSTRUCTION OF NEW COLLECTOR STREETS. NHCD COULD NOT IN MOST CASES SUPPORT A DENSITY BONUS THAT DOES NOT REQUIRE AN AFFORDABLE HOUSING CONTRIBUTION. HOWEVER, IN THIS CASE, NPZD HAS COMMUNICATED THAT THE APPLICABILITY OF THE COLLECTOR-STREET OPTION WILL BE LIMITED, AND THAT NEW COLLECTOR STREETS WILL BE NECESSARY TO ALLOW FOR THE SIGNIFICANTLY HIGHER DENSITY RESIDENTIAL DEVELOPMENT ANTICIPATED IN THE NORTH BURNET / GATEWAY PLAN.</p> <p>NHCD SUPPORTS SECTIONS 6.2.1 D ("PROVISION OF AFFORDABLE HOUSING", E ("FEE-IN-LIEU PAYMENTS FOR AFFORDABLE HOUSING AND COMMUNITY BENEFITS") AND F ("ALLOCATION OF CITY FUNDS") WHICH ARE CONSISTENT WITH OTHER DEVELOPMENT BONUS POLICIES FOR DOWNTOWN AND PUD.</p>
ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:	N/A
OTHER HOUSING POLICY CONSIDERATIONS:	N/A
DATE PREPARED:	JULY 14, 2008
DIRECTOR'S SIGNATURE:	 MARGARET SHAW



ZONING

ZONING CASE#: C14-2008-0182
ADDRESS: NORTH BURNET/GATEWAY
NEIGHBORHOOD PLANNING AREA
SUBJECT AREA: ~ 1463.38 ACRES
GRID: J31-33 K31-34 L33-34
MANAGER: M. SCARBROUGH

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS



1" = 2000'



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.

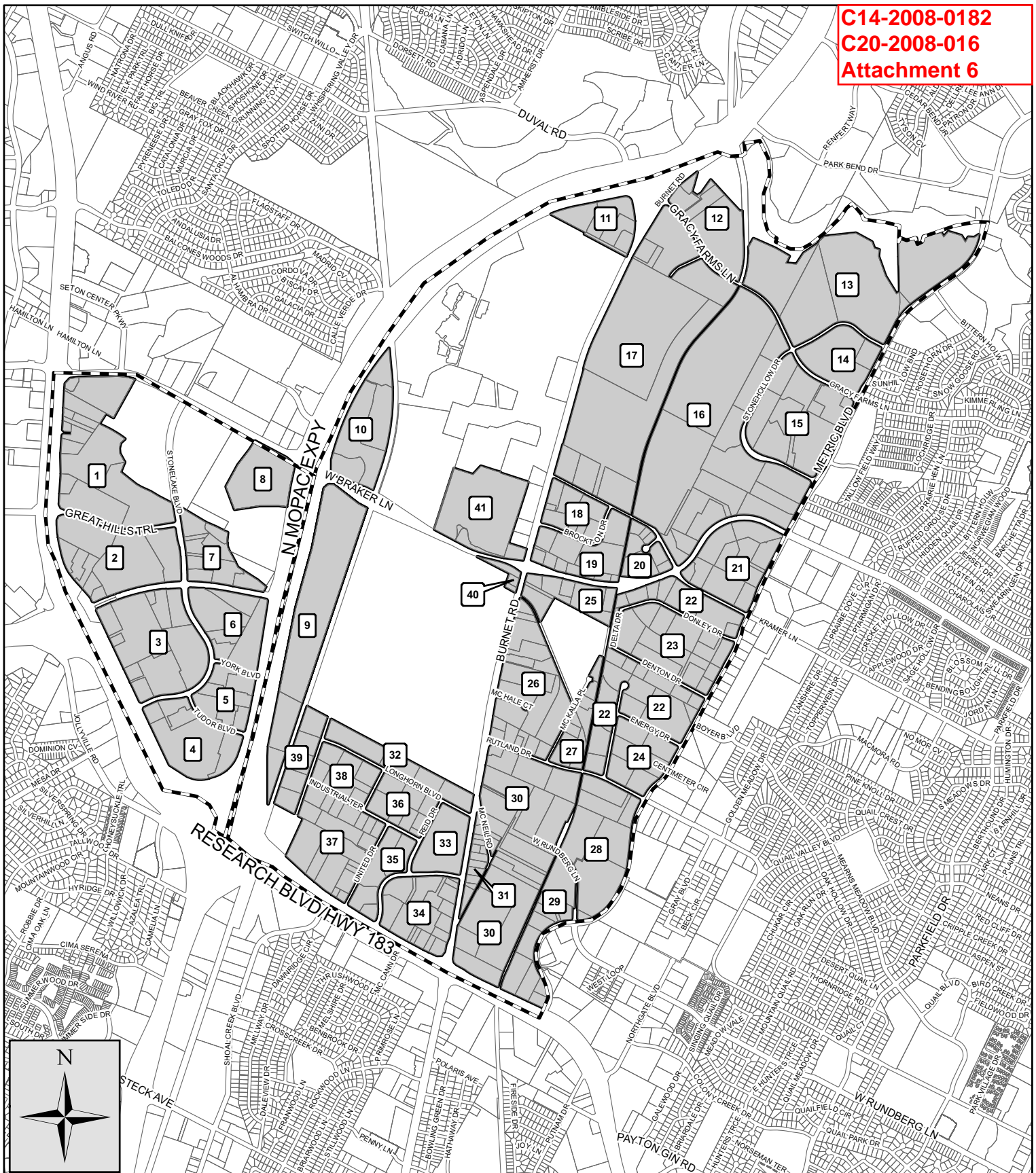


EXHIBIT A - North Burnet/Gateway Neighborhood Plan
Zoning Tract Map
Case # C14-2008-0182



Produced by City of Austin
 Neighborhood Planning and Zoning Dept.
 August 11, 2008



North Burnet/Gateway
 Planning Area Boundary

0 750 1,500 3,000
 Feet

This map has been produced by the City of Austin for the sole purpose of aiding regional planning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

