SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2014-0034 – St. Elmo's Market and Lofts

REQUEST:

Approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 113 Industrial Boulevard, 4323 South Congress Avenue, and the 4300 Block of Willow Springs Road (East Bouldin Creek Watershed; Williamson Creek Watershed) from general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning, limited industrial services – neighborhood plan (LI-NP) combining district zoning and limited industrial services – conditional overlay – neighborhood plan (LI-CO-NP) combining district zoning to limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning. The PDA establishes site development standards, additional permitted uses, conditional uses and prohibited uses, and limits the number of residential units to 400. The Restrictive Covenant is for the conditions of the traffic impact analysis, and requires the construction of a shared walkway/bicycle path from South Congress Avenue to the proposed food sales use.

DEPARTMENT COMMENTS:

The ordinance and Restrictive Covenant are consistent with City Council action taken on First Reading.

OWNER: JFP Industrial Interests, Inc. (William Levihn-Coon)

APPLICANT: GFD Holdings, LLC (Brandon Bolin)

AGENT: Alice Glasco Consulting (Alice Glasco)

DATE OF FIRST READING: October 23, 2014, Approved LI-PDA-NP combining district zoning, with conditions, on First Reading. Vote: 4-2, Council Member Morrison and Council Member Tovo voted nay. Mayor Leffingwell was off the dais.

CITY COUNCIL HEARING DATE: November 20, 2014

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0034 – St. Elmo's Market and Lofts **P.C. DATE:** August 12, 2014
September 23, 2014

ADDRESS: 113 Industrial Boulevard; 4323 South Congress Avenue; 4300 Block of Willow Springs Road

OWNER: JFP Industrial Interests, Inc. (William Levihn-Coon) **APPLICANT:** GFD Holdings, LLC (Brandon Bolin)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: CS-MU-NP; LI-NP; LI-CO-NP **TO:** LI-PDA-NP

AREA: 9.457 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to deny the Applicant's request for limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning.

If the Applicant's request for LI-PDA-NP district zoning is granted, then it is recommended that a Restrictive Covenant which includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 11, 2014, as provided in Attachment A, accompany the zoning change.

PLANNING COMMISSION RECOMMENDATION:

August 12, 2014: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO SEPTEMBER 23, 2014*

[S. OLIVER; N. ZARAGOSA – 2ND] (8-0) B. ROARK – ABSENT

September 23, 2014: *TO GRANT LI-PDA-NP DISTRICT ZONING AS REQUESTED BY THE APPLICANT, WITH ADDITIONAL CONDITIONS AS SET FORTH IN THE LETTER FROM THE SOUTH CONGRESS COMBINED NEIGHBORHOOD CONTACT TEAM EXCEPT FOR ITEM #7 WHICH WOULD REQUIRE DEVELOPMENT OF MARKET RATE UNITS ONLY*

[J. NORTEY; S. OLIVER -2ND] (7-0) J. STEVENS – ABSTAINED; R. HATFIELD – ABSENT

NOTE: ADDITIONAL DIRECTION TO STAFF TO LOOK INTO RESTRICTIONS REQUIRING SOUND MITIGATION FOR APARTMENTS AND THE INDOOR MUSIC VENUE

ISSUES:

The Applicant would like to discuss the Staff recommendation.

City staff held the required neighborhood plan amendment meeting on April 2, 2014. The Applicant met with the Neighborhood Planning Contact Team three times between August 5th and September 15th, and has hosted two additional on-site meetings. A letter of support from the Neighborhood Contact Team is attached.

Correspondence for and against the proposed rezoning and neighborhood plan amendment cases is attached at the back of the Staff packet.

DEPARTMENT COMMENTS:

The subject property consists of one platted lot and one unplatted tract and contains several industrial warehouses and buildings, some dating to 1955. Access is provided by a 40-foot wide driveway extension to South Congress Avenue (CS-MU-NP), a 55-foot wide driveway extension to Industrial Boulevard (LI-NP) and access to Willow Springs Road via railroad spur right-of-way. The majority of the rezoning area is zoned limited industrial services – neighborhood plan (LI-NP) with the South Congress Avenue driveway extension zoned CS-MU-NP and the undeveloped eastern tract closest to Willow Springs Road zoned LI-CO-NP with the Conditional Overlay for 2,000 vehicle trips per day. Development on Industrial Boulevard, Willow Springs Road (east) and East St. Elmo Road (south) is generally characterized by warehouses containing distribution and supply companies, fabrication companies, construction sales and service businesses, and outside storage uses (LI-NP; LI-CO-NP). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone property to the limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) district in order to redevelop the site with up to 43,000 square feet of shopping center and 400 apartments in three buildings (292 1-bedroom units and 158 2-bedroom units). Additional uses include 75 hotel rooms, a 5,000 square foot concert venue and a stand-alone 1,100 space parking garage. The proposed planned development area is similar to that approved for properties along the south side of Ben White Boulevard to the railroad tracks, from South Congress Avenue to Santiago Street, which was approved as part of the East Congress Neighborhood Plan Rezonings (C14-05-0107 – Tracts 101, 102 and 103) and a 17.5 acre property bounded by the railroad tracts, Santiago Street, East St. Elmo Road, Industrial Boulevard and Terry-O Lane (C14-05-0107.01).

As set forth in Land Development Code Section 25-2-441, the regulations of a planned development area (PDA) may modify: 1) permitted or conditional uses authorized by the base district, 2) site development regulations except for compatibility standards, and 3) off-street parking or loading regulations, sign regulations or screening regulations applicable in the base district. The Applicant's PDA would allow for:

1) all existing permitted and conditional uses in the LI district except for the following five uses which would be prohibited: basic industry, monument retail sales, recycling center, resource extraction and scrap and salvage;
2) residential uses including townhouse/condominiums, multi-family, group residential, and bed and breakfast residential; and
3) civic uses including guidance services, hospital services (limited), and public and private educational facilities.
4) the addition of cocktail lounge and hospital services (general) as conditional uses.

The PDA would also establish the following site development standards:

- 25' front and street side yard setbacks; 0' interior yard setback; 15' rear yard setback
- 85% building coverage and impervious cover, and
- Maximum floor-to-area ratio of 1.5 to 1.

Staff has concerns that introducing multi-family residential at this location would be incompatible with intensive commercial and industrial uses operating in the surrounding area. (The retail uses and food sales uses envisioned by the Applicant are allowed by the current zonings on the property.) Although South Congress Avenue has a mix of commercial and residential uses, and the rezoning area has driveway access to this street, the majority of the rezoning area is interior to this corridor. Staff observations from visits to the area generally bounded by Industrial Boulevard, Willow Springs, East St. Elmo Road and Terry-O Lane are that the commercial and industrial uses are actively used, sometimes noisy, with frequent truck traffic and without sidewalks. In this regard, except for an adjacent property to the south that fronts on St. Elmo and is zoned CS-CO-NP, the zoning is exclusively LI with any Conditional Overlays limiting development to 2,000 trips, and for a couple of properties, the requirement for on-site detention. That is, all uses in the LI district are permitted on the adjacent and nearby properties.

