SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0083 - 2416 E. 6th Street

REQUEST:

Approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2416 E. 6th Street (Lady Bird Lake Watershed) from limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district zoning to general commercial services-vertical mixed use-conditional overlay-neighborhood plan (CS-V-CO-NP) combining district zoning.

DEPARTMENT COMMENTS:

No additional conditions imposed by Council at First reading.

OWNER / APPLICANT: 2416 East Sixth Street LP (Timothy Clark)

AGENT: Big Red Dog – Austin, LLC (Bob Brown)

DATE OF FIRST READING: First reading approved on February 13, 2014. Vote: 6-0-1 (Spelman- 1st, Riley- 2nd; Cole- Off the Dais).

CITY COUNCIL HEARING DATE:
February 27, 2014: Approved postponement to March 6, 2014, as requested by Applicant, on consent. Vote: 7-0. (Spelman- 1st, Morrison- 2nd)

March 6, 2014:

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE:	C14-2013-0083 2416 E. 6th Street	**P.C. DATE:**	January 14, 2014 December 10, 2013 October 22, 2013
ADDRESS:	2416 E. 6th Street	**AREA:**	4.061 acres
OWNER:	2416 East Sixth Street LP (Timothy Clark)		
AGENT:	Big Red Dog – Austin, LLC (Bob Brown)		
FROM:	LI-CO-NP	**TO:**	CS-V-CO-NP, as Amended

NEIGHBORHOOD PLAN AREA: Holly **TIA:** Yes- See Transportation Section

WATERSHED: Lady Bird Lake **SCENIC ROADWAY:** No

CAPITOL VIEW CORRIDOR: No **DESIRED DEVELOPMENT ZONE:** Yes

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of general commercial service-vertical mixed use-conditional overlay-neighborhood plan (CS-V-CO-NP). The proposed zoning includes the following conditions:

1. The following land uses would be prohibited: Campground, Kennels, Convenience storage, Vehicle storage, Service station, Adult oriented businesses, Exterminating services, Pawn shop services, Alternative financial services, Bail bond services, and Commercial blood plasma center.
2. The following land use would be conditional: Automotive washing (of any type).
3. Development of the property will be subject to the terms and requirements of a Traffic Impact Analysis (TIA) which will be recorded in a public restrictive covenant.

ISSUES:

This rezoning case was originally filed to change the zoning classification from LI-CO-NP to MF-6-CO-NP. Based in large part on feedback from Staff and neighborhood representatives, the Applicant has revised the rezoning request to CS-V-CO-NP. This revised request triggered renotification with the updated information.

PLANNING COMMISSION RECOMMENDATION:

January 14, 2014: *GRANTED CS-V-CO-NP, ON CONSENT, (8-0-1). [HERNANDEZ- 1ST, STEVENS - 2ND; HATFIELD ABSENT]*

December 10, 2013: *GRANTED POSTPONEMENT REQUEST TO JANUARY 14, 2014, BY APPLICANT, ON CONSENT, (5-0). [NORTEY- 1ST, OLIVER - 2ND; HATFIELD, HERNANDEZ, STEVENS, ROARK- ABSENT]*

October 22, 2013: *GRANTED POSTPONEMENT REQUEST TO DECEMBER 10, 2013, BY STAFF, ON CONSENT, (5-0). [HATFIELD- 1ST, STEVENS - 2ND; ANDERSON, HERNANDEZ, NORTEY, ROARK- ABSENT]*

DEPARTMENT COMMENTS: The subject property is located west of Pedernales Street between East 6th Street and Hidalgo Street. The property is bordered by railroad tracks on the west. The subject property is zoned LI-CO-NP, and is currently vacant. Across Hidalgo Street to the north are a mix of automotive repair, single family residential, and warehouse land uses. These properties back up to a commercial area along East 7th Street.

These properties are zoned LI-CO-NP and CS-MU-CO-NP. Across Pedernales Street to the east is a residential area bounded by commercial land uses. Along Pedernales are several vacant parcels, as well as a bar, restaurant, and warehouse land uses. These are zoned CS-1-MU-CO-NP, CS-MU-CO-NP, and LR-MU-NP. The interior of the residential area, further east, is zoned SF-3-NP. Across East 6th Street to the south are the Pedernales Lofts, a condominium development with ground floor commercial development along 6th Street. Across the railroad tracks to the west is the University of Texas Elementary School, zoned CS-MU-CO-NP. Please refer to Exhibits A and B (Zoning Map and Aerial View).

The Applicant originally filed a rezoning request from LI-CO-NP to MF-6-CO-NP. Based in large part on feedback from Staff and neighborhood representatives, the Applicant has revised the rezoning request to CS-V-CO-NP. Correspondence from neighbors and interested parties is attached (Exhibit C – Correspondence).

This area was zoned in 2001 as part of the Holly Neighborhood Plan process, with the associated zoning case, C14-01-0166. This property, however, was a contested tract, and was processed later, in 2003. That zoning case, C14-01-0166.002a, modified the Neighborhood Plan and addressed this lot and other contested tracts. The 2003 zoning ordinance established LI-CO-NP zoning for the subject property, with customized lists of conditional and prohibited land uses for this and the other contested properties. The approved zoning ordinance for these properties is attached (Exhibit D – Existing Zoning Ordinance).

Development of the property will be subject to the terms and requirements of a Traffic Impact Analysis (TIA) to be recorded in a public restrictive covenant. Please refer to Exhibit E (TIA Memorandum). AISD schools anticipate increased attendance at elementary, middle and high schools that serve this area, but at levels below desired target range. Please refer to Exhibit F (AISD Memorandum).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-CO-NP	Vacant (former recycling center)
North	LI-CO-NP, CS-CO-MU-NP	Automotive repair, single family residential, limited warehousing & distribution
South	CS-CO-MU-NP	Condominium residential, retail, restaurant
East	CS-1-CO-MU-NP, CS-CO-MU-NP, LR-MU-MP, SF-3-NP	Vacant, cocktail lounge, restaurant, warehouse, single family residential
West	CS-CO-MU-NP	Primary school

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0166 Holly Neighborhood Plan	CS to CS-CO-MU-NP, etc.	11/27/2001: Approved CS-CO-MU-NP (9-0)	12/13/2001: Approved
C14-01-0166.02a (contested tracts)	CS-CO-MU-NP, etc.	Approved LI-CO-NP	6/12/2003: Approved
C14-2009-0041 Central East Austin VMU Building (V) Zoning	GO-CO-NP to GO-V-CO-NP, CH-CO-NP to CH-V-CO-NP	9/8/2009: Approved Neighborhood rec for V for 2 tracts (8-0)	9/28/2009: Approved V (7-0)

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
E 6th Street	60'	47'	Collector	No	No	No
Pedernales Street	60'	40'	Collector	Yes	No	Yes
Hidalgo Street	60'	27'	Local	No	No	No

SCHOOLS:

Zavala Elementary School Martin Middle School Eastside Memorial HS at Johnston

NEIGHBORHOOD ORGANIZATIONS:

Austin Neighborhoods Council
Artists and Neighbors Together (ANT)
PODER
Pedernales Neighborhood Association
Del Valle Community Coalition
Preservation Austin
Sentral Plus East Austin Koalition (SPEAK)
Tejano Town
Cristo Rey Neighborhood Association
Barrio Unido Neighborhood Association
Greater East Austin Neighborhood Association
United East Austin Coalition
Guadalupe Neighborhood Development Corporation
Organization of Central East Austin Neighborhoods (OCEAN)
Buena Vista Neighborhood Association
Holly Neighborhood Coalition
African American Cultural Heritage District Business Association
Blackshear Prospects Hills

CITY COUNCIL DATE & ACTION:

October 17, 2013: *APPROVE POSTPONEMENT TO DECEMBER 12, 2013, AS REQUESTED BY APPLICANT, ON CONSENT (6-0-1). [SPELMAN- 1ST, COLE- 2ND; MARTINEZ- OFF THE DIAS]*

December 12, 2013: *APPROVE POSTPONEMENT TO FEBRUARY 13, 2014, AS REQUESTED BY STAFF ON CONSENT (7-0). [SPELMAN- 1ST, COLE- 2ND]*

February 13, 2014: *FIRST READING APPROVED ON CONSENT. (6-0-1). [SPELMAN- 1ST, RILEY- 2ND; COLE- OFF THE DAIS]*

February 27, 2014: *APPROVE POSTPONEMENT TO MARCH 6, 2014, AS REQUESTED BY APPLICANT ON CONSENT (7-0). [SPELMAN- 1ST, MORRISON- 2ND]*

March 6, 2014:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin **PHONE:** 974-2122
e-mail: heather.chaffin@austintexas.gov

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of general commercial service-vertical mixed use-conditional overlay-neighborhood plan (CS-V-CO-NP). The proposed zoning includes the following conditions:

1. The following land uses would be prohibited: Campground, Kennels, Convenience storage, Vehicle storage, Service station, Adult oriented businesses, Exterminating services, Pawn shop services, Alternative financial services, Bail bond services, and Commercial blood plasma center.
2. The following land use would be conditional: Automotive washing (of any type).
3. Development of the property will be subject to the terms and requirements of a Traffic Impact Analysis (TIA) which will be recorded in a public restrictive covenant.

Staff supports the rezoning request because it reduces industrial-zoned properties in the area, and is a similar zoning classification to most surrounding parcels. Most of the prohibited land uses addressed by the existing conditional overlay are included in the proposed conditional overlay, as well as additional prohibited land uses. The implementation of Vertical mixed use zoning (V) will allow development similar to other nearby mixed use condominiums. According to Imagine Austin, the proposed rezoning is located in an Activity Corridor, and is nearby a future High Capacity Transit Corridor, which are areas appropriate for V zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.
V zoning is intended for areas that have or are anticipated to have a sufficient population density, mix of uses, and transit facilities to encourage and support transit use. V zoning:

- Encourages density on commercial corridors with higher levels of transit service
- Focused on the creation of a high quality pedestrian and transit-supportive environment
- Consistent with Envision Central Texas (ECT) Preferred Scenario
- Provides a more sustainable development pattern

2. Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.
The proposed CS-V-CO-NP is a similar zoning classification to most surrounding parcels, and will therefore promote similar land use development. Additionally, it is a down-zoning from a more intensive industrial zoning classification, which also reduces detrimental impacts.