Exhibit B

C14-2008-0182 - North Burnet/Gateway Neighborhood Plan Properties to be Rezoned to "NBG-NP" (or "NBG-H-NP")			
Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
1	260135	LOT 1 BLK B * LESS 4.32A HAMILTON C R FARM	GR-NP, CS-NP
		10609 RESEARCH BLVD NB	
		4505 CELETA LN	
	260141	4500 CELETA LN	GR-NP, CS-NP
		4501 CELETA LN	
		4502 CELETA LN	
		4504 CELETA LN	
		4507 CELETA LN	
	260143	10611 RESEARCH BLVD NB	GR-NP
	260146	ABS 659 SUR 19 ROGERS J ACR 1.238	LI-NP
		10717 RESEARCH BLVD NB	
	261451	10719 RESEARCH BLVD NB	LI-NP, GR-NP
		10721 RESEARCH BLVD NB	
		10741 RESEARCH BLVD NB	
	362399	10050 1/2 GREAT HILLS TRL	MF-4-NP
		10050 GREAT HILLS TRL	
	369369	10401 1/2 RESEARCH BLVD NB	GR-NP, CS-1-NP, CS-NP
		10401 RESEARCH BLVD NB	
		10000 1/2 GREAT HILLS TRL	
	369370	10201 1/2 RESEARCH BLVD NB	GR-NP, CS-NP
		10201 RESEARCH BLVD NB	
		10205 1/2 RESEARCH BLVD NB	
		10225 1/2 RESEARCH BLVD NB	
		10225 RESEARCH BLVD NB	
	369371	10301 1/2 RESEARCH BLVD NB	GR-NP, CS-NP
		10311 1/2 RESEARCH BLVD NB	
		10313 1/2 RESEARCH BLVD SVRD NB	
	377937	4607 W BRAKER LN	GR-CO-NP
	377939	4501 1/2 W BRAKER LN	GR-CO-NP
		4501 W BRAKER LN	
	526853	10623 RESEARCH BLVD NB	GR-NP, CS-NP
	526854	10701 1/2 RESEARCH BLVD NB	GR-NP, CS-1-NP, CS-NP
		10701 RESEARCH BLVD NB	
2	259321	9701 RESEARCH BLVD NB	GR-NP
	259324	LOT 3 *RESUB OF GATEWAY PLAZA SUBD	GR-CO-NP
	259325	9901 RESEARCH BLVD NB	GR-CO-NP, GR-NP
	259326	10001 1/2 RESEARCH BLVD NB	GR-CO-NP, GR-NP
		10001 RESEARCH BLVD NB	
	259327	9900 1/2 N CAPITAL OF TEXAS HWY SB	GR-CO-NP, CS-NP
		9910 STONELAKE BLVD	
	362391	9700 1/2 RESEARCH BLVD NB	CH-NP, CH-CO-NP, CS-NP
		9700 N CAPITAL OF TEXAS HWY SB	

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
2 (cont.)	362392	9701 1/2 RESEARCH BLVD NB	GR-NP
		9703 1/2 RESEARCH BLVD NB	
		9705 1/2 RESEARCH BLVD NB	
		9705 RESEARCH BLVD NB	
		9715 1/2 RESEARCH BLVD NB	GR-NP
	369372	10051 1/2 RESEARCH BLVD NB	
		10091 1/2 RESEARCH BLVD NB	GR-NP, CS-NP
3		10107 1/2 RESEARCH BLVD	
		10107 RESEARCH BLVD NB	
		10119 1/2 RESEARCH BLVD NB	
	460885	9404 1/2 STONELAKE BLVD	CH-CO-NP
	460886	9503 RESEARCH BLVD NB	CH-CO-NP
	460887	LOT 2 GATEWAY SQUARE SUBD	CH-CO-NP
	460994	9605 1/2 RESEARCH BLVD NB	CH-CO-NP
	460995	9605 RESEARCH BLVD NB	CH-CO-NP
		9629 RESEARCH BLVD NB	CH-CO-NP
	460996	9599 1/2 RESEARCH BLVD NB	CH-CO-NP
	460997	9607 1/2 RESEARCH BLVD NB	CH-CO-NP
4		9607 RESEARCH BLVD NB	
		LOT 1 BLK A GATEWAY SQUARE SUBD RESUB OF LOT 4	CH-CO-NP
	460998	9901 N CAPITAL OF TEXAS HWY NB	CH-CO-NP
		9901 STONELAKE BLVD	
	460999	LOT 3 BLK A GATEWAY SQUARE SUBD RESUB OF LOT 4	CH-CO-NP
	461000	9700 STONELAKE BLVD	CH-CO-NP
		9702 1/2 STONELAKE BLVD	
	460888	LOT 3 BLK A ARBORETUM CROSSING	CH-CO-NP
		3711 1/2 TUDOR BLVD	
	460889	3713 1/2 TUDOR BLVD	CH-CO-NP
5		3713 TUDOR BLVD	
	460890	9409 STONELAKE BLVD	CH-CO-NP
		3701 1/2 TUDOR BLVD	
	460898	9333 RESEARCH BLVD NB	CH-CO-NP, CS-CO-NP
		9355 1/2 RESEARCH BLVD NB	
	460899	LOT 2 BLK A ARBORETUM CROSSING	CH-CO-NP, LI-NP
		3600 1/2 TUDOR BLVD	
	460891	3600 TUDOR BLVD	CH-CO-NP
	460892	3612 TUDOR BLVD	CH-NP, CH-CO-NP
	460893	9505 STONELAKE BLVD	CH-CO-NP
	460894	LOT 5 BLK A STONEBRIDGE V-B	CH-NP
	460895	LOT 6 BLK A STONEBRIDGE V-B	CH-NP
		3611 1/2 YORK BLVD	
	460896	9606 1/2 N MOPAC EXPY	CH-NP
	460897	9606 N MOPAC EXPY SB	
		9600 N MOPAC EXPY SB	CH-NP