Another Staff concern is that this is one of several areas of the City that has a long-established intensive commercial and industrial character, and specifically has convenient access to IH 35 and U.S. Highway 290/State Highway 71. Other industrial areas include the St. Elmo Road/Todd Lane area east of IH-35, the Met Center area in southeast Austin, Brown-Dungan Lane in northeast Austin and Cullen Lane/Ralph Ablanedo Drive west of South Congress Avenue in south Austin. LI-PDA and MI-PDA zonings that include multi-family residential have been approved for larger-sized properties that have been able to physically separate residential uses and vehicular access from heavy commercial and industrial uses (Colorado Crossing, the Domain).

In summary, the Staff does not recommend the applicant's request for the following reasons: 1) the property is adjacent to existing heavy commercial and industrial uses and zoning (sharing common north, east and south property lines); 2) new residential development adjacent and in close proximity to industrial uses, operations and corresponding truck traffic creates a land use compatibility and does not promote an orderly relationship among land uses or the public health, safety and welfare; and 3) it would set an undesirable precedent for other properties in the neighborhood or within other areas of the City.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-MU-NP; LI-NP; LI-CO-NP	Several warehouses containing an office furniture business, building materials business, household appliance retailer, custom furniture manufacturer, parts rentals supplier, and a hotel laundry facility
North	LI-NP; LI-CO-NP	Office/warehouses containing distribution company, construction sales and services; tool company; Business Park
South	CS-CO-NP; LI-NP; LI-CO-NP	Commercial building and warehouses
East	LI-CO-NP; LI-NP	Warehouses including tile company, supply company, construction sales and services
West	CS-MU-NP; CS-MU-CO-NP	Rental company; Automotive repair; Vehicle storage; Apartments; Convenience storage; Undeveloped

NEIGHBORHOOD PLANNING AREA: South Congress Combined (East Congress) **TIA:** Is required – Please refer to Attachment A

WATERSHEDS: East Bouldin Creek-Urban Williamson Creek – Suburban **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: N/A **SCENIC/HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

9 – Battle Bend Springs Home Owners Association
26 – Far South Austin Community Association
96 – Southeast Corner Alliance of Neighborhoods (SCAN)
352 – Greenwood Hills-Colonial Park Neighborhood Association
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
742 – Austin Independent School District
1037 – Homeless Neighborhood Association
1075 – Bike Austin
1108 – Perry Grid 644
1173 – South Congress Combined Neighborhood Plan Contact Team
1200 – Super Duper Neighborhood Objectors and Appealers Organization
1224 – Austin Monorail Project
1228 – Sierra Club, Austin Regional Group
1236 – The Real Estate Council of Austin, Inc.
1302 – South Austin Commercial Alliance
1340 – Austin Heritage Tree Foundation
1363 – SEL Texas
1424 – Preservation Austin
1429 – Go!Austin/Vamos!/Austin (GAVA)-78745
1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

An Educational Impact Statement is required. Please refer to Attachment B.
Galindo Elementary School Bedichek Middle School Travis High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0234 - South Urban Lofts – 4367, 4403 & 4415 S Congress Ave	CS-MU-CO-NP (first 60' vertical); MF-6-CO-NP (60 to 90' vertical) to CS-MU-CO-NP (first 15'); MF-6-CO-NP (15' to 90')	To Grant CS-MU-CO-NP and MF-6-CO-NP as requested w/CO for max. 25 surface parking spaces, 2,000 trips, 90% max. impervious cover and prohibit adult-oriented businesses, auto repair, rentals, sales and washing, vehicle storage, bail bond, convenience storage, pawn shops and vehicle storage	Apvd as Commission recommended (03-20-2008).
C14-07-0009 – South Urban Lofts – 4367 S Congress Ave	CS-NP to CS-MU-CO-NP first 60' vertical) and MF-6-CO-NP (60' to 90')	To Grant CS-MU-CO-NP and MF-6-CO-NP w/CO for 2,000 trips, 90% max impervious cover. 25 surface parking spaces, list of prohibited uses	Apvd as Commission rec (6-7-2008). Apvd corrective ordinance w/revised legal description (07-26-2007).
C14-01-0158 – 4200 Block of Willow Springs Rd	SF-3 to LI-CO	To Grant LI-CO w/CO for 2,000 trips per day	Apvd as Commission rec (02-14-2002).
C14-01-0140 – 4306 & 4308 Willow Springs Rd	SF-3 to LI-CO	To Grant LI-CO w/CO for 2,000 trips per day	Apvd as Commission rec (01-10-2002).
C14-01-0095 – 204-212 Industrial Blvd	SF-3 to LI	To Grant LI-CO w/CO for 2,000 trips per day	Apvd as Commission rec (08-23-2001).
C14-00-2229 – 203 Industrial Blvd	SF-3 to LI	To Grant LI-CO w/CO for 2,000 trips per day and requirement for on-site detention	Apvd as Commission rec (03-08-2001).
C14-00-2228 – 209-315 Industrial Blvd	SF-3 to LI	To Grant LI-CO w/CO for 2,000 trips per day and requirement for on-site detention	Apvd as Commission rec (03-08-2001).

RELATED CASES:

The subject property is within the boundaries of the South Congress Combined (East Congress) Neighborhood Planning Area (NP-05-0020). The South Congress Avenue portion of the rezoning area was rezoned to CS-MU-NP during the neighborhood plan rezonings, and the –NP combining district was appended to the existing LI base district (C14-05-0107). That northeastern eastern portion of the rezoning area that has frontage on Willow Springs and the railroad tracks was zoned LI-CO-NP with the Conditional Overlay for 2,000 trips per day in June 27, 2002 (C14-02-0060 – 4300 Block Willow Springs Road).

There is a corresponding neighborhood plan amendment case to change the land use designation on the Future Land Use Map (FLUM) from Industrial to Mixed Use (NPA-2014-0020.01).

The majority of the rezoning area is platted as Lot A of the William S. Drake, Jr. Subdivision Three recorded in November 1979 (C8S-79-164 – Ford Place No. 1). The northeast corner that abuts Willow Springs Road and the railroad right-of-way is unplatted. Please refer to Exhibit B.