Site Plan:
SP 1. Any redevelopment of the property will be subject to the requirements of Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings), summarized as follows:

- Mix of Uses. At least one of the floors shall contain residential dwelling units.
- Pedestrian-Oriented Commercial Spaces. Along at least 75 percent of the building frontage along the principal street, the building must be designed for commercial uses in ground-floor spaces.
- Compatibility Standards. All VMU buildings are subject to the compatibility standards of Chapter 25-2, Article 10. In case of conflict between the compatibility standards and this Subchapter, the compatibility standards shall control.
- VMU Dimensional and Parking Requirements. VMU has reduced building setbacks and floor to area ratios (FAR), building coverage, and parking requirements. Also, these requirements can be exempted based on certain affordability and development bonus criteria.

SP2. The site is subject to compatibility standards. Along the north property line (adjacent to residential land uses), the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of 2 stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of 3 stories or 40 feet in height may be constructed within 100 feet of the property line.
- 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.

Transportation:

TR1. See the attached Traffic Impact Analysis (TIA) memorandum. Development of the property will be subject to the terms and requirements of a Traffic Impact Analysis (TIA) which will be recorded in a public restrictive covenant.

TR2. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
E 6th Street	60'	47'	Collector	NA
Pedernales Street	60'	40'	Collector	NA
Hidalgo Street	60'	27'	Local	NA

TR3. There are existing sidewalks along Pedernales Street. There are no sidewalks along the northern side of E 6th Street (along the site). There are no sidewalks along Hidalgo Street.

TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, there are no existing or recommended bicycle facilities along the roadways.

TR5. Capital Metro bus service (route nos. 4 and 122) is available along at the intersection of E 7th Street and Pedernales Street a block north of the site.

Environmental:

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

Water/Wastewater:

FYI: 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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Chaffin, Heather

EXHIBIT C

From: Mike Royal <mike.royal.software@gmail.com>
Sent: Thursday, August 01, 2013 8:59 AM
To: Chaffin, Heather
Subject: Protest of case number C14-2013-0083
Attachments: PastedGraphic-1.tiff

Hi Heather,

I'd like to express my opposition to MF-6 zoning for 2416 E 6th Street. I live and own property across the street at 2401 E 6th Street.

I would be happy to support CS-MU instead, with ground-floor commercial space. It's important for our community to grow in a way that improves the quality of life and vibrancy of the neighborhood (through commercial and restaurant space), rather than maximizing the density of residential units.

Please feel free to email me or call me anytime at 512-809-5239 if you'd like to discuss, and thank you very much for your consideration!

-Mike Royal
2401 E 6th Street #2031, Austin, TX 78702

Chaffin, Heather

From: Matthew Jewell [redacted]
Sent: Thursday, August 01, 2013 1:14 PM
To: Chaffin, Heather
Subject: Zoning Change Request: Case Number C14-2013-0083

To Whom It May Concern,

As an owner in the Pedernales lofts, I oppose the rezoning request for 2416 East 6th St, Austin, TX. I believe that the specifics would not contribute in a positive manner to the growth and development of the community. I would support the request if the project were zoned CS-MU and if the 6th street frontage were comprised of ground floor commercial uses instead of ground floor residences.

Thank You,

Matthew Jewell

Chaffin, Heather

From: Bethany Meister [redacted]
Sent: Friday, August 02, 2013 9:23 AM
To: Chaffin, Heather
Subject: Zoning Case #: C14-2013-0083

I have owned and occupied my office space located @ 2401 E. 6th St. for over 9 years. I also grew up in this town and have witnessed the severe and often unfortunate growth of this town.

I received the Notice of Filing of Application for a Neighborhood Amendment for the location @ 2416 E. 6th St.

I **STRONGLY** oppose this proposed rezoning request for several reasons:

1. MF-6 zoning does not allow for any commercial use. This development MUST have a commercial component associated with it in order to revitalize this part of town the right way. We need businesses to generate foot traffic and income. I would consider supporting CS-MU if planned the appropriate way.
2. Parking has become a real problem. Developers have found loop holes around providing adequate parking for tenants and residents and The City has chosen not to enforce required parking in the downtown areas in hopes of creating a walkable/cycle heavy city. Bottom line: A sufficient and adequate parking structure needs to be considered as well.
3. I do not support a high rise development over 3 stories and furthermore, do not want to see another high rise luxury condo development go up, especially in our neighborhood. This is an areas that for generations, was neglected by The City of Austin. It has always had lower income families. We need to be sensitive to mixed incomes and I would hope that anything proposed for this location would consider mixed incomes. It is bad enough what is happening to this town.

Thank you,

Bethany Meister, RID # 10192
Studio InnerSpace, Inc.
2401 E. 6th St., #2019
Austin, TX 78702
p: 512.495.9950
f: 512.495-9952
[redacted]
www.studioinnerspace.com

Chaffin, Heather

From: Cam Houser [redacted]
Sent: Wednesday, August 07, 2013 2:34 PM
To: Chaffin, Heather
Subject: case number C14-2013-0083

Dear Mayor and Council,

I'm a huge believer in the vitality Of cities and mixed uses are great ways to support it. I started my own business here because Austin is so livable.

I am a resident living in East Austin. The property near my home, formerly Balcones Recycling, will be coming before you for a zoning change. The developers are seeking a zoning change that flies in the face of good urban infill development. Specifically, the developers are asking for MF6 zoning which does not allow a mixed-use development with ground-level commercial uses. Further, the developers do not want to follow the City of Austin's Great Streets Ordinance, as was done across the street at Pedernales Lofts. The proper zoning for this site would be CS-MU with an additional requirement of the Great Streets Ordinance. Please support those of us who moved here with the vision of building a strong, walkable, mixed-use, urban neighborhood by requiring the developers of the Balcones Recycling tract to follow the Great Streets Ordinance and to build a mixed-use development with commercial uses on the ground floor, utilizing CS-MU zoning. Thank you for your consideration.

--
Best,
Cam

Cam Houser | 512.587.2581

Chaffin, Heather

From: Dylan Siegler [redacted]
Sent: Monday, August 12, 2013 10:29 PM
To: Meredith, Maureen; Chaffin, Heather
Cc: phil waldorf
Subject: 2416 E 6th St.

Maureen and Heather,

I live in the Pedernales Lofts across the street from 2416 E. 6th St., and am writing you both to:

1) express my **support** for Case NPA-2013-0010-01 to change the FLUM for the property to Mixed Use and
2) express my **opposition** to Case C14-2013-0083 seeking to rezone the property as MF-6-CO-NP.

I am in agreement with the condo board of the Pedernales Lofts that the appropriate zoning designation for the property is Mixed Use to allow ground level retail. As a result, I support the FLUM change but oppose the zoning proposal.

Please feel free to contact me or my husband, Phil Waldorf (cc'd) with any questions.

Best,
Dylan Siegler
512-659-5911

Chaffin, Heather

From: Lizzy Newton [redacted]
Sent: Wednesday, August 28, 2013 11:03 AM
To: Chaffin, Heather
Subject: Case number C14-2013-0083

Hi Heather.

I am a resident at 2124 E 6th St and hear the old Balcones Recycling tract is up for rezoning. I would support the project if it considered CS-MU zoning that followed the Great Streets Ordinance and if the 6th St frontage was comprised of ground floor commercial uses rather than ground floor residential. Just wanted to add my two cents.

Thanks.
Lizzy

--
Lizzy Newton | Music Festival & Panels | SXSW
T: 512.467.7979 x271 | C: 615.509.5471
P.O. Box 685289 | Austin, TX 78768

http://www.sxsw.com
March 7 - 16, 2014

Chaffin, Heather

From: Todd Savage [redacted]
Sent: Tuesday, August 20, 2013 12:36 PM
To: Chaffin, Heather
Subject: Case number C14-2013-0083

Dear Ms. Chaffin,

As a resident of the building at 2401 E. 6th Street, I am writing to inform you of my opposition to the rezoning request made for a project to be built in the former Balcones recycling plant. I am particularly interested in the street and neighborhood continuing to develop density but also a diversity of uses that will contribute to neighborhood vitality.

I would support the project if it considers CS-MU zoning in lieu of MF6 and if the 6th Street units are designed primarily of ground-floor commercial uses. It will only enhance the neighborhood and increase its urban character if residents have more opportunities to work and shop in close proximity to where they live. I can imagine also the future residents of this new development would also find living there even more appealing with the kinds of small businesses that are part of the Pedernales development. When I decided to move to the Pedernales, it was important to know that I could walk and bike to local businesses and services without owning a car.

Thanks in advance for taking my views into consideration in relation to this rezoning request.

Regards,

Todd Savage
2401 E. 6th St., Apt 1009
Austin TX 78702

512 774 0045

Chaffin, Heather

From: Charlie Greenberg [redacted]
Sent: Friday, August 09, 2013 5:20 PM
To: Chaffin, Heather
Subject: Comment on C14-2013-0083

Ms. Chaffin,

I write today to express my opinion on the proposed rezoning contained in C14-2013-0083. I live on 2124 E. 6th Street, one block west of the proposed apartment site. I attended the community meeting on Wednesday at the local public library.

Let me say that I think everyone wants to have that section rezoned to something other than "industrial." However, in listening to the comments at the meeting, it is clear that there are several concerns with the proposal to rezone that area to "MF6", which appears to be multi-family only.

First, there was some concern that the developer would not follow the Great Streets Ordinance which would allow for a great deal of walkability in the neighborhood. As a student of public health and a resident of the neighborhood, I can say that it is vital that the developer be required to build walkways exactly as they were built for all the new properties in the area (i.e., The Pedernales across the street). The developer indicated at the meeting that they would in build sidewalks in compliance with the Great Streets Ordinance and I would like to confirm that they must, in fact, do so.

Second, many residents are concerned about the effect of 361 apartments being built on a street that already has a traffic issue. Frankly, that does sound like a great deal of auto traffic to add to a two lane street with a school just down the same block.

Third, and this seems to be the area of most contention, the proposed rezoning to MF6 does not allow for any commercial/mixed use in that property. The developer stated that it would be difficult to receive funding for such a development at this time due to a lack of consumer demand. I believe that if the developer believes there is demand for 361 units in that area, naturally, a demand for retail and restaurants follows. There was discussion about rezoning to "VMU" which, as I understand it, would require that the ground floor units be built to commercial standards but that they could be used as either commercial or residential.

I believe that the area should be rezoned, but to either VMU or CS-MU, with the latter being preferable.

Thank you for the opportunity to comment.