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C20-2008-016
Attachment 7

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
6	461008	3700 YORK BLVD	CH-CO-NP
		3708 YORK BLVD	
		9709 STONELAKE BLVD	CH-CO-NP
	461009	9701 STONELAKE BLVD	CH-CO-NP
	461010	9801 STONELAKE BLVD	MF-3-CO-NP
	461011	ABS 792 SUR 18 WALLACE J P ACR 3.664	CS-NP
7	461012	10012 1/2 N MOPAC EXPY SB	MF-3-CO-NP
	461001	10010 N CAPITAL OF TEXAS HWY SB	CS-NP
	461002	10001 STONELAKE BLVD	CS-NP
	461003	10011 STONELAKE BLVD	MF-4-CO
	461004	LOT 3 BLK A MORSE COMMERCIAL SUBD	MF-4-CO
	461005	ABS 659 SUR 19 ROGERS J ACR .570	MF-4-CO
	461006	10020 N CAPITAL OF TEXAS HWY SB	CS-NP
	461007	10024 N CAPITAL OF TEXAS HWY SB	CS-NP
	461007	10100 N CAPITAL OF TEXAS HWY SB	CS-NP
	478047	10201 1/2 STONELAKE BLVD	CS-NP
		10201 STONELAKE BLVD	
	547982	3925 W BRAKER LN	P, IP-NP
9	255893	9515 N MOPAC EXPY NB	CH-NP
	460900	ABS 792 SUR 18 WALLACE J P ACR 3.982	LI-NP
	723742	10515 1/2 N MOPAC EXPY	CH-NP
		10515 N MOPAC EXPY NB	
	547989	LOT 1 BLK A BRAKER POINTE SUBD	LI-PDA-NP
10		10801 N MOPAC EXPY NB	
	547990	10803 N MOPAC EXPY NB	LI-PDA-NP
		10921 1/2 N MOPAC EXPY NB	
	548250*	11101 N MOPAC EXPY NB	LI-PDA-NP, LI-PDA-H-NP
	548251	11201 N MOPAC EXPY NB	LI-NP, LI-PDA-NP
	548317	11901 N MOPAC EXPY NB	LI-NP
11		11921 N MOPAC EXPY NB	
	548318	11925 1/2 N MOPAC EXPY NB	LI-NP
		11965 1/2 N MOPAC EXPY	
	548319	LOT 2 NORTH LOOP BUSINESS PARK SEC 1-A	LI-NP
	548320	11902 BURNET RD	LI-NP
	548321	ABS 659 SUR 19 ROGERS J ACR .556	LI-NP
12		2600 1/2 GRACY FARMS LN	
	548326	2600 GRACY FARMS LN	MF-3-CO-NP, RR-NP
		2606 1/2 GRACY FARMS LN	
	548327	2700 1/2 GRACY FARMS LN	GR-CO-NP, GR-NP
		2700 GRACY FARMS LN	
	548330	LOT 2 WALNUT CREEK CENTER SEC 1 LOT 3 WALNUT CREEK CENTER SEC 1	P-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
12 (cont.)		12001 BURNET RD	
		12005 1/2 BURNET RD	
	728135	2706 GRACY FARMS LN	GR-NP
		2710 1/2 GRACY FARMS LN	
		2712 1/2 GRACY FARMS LN	
	728136	12025 BURNET RD	GR-CO-NP, GR-NP
13	261733	12000 METRIC BLVD	LO-NP
		11900 STONEHOLLOW DR	
		11906 STONEHOLLOW DR	
	261734	11926 1/2 METRIC BLVD	RR-NP, GO-NP
		11928 1/2 METRIC BLVD	
		11928 STONEHOLLOW DR	
	262633	12030 1/2 METRIC BLVD	MF-3-CO-NP, MF-2-CO-NP
		12100 METRIC BLVD	
	369490	2320 1/2 GRACY FARMS LN	SF-6-NP, MF-2-CO-NP, RR-NP
		2320 GRACY FARMS LN	
	740212	2410 1/2 GRACY FARMS LN	MF-2-CO-NP
		2424 1/2 GRACY FARMS LN	
14	261736	11900 1/2 METRIC BLVD	GR-CO-NP, CS-1-CO-NP, CS-1-NP
		11900 METRIC BLVD	
		11901 1/2 STONEHOLLOW DR	
	261737	11915 1/2 STONEHOLLOW DR	MF-2-CO-NP
		11915 STONEHOLLOW DR	
15	251486	2105 GRACY FARMS LN	IP-CO-NP
	261739	11800 METRIC BLVD	GR-NP
		LOT 2-A BLK A STONEHOLLOW SEC 4-A	
	271068	AMENDED PLAT OF	IP-CO-NP
		11700 METRIC BLVD	
	461013	11718 1/2 METRIC BLVD	GR-NP
		11718 METRIC BLVD	
	461036	2103 1/2 GRACY FARMS LN	GR-NP
		2029 GRACY FARMS LN	
	548014	11525 1/2 STONEHOLLOW DR	IP-CO-NP
	548019	11525 STONEHOLLOW DR	MF-3-NP
	548258	11701 1/2 STONEHOLLOW DR	LI-NP
16	548259	11701 STONEHOLLOW DR	LI-NP
	260122	11801 STONEHOLLOW DR	LI-NP
		2412 KRAMER LN	P-NP
	260123	2106 W BRAKER LN	LI-NP
	260124	2120 W BRAKER LN	LI-NP
		2128 W BRAKER LN	
	260125	2200 W BRAKER LN	LI-NP
		2214 W BRAKER LN	
		2240 W BRAKER LN	
	260126	2270 1/2 W BRAKER LN 2332 1/2 KRAMER LN	LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
16 (cont.)	260127	LOT 1 KRAMER LANE 65 SEC 4	LI-NP
	377927	2236 1/2 W BRAKER LN	LI-NP
	548009	2236 W BRAKER LN	LI-NP
	548010	11604 STONEHOLLOW DR	LI-NP
	548012	11550 STONEHOLLOW DR	LI-NP
	548013	11530 STONEHOLLOW DR	LI-NP
	548021	ABS 70 SUR 59 BROOKE J C ABS 29 SUR 58 APPLEGATE J ACR .51 *TOTAL	P-NP
	548255	11400 1/2 METRIC BLVD	LI-NP
	548256	11406 1/2 METRIC BLVD	LI-NP
	548257	11406 METRIC BLVD	MI-CO-NP, GR-NP
17	547998	2309 GRACY FARMS LN	LI-NP
	547999	2311 1/2 GRACY FARMS LN	LI-NP
	548000	11800 1/2 STONEHOLLOW DR	LI-NP
	548254	11800 STONEHOLLOW DR	LI-NP
	548322	11700 STONEHOLLOW DR	LI-NP
	548323	2526 1/2 KRAMER LN	P-NP
	548324	2526 KRAMER LN	GR-MU-NP
	548325	2618 KRAMER LN	MI-NP, P-NP
	721537	11301 BURNET RD	MI-NP
	547947	11825 1/2 BURNET RD	GO-NP
18	548001	11901 1/2 BURNET RD	GO-NP
	548002	11911 BURNET RD	MF-3-CO-NP
	548003	11900 HOBBY HORSE CT	MF-3-CO-NP
	548004	11945 1/2 BURNET RD	GR-MU-NP
	548005	11947 1/2 BURNET RD	LI-NP
	548006	11901 HOBBY HORSE CT	LI-NP, CS-1-NP
	548007	11101 BURNET RD	LI-NP
	548008	2540 BROCKTON DR	LI-NP
	548009	2600 BROCKTON DR	LI-NP
	548010	10809 BURNET RD	LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
19	547948	2412 W BRAKER LN	LI-NP
	547949	2420 W BRAKER LN	LI-NP
	547950	2500 W BRAKER LN	LI-NP
	547951	2506 W BRAKER LN	LI-NP
	547952	2512 W BRAKER LN	LI-NP
	547953	2600 1/2 W BRAKER LN	LI-NP
	547954	2600 W BRAKER LN	LI-NP
	547955	2608 W BRAKER LN	LI-NP
	547956	2616 W BRAKER LN	LI-NP
	547957	10711 BURNET RD	LI-NP
20	547958	2545 BROCKTON DR	LI-NP
	548008	2525 BROCKTON DR	LI-NP
	256605	2535 BROCKTON DR	LI-NP
	258257	2427 1/2 KRAMER LN	LI-NP
	258258	2515 BROCKTON DR	LI-NP
	258259	2307 KRAMER LN	LI-NP
	260117	LOT 2-4 KRAMER LANE INDUSTRIAL VILLAGE	LI-NP
	260118	2340 W BRAKER LN	LI-NP
	260119	2400 W BRAKER LN	LI-NP
	256606	LOT 9 KRAMER LANE INDUSTRIAL VILLAGE	LI-NP
21	256607	2415 1/2 KRAMER LN	LI-NP
	256608	2415 KRAMER LN	LI-NP
	256609	2401 1/2 KRAMER LN	LI-NP
	256610	2335 KRAMER LN	LI-NP
	256611	2339 KRAMER LN	LI-NP
	256612	2100 KRAMER LN	LI-NP
	256613	2112 KRAMER LN	LI-NP
	256614	2237 W BRAKER LN	LI-NP
	256615	11000 METRIC BLVD	LI-NP
	256616	11006 METRIC BLVD	LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
21 (cont.)	260129	2111 1/2 W BRAKER LN	LI-NP
		2111 W BRAKER LN	LI-NP
		2201 W BRAKER LN	LI-NP
	260130	11212 METRIC BLVD	LI-NP
		11110 METRIC BLVD	
		11120 METRIC BLVD	
		11122 METRIC BLVD	
	260131	11130 METRIC BLVD	LI-NP
		11140 METRIC BLVD	
		11144 METRIC BLVD	
		11150 METRIC BLVD	
		11002 METRIC BLVD	
	260132	11004 METRIC BLVD	LI-NP
		11012 METRIC BLVD	
		11100 METRIC BLVD	
22	443004	2243 W BRAKER LN	LI-NP
	255067	10208 METROPOLITAN DR	LI-NP
		10220 METROPOLITAN DR	
		2212 RUTLAND DR	
	255068	2216 RUTLAND DR	LI-NP
		2230 1/2 RUTLAND DR	