The property was annexed into the City limits in November 1969.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
South Congress Avenue	114 feet	78 feet	Major Arterial – 4 lanes, divided	Yes	Yes, Route 47	Yes, Rtes 1L, 1M, 101 and MetroRapid Rte 801
Industrial Boulevard	80 feet	34 feet	Local – 2 lanes	No	Yes, Route 374	No
Willow Springs Road	62 feet	27 feet	Local – 2 lanes	No	No	No
St. Elmo Road (East and West)	72 feet (East); 56-72 feet (West)	28' feet (East); 42 feet (West)	Collector – 2 lanes	No (East) Yes (West)	Yes, Route 47	No

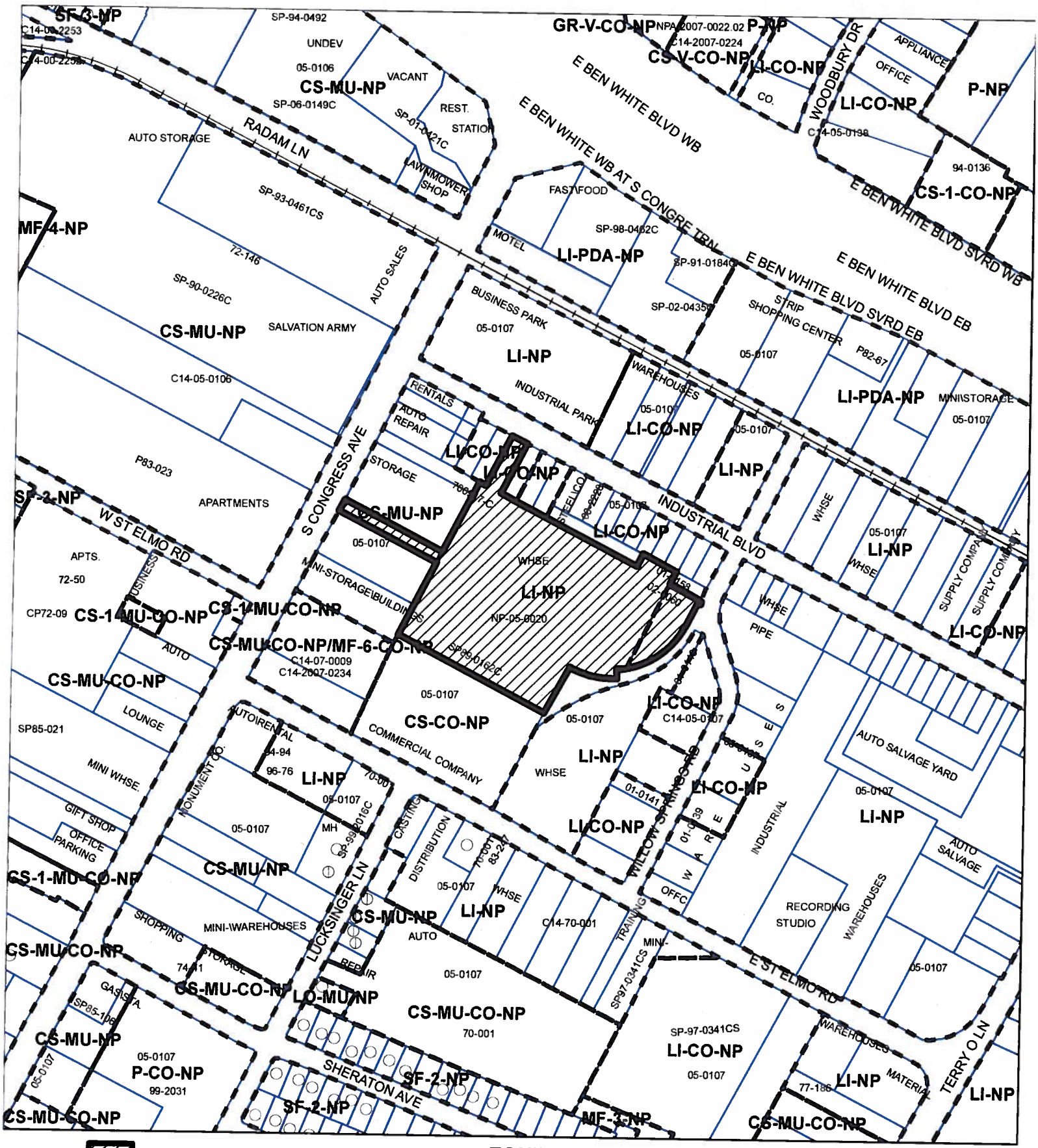
CITY COUNCIL DATE: September 25, 2014 **ACTION:** Approved a Postponement request by the Applicant to October 2, 2014 (7-0).

October 2, 2014	Approved a Postponement request by an adjacent property owner and neighbors to October 23, 2014 (7-0).
October 23, 2014	Approved LI-PDA-NP district zoning as recommended by the Planning Commission, on First Reading (4-2, Council Members Morrison and Tovo voted nay. Mayor Leffingwell was off the dais).
November 6, 2014	Approved a Postponement request by the Applicant to November 20, 2014 (6-0, Council Member Spelman was off the dais).
November 20, 2014	

ORDINANCE READINGS: 1st October 23, 2014 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 512-974-7719
e-mail: wendy.rhoades@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