Sincerely,

Charles Greenberg

Chaffin, Heather

From: Melissa Ladd [redacted]
Sent: Friday, August 09, 2013 7:23 AM
To: Meredith, Maureen; Chaffin, Heather
Subject: Re: Refer to case number C14-2013-0083

Dear Maureen and Heather,
In refeference to the above rezoning. I bought in the Pederanles Lofts before it was even completed. I moved in with great hopes of seeing East Austin maintain the vision of new residients and old making a great area better.
The new zoning I believe will not allow first floor commerical business, which I would like being a resident here. Following suit to what is mostly happening in the zoning from the 2124 loft projects, ESTE and Pedernales Lofts I hope it can be zoned the same way.
I oppose the proposed rezoning request but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

In addition, our developers,Perry Lorenz and Larry Warshaw,at Pedernales Lofts also did two other condo projects/mixed use a block away from us. The ESTE and 2124, which are mixed use following the vision of this end of 6th st. I would think those owners would want the same vision, we probably need to bring those HOA's on board to discuss as it will affect them.

Another thing is the traffic on 6th already. If you have driven down here especially on the weekends, it is a hazard with all the pedestrians, cyclist at night and the narrow streets and not adequate parking.

An huge apartment complex will only compound all these problems.

Best
Melissa
Pederanales Loft
#5083

Melissa Ladd
(512) 589-0188
[redacted]

Chaffin, Heather

From: Jessica Reisman [redacted]
Sent: Thursday, August 08, 2013 8:06 AM
To: Chaffin, Heather
Subject: case number C14-2013-0083

Dear Ms. Chaffin,

I'm writing to express my opposition to the proposed rezoning request for the property at the site of the old Balcones Recycling Center. The proposal as it stands is not in the best interests of the community where I have lived for the past ten years. I would, however, support the project if the developers considered CS-MU zoning in lieu of MF6, and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

I'm not super happy about it being all rental properties, either; that's definitely not in the best interests of our rapidly changing neighborhood.

Thank you for your attention and consideration.

Sincerely,
Jessica Reisman

Jessica Reisman
2401 E. 6th St. #2026
Austin, TX 78702

www.storyrain.com

Chaffin, Heather

From: Hammans Stallings [redacted]
Sent: Wednesday, August 07, 2013 6:59 PM
To: Chaffin, Heather
Subject: Regarding a rezoning request, case number C14-2013-0083

Dear Mrs. Chaffin,

I am a resident living in East Austin. The property near my home, formerly Balcones Recycling, will be coming before you for a zoning change. The developers are seeking a zoning change that flies in the face of good urban infill development. Specifically, the developers are asking for MF6 zoning which does not allow a mixed-use development with ground-level commercial uses. Further, the developers do not want to follow the City of Austin's Great Streets Ordinance, as was done across the street at Pedernales Lofts. The proper zoning for this site would be CS-MU with an additional requirement of the Great Streets Ordinance. Please support those of us who moved here with the vision of building a strong, walkable, mixed-use, urban neighborhood by requiring the developers of the Balcones Recycling tract to follow the Great Streets Ordinance and to build a mixed-use development with commercial uses on the ground floor, utilizing CS-MU zoning.

Thank you for your consideration.

Hammans Stallings

Chaffin, Heather

From: Andrew Shaw <[redacted]
Sent: Wednesday, August 07, 2013 3:33 PM
To: Chaffin, Heather
Subject: case number C14-2013-0083

Hello Heather,

I am a resident living in East Austin. The property near my home, formerly Balcones Recycling, will be coming before you for a zoning change. The developers are seeking a zoning change that flies in the face of good urban infill development. Specifically, the developers are asking for MF6 zoning which does not allow a mixed-use development with ground-level commercial uses. Further, the developers do not want to follow the City of Austin's Great Streets Ordinance, as was done across the street at Pedernales Lofts. The proper zoning for this site would be CS-MU with an additional requirement of the Great Streets Ordinance. Please support those of us who moved here with the vision of building a strong, walkable, mixed-use, urban neighborhood by requiring the developers of the Balcones Recycling tract to follow the Great Streets Ordinance and to build a mixed-use development with commercial uses on the ground floor, utilizing CS-MU zoning. Thank you for your consideration.

Regards,

Andrew Shaw
2124 East 6th Street #205
Austin, TX 78702

Chaffin, Heather

From: Debbie Goldgar [redacted]
Sent: Wednesday, August 07, 2013 3:17 PM
To: Chaffin, Heather
Subject: Case #14-2013-0083 - Zoning Variance

Hi, Heather –

I would like to voice my concern over the proposed re-zoning request for the old Balcones recycling site on E. 6th Street. I own a condominium across the street at 2401 E. 6th Street and have had this condo since before the neighborhood began adding the exciting developments that are now occurring throughout the neighborhood. I am concerned that the proposed building will not be a mixed use, low-rise structure in keeping with the nature of the redevelopment of our East Austin neighborhood.

I have no problem with a building that adheres to the current zoning – CS-MU, rather than the requested variance to MF-6 , and if the ground floor facing 6th street of this development will accommodate commercial uses rather than residential.

I will not be able to attend tonight's meeting, but I sincerely hope my concerns will be noted.

Debbie Goldgar, owner
2401 E. Sixth Street, Unit 5079
Austin, TX 78702

Chaffin, Heather

From: Jennifer Seay [redacted]
Sent: Wednesday, August 07, 2013 3:04 PM
To: Chaffin, Heather
Subject: Opposition to Proposed rezoning in case #C14-2013-0083

Hi Heather,

I believe there is a meeting tonight regarding the zoning of the Balcones Recycling property directly across the street from my business at 2401 E. 6th St. It is case number **C14-2013-0083**.

I am not able to attend this evening's meeting, but wanted to speak up about the project as it directly affects our neighborhood and my business. As I understand it, MF-6 zoning does not allow for commercial ground floor uses, which are vital to the success and vibrancy of our street. CS-MU zoning would be much better (and is the zoning the Pedernales lofts are built under). The original residents and businesses of the Pedernales, of which I am one, have waited patiently for 8 years as this part of East Austin has turned into an exciting, revitalized part of town. The businesses and residents here want new businesses to add to this growing urban area.

This development is trying to avoid any variances. I understand that the developers would like to build it quickly, but those of us who are going to have to live with the result would like to see something that offers more than just residences--new live work/commercial office or restaurant uses.

Additionally, it is important to note that the project can be built to 60' tall or 5 stories. The Pedernales end is limited to 3 stories or 40' due to neighborhood compatibility.

We would like a superior (and smarter) development as our neighbor on E. 6th, not something just thrown up quickly without consideration of what is best for the neighborhood. **I oppose the proposed rezoning request but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.**

Thank you for this opportunity to voice my opinion.

Sincerely,

Jennifer Seay
Art + Artisans Consulting
512-419-7975
2401 E. 6th Street, #2018
Austin, TX 78702
artplusartisans.com

Chaffin, Heather

From: Ryan Wagner [redacted]
Sent: Wednesday, August 07, 2013 2:33 PM
To: Chaffin, Heather
Subject: Case #C14-2013-0083

Heather -

I am a resident & owner in the TwentyOne24 development (at 2124 E 6th St). I recently received in the mail a notice of filing for an application of rezoning, case number C14-2013-0083.

I don't claim to be an expert in zoning regulations, nor am I a building developer or any other sort of relevant expert, but I do follow Austin's development. I love this city. I love that the area I live in is quickly developing into what is the true desire of many people in my age group -- a walk-able area with access to everything I need. I appreciate the need to enhance the residential density of new develpment, but in order to keep up with the feel of the neighborhood and many other initiatives in Austin (including the "Great Streets" initiative), I would not like to see Case C14-2013-0083 go through as proposed.

My understanding of the rezoning as stated here is that it would not allow for first floor commercial businesses. However, I would wager that these commercial developments are exactly the draw of living in East Austin. In my building and buildings nearby we have everything from Hair Salons, to restaurants & cafes, to local businesses. All of these bring more jobs, more interest, and more mixed-use to our area. I'd like to see the same continue. If this development considered the same zoning regulations that my building and others are categorized as - **CS-MU** zoning, I would support this project.

Help us continue to bring local businesses, culture, and growth to East Austin. Thank you for your consideration.

Ryan Wagner

Chaffin, Heather

From: Emily West [redacted]
Sent: Wednesday, August 07, 2013 1:29 PM
To: Chaffin, Heather
Subject: Zoning request Case number C14-2013-0083

Hello Ms. Chaffin,
I am writing to voice my opposition to the proposed rezoning request for the property near my condo - the former Balcones Recycling property in East Austin. The developers are seeking a rezoning change to MF6,which would not allow a mixed-use development with ground level commercial use. They also do not want to follow the City of Austin's Great Streets Ordinance. I would support the project if it was CS-MU zoned with ground floor commercial space and followed the Great Streets Ordinance.

Ground floor commercial use is vital to creating pedestrian-friendly, vibrant streets and is the smarter choice for urban infill development.

Warm regards,

Emily

Emily West
French to English Translator
http://www.proz.com/translator/862696
+1 (512) 773 1297
GMT - 6:00

Chaffin, Heather

From: Gary Cash [redacted]
Sent: Wednesday, August 07, 2013 12:13 PM
To: Chaffin, Heather
Subject: Case number C14-2013-0083

Dear Mayor and Council,

I am a resident living in East Austin. The property near my home, formerly Balcones Recycling, will be coming before you for a zoning change. The developers are seeking a zoning change that flies in the face of good urban infill development. Specifically, the developers are asking for MF6 zoning which does not allow a mixed-use development with ground-level commercial uses. Further, the developers do not want to follow the City of Austin's Great Streets Ordinance, as was done across the street at Pedernales Lofts. The proper zoning for this site would be CS-MU with an additional requirement of the Great Streets Ordinance. Please support those of us who moved here with the vision of building a strong, walkable, mixed-use, urban neighborhood by requiring the developers of the Balcones Recycling tract to follow the Great Streets Ordinance and to build a mixed-use development with commercial uses on the ground floor, utilizing CS-MU zoning. Thank you for your consideration.

Sincerely,

Dr Gary Cash

Chaffin, Heather

From: Karleen George [redacted]
Sent: Tuesday, August 06, 2013 6:51 PM
To: Chaffin, Heather
Subject: Case Number C14-2013-0083

I own a residence in East Austin.