	255069	10300 METROPOLITAN DR	LI-NP
	255070	10500 METROPOLITAN DR	LI-NP
	255071	10503 METROPOLITAN DR	LI-NP
	255072	2208 ENERGY DR	LI-NP
	255073	10420 METRIC BLVD	LI-NP
	256578	2311 DENTON DR	LI-NP
	256579	2301 DENTON DR	LI-NP
	256580	2211 DENTON DR	LI-NP
25	256582	2201 DENTON DR	LI-NP
	256583	2105 DENTON DR	LI-NP
	256584	2023 DENTON DR	LI-NP
	256586	LOT 9 RUTLAND DRIVE BUSINESS PARK SEC 5	LI-NP
	256599	10806 METRIC BLVD	LI-NP
		2105 KRAMER LN	
	256600	2106 1/2 DONLEY DR	LI-NP
		2111 KRAMER LN	
	256601	LOT 5 KRAMER LANE INDUSTRIAL PARK III	LI-NP
	256602	LOT 4 KRAMER LANE INDUSTRIAL PARK III	LI-NP
	256603	2310 DONLEY DR	LI-NP
		2115 KRAMER LN	
	256604	2201 KRAMER LN	LI-NP
		2215 KRAMER LN	
	258256	54.30 FT AV X 664.60 FT AV RESERVE STRIP	LI-NP
25	258270	KRAMER LANE INDUSTRIAL PARK I	LI-NP
		2320 DONLEY DR	LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
23	256588	10700 METRIC BLVD	LI-NP
	256589	10620 METRIC BLVD	LI-NP
	256590	10612 METRIC BLVD	LI-NP
	256592	10605 DELTA DR	LI-NP
	256593	2305 DONLEY DR	LI-NP
	256594	2209 DONLEY DR	LI-NP
		2111 DONLEY DR	
	256595	2201 1/2 DONLEY DR	LI-NP
		2201 DONLEY DR	
	256596	2105 DONLEY DR	LI-NP
	256597	2101 DONLEY DR	LI-NP
		2020 DENTON DR	
	547843	2100 DENTON DR	LI-NP
		547844	
	547845	2120 DENTON DR	LI-NP
24	547846	2200 DENTON DR	LI-NP
		2210 DENTON DR	
		10135 METROPOLITAN DR	
		10137 METROPOLITAN DR	
	255060	10139 METROPOLITAN DR	LI-NP
		10165 METROPOLITAN DR	
		2136 RUTLAND DR	
		10201 METROPOLITAN DR	
		10202 METRIC BLVD	
		10203 METROPOLITAN DR	
	255061	10205 METROPOLITAN DR	LI-NP
		10207 METROPOLITAN DR	
		10209 METROPOLITAN DR	
		10212 METRIC BLVD	
	255062	10200 METRIC BLVD	LI-NP
25		2112 RUTLAND DR	
	255063	10315 METROPOLITAN DR	LI-NP
		2121 ENERGY DR	
	255064	10300 1/2 METRIC BLVD	LI-NP
		10300 METRIC BLVD	
		10615 1/2 BURNET RD	LI-NP
	547962	10615 BURNET RD	LI-NP
		ABS 659 SUR 19 ROGERS J ACR .598	
	547963	10629 1/2 BURNET RD	LI-NP
		10629 BURNET RD	
	547964	2623 W BRAKER LN	LI-NP
		2607 W BRAKER LN	
	547965	2601 1/2 W BRAKER LN	LI-NP
		2601 W BRAKER LN	
	547966	2501 W BRAKER LN	LI-NP
25	547967	2411 W BRAKER LN	LI-NP
	547968		LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
26	547825	2404 RUTLAND DR	LI-NP
	547826	2416 RUTLAND DR	LI-NP
	547827	2500 RUTLAND DR	LI-NP
	547828	LOT A CHEM-PRODUCTS ADDN	LI-NP
	547829	2510 RUTLAND DR	LI-NP
	547830	9901 BURNET RD	LI-NP
	547831	10025 BURNET RD	LI-NP
	547832	2601 MC HALE CT	LI-NP
	547833	2500 MC HALE CT	LI-NP
	547834	10200 MC KALLA PL	LI-NP
	547835	2600 MC HALE CT	LI-NP
	547836	10301 BURNET RD	LI-NP
	547837	10321 BURNET RD	LI-NP
	547838	10401 BURNET RD	LI-NP
27	547969	10409 BURNET RD	LI-NP
	547970	10401 1/2 BURNET RD	LI-NP, CS-1-NP
	547971	10435 BURNET RD	LI-NP
	547972	10505 BURNET RD	LI-NP
	255050	2300 RUTLAND DR	LI-NP
	255051	10315 MC KALLA PL	LI-NP
	255052	10401 MC KALLA PL	LI-NP
	255053	2314 RUTLAND DR	LI-NP
	255054	10423 MC KALLA PL	LI-NP
	255055	10109 MC KALLA PL	LI-NP
28	255056	10209 MC KALLA PL	LI-NP
	255057	10201 MC KALLA PL	LI-NP
	255058	LOT 2-A *AMENDED PLAT OF S & G ADDN	LI-NP
	255055	2209 RUTLAND DR	LI-NP
	255066	LOT C ALAMO SUBD	LI-NP
	377798	2106 1/2 W RUNDBERG LN	LI-NP
	426273	9500 METRIC BLVD	LI-NP
	426291	LOT 1 BLK D BILTON SUBD	LI-NP
	426292	9800 METRIC BLVD	LI-NP
	442957	2222 1/2 W RUNDBERG LN	LI-NP
		10000 METRIC BLVD	LI-NP
		2109 RUTLAND DR	LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
29	362209	2101 1/2 W RUNDBERG LN	LI-NP
	362210	2105 W RUNDBERG LN	LI-NP
	362211	LOT 4 BLK C BILTON SUBD	LI-NP
	362212	LOT 3 BLK C BILTON SUBD	LI-NP
	362213	9310 1/2 METRIC BLVD	LI-NP
	362214	9200 1/2 METRIC BLVD	LI-NP
	362215	LOT 2 BLK A BILTON SUBD	LI-NP
	426261	LOT 1 BLK A BILTON SUBD	LI-NP
	426262	N 566SQ FT OF LOT 2 BILTMORE PLAZA	LI-CO-NP
	426263	8965 1/2 RESEARCH BLVD NB	LI-CO-NP
	426293	8965 RESEARCH BLVD NB	P-NP
		2115 1/2 W RUNDBERG LN	LI-NP
		9015 1/2 BURNET RD	LI-NP
	251481	9025 RESEARCH BLVD NB	LI-NP, CS-1-NP, CS-NP
30	251482	9029 1/2 RESEARCH BLVD NB	LI-NP
	251483	9037 RESEARCH BLVD NB	LI-NP
	253999	9037 RESEARCH BLVD NB	LI-NP
	254002	9041 RESEARCH BLVD NB	LI-NP
	254003	9315 MC NEIL RD	LI-NP
	254004	9601 MC NEIL RD	LI-NP
	255059	9613 MC NEIL RD	LI-NP
	362245	9517 MC NEIL RD	LI-NP
	362246	9611 MC NEIL RD	CS-1-CO-NP
	362248	9705 BURNET RD	LI-NP
	442952	9715 BURNET RD	LI-NP
	442953	2301 1/2 RUTLAND DR	LI-NP
	442954	2315 RUTLAND DR	LI-NP
	442955	2401 1/2 RUTLAND DR	LI-NP
	442956	9317 MC NEIL RD	LI-NP
	547840	9603 SAUNDERS LN	LI-NP
		ABS 789 SUR 57 WALLACE J P ACR 1.921	LI-NP
		LOT 1 BLK A S L G INDUSTRIAL SUBD	LI-NP
		LOT 1 BLK A S L G INDUSTRIAL SUBD	LI-NP
		LOT 4 BLK A * LESS 8479FT METRIC CENTER	LI-NP
		WEST SUBD ABS 217 SUR 15 * ACR .194 DAVIS G W	LI-NP
		LOT 2 BLK A METRIC CENTER WEST SUBD	LI-NP
		2311 1/2 W RUNDBERG LN	LI-NP
		2311 W RUNDBERG LN	LI-NP
		LOT 1 BLK A METRIC CENTER WEST SUBD	LI-NP
		ACR .750 * OF BAGLEY TOM B ADDN	LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
30 (cont.)	547841	2503 1/2 RUTLAND DR	LI-NP
		2521 RUTLAND DR	
		2407 RUTLAND DR	
		2411 RUTLAND DR	
	547842	2413 RUTLAND DR	LI-NP
		2425 RUTLAND DR	
		2427 RUTLAND DR	
		2433 RUTLAND DR	
	704133	9313 MC NEIL RD	LI-NP
		9315 1/2 MC NEIL RD	
31	251484	9200 1/2 MC NEIL RD	LI-NP
		9231 BURNET RD	
		9322 MC NEIL RD	
	253988	9327 BURNET RD	LI-NP
		9401 BURNET RD	
		9403 BURNET RD	
		9404 MC NEIL RD	LI-NP
	253989	9415 BURNET RD	LI-NP
	253990	9421 BURNET RD	LI-NP
		9504 MC NEIL RD	
	253991	9505 BURNET RD	LI-NP
	253992	9518 BURNET RD	LI-NP
	253993	9523 BURNET RD	CS-1-NP
	253994	9525 BURNET RD	LI-NP
	253995	LOT 1A * LESS E 5 FT RESUB OF LT 1 ROBERTS MRS O M ESTATE	LI-NP
	253996	9314 1/2 MC NEIL RD	LI-NP
32	253997	9323 BURNET RD	CS-CO-NP
	253998	9514 MC NEIL RD	LI-NP
	254006	2800 LONGHORN BLVD	LI-NP
		2632 LONGHORN BLVD	
		2808 LONGHORN BLVD	
	254007	2800 LONGHORN BLVD	LI-NP
	254008	2804 LONGHORN BLVD	LI-NP
		3006 LONGHORN BLVD	
	255875	3100 LONGHORN BLVD	LI-NP
	255876	3206 LONGHORN BLVD	LI-NP
33		3306 LONGHORN BLVD	
		9228 WATERFORD CENTRE BLVD	
	254019	9304 BURNET RD	LI-NP, LI-CO-NP
		9500 BURNET RD	
		9600 BURNET RD	