CASE#: C14-2014-0034

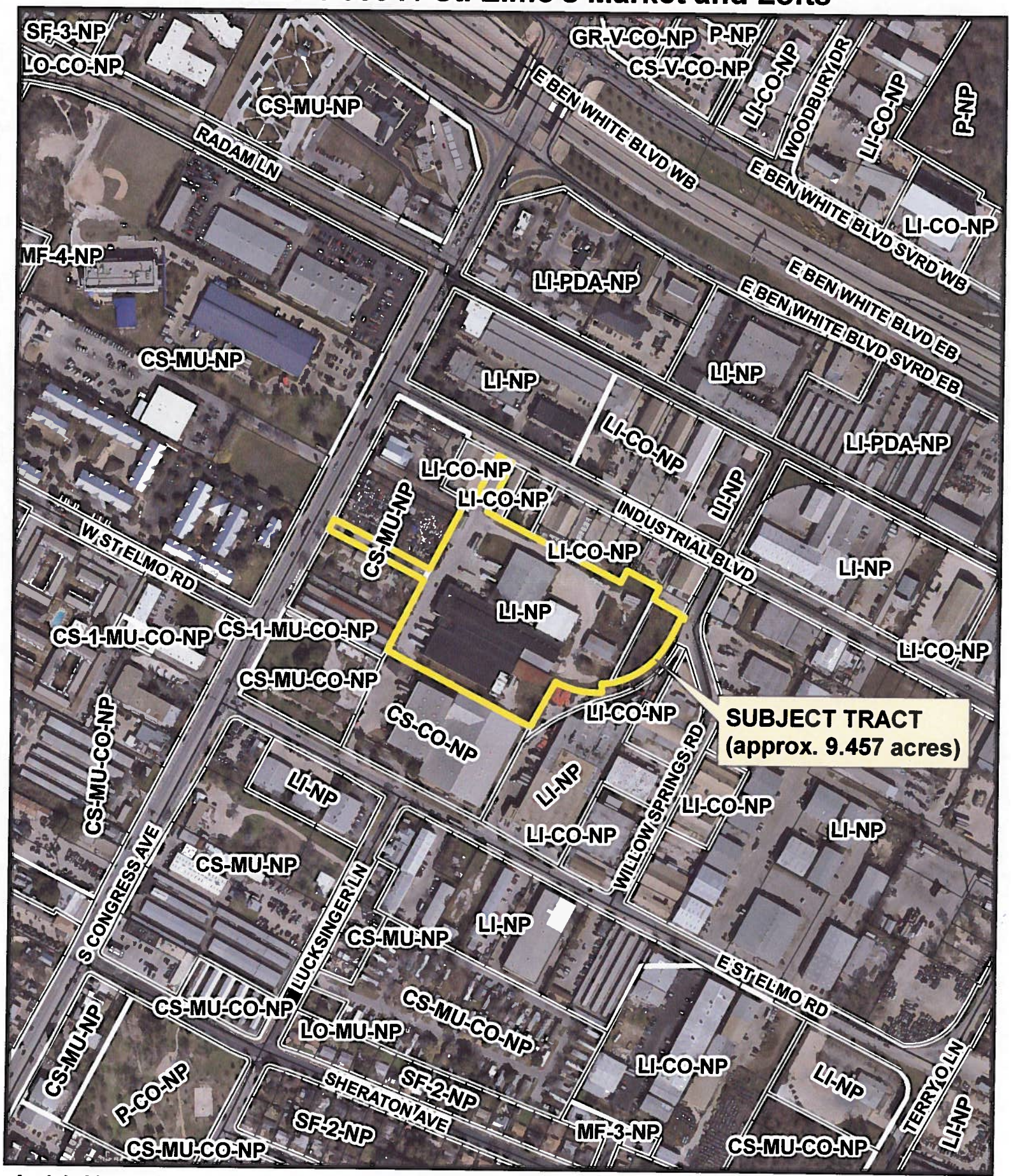
EXHIBIT A

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839

C14-2014-0034 / St. Elmo's Market and Lofts

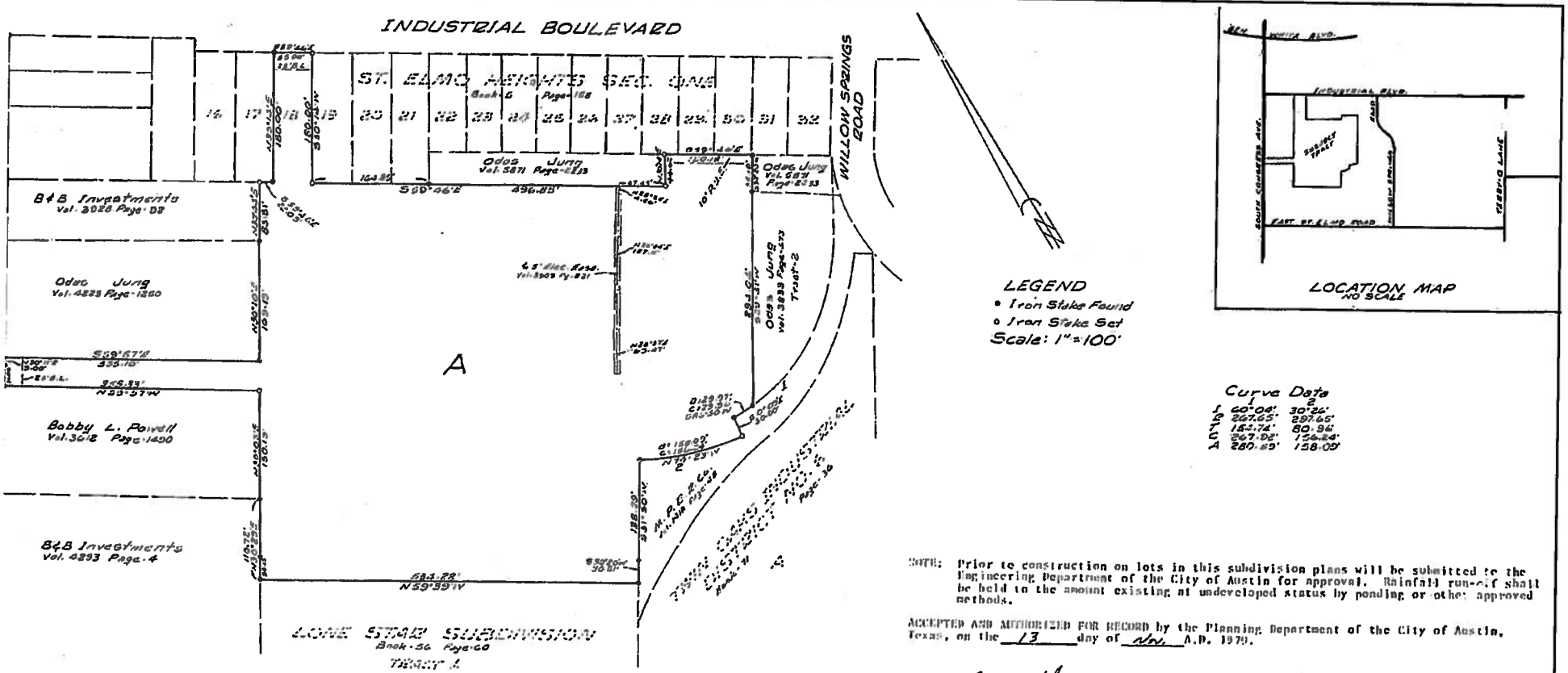


Aerial: 2012-01

Aerial & Zoning

Feet
0 200 400 800 N
1 inch = 400 feet

COUNTY PLAT VOLUME 78 PAGE 353



Curve Data

	1	2
I	60°09'	30°24'
R	267.65'	297.65'
T	154.74'	80.96'
C	267.02'	156.24'
A	280.89'	158.09'

WILLIAM S. DRAKE JR. SUBDIVISION THREE

NOTE: Prior to construction on lots in this subdivision plans will be submitted to the Engineering Department of the City of Austin for approval. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Department of the City of Austin, Texas, on the 13 day of Nov. A.D. 1979.