The property near my home, formerly Balcones Recycling, will be coming before the city council for a zoning change. The developers are seeking a zoning change that flies in the face of good urban infill development. Specifically, the developers are asking for MF6 zoning which does not allow a mixed-use development with ground-level commercial uses. Further, the developers do not want to follow the City of Austin's Great Streets Ordinance, as was done across the street at Pedernales Lofts. The proper zoning for this site would be CS-MU with an additional requirement of the Great Streets Ordinance.

Please support those of us who moved here with the vision of building a strong, walkable, mixed-use, urban neighborhood by requiring the developers of the Balcones Recycling tract to follow the Great Streets Ordinance and to build a mixed-use development with commercial uses on the ground floor, utilizing CS-MU zoning.

Thank you for your consideration.

Sincerely,

Karleen Jung
2235 E. 6th St.,#210

Sent from my iPad.

Chaffin, Heather

From: Allison Ferris [redacted]
Sent: Tuesday, August 06, 2013 6:49 PM
To: Chaffin, Heather

Dear Heather,

I am a resident living in East Austin. The property near my home, formerly Balcones Recycling, will be coming before you for a zoning change. The developers are seeking a zoning change that flies in the face of good urban infill development. Specifically, the developers are asking for MF6 zoning which does not allow a mixed-use development with ground-level commercial uses. Further, the developers do not want to follow the City of Austin's Great Streets Ordinance, as was done across the street at Pedernales Lofts. The proper zoning for this site would be CS-MU with an additional requirement of the Great Streets Ordinance....which I would support. Please support those of us who moved here with the vision of building a strong, walkable, mixed-use, urban neighborhood by requiring the developers of the Balcones Recycling tract to follow the Great Streets Ordinance and to build a mixed-use development with commercial uses on the ground floor, utilizing CS-MU zoning.

re: case number C14-2013-0083

Thank you for your consideration,
Allison Ferris
[redacted]

Chaffin, Heather

From: Paula Desmond [redacted]
Sent: Tuesday, August 06, 2013 6:09 PM
To: Chaffin, Heather
Subject: Case Number: C14-2013-0083

Dear Heather Chaffin

I am a resident living in East Austin. The property near my home, formerly Balcones Recycling, will be coming before you for a zoning change. The developers are seeking a zoning change that flies in the face of good urban infill development. Specifically, the developers are asking for MF6 zoning which does not allow a mixed-use development with ground-level commercial uses. Further, the developers do not want to follow the City of Austin's Great Streets Ordinance, as was done across the street at Pedernales Lofts. The proper zoning for this site would be CS-MU with an additional requirement of the Great Streets Ordinance. Please support those of us who moved here with the vision of building a strong, walkable, mixed-use, urban neighborhood by requiring the developers of the Balcones Recycling tract to follow the Great Streets Ordinance and to build a mixed-use development with commercial uses on the ground floor, utilizing CS-MU zoning. Thank you for your consideration.

Paula Desmond

Chaffin, Heather

From: andres vera martinez [redacted]
Sent: Saturday, August 03, 2013 6:01 PM
To: Chaffin, Heather
Subject: Owner of condo at 2401 E. 6th Street Austin TX 78702 - Refer to case number C14-2013-0083

Dear Heather Chaffin,

I'm writing to let you know that as a long time Austin resident and property owner I oppose the proposed rezoning request in case # C14-2013-0083 but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

We love our neighborhood at the Pedernales Lofts and would like to have a say on how it functions and looks.

Thanks!

Andres Vera Martinez
[redacted]

Chaffin, Heather

From: Jean Scheidnes [redacted]
Sent: Friday, August 02, 2013 8:25 PM
To: Chaffin, Heather
Subject: case number C14-2013-0083

Dear Ms. Chaffin,
I own one of the condo units at the 2401 E. Sixth Street, and I am writing to voice my opposition to a proposed rezoning request for the site across the street, because it lacks commercial uses on the 6th Street frontage, which I believe is essential for the continuing improvement of the neighborhood. I would happily support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.
Sincerely,
Jean Scheidnes
Owner
2401 E. Sixth Street #3043
Austin, TX 78702

Chaffin, Heather

From: Adam Morehead [redacted]
Sent: Friday, August 02, 2013 4:29 PM
To: Chaffin, Heather
Subject: Case Number C14-2013-0083

Hi Heather,

I love the idea of new development here on the east side, but I oppose the proposed rezoning request for the former Balcones lot on E 6th and Pedernales. I would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

Thanks!

Adam Morehead
2401 E 6th Street
512.587.8042

Chaffin, Heather

From: Debra Hagen [redacted]
Sent: Friday, August 02, 2013 2:27 PM
To: Chaffin, Heather
Cc: Meredith, Maureen
Subject: in reference to case number C-14-2013-0083

Dear Heather,

I am an owner of The Pedernales Work and Play Lofts directly across the street from the property located at 2416 East 6th Street (old Balcones recycling). I received a community meeting notice in the mail of the proposed amendment and zoning change application NPA-2013-0010.01.

I will be at the meeting and am also writing as **I oppose the proposed rezoning request**. However, I would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was compromised of ground floor commercial uses rather than ground floor residential.

MF-6 zoning does not allow for commercial ground floor areas. I believe this is vital to the success and vibrancy of our street. CS-MU zoning would be much better (and is the zoning The Pedernales lofts are built under).

This development is trying to avoid any variances, which is smart if you really want to build fast. Sadly, this would be at the cost of our neighborhood maturing with the addition of new live work/commercial office or restaurant uses.

Additionally, it is important to note that the project can be built to 60' tall of 5 stories. The Pedernales end is limited to 3 stories or 40' due to neighborhood compatibility.

I would hope we have the opportunity to demand a superior (and smarter) development.

Thank You,

Debra B. Hagen
Owner #3047
The Pedernales Lofts - Bldg. 3

(512) 297-6884

Chaffin, Heather

From: Julie Unruh [redacted]
Sent: Thursday, August 01, 2013 11:25 PM
To: Chaffin, Heather
Subject: Case number C14-2013-0083, Balconies Recycling lot, 6th and Pedernales

Dear Heather Chaffin,
I own one of the Pedernales Lofts condos right across the street from the former Balcones Recycling plant at 6th and Pedernales. My unit overlooks that site, and so anything that is built there will impact me directly.

I understand the developers have asked for MF6 zoning, are not intending to build ground floor commercial spaces, and also plan to build five stories high - much higher than anything else in that neighborhood. I do not support that rezoning. If I'm going to have to look straight across the street into somebody else's windows when I sit on my balcony now, at least give me some street level businesses that would improve the amenities in that neighborhood. Mixed use zoning would be much better than residential only. I personally would also prefer that the building stays the height it is now so I don't have to look in my neighbor's windows, but failing that, five stories is a behemoth that will significantly uglyfy the street and my life.
The Pedernales Lofts are three stories and that would be a more sympathetic height limit.

I understand there is a zoning meeting on August 7. I'm out of town on August 7th and so won't be at the meeting, but please consider this as the input I would give if I were there.

Thank you,
Julie Unruh

Chaffin, Heather

From: Blake Trabulsi [redacted]
Sent: Thursday, August 01, 2013 2:01 PM
To: Chaffin, Heather
Subject: C14-2013-0083

Hi Heather,

I am writing to voice my opposition to rezoning request, but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th Street frontage were comprised of ground floor commercial uses rather than ground floor residential.

Sincerely,
Blake

Blake Trabulsi
Co-founder / Creative Director

Zócalo Design
branding / print / web

www.zocalodesign.com
www.facebook.com/ZocaloDesign
www.twitter.com/ZocaloDesign

ph. 512.851.1887, ext.4
fax 512.851.1802

2401 East Sixth Street, #3034
Austin, Texas 78702

Chaffin, Heather

From: Lauren Campbe[redacted]
Sent: Thursday, August [redacted] 1:49 PM
To: Chaffin, Heather
Subject: case number C14-2013-0083

Ms. Chaffin,

I own a unit at the Pedernales Live/Work Lofts, and I was made aware of a rezoning request of a nearby property. I oppose the proposed rezoning request (case number C14-2013-0083) but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

This development is trying to avoid any variances, which is smart if you really want to build fast. However, it would be at the cost of our neighborhood maturing with the addition of new live work/commercial office or restaurant uses.

Thank you for your consideration...

Lauren

Chaffin, Heather

From: Kathleen Kunzinger [redacted]
Sent: Thursday, August 01, 2013 12:45 PM
To: Chaffin, Heather
Subject: Re: Case number C14-2013-0083..Balcony Recycling Property

Re: Case number C14-2013-0083

Dear Ms Chaffin,

I am writing to let you know that I am opposed to the proposed rezoning of the subject property. However, I would support this project if CS-MU zoning was enforced in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential. I believe that CS_MU zoning would help our neighborhood. Also, it is best if the height of the buildings is limited to 3-4 stories as it would fit in better with the existing community. I own a condo directly across from this site and so I have a vested interest in the re-purposing of this site. Thank you! - Kathleen Kunzinger

Chaffin, Heather

From: Ed Kunzinger [redacted]
Sent: Thursday, August 01, 2013 12:11 PM
To: Chaffin, Heather
Subject: Case C14-2013-0083

Dear Ms. Chaffin. I own a condominium at the Pedernales Lofts on East 6th Street directly across from the old Balcones recycling site.

I understand the new owners of that property are applying for MF6 zoning, case number C14-2013-0083.

I am strongly opposed to that rezoning because it would result in a structure and usage not compatible with our neighborhood and would affect our property values negatively.

I would, however, support an application of CS-MU zoning which would make it compatible and enhance the neighborhood and how it is developing.

Best Regards,
Ed Kunzinger
[redacted]
512 680 3174

Chaffin, Heather

From: Bill Holoye [redacted]
Sent: Thursday, August 01, 2013 11:47 AM
To: Chaffin, Heather
Subject: Case c14-2013-0083

Heather Chaffin,

I oppose the rezoning of this facility but would gladly support it if it was cs-mu. As a property owner in the Pedernales lofts immediately across the street I have a stake in the development of the neighborhood. The 6th street frontage should be comprised of commercial spaces to reflect the development around it, which in turn would foster the kind of urban density, community, and foot/bike traffic that we need.