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
34	251485	9063 RESEARCH BLVD NB	LI-NP
		9053 RESEARCH BLVD NB	
	251486	9061 RESEARCH BLVD NB	LI-NP
	251487	9031 RESEARCH BLVD NB	LI-NP
	251488	9099 RESEARCH BLVD NB	CS-CO-NP
	251489	9100 BURNET RD	LI-NP
		LOT 2 * LESS S 2954 SQ FT RESUB OF TRT 2 ROBERTS LILLIAN COMMERCIAL & INDUSTRIAL SUBD	CS-CO-NP
	251490	9101 1/2 RESEARCH BLVD NB	
	252833	9101 RESEARCH BLVD NB	LI-NP
		9111 RESEARCH BLVD NB	
	252834	9131 RESEARCH BLVD NB	LI-NP, LI-CO-NP
	362244	ABS 789 SUR 57 WALLACE J P ACR .038	LI-NP
	377762	9120 BURNET RD	LI-CO-NP
	377763	9110 1/2 BURNET RD	LI-CO-NP
	377764	9234 BURNET RD	LI-NP
35	377765	9222 1/2 BURNET RD	LI-NP
	377775	9201 WATERFORD CENTRE BLVD	LI-CO-NP
		9211 WATERFORD CENTRE BLVD	
	377776	LOT 1 BLK A WATERFORD CENTRE RESUB OF LOT 4 OF THE RESUB OF BLKS A & B	LI-CO-NP
	460819	9229 WATERFORD CENTRE BLVD	LI-CO-NP
	460820	9233 WATERFORD CENTRE BLVD	LI-CO-NP
		9208 WATERFORD CENTRE BLVD	
	369294	9306 1/2 REID DR	LI-PDA-NP
	369295	9200 WATERFORD CENTRE BLVD	LI-PDA-NP
	369296	9100 WATERFORD CENTRE BLVD	LI-PDA-NP
36	369297	9000 WATERFORD CENTRE BLVD	LI-CO-NP
		9003 WATERFORD CENTRE BLVD	
	254009	3007 LONGHORN BLVD	LI-NP
	254010	2808 INDUSTRIAL TER	LI-NP
	254011	2906 INDUSTRIAL TER	LI-NP
	254012	3012 INDUSTRIAL TER	LI-NP
		2929 1/2 LONGHORN BLVD	
	254013	2929 LONGHORN BLVD	LI-NP
	254014	2809 LONGHORN BLVD	LI-NP
		2800 INDUSTRIAL TER	
	254015	9410 REID DR	LI-NP
	254016	SW83FT OF LOT 6 BLK C INDUSTRIAL TERRACE SEC 1	LI-NP

Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
37	252817	9204 UNITED DR	LI-NP
	252818	9100 UNITED DR	LI-NP
	252820	9008 UNITED DR	LI-NP
		9151 RESEARCH BLVD NB	LI-NP
	252821	9100 1/2 UNITED DR	LI-NP
		9181 RESEARCH BLVD NB	LI-NP
	252822	9185 RESEARCH BLVD NB	LI-NP, CS-1-NP
		9195 RESEARCH BLVD NB	LI-NP
	252823	9206 UNITED DR	LI-NP
		9210 UNITED DR	LI-NP
	253980	LOT 9 BLK F INDUSTRIAL TERRACE SEC 4	LI-NP
	253982	9205 RESEARCH BLVD NB	LI-NP
	253983	ABS 792 SUR 18 WALLACE J P ACR 6.868	LI-NP
	254020	3009 INDUSTRIAL TER	LI-NP
	254021	3001 INDUSTRIAL TER	LI-NP
	255883	LOT 7 LESS W19.07FT OF BLK F INDUSTRIAL TERRACE SEC 1	LI-NP
	255886	3015 INDUSTRIAL TER	LI-NP
	255887	9315 NEILS THOMPSON DR	LI-NP
		9321 NEILS THOMPSON DR	LI-NP
	255888	3101 INDUSTRIAL TER	LI-NP
	526394	9402 UNITED DR	LI-NP
	526395	9330 UNITED DR	LI-NP
	526396	9300 UNITED DR	LI-NP
	526414	3201 1/2 INDUSTRIAL TER	LI-NP
		3201 INDUSTRIAL TER	LI-NP
		3102 INDUSTRIAL TER	
38	255877	3104 INDUSTRIAL TER	LI-NP
		3106 INDUSTRIAL TER	LI-NP
		9402 BUSINESS DR	
		9404 BUSINESS DR	
	255878	3108 INDUSTRIAL TER	LI-NP
		9410 BUSINESS DR	
		3206 INDUSTRIAL TER	
		9411 NEILS THOMPSON DR	
	255879	9413 NEILS THOMPSON DR	LI-NP
		9415 NEILS THOMPSON DR	
		9417 NEILS THOMPSON DR	
		9419 NEILS THOMPSON DR	
39	255880	9421 NEILS THOMPSON DR	LI-NP
		LOT A INDUSTRIAL PROPERTIES SUBD	LI-NP
	255881	3201 LONGHORN BLVD	LI-NP
	255882	3101 LONGHORN BLVD	LI-NP
		3203 LONGHORN BLVD	LI-NP
	255987	9230 NEILS THOMPSON DR	LI-NP
	255889	9610 NEILS THOMPSON DR	LI-NP
	255890	9516 NEILS THOMPSON DR	LI-NP
	255891	9416 NEILS THOMPSON DR	LI-NP
	255892	9324 NEILS THOMPSON DR	LI-NP

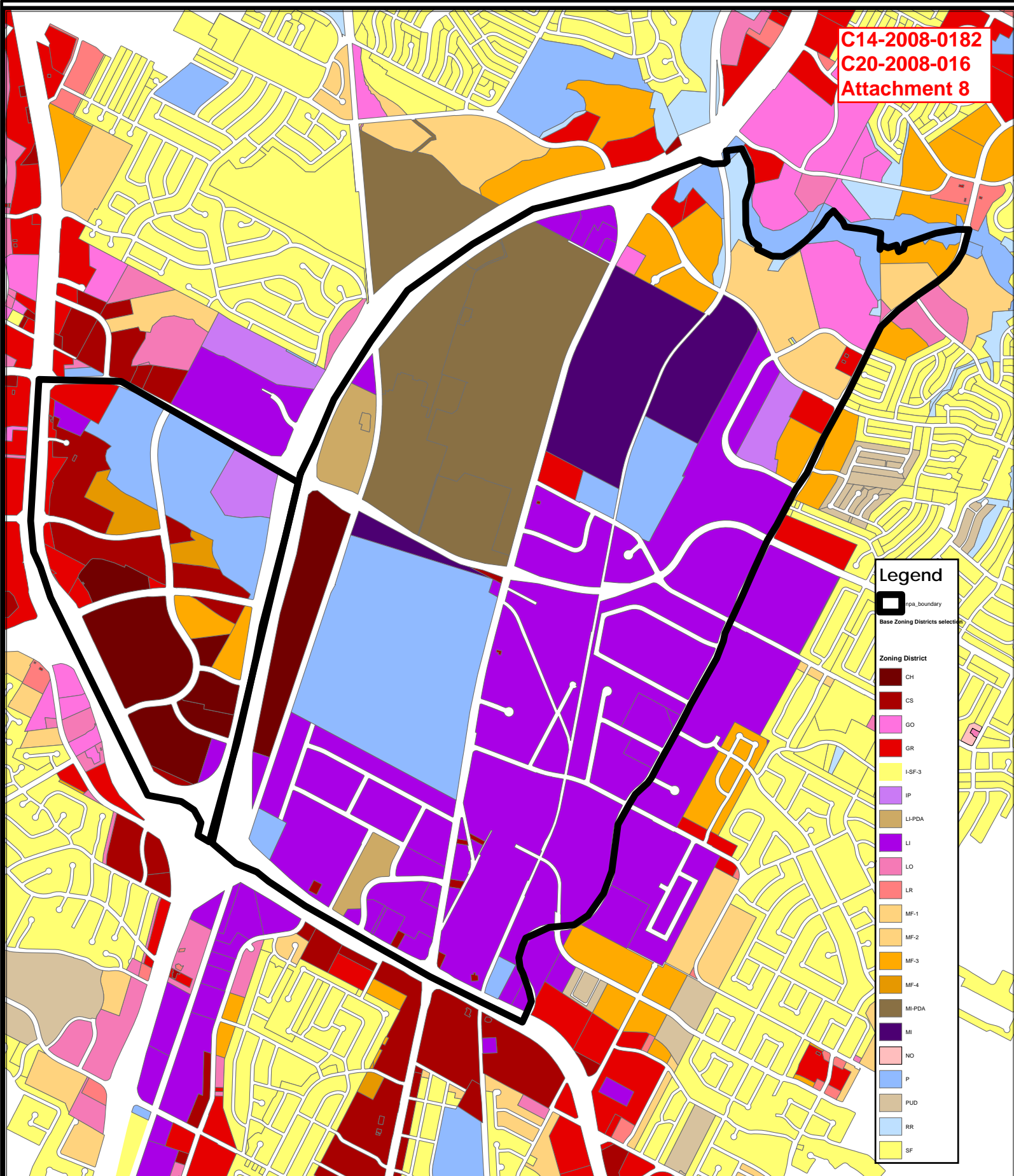
Exhibit B

Tract # (1)	TCAD Property ID (2)	City of Austin Address (3)	Existing Zoning
40	547959	10632 BURNET RD	CS-CO-NP
		10622 BURNET RD	LI-NP
	547960	10626 BURNET RD	
		10620 1/2 BURNET RD	LI-NP
41	547961	10620 BURNET RD	LI-NP
		3216 1/2 W BRAKER LN	MI-PDA-NP
	547946	3216 W BRAKER LN	MI-PDA-NP
	547996	10756 1/2 DOMAIN DR	MI-PDA-NP
	733126	LOT 1-A DOMAIN SEC 2 SUBD RESUB OF LOT 1 BLK A	MI-PDA-NP
	755253	.2503AC OF LOT 1 BLK A DOMAIN SEC 1 SUBD	MI-PDA-NP

(1) The tract number refers to the numbered tracts on the North Burnet/Gateway Neighborhood Plan Zoning Tract Map.

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District (TCAD).

(3) The City of Austin addresses listed for each property are those addresses on file with the city pertaining to that property. If a City of Austin address was not available for a property, the TCAD address and/or legal lot description was used.



CURRENT ZONING

NORTH BURNET/GATEWAY NEIGHBORHOOD PLANNING AREA

0 1,000 2,000 4,000 Feet



September 1, 2008

Molly Scarbrough and
Austin City Council Members

RE: North Burnett / Gateway
File # c14-2008-0182

Dear Sirs:

As president of the Walnut Crossing Neighborhood Association, I write in regards to the upcoming discussions about the North Burnet/Gateway zoning and development. I wish to propose that the city council investigate and implement measures and zoning restrictions that discourage the de-Austinization of the outer areas of the city.