Miguel A. Guerrero
Chairman
MIGUEL A. GUERRERO

Mary E. Schechter
Secretary
MARY E. SCHECHTER

...IS: KNOW ALL MEN BY THESE PRESENTS

...erican Technical Industries, Inc., a New York Corporation, having its principal place of business in ...w York, acting herein by and through Irwin Katz, Financial Vice President and Treasurer, hereinafter ...ed, owner of that certain 8.858 acre tract of land out of the Isaac Decker League in the City of ... County, Texas, having been known as Lot 1, William S. Drake Subdivision of record in Book 75 ... the Plat Records of Travis County, Texas, said Lot having been vacated by instrument of record in ... Page 580 of the Deed Records of Travis County, Texas, which was conveyed to said Corporation by ... in Volume 6605 at Page 2358, Deed Records of Travis County, Texas, does hereby subdivide said tract ...cordance with the attached plat, said subdivision to be known as WILLIAM S. DRAKE, JR. SUBDIVISION ... hereby dedicate to the public the streets and easements as shown hereon.

...HE SEAL of said Corporation and the hand of its Financial Vice President and Treasurer, this the ... of ... A.D. 1979.

...nancial Vice President & Treasurer
...rican Industries, Inc.

...CCEPTANCE:

...R. Lillie by Evelyn S. Butler DATE Nov. 13, 1979
...tle, Director of Planning Evelyn S. Butler

...ND, this the 14th day of Nov A.D. 1979 at 12:50 o'clock P .M.
...opshire, Clerk County Court, Travis County, Texas.

...nda Kleemeier
...INDA KLEEMEIER

Exhibit B Recorded Plat

"I, B.F. Priest, an authorized under the laws of the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground."

B. F. Priest DATE 3-16-78
B. F. Priest, Reg. Public Surveyor No. 828

STATE OF TEXAS
B. F. PRIEST
828
PUBLIC SURVEYOR

STATE OF TEXAS
COUNTY OF

Before me, the undersigned authority, on this day personally appeared, Irwin Katz, Financial Vice President and Treasurer, of American Technical Industries, Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act and deed of said Corporation, for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of November A.D. 1979.

Arthur Tomlinson
Notary Public in and for WESTCHESTER New York
ARTHUR TOMLINSON NOTARY PUBLIC State of New York No. 31-4511 Qualified in Westchester County Term Expires March 30, 1981

ARTHUR TOMLINSON
Print Name
My Commission Expires MARCH 30, 1981

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14th day of Nov A.D. 1979 at 12:50 o'clock P .M. and duly recorded on the 14th day of Nov A.D. 1979 at 12:55 o'clock P .M. in the Plat Records of said County in Book 78 at Page 353.

WITNESS MY HAND AND SEAL OF THE COURT of said County, the date last written above.
Doris Shropshire, Clerk County Court, Travis County, Texas.

BY linda Kleemeier
Deputy
LINDA KLEEMEIER

C8s-79-164

Date: September 11, 2014

To: Wendy Rhoades, Case Manager

CC: Leslie D. Pollack, P.E., HDR Engineering, Inc.

Reference: TIA Final Memo St. Elmo's Market and Lofts, C14-2014-0034

The St. Elmo's Market and Lofts development is located on 9.457 acres along South Congress Avenue that will consist of 400 apartment units, a hotel with 75 rooms, 5,000 square feet of concert venue/drinking place, and 43,000 square feet of shopping center. Currently the site is a functional industrial park. The applicant is proposing to rezone the tract from LI-CO-NP to LI-PDA-NP. The proposed development is anticipated to be completed by 2017.

The Planning and Development Review Department and Austin Transportation Department have reviewed the Traffic Impact Analysis for the St. Elmo's Market and Lofts dated February 2014 (revised September 2014) and offer following comments:

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 7,141 unadjusted average daily trips (ADT) upon site build out. The table below shows the unadjusted trip generation by land uses for the proposed development.

SUMMARY OF UNADJUSTED DAILY AND PEAK HOUR TRIPS							
	Size (SF/DU)	ITE Code	24-Hour Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Proposed Land Use							
Apartment	400 DU	220	2,548	40	160	154	83
Hotel	75 Rooms	310	669	29	21	26	27
Concert Venue/Drinking Place	5,000 SF	925	**	**	**	37	19
Shopping Center	43,000 SF	820	3,924	58	35	163	177
Project Total			**7,141**	**127**	**216**	**380**	**306**
Existing Land Use							
Industrial Park	135,000 SF	130	1,352	98	22	29	107

ATTACHMENT A

Trip Increase			**5,789**	**29**	**194**	**351**	**199**

** Information not provided by ITE Trip Generation due to land use inactivity during peak period.

The table below shows the adjusted trip generation by land uses for the proposed development.

SUMMARY OF ADJUSTED DAILY AND PEAK HOUR TRIPS							
	Size (SF/DU)	ITE Code	24-Hour Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Proposed Land Use							
Apartment	400 DU	220	2,421	38	152	146	79
Hotel	75 Rooms	310	636	28	20	25	26
Concert Venue/Drinking Place	5,000 SF	925	**	**	**	35	18
Shopping Center	43,000 SF	820	2,785	50	30	92	100
Project Total			**5,842**	**116**	**202**	**298**	**223**
Existing Land Use							
Industrial Park	135,000 SF	130	1,352	98	22	29	107
Trip Increase			**4,490**	**17**	**180**	**269**	**116**

** Information not provided by ITE Trip Generation due to land use inactivity during peak period.

ASSUMPTIONS

1. The traffic growth rate for the area was determined by using historical average daily traffic (ADT) counts obtained from the City of Austin and TxDOT. Based on the available information, a 3 percent annual growth rate was applied to the study area roadways.
2. A pass-by reduction of 34 percent was assumed for the shopping center land use during the PM peak period.
3. A 10 percent internal capture reduction was assumed for the shopping center land use.
4. A 5 percent transit reduction was assumed for the entire development based on proximity to transit routes.

EXISTING AND PLANNED ROADWAYS

South Congress Avenue The 2025 Austin Metropolitan Area Transportation Plan (AMATP) identifies South Congress Avenue as an existing four-lane divided arterial roadway (MAD-4). It provides north/southbound movements west of the site. The roadway serves route no. 47 of the 2009 Bicycle Plan Update with an existing Bike Lane. Capital Metro serves the roadway with bus routes 1L, 1M, 101, and MetroRapid route 801.

Willow Springs Road: Willow Springs Road is an existing two-lane local roadway that provides north/southbound movements east of the site. No bicycle or bus routes are identified along the roadway.

St. Elmo Road (West and East): St. Elmo Road is an existing two-lane collector roadway that provides east/westbound movements south of the site. The roadway is discontinuous at South Congress Avenue. West St. Elmo Road terminates at South Congress Avenue as a T-intersection. A private driveway creates a west leg at the four-legged intersection of South Congress Avenue and East St. Elmo Road. West St. Elmo Road serves route no. 47 of the 2009 Bicycle Plan Update with an existing Wide Curb. East St. Elmo Road serves route no. 47 of the 2009 Bicycle Plan Update with an existing Shared Lane and recommended Bike Lane.