Thanks,

Bill Holoye

Sent from my iPad

Chaffin, Heather

From: Neal Turley <[redacted]>
Sent: Thursday, August 01, 2013 11:13 AM
To: Chaffin, Heather
Subject: C14-2013-0083

Please review this and consider

Good morning Heather
I oppose the proposed rezoning request but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

Neal Turley
512-917-3907

Refer to case number C14-2013-0083

Sent from my iPad

Chaffin, Heather

From: Sharee' Allison [redacted]
Sent: Thursday, August 01, 2013 11:00 AM
To: Chaffin, Heather
Subject: Case #: C14-2013-0083

Heather,

I am a property owner at Pedernales Condominiums.

This email is in regards to case number C14-2013-0083.

Zoning the old Balcones recycling site as MF-6 is not in the best interest for the area. CS-MU is much more appropriate.

Major concerns are not permitting commercial use on ground floors and the maximum building height of 5 stories/60 feet, which is NOT compatible with the neighborhood. Pedernales was limited to 3 stories/40 feet.

Please make note of my strong disagreement with the MF-6 zoning for the above case number.

Thank you,

Sharee' Allison
Creative & Interactive Director
Square Foot Studio
1311-A E 6th Street
Austin TX 78702
512/829-5900 o
512/423-5096 c
[redacted]
www.squarefootstudio.com
[redacted]

Chaffin, Heather

From: Julia Elizondo [redacted]
Sent: Thursday, August 01, 2013 10:55 AM
To: Chaffin, Heather
Subject: New zoning for East 6th & Pedernales

Hello Heather,

This is in reference to case number C14-2013-0083. I am unable to attend the meeting on August 7th, but wanted to voice my concerns. I oppose the proposed rezoning request, but would support the project if it considered CS-MU zoning in lieu of MF6. Also, if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential. This will be more beneficial to improving the integrity of the neighborhood, as well as keep taller buildings from obstructing our views.

Thank you,
Julia Elizondo

Resident of The Pedernales
2401 E. 6th Street

Chaffin, Heather

From: [redacted]
Sent: Thursday, August 01, 2013 10:42 AM
To: Chaffin, Heather
Subject: Zoning case number C14-2013-0083

Dear Ms. Chaffin,

I am an owner at the Pedernales Lofts and I am writing in regards to the request to re-zone the Balcones property adjacent to the Pedernales Lofts, case number C14-2013-0083. I am in favor of re-zoning the property, but not as a MF-6 zone. I would support re-zoning the property as a CS-MU, in lieu of the MF6 zoning, to continue to develop our neighborhood in a mixed use, live/work fashion, and preserve the character and vibrancy of the neighborhood.

I understand this will cause some delay, but I believe the investment of time will be well worth the results to our developing community.

Thank you for your consideration.

Best wishes,
Karen Maness

Original owner, Pedernales Loft Unit #1010 since 2004

Chaffin, Heather

From: Mary Wachsmann [redacted]
Sent: Thursday, August 01, 2013 10:40 AM
To: Chaffin, Heather
Subject: Re: case number C14-2013-0083

I am a longtime owner of the Pedernales Lofts, and I am writing to voice my opposition to the proposed MF-6 zoning request at the Balcones Recycling Site, as MF-6 zoning does not allow for mixed commercial ground floor uses, which are so vital to the vibrancy of our community as a whole and our street in specific.

I, and many of my neighbors, are concerned about this issue, but we would support the rezoning if it were CS-MU, and if the 6th Street frontage was comprised of ground floor commercial uses rather than ground floor residential space.

Thank you for your time,
Mary Wachsmann
Pedernales Unit #5074

Chaffin, Heather

From: Hugh Thompson [redacted]
Sent: Thursday, August 01, 2013 10:24 AM
To: Chaffin, Heather
Subject: IMPORTANT PEDERNALES INFORMATION - ZONING OF NEIGHBORING PROPERTY

Hi Heather,

In reference to case number C14-2013-0083, please see below:

I currently own a unit in the Pedernales Lofts that is located on the ground floor facing 5th Street, and it would be considered Frontage property. I am opposed to any zoning initiative (specifically MF-6) that mandates how my ground floor unit can be used (commercial or residential), because one of the reasons I purchased the unit was for possible commercial use in the future in accordance with CS-MU zoning, which the property is currently under.

Please let me know if you have any questions or require any further information from me.

Kind Regards,

Hugh Thompson
(317) 445-5635

Chaffin, Heather

From: Jennifer Thorn <[redacted]>
Sent: Thursday, August 01, 2013 9:53 AM
To: Chaffin, Heather
Subject: case number C14-2013-0083

Dear Mrs. Chaffin,

I have been a resident at the Pedernales Lofts since it was built and I have served the community for 13 years as a teacher at a local east side school that is just a few blocks of the lofts. I care very deeply about this community. I very much oppose the proposed rezoning request for the project across the street at the old Balconies Recycling. However I would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

Thank you very much,
Jennifer Thorn

Chaffin, Heather

From: Jamie Aprile [redacted]
Sent: Thursday, August 01, 2013 9:50 AM
To: Chaffin, Heather
Subject: Case C14-2013-0083

Hello Ms. Chaffin,

I am writing to object to the rezoning request for 2416 E. 6th St. to MF-6 zoning. That lot should instead be zoned CS-MU and the 6th St. frontage used for ground floor commercial uses, similar to the Pedernales Lofts property across the street where my husband and I own our home. This is imperative to build the economic success and walkability of this urban neighborhood.

Thank you for your consideration,

Jamie D. Aprile
2401 E. 6th St. #2021
Austin, TX, 78702

[redacted]

From: Chaffin, Heather
Sent: Thursday, July 18, 2013 11:58 AM
To: Camille6864
Cc: Meredith, Maureen
Subject: RE: Case # C14-2013-0083 / NPA-2013-0010.01

~~First, just FYI, the zoning and NPA cases that are scheduled for Planning Commission on July 23, 2013 will be postponed to August 27, 2013, so you don't need to come to the meeting next week.~~

I will be happy to include your email with my staff report to the Planning Commission and City Council when the project is presented for consideration. You may also want to attend the meetings, to speak or observe. You may also want to email or call the Planning Commissioners or Council Members directly. Their contact information is available at www.austintexas.gov .

City staff has not yet made their recommendation regarding the proposed rezoning/NPA; you can also contact me or Maureen Meredith (see above email address) in early August to check if the recommendation has been generated. Staff recommendation is made by a team of reviewers who look at many issues (transportation, drainage, land uses, etc.), and neighborhood input is considered.

Call with any questions,

Heather
Heather Chaffin, AICP
Senior Planner-- Zoning Review Division
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704
T: 512.974.2122
F: 512.974.6054
heather.chaffin@austintexas.gov
www.cityofaustin.org

From: Camille6864 [redacted]
Sent: Thursday, July 18, 2013 11:15 AM
To: Chaffin, Heather
Subject: Case # C14-2013-0083 / NPA-2013-0010.01

Ms. Chaffin:

I have a question, and several concerns, about the above case numbers. As the area of East Sixth continues to grow the traffic, congestion, speeding cars, drunk business customers, noise, transient residents, and crime soars. I am concerned about the vacant business across the street from my home becoming a massive congestion and noise nightmare. This property is directly across the street from where I live, sleep, and study. I am concerned about the firm requesting these changes as they have a history of building the most densely packed residential and commercial spaces I've encountered.

I do not want this property to become another drain on resources and quiet in the area. The business that formerly existed on this property opened early, had almost no outside customer visits, closed early daily, wasn't open on weekends, and was was closed on holidays. Having a densely packed residential and commercial property developed on that land will means many months, if not a year, of construction dust, noise, traffic, and distruptions - ALL before any occupants move in.

I opposed the zoning change. Please let me know what steps follow next.

Thank you,
B. Wilson

Chaffin, Heather

From: Camille6864 [redacted]
Sent: Thursday, August 01, 2013 9:17 AM
To: Chaffin, Heather; Meredith, Maureen
Subject: Re: Case # C14-2013-0083 / NPA-2013-0010.01

Ms. Meredith and Ms. Chaffin,

I want to be clear that as an owner at 2401 East Sixth street I oppose the proposed re-zoning of the space. Traffic, congestion, noise, speeding and drunk driving incidents have negatively impacted the area. Adding more of this to a residential area will result in more disturbances for the people who live, and have lived for years, in this location.

I am opposing the proposed re-zoning efforts.

If I need to formally send in a notice stating my opposition please let me know. Due to work and other committments I am unavailable to attend any hearing held during the week between the hours of 8am and 6pm.

Thank you,
Brie Wilson
2401 East Sixth St. #2030
Austin, Tx 78702

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From: "Chaffin, Heather" <Heather.Chaffin@austintexas.gov>
To: "Meredith, Maureen" <Maureen.Meredith@austintexas.gov> [redacted]
Sent: Thursday, July 18, 2013 3:39 PM
Subject: RE: Case # C14-2013-0083 / NPA-2013-0010.01

I made a mistake! I misread the case number in the email you sent, so some of the information I sent does not apply. However, most of it does apply. I

First, the case has NOT been scheduled for Planning Commission or City Council at all yet. We will send notices out when those meetings are scheduled. The project was filed very recently, and staff has just begun the review process. Maureen will coordinate the NPA meeting in your area, and I will handle the zoning case management.

I've highlighted the portions of the previous email (below) that are still relevant, and marked through the irrelevant sections. I apologize for the confusion!

Heather

Chaffin, Heather

From: Amy Wilson [redacted]
Sent: Thursday, August 01, 2013 8:54 AM
To: Chaffin, Heather
Subject: Case No. C14-2013-0083
Attachments: 2013-07-2016-24.pdf; ATT00001.htm

To: Heather Chaffin-City of Austin
From: Amy Wilson--An Owner at The Pedernales Condominiums (unit 3052)
Re: C14-2013-0083

I do not support the attached rezoning application for the old Balcones recycling site. I would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

Thanks,
Amy Wilson

Chaffin, Heather

From: Melissa Ladd [redacted]
Sent: Thursday, August 01, 2013 8:46 AM
To: Chaffin, Heather
Subject: Refer to case number C14-2013-0083

Dear Heather,

In refeference to the above rezoning. I bought in the Pederanles Lofts before it was even completed. I moved in with great hopes of seeing East Austin maintain the vision of new residients and old making a great area better.
The new zoning I believe will not allow first floor commerical business, which I would like being a resident here. Following suit to what is mostly happening in the zoning from the 2124 loft projects, ESTE and Pedernales Lofts I hope it can be zoned the same way.
I oppose the proposed rezoning request but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

Best
Melissa Ladd
2401 E. 6th # 5083
Austin TX 78702

Melissa Ladd
(512) 589-0188
[redacted]

Chaffin, Heather

From: uva mos[redacted]
Sent: Thursday, August 01, 2013 8:44 AM
To: Chaffin, Heather
Subject: rezoning proposal : C14-2013-0083

Dear Heather Chaffin, I am a resident at The Pedernales Lofts. I want to let you know I oppose the proposed rezoning request for the building project across the street. I believe the community would be better served by CS-MU zoning in lieu of MF6 so the 6th street could offer commercial uses rather than ground floor residential.