When visitors and residents alike refer to “Austin”, the image and the place that comes to mind is an area of a few square miles in the city center where one can find music venues, restaurants, eclectic shops, pedestrian scaled development, etc. However, increasingly more and more residents of Austin live outside this vibrant, interesting core and in neighborhoods that can be generally characterized as “sprawl.”

The area of Austin where I live, in the north mopac corridor, is virtually indistinguishable from suburbs in Houston, Dallas, Los Angeles, or anywhere else in the country. We have Home Depots, Bed Bath and Beyonds, Borders, Toys R Us, McDonalds, etc. all in giant strip malls that face freeways. Someone visiting our part of Austin would never guess that this city had ANY character whatsoever.

Recently, we have been witness to the spectacle of The Domain development occurring in our backyards. A casual look at the merchants reveals virtually nothing that is based in Austin. Not the clothing shops, not the restaurants, not the bookstore. Nada. All national chains. Do we not have local booksellers, local restaurateurs, local merchants? Of course we do, by the score. But the nature of these mega-developments is such that the developers are more comfortable and have pre-existing relationships with national chains that have leased with them in Costa Mesa, and Tucson, and Chicago, and they can easily just reproduce what they built in some other city with little effort and little risk.

What, however, becomes of our city? It becomes a pale imitation of other cities, a Xerox of other suburbs, a place where nobody has any stake or interest. People like me have to drive downtown to even remember where we live. If Guero's were to suddenly close, or if ToyJoy were shuttered, or VulcanVideo, people would feel like they had lost a relative, but who would possibly weep for the loss of a Lowes supercenter or the corporate dining experience of a Kona Grill? Nobody, of course, because we have no connection to it at all, it's a faceless corporate clone of a hundred others just like it.

Granted that there is a certain need for some national chains. Its great that we have a Macys and an Apple Store at the Domain, but a balance must exist. An opportunity for local business to exist side-by-side with the Walgreens and Starbucks. If market forces alone will not accomplish that, and they cannot since a Starbucks can afford to sign a multiyear lease while a new Spiderhouse would not have that sort of deep pocket, then citywide planning policies must step in to help create the city that we all claim to want.

Toward that end, I would like to propose that the council implement Local Retail Set-Asides and Formula Business Restrictions to encourage the establishing of locally owned and operated retail within the sprawl part of the city before it is too late. The North Burnet/Gateway area would be a great place to start, but it should be citywide.

Local Retail Set-Asides would mandate at least 20% of either floorspace or marquee space of any development beyond a certain threshold be locally owned, non-franchise businesses. This sort of contract between developers and cities has been used with success in several municipalities, especially when developers require other kinds of waivers or zoning changes. The subsidies given to the Domain would have caused less ruckus if perhaps there were retailers involved that the local community was vested in. Perhaps a Bookpeople branch instead of another Borders. An Austin Java instead of another Starbucks.

Formula Business Restrictions would further limit the encroachment of franchise businesses at the expense of local versions. Variations of these restrictions, which focus on the design, size, trademarks, etc. rather than the ownership of business are generally more sweeping and general than set-asides. They have been used in communities from California to Maine to even Fredricksburg just up the road. In most cases, these restrictions are meant to curb chain restaurants, but there is no reason that they cannot be used to enforce more general uses. Fredricksburg, in an attempt to maintain the kitschy historic quality of its downtown, requires any chain restaurant to apply for a conditional use permit. In Austin, there are already so many chains that it would be potentially possible to require all new Formula retailers to comply with certain restrictions or abide by set-aside regulations negotiated in development contracts.

Formula restaurant restrictions have withstood court challenges, and so have Local Retail Set-Aside agreements, so they are not pie in the sky options, but real tools available.

Slowly but certainly, all of the available retail space in the greater Austin sprawl is being consumed by franchises and chains. All the small local businesses are being re-developed out of existence and what we are witness to is the creation of future blight and a complete loss of the dynamic quality that this city has been able to offer and foster in the past. Whenever possible, I prefer to drive a half hour to Vulcan Video or I Luv Video rather than dump my money at the various Blockbusters that litter our area, but it shouldn't have to be that choice, and we should encourage the creation of a place we want to live in, not just accept what comes as the inevitable outcome of market forces.

Please lets work towards that end and consider studying some of the options we have. Austin does not stop at Anderson Lane, and Austin businesses should not either. Thank you for your time and consideration. I hope we can pursue this further in the near future.

Sincerely,

Javier Bonafont
President, WXNA

Among the interesting websites with more information and background on all these issues and solutions is an excellent site called www.newrules.org, under the tab marked "retail".

Scarborough, Molly

From: michael tierce [tierky@yahoo.com]
Sent: Monday, September 01, 2008 8:31 PM
To: Scarborough, Molly
Subject: zoning changes

Follow Up Flag: Follow up
Flag Status: Completed

I am Currently enrolled at St. Edwards. univ. and am interested in the changes the city wishes to make. I only want to voice that there needs to be more green building. I live off of metric and travel down Burnett often and am distracted by the awful site of eerie and gloomy dark brown power lines. With austin being a leading city in many areas of research and development why do we not have more solar powered buildings as well wind towers. Austin is a windy city and with all the building and expansion occurring we must look toward the future, as well I am pushing to see the austin metro-rail being able to run sooner than later. I am displeased with past leadership choices in the department of transportation, austin is a growing and soon to be megalopolis with residents living further out and traveling into the city with only one main interstate, loop 1 and super-sluggish highway 183. Better transportation should have all ready been up and running, all three roads are in-drivable for most hours of the day as I travel all three and have for years. I love this city and know we could set a high standard for green cities. I will be at the meeting to voice these concerns with hope that you do not wish to flood our area with more businesses and traffic.

concerned resident,
michael tierce

***Please Note:** If the Planning Commission does not take action on the proposed NBG zoning changes at the September 9th hearing, the City Council hearing will likely be postponed. If postponed, check the minutes from the October 16th City Council hearing for the new hearing date.

Contact Information

For questions regarding the proposed NBG zoning changes, please call or email:

Molly Scarbrough, Neighborhood Planning and Zoning Department, at (512) 974-3515 or molly.scarbrough@ci.austin.tx.us

Si Ud necesita información en Español, favor de llamar a Sonya Lopez al (512) 974-7694.

Office hours are 8:00 to 5:00 p.m. Monday through Friday. Please be sure to refer to the File Number on the first page when you call. See enclosed sheets for more information.

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0182

Planning Commission Hearing Date: Sept. 9, 2008

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

Name (please print) MICHAEL J. DRISCOLL

Address 10301 BURNET ROAD

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

Comments: I AM NOT IN FAVOR OF ANY NEW ZONING THAT
WOULD FURTHER LIMIT FUTURE USES OF MY PROPERTY.

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement the land use and zoning recommendations of the North Burnet/Gateway neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners and utility customers within 500 feet of a proposed zoning change and affected neighborhood organizations be notified that an application for a zoning change 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(s) 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.

During its public hearing, the board or commission may postpone or continue an applicant's hearing to a later date. 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.