Industrial Boulevard: Industrial Boulevard is an existing two-lane local roadway that provides east/westbound movements north of the site. The roadway serves route no. 374 of the 2009 Bicycle Plan Update with an existing Wide Curb and recommended Bike Lane.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed two (2) signalized roadway intersection, three (3) unsignalized intersections, and three (3) site driveways. The results are summarized in the table below:

INTERSECTION LEVEL OF SERVICE						
Intersection	2014 Existing		2017 Forecasted Forecasted		2017 Site+ Forecasted	
	AM	PM	AM	PM	AM	PM
S. Congress Ave./E. St Elmo Rd.	A	A	A	A	A	A
S. Congress Ave./W. St Elmo Rd.	A	B	A	B	A	B
S. Congress Ave./Industrial Blvd.	C	C	C	C	C	D
Willow Springs Rd./Industrial Blvd.	A	A	A	A	B	B
Willow Springs Rd./E. St Elmo Rd.	B	B	B	B	B	B
S. Congress Ave./Driveway A					D	E
Industrial Blvd./Driveway B					B	B
Willow Springs Rd./Driveway C					A	A

RECOMMENDATIONS

1. Fiscal surety was previously posted with SP-2007-0351C (South Urban Lofts) for improvements at the intersection of South Congress and W. St. Elmo Road. A 4th leg will be

added to the signal and the signal timing modified to accommodate the South Urban Lofts driveway

2. Prior to approval and release of any site plans, the driveway at S. Congress Avenue and Driveway A must be designed with a 36' cross-section to provide one inbound and two outbound lanes.
3. Prior to approval and release of any site plans, the driveway at Industrial Boulevard and Driveway B must be designed with a 30' cross-section to provide one inbound and one outbound lanes.
4. Prior to approval and release of any site plans, the driveway at Willow Springs Road and Driveway C must be designed with a 30' cross-section to provide one inbound and one outbound lanes.
5. Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.
6. At least three (3) copies of the final TIA incorporating all corrections and revisions must be submitted prior to 3rd reading of the zoning at City Council.

If you have any questions or require additional information, please contact me at 974-6420.

Caleb Gutshall
Senior Planner
Transportation Review Section/Land Use Review Division
Planning and Development Review Department

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

PROJECT NAME: St. Elmo's Market and Lofts
ADDRESS/LOCATION: 4323 S. Congress Ave; 113 Industrial Blvd; 4300 Block of Willow Springs Rd
CASE #: C14-2014-0034

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

SF UNITS:
MF UNITS: 450 total: 292 (1 bedroom); 158 (2 bedroom)
STUDENTS PER UNIT ASSUMPTION:
STUDENTS PER UNIT ASSUMPTION: 0.15

IMPACT ON SCHOOLS

At a rate of 0.15 students per multi-family unit, the proposed development is projected to add approximately 68 AISD students over all grade levels to the projected student population. It is estimated that of the 68 students, 34 will be assigned to Galindo Elementary School, 15 to Bedichek Middle School and 19 to Travis High School. These additional students would increase the projected percentage of permanent capacity to 112% at Galindo Elementary School. Although the additional students would increase the population for the Bedichek Middle School and Travis High School attendance areas, the 5-year student population is projected to decrease resulting in a projected percent of permanent capacity at 110% and 98% respectively.

The existing permanent capacity at all three schools will be able to accommodate the additional student population.

TRANSPORTATION IMPACT

Students within the proposed development would qualify for transportation to Bedichek Middle School and Crockett High School. Although Galindo Elementary is located within 2 miles of the proposed development, students would qualify for transportation due to the location of the school across Highway 71, creeks in the area, and the lack of sidewalks.

SAFETY IMPACT

Students from the proposed development attending Galindo Elementary must cross a Highway 71; therefore the walking route would be identified as a hazardous condition.

Date Prepared: June 3, 2014

Director's Signature: Paul Turner

ATTACHMENT B

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Galindo — RATING: Met Standard
ADDRESS: 3800 S. 2nd Street — PERMANENT CAPACITY: 711
% QUALIFIED FOR FREE/REDUCED LUNCH: 93% — MOBILITY RATE: 0.6%

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	648	759	793
% of Permanent Capacity	91%	107%	112%

MIDDLE SCHOOL: Bedichek — RATING: Met Standard
ADDRESS: 6800 Bill Hughes Road — PERMANENT CAPACITY: 941
% QUALIFIED FOR FREE/REDUCED LUNCH: 88% — MOBILITY RATE: -13.6%

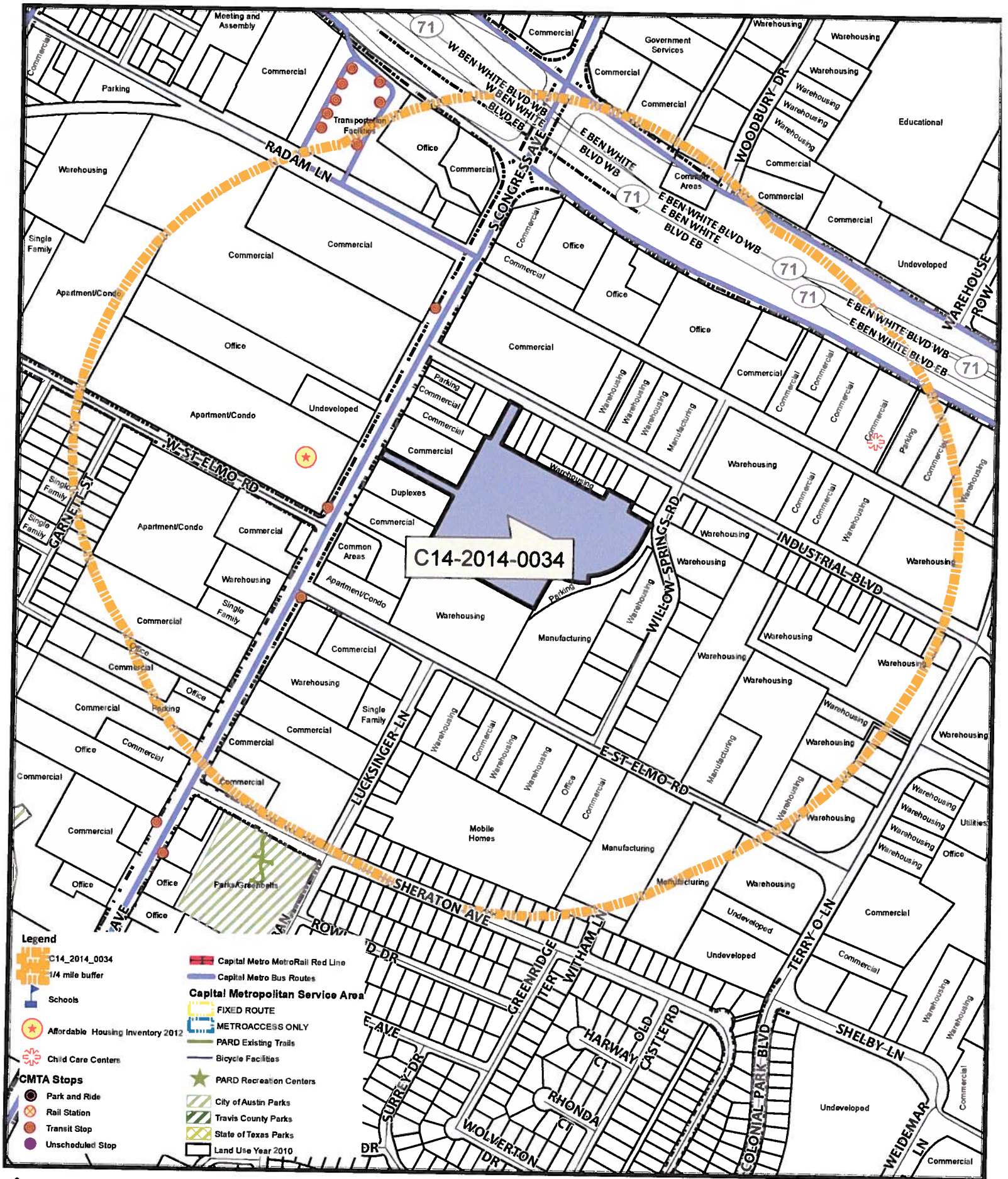
MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (w/ proposed development)
Number	1,183	1,018	1,033
% of Permanent Capacity	126%	108%	110%