Sincerely, Uva Most
512-767-0685
2401 e 6th. #2017
Austin, Tx 78702

Chaffin, Heather

From: Jason Lindgren [redacted]
Sent: Thursday, August 01, 2013 8:29 AM
To: Chaffin, Heather
Subject: Re: Case Number C14-2013-0083

Greetings,

I am writing to express my opposition to the chosen MF-6 zoning of the new development being constructed at the old Balcones recycling site. I believe that MF-6 zoning of this building will not be conducive to the success and vibrance of this area of 6th St and I strongly oppose it.

As a resident and neighbor, I will support the project under the CS-MU zoning designation enjoyed by several of the adjacent communities. CS-MU zoning allows for ground floor commercial use rather than ground floor residential only. Ground floor commercial use is a significant part of what generates foot traffic and keeps this part of 6th street vibrant. I ask that you please consider CS-MU zoning in lieu of MF-6.

Thank you,

--Jason
Lindgren

Chaffin, Heather

From: Charles Duffy [redacted]
Sent: Thursday, August 01, 2013 7:33 AM
To: Chaffin, Heather
Subject: Case C14-2013-0083 - Rezoning Balcones recycling center

Howdy --

I own a Pedernales condominium unit (#3044) directly across the street from the Balcones recycling center. I'm thrilled to see more high-density development in the area, but simultaneously concerned to hear that the proposed zoning does not allow commercial use on the ground floor.

Mixed-use development has worked well for the Pedernales -- it increases the amount of business which can done without any travel needed for either customers or employees -- and having additional mixed-use development in walking distance amplifies that effect.

Doing the new development under the same rules as the Pedernales -- CS-MU -- is the right thing for the neighborhood long-term. Please register my opposition to MF-6 zoning for this new development, and my support for CS-MU with ground-floor commercial use along 6th street.

Thank you for your time and consideration,

-- Charles Duffy
512.394.3516

Chaffin, Heather

From: Jane B[redacted]
Sent: Sunday, July 21, 2013 9:21 AM
To: Chaffin, Heather
Subject: case number C14-2013-0083

Follow Up Flag: Follow up
Flag Status: Completed

Hello Heather,

I own two units in the Pedernales Lofts, which I purchased when the lofts first opened. I bought them because I believed in a vision of an integrated city core where people both live and work.

I am writing to you about case # C14-2013-0083 across the street from me. I oppose their proposed rezoning request but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground
floor commercial uses rather than ground floor residential.

Thank you for taking the time to listen to me.

-Jane Bui

Chaffin, Heather

From: Mike Royal [redacted]
Sent: Thursday, August 01, 2013 8:59 AM
To: Chaffin, Heather
Subject: Protest of case number C14-2013-0083
Attachments: PastedGraphic-1.tiff

Hi Heather,

I'd like to express my opposition to MF-6 zoning for 2416 E 6th Street. I live and own property across the street at 2401 E 6th Street.

I would be happy to support CS-MU instead, with ground-floor commercial space. It's important for our community to grow in a way that improves the quality of life and vibrancy of the neighborhood (through commercial and restaurant space), rather than maximizing the density of residential units.

Please feel free to email me or call me anytime at 512-809-5239 if you'd like to discuss, and thank you very much for your consideration!

-Mike Royal
2401 E 6th Street #2031, Austin, TX 78702

Chaffin, Heather

From: Jamie April [redacted]
Sent: Thursday, August 01, 2013 9:50 AM
To: Chaffin, Heather
Subject: Case C14-2013-0083

Hello Ms. Chaffin,

I am writing to object to the rezoning request for 2416 E. 6th St. to MF-6 zoning. That lot should instead be zoned CS-MU and the 6th St. frontage used for ground floor commercial uses, similar to the Pedernales Lofts property across the street where my husband and I own our home. This is imperative to build the economic success and walkability of this urban neighborhood.

Thank you for your consideration,

Jamie D. Aprile
2401 E. 6th St. #2021
Austin, TX, 78702

[redacted]

Chaffin, Heather

From: brad pauly [redacted]
Sent: Thursday, August 01, 2013 10:18 AM
To: Chaffin, Heather
Subject: Opposing rezone of 2416 E 6th st.

Hello Heather,

My name is Brad Pauly, I am a local real estate Broker and east side property owner. I've owned and operated my business for 9 years on E 6th st. directly across from the subject property. In my opinion, rezoning the the property to MF-6 at 2416 E 6th st. is the wrong direction for the street, the neighborhood, and the city.

I feel that the property owners are looking for a MF-6 rezone as apposed to a CS-MU-NP because it is more cost affective for their investors. They don't live and work on the east side and don't care how it affects the neighborhood, only their bottom line.

If the city is truly trying to create urban density in the urban core, businesses are just as important in the neighborhood design. Thank you for taking my opinion into account when the council meets.

regards,

-Brad

pauly + presley R E A L T Y
2401 E 6th ST. SUITE #3033 | AUSTIN, TX 78702

Chaffin, Heather

From: Matthew Jewell [redacted]
Sent: Thursday, August 01, 2013 1:14 PM
To: Chaffin, Heather
Subject: Zoning Change Request: Case Number C14-2013-0083

To Whom It May Concern,

As an owner in the Pedernales lofts, I oppose the rezoning request for 2416 East 6th St, Austin, TX. I believe that the specifics would not contribute in a positive manner to the growth and development of the community. I would support the request if the project were zoned CS-MU and if the 6th street frontage were comprised of ground floor commercial uses instead of ground floor residences.

Thank You,

Matthew Jewell

Chaffin, Heather

From: Bethany Meister [redacted]
Sent: Friday, August 02, 2013 9:23 AM
To: Chaffin, Heather
Subject: Zoning Case #: C14-2013-0083

I have owned and occupied my office space located @ 2401 E. 6th St. for over 9 years. I also grew up in this town and have witnessed the severe and often unfortunate growth of this town.

I received the Notice of Filing of Application for a Neighborhood Amendment for the location @ 2416 E. 6th St.

I **STRONGLY** oppose this proposed rezoning request for several reasons:

1. MF-6 zoning does not allow for any commercial use. This development MUST have a commercial component associated with it in order to revitalize this part of town the right way. We need businesses to generate foot traffic and income. I would consider supporting CS-MU if planned the appropriate way.
2. Parking has become a real problem. Developers have found loop holes around providing adequate parking for tenants and residents and The City has chosen not to enforce required parking in the downtown areas in hopes of creating a walkable/cycle heavy city. Bottom line: A sufficient and adequate parking structure needs to be considered as well.
3. I do not support a high rise development over 3 stories and furthermore, do not want to see another high rise luxury condo development go up, especially in our neighborhood. This is an areas that for generations, was neglected by The City of Austin. It has always had lower income families. We need to be sensitive to mixed incomes and I would hope that anything proposed for this location would consider mixed incomes. It is bad enough what is happening to this town.

Thank you,

Bethany Meister, RID # 10192
Studio InnerSpace, Inc.
2401 E. 6th St., #2019
Austin, TX 78702
p: 512.495.9950
f: 512.495.9952
[redacted]
www.studioinnerspace.com



Chaffin, Heather

From: Debra Hagen [redacted]
Sent: Friday, August 02, 2013 2:27 PM
To: Chaffin, Heather
Cc: Meredith, Maureen
Subject: in reference to case number C-14-2013-0083

Dear Heather,

I am an owner of The Pedernales Work and Play Lofts directly across the street from the property located at 2416 East 6th Street (old Balcones recycling). I received a community meeting notice in the mail of the proposed amendment and zoning change application NPA-2013-0010.01.

I will be at the meeting and am also writing as **I oppose the proposed rezoning request**. However, I would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was compromised of ground floor commercial uses rather than ground floor residential.

MF-6 zoning does not allow for commercial ground floor areas. I believe this is vital to the success and vibrancy of our street. CS-MU zoning would be much better (and is the zoning The Pedernales lofts are built under).

This development is trying to avoid any variances, which is smart if you really want to build fast. Sadly, this would be at the cost of our neighborhood maturing with the addition of new live work/commercial office or restaurant uses.

Additionally, it is important to note that the project can be built to 60' tall of 5 stories. The Pedernales end is limited to 3 stories or 40' due to neighborhood compatibility.

I would hope we have the opportunity to demand a superior (and smarter) development.

Thank You,

Debra B. Hagen
Owner #3047
The Pedernales Lofts - Bldg. 3

(512) 297-6884

Chaffin, Heather

From: Dylan Siegler [redacted]
Sent: Monday, August 12, 2013 10:29 PM
To: Meredith, Maureen; Chaffin, Heather
Cc: phil waldorf
Subject: 2416 E 6th St.

Maureen and Heather,

I live in the Pedernales Lofts across the street from 2416 E. 6th St., and am writing you both to:

1) express my **support** for Case NPA-2013-0010-01 to change the FLUM for the property to Mixed Use and
2) express my **opposition** to Case C14-2013-0083 seeking to rezone the property as MF-6-CO-NP.

I am in agreement with the condo board of the Pedernales Lofts that the appropriate zoning designation for the property is Mixed Use to allow ground level retail. As a result, I support the FLUM change but oppose the zoning proposal.

Please feel free to contact me or my husband, Phil Waldorf (cc'd) with any questions.

Best,
Dylan Siegler
512-659-5911

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.austintexas.gov

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: C14-2013-0083
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Sep 24, 2013, Planning Commission
Oct 17, 2013, City Council

JEFF EARLY
Your Name (please print)

☑ **I am in favor**
☐ **I object**

2401 E 6TH St # 2022; 78702
Your address(es) affected by this application

Signature

9/14/13
Date

Daytime Telephone:

Comments: WE NEED MORE MIXED USE GROWTH ON THIS END OF 6th !