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Name (please print) CHRIS HILL

Address 2929 LONEHORN BLVD # 105

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

Comments:

I OBJECT TO ANY RE-ZONING OF THESE DESIGNATED AREAS BECAUSE
A NEW COMPANY WITH A NEW LEASE AND MAY NOT BE ABLE TO
SUSTAIN A MOVE. PLEASE CONSIDER NOT RE-ZONING!

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Planning Commission Hearing Date: Sept. 9, 2008

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Name (please print) Steve Saterbak Secretary Treasurer

☐ I am in favor
(Estoy de acuerdo)

Address 2209 A. Rutland Dr., Ste 400
Austin, TX 78758

☒ I object
(No estoy de acuerdo)

Comments:

Increased costs, little benefit.

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PLANNING COMMISSION COMMENT FORM

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Planning Commission Hearing Date: Sept. 9, 2008

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Name (please print)

Linda Revere

Address

2600 GRACY FARMS LN #423

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Comments:

I have lived here for 15 yrs in these apartments. I do not want higher taxes that will raise my rent. Also if you close streets for pedestrians, I will have less easy access. Already, traffic is increasing on Burnet Road because of the Domain development, which draws people with higher incomes to our area and ruins quality of life with noise, dust, etc. EVEN FIREWORKS last year at Christmas! The fireworks were so RUDE to us residents. Also the train makes loud horn noises!! We hate this development! Linda Revere

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Scarborough, Molly

From: Heather Way [hway@austin.rr.com]
Sent: Thursday, September 04, 2008 2:23 PM
To: Scarborough, Molly
Cc: Shaw, Margaret; Lopez, Sonya; 'Karen Paup'; ffernandez@austinhomesless.org; 'Catharine Echols'; 'Walter Moreau'; gndc@sbcglobal.net; rubyroa@att.net; 'Christine Buendel'
Subject: comments on North Burnet/Gateway zoning changes

Hi Molly: I have been meaning to send you comments on the proposed zoning changes for North Burnet/Gateway. I very excited to see the incorporation of affordable housing into the planning documents and especially the whole jobs/housing analysis that was done. The whole planning document is very impressive. That's the first time I have seen such an extensive analysis in city planning documents of the jobs/market housing mismatch. While overall the affordable housing components are on the right track, there are several concerns that housing advocates have with these changes. I mentioned these concerns to Sonya after the neighborhood presentation earlier this summer. A group of housing advocates will be asking the planning commission and council for changes to address these concerns. Thanks for considering our feedback:

1. The \$6/square foot fee in lieu. a. The fee in lieu should not be automatic but should be granted only in exceptional cases. b. Any fee in lieu should be approved on a development by development basis by council. c. Any fee in lieu needs to be at least \$10/square foot or else developers will have no incentive to do the housing onsite. d. Any money raised from a fee in lieu should be spent on affordable housing within the transit area, or at least prioritized for housing within the transit area (it could go into a citywide fund if, after 18 months, no eligible development in the transit area has applied for the funding)
2. For properties that are less than 5 acres, the city should not allow the owners to opt out of the affordable housing in exchange for the collector streets but should instead develop alternative sources of funding for the streets such as a PID.
3. City-owned land. Within the two large city-owned tracts in the TOD, land should be dedicated for affordable housing developments, such as tax credit or section 202 projects. In addition, the city should require a higher percentage of affordable housing on any other residential development produced on these parcels.
4. The city needs to develop a more detailed affordable housing implementation strategy for meeting the jobs/market housing mismatch.
5. Explore partnerships with UT to develop part of the Pickle tract as affordable housing for UT students, faculty, and staff with access to the commuter rail stop.
6. If a TIF is adopted, city policy should require at least 30% of the TIF funding to be allocated towards affordable housing (same as Houston's policy).
7. The plan should incorporate family-friendly amenities and standards as recommended by the families with children task force. These include playscapes, family-friendly public spaces, family-sized units and design features. These are laid out in more detail in the families with children task force.

Best Regards,
 Heather Way
 632-1695

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

From: Scarborough, Molly [mailto:Molly.Scarborough@ci.austin.tx.us]
Sent: Tuesday, September 02, 2008 11:35 AM
To: Scarborough, Molly
Subject: 9/9/08 and 10/16/08 Public Hearings for proposed North Burnet/Gateway zoning changes

Property owners and other stakeholders in the North Burnet/Gateway area -

Subj: C14-2008-0182 (North Burnet/ Gateway zoning)
Date: 9/4/2008 5:13:40 PM Central Daylight Time
From: Fredericmorse
To: sully.jumpnet@sbcglobal.net, tracy.atkins@gmail.com, pcavazos_planning@yahoo.com, AMDealey_cris@brandocular.com, paulahui16@yahoo.com, saundra_kirk@sbcglobal.net, jay_reddy@ dell.com, clint_small@hotmail.com
CC: [Specificsites](#)

On September 9th the Planning Commission will consider zoning changes in the North Burnet/ Gateway planning area. In general, the effect of the proposed changes will be to increase permissible densities. However, due to an unfortunate circumstance, the Morse family faces the prospect of having the land we own in the district permanently being assigned less density. We would like for the North Burnet/ Gateway zoning to reflect the zoning our property had for approximately 20 years prior to 2008.

The land in question is five acres (net of detention) which the family has owned for a half century. It is the largest undeveloped tract of land west of MoPac in the North Burnet/ Gateway planning area (excluding UT's ownership). It fronts on Stonelake Blvd. and abuts UT in the rear. In terms of the Planning Commission file, the Morse land is located in Tract #7. Its property numbers are 461004/ 461005/ 461006.

The land was originally zoned in the 1980's in a process very similar to what the City of Austin is currently doing with North Burnet/ Gateway. The City conducted the "Golden Triangle" study of the area which is now that portion of the North Burnet/ Gateway planning district located west of MoPac. The study was conducted for the purpose of zoning the area. The Morse property was zoned CS. A restrictive covenant set its floor-to-area ratio at .9.

Last year, the Morse family contracted to sell the five acres to Crescent Resources, a national real estate development company. Crescent was authorized to rezone and resubdivide the property to accomodate its multifamily project. Crescent was concerned that the City would require first floor retail (which was not the case). They also changed the engineering firms handling the zoning application from Bury and Partners to Longaro and Clarke. In the confusion, Crescent ended up with MF-4 zoning and a .75 floor-to-area ratio. Subsequently, Crescent was unable to obtain financing for its project and they did not purchase the Morse land, but the zoning which they requested never-the-less went into effect.

In similar situations, the City has been willing to let the landowner get his old zoning back, but we have had the misfortune to have our little disaster occur contemporaneously with the North Burnet/ Gateway event. Molly Scarbrough has expressed sympathy, but City staff has been unwilling to restore our .9 floor-to-area ratio in their zoning plan because of concern that it would set some sort of precedent. What we are talking about, however, is a piece of land in the North Burnet/ Gateway planning district being down zoned in 2008. This is a one-of-a-kind occurance. The whole idea of the North Burnet/ Gateway rezoning is to allow for greater densities.

The Morse family would respectfully request that the Planning Commission restore the .9 floor-to-area ratio for our land to make it consistent with the other floor-to-area ratios in Tract #7 and rectify what we consider to be an in equity.

I would welcome the opportunity to meet with you and answer any questions which you might have. My phone number is 454-6450. My address is 4726 Twin Valley Drive. Austin, Texas 78731.

Thank you for your consideration of this matter.

Fred Morse

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