Note: Although the development is proposed to add 15 new middle school students, which is an increase in population, the 5-year projected population for the attendance area is expected to decrease.

HIGH SCHOOL: Travis — RATING: Improvement Required
ADDRESS: 1211 E. Oltorf Street — PERMANENT CAPACITY: 1,862
% QUALIFIED FOR FREE/REDUCED LUNCH: 91% — MOBILITY RATE: -22.3%

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (w/ proposed development)
Number	1,989	1,806	1,825
% of Permanent Capacity	107%	97%	98%

Note: Although the development is proposed to add 19 new high school students, which is an increase in population, the 5-year projected population for the attendance area is expected to decrease.



Zoning Case
Case#: C14-2013-0034
Address: 4323 S Congress Avenue
Case Name:St. Elmo's Market and Lofts
9.457 Acres

Neighborhood Planning Area: Yes
School District: Austin ISD
Manager: Wendy Rhoades

0 0.05 0.1 Miles

Educational Impact Assessment

3/31/2014

STAFF RECOMMENDATION

The Staff's recommendation is to deny the Applicant's request for limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning.

If the Applicant's request for LI-PDA-NP district zoning is granted, then it is recommended that a Restrictive Covenant which includes all recommendations listed in the Traffic Impact Analysis memorandum, dated September 11, 2014, as provided in Attachment A, accompany the zoning change.

BASIS FOR RECOMMENDATION

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

   The LI, limited industrial services district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site. The PDA, planned development area combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

3. *Zoning changes should promote an orderly relationship among land uses.*

   Staff has concerns that introducing multi-family residential at this location would be incompatible with intensive commercial and industrial uses operating in the surrounding area. (The retail uses and food sales uses envisioned by the Applicant are allowed by the current zonings on the property.) Although South Congress Avenue has a mix of commercial and residential uses, and the rezoning area has driveway access to this street, the majority of the rezoning area is interior to this corridor. Staff observations from visits to the area generally bounded by Industrial Boulevard, Willow Springs, East St. Elmo Road and Terry-O Lane are that the commercial and industrial uses are actively used, sometimes noisy, with frequent truck traffic and without sidewalks. In this regard, except for an adjacent property to the south that fronts on St. Elmo and is zoned CS-CO-NP, the zoning is exclusively LI with any Conditional Overlays limiting development to 2,000 trips, and for a couple of properties, the requirement for on-site detention. That is, all uses in the LI district are permitted on the adjacent and nearby properties.

   Another Staff concern is that this is one of several areas of the City that has a long-established intensive commercial and industrial character, and specifically has convenient access to IH 35 and U.S. Highway 290/State Highway 71. LI-PDA and MI-PDA zonings that include multi-family residential have been approved for larger-sized properties that have been able to physically separate residential uses and vehicular access from heavy commercial and industrial uses (Colorado Crossing, the Domain).

In summary, the Staff does not recommend the applicant's request for the following reasons: 1) the property is adjacent to existing heavy commercial and industrial uses and zoning (sharing common north, east and south property lines); 2) new residential development adjacent and in close proximity to industrial uses, operations and corresponding truck traffic creates a land use compatibility and does not promote an orderly relationship among land uses or the public health, safety and welfare; and 3) it would set an undesirable precedent for other properties in the neighborhood or within other areas of the City.

EXISTING CONDITIONS

Site Characteristics

The site contains a number of industrial warehouses and buildings, and there appear to be no significant topographical constraints on the site.

Impervious Cover

Within East Bouldin watershed, the maximum impervious cover allowed by the LI zoning district would be 80%, which is based on the zoning regulations. Within the Williamson Creek watershed, the maximum impervious cover allowed by the LI zoning district would be 80%, which is a consistent figure between the watershed and the zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located on the boundary between the Williamson Creek Watershed (classified as a Suburban Watershed) and the East Bouldin Creek Watershed (classified as an Urban Watershed). The site is in the Desired Development Zone.

Under current watershed regulations, portions of the development or redevelopment located in the Suburban Watershed will be subject to the following impervious cover limits:

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

Zoning district impervious cover limits apply for portions of the development located in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site for portions of the development located in the Suburban Watershed.

Portions of the development located in the Urban Watershed are required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

Water and 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 and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

No site plan comments at this time. Comments will be provided upon submittal of an application for site development permit.

Rhoades, Wendy

From: Alice Glasco <alice@agconsultingcompany.com>
Sent: Tuesday, September 16, 2014 9:06 AM
To: Rhoades, Wendy; Meredith, Maureen
Subject: C14-2014-0034 & NPA-2014-0020.01 - Updated Letter
Attachments: 113 Industrial Blvd. Updated Letter to Guernsey.pdf

Wendy and Maureen,

Two things – at its third meeting last night, the neighborhood contact team voted to support our request for a plan amendment to mixed use and to support LI/PDA with conditions, which will be in a letter from the president.