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0083
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Sep 24, 2013, Planning Commission
Oct 17, 2013, City Council

Bridget Wilson
Your Name (please print)

☐ **I am in favor**
☒ **I object**

2401 east sixth st. Austin, TX 78702
Your address(es) affected by this application

B. Wilson
Signature

9/17/2013
Date

Daytime Telephone: 512 659 8876

Comments: I oppose this zoning change and the request for the "highest density" of residences on this small property in ~~an~~ an already CROWDED block. There are already parking, noise, traffic and speeding problems in this one block daily.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0083
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Sep 24, 2013, Planning Commission
Oct 17, 2013, City Council

JULIE UNRUH
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1401 E. 6TH ST
Your address(es) affected by this application

Signature

30 Sept. 2013
Date

Daytime Telephone: 512-843-2123

Comments: Object to residential only; strongly encourage mixed-use. Extremely strongly object to increasing height limits — way out of line with existing structures.

NOTE: mixed-use will increase the vitality of the neighborhood. Giant residential only will kill it. Numerous city-planning studies support mixed-use to improve livability.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0083
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Jan 14, 2014, Planning Commission
Feb 14, 2014, City Council

JULIE UNRUH
Your Name (please print)

☐ **I am in favor**
☐ **I object**

1401 E. 6TH ST.
Your address(es) affected by this application

Signature

6 Feb. 2014
Date

Daytime Telephone: 718·938·0473

Comments: I'm in favor of requiring mixed use. I've come to learn that what I think are straightforward zoning designations do not always mean what I think they do, so I don't know if that means I'm for or against the zoning change. I would like to see zoning laws promote walkability, human contact, sustainability, green spaces and enhanced livability on a local level. Those things are best achieved via mixed-use development and planning for the long term. I am against revising the existing height restrictions.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

EXHIBIT D

ORDINANCE NO. 030612-Z-13

AN ORDINANCE AMENDING ORDINANCE NO. 011213-44, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICT ON FIFTEEN TRACTS OF LAND IN THE HOLLY NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THESE TRACTS OF LAND.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Ordinance No. 011213-44 is amended to include the property identified in this Part in the Holly neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district and to change the base districts on fifteen tracts of land described in File C14-01-0166.002a, as follows:

From commercial-liquor sales (CS-1) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

613 Chicon St. (Tract 0)

From limited industrial services (LI) district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district.

1902 East 6th St. (Tract 1)
1914 East 6th St. (Tract 2)
2000 East 6th St. (Tract 3)
2010 East 6th St. (Tract 4)
2100 East 6th St. (Tract 5)
2118 East 6th St. (Tract 6)
2201 Hidalgo St. (Tract 7)
2200 East 6th St. (Tract 11)
0 East 6th St.; 0.236 ac Blk 1, Olt 9, Blk 2, Olt 10, Div A, City of Austin (Tract 12)
505 Robert Martinez, Jr. St. (Tract 15)
0 East 5th St.; 2.244 ac Blk 3, Olt 10, Blk 4, Olt 9 H&TC Addition (Tract 17)
501 Pedernales St. (Tract 19); and

From limited industrial services (LI) district to limited industrial services-conditional overlay-neighborhood plan (LI-CO-NP) combining district.

2416 East 6th St. (Tract 13)
2615 East 6th St. (Tract 20);
(the "Property")

generally known as the Holly neighborhood plan (NP) combining district, locally known as the property bounded by 7th Street on the north, Pleasant Valley Road on the east, Chicon Street on the west and Town Lake on the south, in the City of Austin, Travis County, Texas, and generally identified in Exhibit "A".

PART 2. The Property is subject to Ordinance No. 011213-44 that established the Holly neighborhood plan combining district.

PART 3. Tracts 0, 1, 2, 3, 4, 5, 6, 7, 11, 12, 15, 17, and 19 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 City Code.

PART 4. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions.

1. The following uses are prohibited uses of Tract 13:

Campground	Convenience storage
Exterminating services	Hotel-motel
Kennels	Liquor sales
Pawn shop services	Resource extraction
Scrap and salvage	Service station
Telecommunication tower	Vehicle storage

2. The following uses are conditional uses of Tract 13:

Automotive washing (of any type)	Commercial off-street parking
Indoor entertainment	Indoor sports and recreation

3. The following uses are prohibited uses of Tract 20:

Basic industry	Liquor sales
Residential treatment	Scrap and salvage
General warehousing and distribution	Recycling center
Resource extraction	

4. The following uses are prohibited uses of Tracts 0, 1, 2, 3, 4, 5, 6, 7, 11, 12, 15, 17, and 19:

Adult oriented businesses	Campground
Convenience storage	Exterminating services
Kennels	Pawn shop services

5. The following uses are conditional uses of Tracts 0, 1, 2, 3, 4, 5, 6, 7, 11, 12, 15, 17, and 19:

Automotive washing (of any type)	Commercial off-street parking

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 5. The Council waives the requirements of Section 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 6. This ordinance takes effect on June 23, 2003.

PASSED AND APPROVED

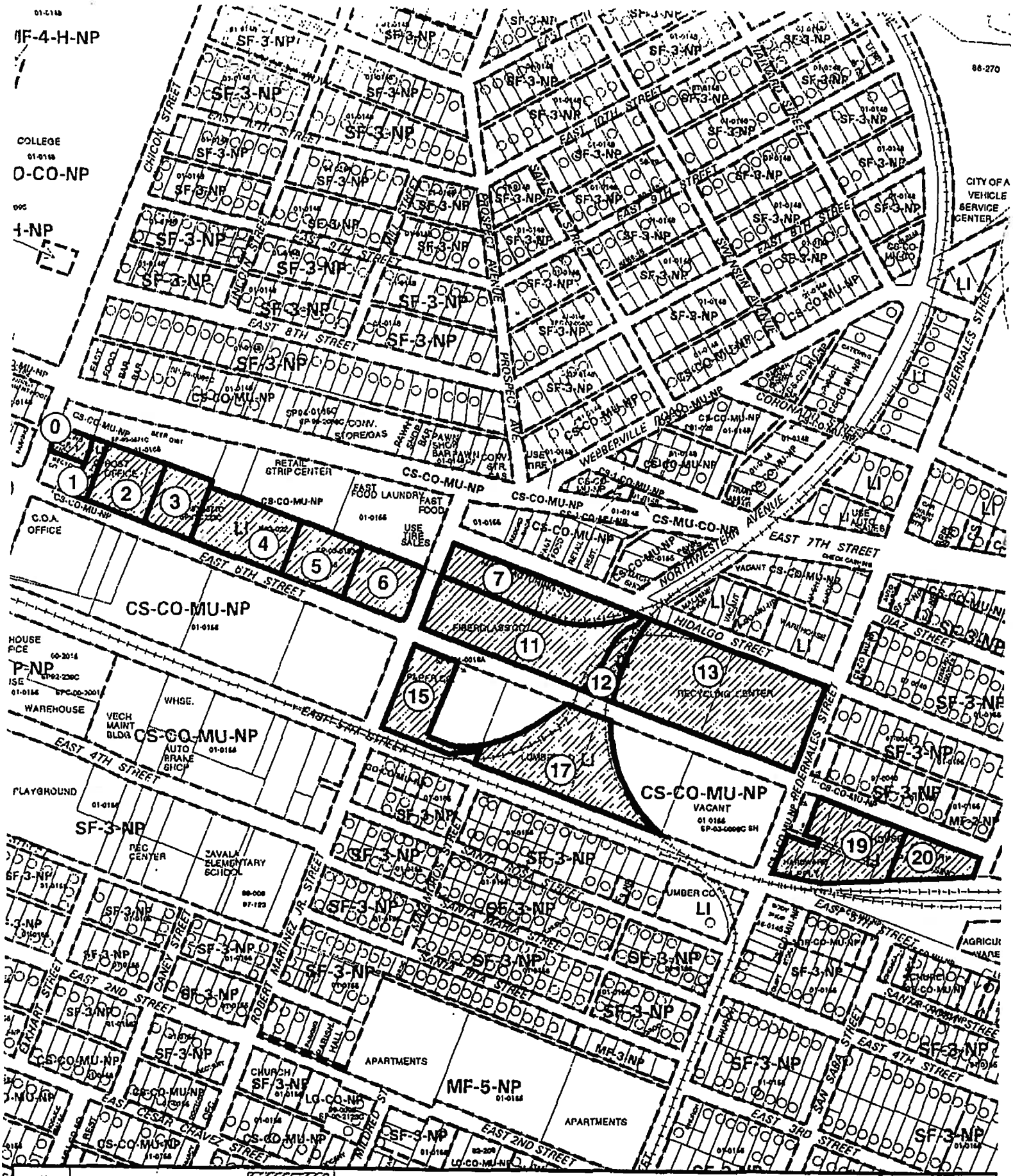
June 12, 2003

§
§
§

Jackie Goodman
Gustavo L. Garcia
Mayor Pro Tem

APPROVED: Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST: Shirley A. Brown
Shirley A. Brown
City Clerk



N

1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: A. BEAUDET

ZONING EXHIBIT A

CASE #: C14-01-0166.002a

ADDRESS: HOLLY NEIGHBORHOOD PLANNING AREA

DATE: 03-06

SUBJECT AREA (acres): N/A

INTLS: SM

CITY GRID REFERENCE NUMBER

K22 K21

MEMORANDUM

****

TO: Mr. Dave Anderson, Chair
Planning Commission Members

FROM: Heather Chaffin, Case Manager
Planning and Development Review Department

DATE: September 24, 2013

RE: **2416 East 6th Street Rezoning and Neighborhood Plan Amendment (NPA) C14-2013-0083 and NPA-2013-0010.01**

Postponement Request by Applicant

****

The Applicant on the above referenced rezoning and NPA is requesting a postponement from September 24, 2013, to October 22, 2013, for the two related cases.

Please see the attached letter from the Applicant, which was submitted to City staff in a timely matter for consideration.

MEMORANDUM

****

TO: Mr. Dave Anderson, Chair
Planning Commission Members

FROM: Heather Chaffin, Case Manager
Planning and Development Review Department

DATE: October 22, 2013

RE: **2416 East 6th Street Rezoning and Neighborhood Plan Amendment (NPA) C14-2013-0083 and NPA-2013-0010.01**

Postponement Request by Staff

****

The Applicant on the above referenced rezoning and NPA is requesting a postponement from October 22, 2013, to December 10, 2013, for the two related cases.

The Applicant submitted a Traffic Impact Analysis (TIA) for review on October 16, 2013. Staff will require additional time to review and make recommendations on the TIA.

Chaffin, Heather

From: Whellan, Michael <MWhellan@gdhm.com>
Sent: Friday, November 22, 2013 3:40 PM
To: Chaffin, Heather
Cc: Whellan, Michael
Subject: Balcones Recycling Site- 2416 E. 6th St.

Yes, thanks for postponing.

Per our discussion, on behalf of the applicant 2416 East Sixth Street LP, this email will serve as a request to have the property rezoned to the staff recommended land use of general commercial service-vertical mixed use-conditional overlay-neighborhood plan (CS-V-CO-NP). As set forth with specificity below, the applicant would proposed the following conditional overlay --

Prohibit the following land uses:

- Campground
- Kennels
- Convenience storage
- Vehicle storage
- Service station
- Adult oriented businesses
- Exterminating services
- Pawn shop services
- Alternative financial services
- Bail bond services
- Commercial blood plasma center

Allow the following conditional land uses:

- Automotive washing (of any type)

Finally, the applicant agrees that development of the property will be subject to the terms and requirements of a Traffic Impact Analysis (TIA) which will be recorded in a public restrictive covenant.

Please let me know if you need anything further as we proceed.

Thank you.

Michael Whellan.

Michael J. Whellan
Direct: 512.480.5734
Facsimile: 512.480.5834
E-mail: mwhellan@gdhm.com

GRAVES DOUGHERTY HEARON & MOODY

401 Congress Avenue, Suite 2200
Austin, Texas 78701
Phone: 512.480.5600
www.gdhm.com

From: Chaffin, Heather [mailto:Heather.Chaffin@austintexas.gov]
Sent: Friday, November 22, 2013 3:17 PM
To: Whellan, Michael
Subject: please confirm

As we discussed, the zoning case for 2416 E. 6th Street will be postponed from December 10, 2013, Planning Commission to January 14, 2014. This will allow time for your Applicant to revise the request from MF-6-NP to CS-V-CO-NP.

Heather Chaffin, AICP
Senior Planner-- Zoning Review Division
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704
T: 512.974.2122
F: 512.974.6054
heather.chaffin@austintexas.gov
www.cityofaustin.org

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Chaffin, Heather

From: Whellan, Michael <MWhellan@gdhm.com>
Sent: Wednesday, September 18, 2013 11:50 AM
To: Chaffin, Heather
Cc: Whellan, Michael; Gloria Moreno; today; Daniel Woodroffe; [redacted] PODER Austin, Texas; Elizabeth Walsh; [redacted]
Subject: Balcones Recycling Site - Postponement Request

I just left you a voice mail as well.

The Applicant requests a postponement until October 22, 2013 (Planning Commission), and postponement at City Council to November 21,2013.

I am copying on this email representatives from various organizations that we have met with, so they can circulate this email to their constituents. We will be following-up with all the organizations in the next few weeks.

Thanks.

MJW.

Michael J. Whellan
Direct: 512.480.5734
Facsimile: 512.480.5834
E-mail: mwhellan@gdhm.com

GRAVES DOUGHERTY HEARON & MOODY

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www.gdhm.com

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EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

EXHIBIT F

Austin Independent School District

PROJECT NAME: 2416 East 6th Street
ADDRESS/LOCATION: 2416 East 6th Street
CASE #: C14-2013-0083 CITY COUNCIL DATE:

☐ NEW SINGLE FAMILY ☐ DEMOLITION OF MULTIFAMILY
☒ NEW MULTIFAMILY ☐ TAX CREDIT

SF UNITS: STUDENTS PER UNIT ASSUMPTION:
MF UNITS: 363 (75% 1-bedroom and 25% 2-bedroom) STUDENTS PER UNIT ASSUMPTION: 0.2

ELEMENTARY SCHOOL: Zavala RATING: Recognized
ADDRESS: 310 Robert Martinez Jr. PERMANENT CAPACITY: 580
% QUALIFIED FOR FREE/REDUCED LUNCH: 96% MOBILITY RATE: 14%

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	320	343	379
% of Permanent Capacity	55%	59%	65%

☒ INCREASE ☐ DECREASE ☐ NO IMPACT

MIDDLE SCHOOL: Martin RATING: Academically Acceptable
ADDRESS: 1601 Haskell Street PERMANENT CAPACITY: 804
% QUALIFIED FOR FREE/REDUCED LUNCH: 96% MOBILITY RATE: -45%

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	988	1,027	1,043
% of Permanent Capacity	123%	128%	130%

☒ INCREASE ☐ DECREASE ☐ NO IMPACT

HIGH SCHOOL: Eastside Memorial RATING: Academically Unacceptable
ADDRESS: 1112 Arthur Stiles PERMANENT CAPACITY: 1,548
% QUALIFIED FOR FREE/REDUCED LUNCH: 94% MOBILITY RATE: -33%

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,101	1,206	1,227
% of Permanent Capacity	71%	78%	79%

☒ INCREASE ☐ DECREASE ☐ NO IMPACT

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

IMPACT ON SCHOOLS

At a rate of 0.2 students per unit, the proposed 363 unit multifamily project is projected to add approximately 73 students over all grade levels to the current projected student population. It is estimated that of the 73 students, 36 will be assigned to Zavala Elementary School, 16 to Martin Middle School, and 21 to Eastside Memorial High School.

Zavala and Eastside Memorial will have enough permanent capacity to accommodate the additional student population.

The permanent capacity at Martin Middle School would not be able to accommodate the additional student population; however, approximately 45% of Martin's student population is enrolled at another AISD school through transfers or choice options. The estimated 16 students at Martin would increase the percent of functional capacity (by enrollment) to 59%, still well below the desired target range.

TRANSPORTATION IMPACT

Two of the schools, Zavala ES and Martin MS are within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. Students attending Eastside Memorial High School would qualify for bus transportation, however, the small number of students projected at the high school level for the proposed development should not impact the number of bus routes.

SAFETY IMPACT

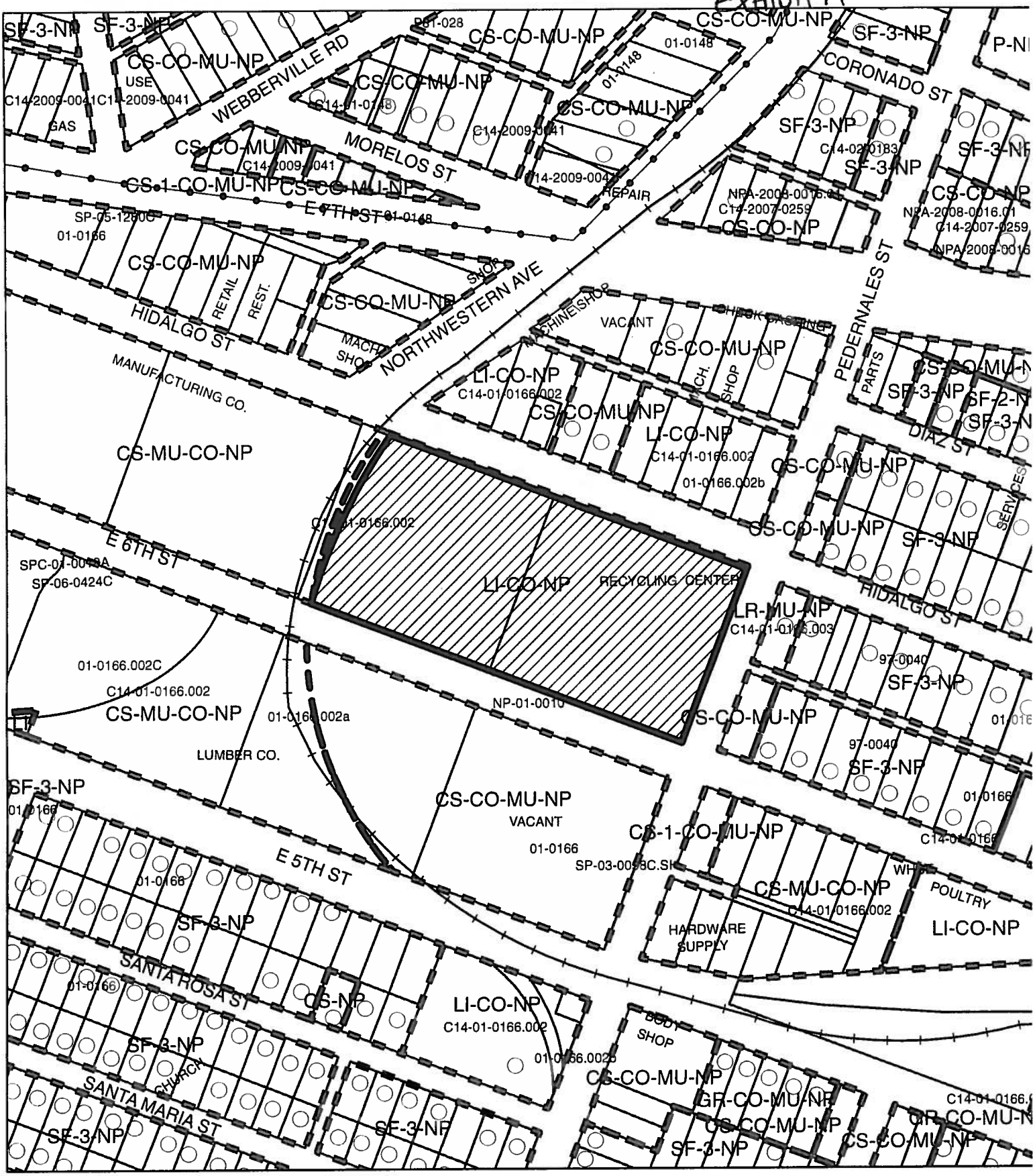
There are no safety concerns identified at this time.

Date Prepared: 08/14/2013

Director's Signature: Paul Turner 8/15/13


SF-3-NP
CS-CO-MU-NP
8TH
PROSPECT
SAN SABA
CORONADO
WEBBERVILLE
CS-1-CO-MU-NP
MORELOS
NORTHWESTERN
7TH
CS-CO-NP
LI-CO-NP
CS-MU-CO-NP
HIDALGO
6TH
LR-MU-NP
MF-2-NP
5TH
PEDERNALES
MATAMOROS
SANTA ROSA
CS-NP
SANTA MARIA
NUECES
SANTA RITA
GR-CO-MU-NP
4TH
ME-5-NP

EXHIBIT A



ZONING

ZONING CASE#: C14-2013-0083

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 " = 200 '

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made