Secondly, I have made some changes to our LI/PDA request as reflected in the attached letter (page 2) as follows:

1. Remove light manufacturing from the list of prohibited uses – we need to keep this use because there is an interest in having a micro-brewery and other food preparation uses in the proposed market. As you know, a food preparation use that exceeds 5,00 square feet requires LI zoning and light manufacturing use.
2. Maximum height is 60 feet (as currently allowed)
3. Maximum floor-to-area-ratio is 1.5:1

Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: alice@agconsultingcompany.com

ALICE GLASCO CONSULTING

February 25, 2014
Updated: September 15, 2014

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: 4323 S. Congress Ave. & 113 Industrial Blvd.

Dear Greg:

I represent GFD Holdings, LLC, the potential buyer of the above referenced property in two cases – rezoning, and a plan amendment (FLUM change to the South Congress Combined Neighborhood Plan). The rezoning request is from LI-NP to LI-PDA-NP, while the plan amendment is to change the Future Land Use Map (FLUM) from Industry to Mixed Use.

Background:

The subject site is currently developed with the following uses:

- Current businesses: Office Furniture dealer, Building Materials dealer, Household Appliances Retailer, Custom Furniture manufacturer, Parts Rentals supplier, Hotel Laundry(135,000 square feet).

- Future Use: shopping center of approximately 45,000 square feet and 450-650 apartments.

Justification Rezoning/Plan Amendment

The property is currently zoned LI-NP. The proposed rezoning is LI-PDA-NP, which is intended to allow commercial and residential uses.

1. As part of the South Congress Combined Neighborhood Planning process, the properties to the north of the subject site, south of Ben White Blvd. and along the south IH-35 frontage Road, were zoned LI-PDA-NP to allow for mixed use.

   The proposed rezoning of LI-PDA-NP, would allow a mixed use development with the same site development regulations and uses as those specified in

Ordinance no. 20050818-Z004, Part 8. Additionally, the proposed mixed use development would be consistent with Goal Two of the South Congress Combined Neighborhood Plan, which reads as follows:

> **"South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin."**

The proposed PDA standards for the subject property would be as follows:

a. Development of the PDA property shall comply with Section 25-2-648 (Planned Development Area Performance Standards) of the City Code.

b. Except a provided in sections c and d below, all permitted and conditional uses under LI, Limited Industrial Services, zoning are permitted and conditional uses for the subject property.

c. The following uses are additional permitted uses:

- Bed and breakfast residential (Group 1)
- Bed and Breakfast residential (Group 2)
- Condominium residential
- Group residential
- Multifamily residential
- Townhouse residential
- Family home
- Guidance services
- Hospital services (limited)
- Private primary educational facilities
- Private secondary educational facilities
- Public primary educational facilities
- Public secondary educational facilities

d. The following uses are conditional uses:

- Cocktail lounge
- Hospital services (general)

e. The following uses are prohibited uses:
   - Monument retail sales
   - Scrap and salvage
   - Basic Industry
   - Recycling center
   - Resource extraction

f. The following site development standards apply to the PDA property:
   - **The maximum height is 60 feet**
   - The minimum front yard setback is 25 feet.
   - The minimum street side yard setback is 25 feet.
   - The minimum interior side yard setback is 0 feet.
   - The minimum rear yard setback is 15 feet.
   - The maximum building coverage is 85%
   - The maximum impervious cover is 85%
   - **The maximum floor-to-area ratio is 1.5:1**

2. **Justification for Plan Amendment:** the request to change the FLUM from industry to mixed use is consistent with Goal number two of the adopted South Congress Combined Neighborhood Plan, which **calls for vibrant, accessible, mixed use development projects similar to what is proposed.**

To assist in the review of the proposed rezoning and plan amendment, **ordinance number 20050818-Z004** is attached for your information. Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Brandon Bolin, GFD
Justin Bailey, MJM Group
Maureen Meredith, Neighborhood Planner
Wendy Rhoades, Zoning Planner

SOCO @ ST ELMO

Conceptual Site Plan

dsgn

SOCO @ ST ELMO

Existing Context

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SOCO @ ST ELMO

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SOCO @ ST ELMO

SOCO @ ST ELMO

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SOCO @ ST ELMO

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Rhoades, Wendy

From: Alice Glasco <alice@agconsultingcompany.com>
Sent: Wednesday, August 06, 2014 10:02 AM
To: Rhoades, Wendy; Meredith, Maureen
Cc: Fayez Kazi; Brandon Bolin GFD (bbolin@groundfloordev.com); Catherine Bacon
Subject: RE: Postponement Request - C14-2014-0034 and NPA-2014-0020.01 - St. Elmo's Market & Lofts

Wendy and Maureen,

The South Congress Combined Neighborhood Contact Team hosted a meeting last night regarding our two cases - C14-2014-0034 and NPA-2014-0020.01. Since there were a lot of questions raised at the meeting, on behalf of the applicant, I would like to request a postponement of the two cases from the August 12th Planning Commission hearing to Tuesday, September 23rd , and also postpone the city council hearing date of September 25th to October 2nd,. The postponements will give all parties additional time to work on the project. Please let me know if you have any questions or need additional information.

Thank you for your assistance!

Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C
Email: alice@agconsultingcompany.com

Chair **Fayez Kazi**
Vice Chair **Vacant**
Secretary **Catherine Bacon**
Marketing **Kristi Cohen**
HOA Liaison **Richard Maness**
Mobility Chief **Mario Cantu**

SOUTH CONGRESS COMBINED NEIGHBORHOOD CONTACT TEAM

City of Austin Planning Commission
C/O City of Austin Planning Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: 4323 S. Congress Ave. & 113 Industrial Blvd.
C14-2014-0034 and NPA-2014-0020.01

Dear Planning Commissioners,
There have been a total of six meetings held with the applicant/developer regarding the proposed mixed use project. Three meetings were hosted by the contact team, one hosted by city staff (Maureen Meredith) and two hosted by the applicant/developer.

At its third meeting held on September 15, 2014, the South Congress Combined Neighborhood Plan Contact Team voted to **support** the applicant's request to amend the East Congress Neighborhood Plan from Industrial to mixed use and to support the rezoning request from CS-MU-NP and LI-NP to LI-PDA-NP with the following conditions:

1. Maximum height is 60 feet (as currently allowed)
2. Maximum floor-to-area-ratio is 1.5:1
3. 400 residential units
4. Comply with TIA recommendations
5. Construct a shared walkway/bike path from Congress Ave to the proposed market.
6. Obtain required city permits for any outdoor music
7. Agree to develop market rate units only
8. On-site security will be provided if the project is for sale or rent and will have key card entry only.
9. Conduct background checks of prospective buyers/renters to exclude registered sex offenders.
10. Provide adequate sound proofing through professional acoustic engineering consultation for the indoor music venue so music is not heard outside.

The recommendation of the neighborhood contact team is supported by goals number two and three of the plan and related objectives, which read as follows:

1. Goal no. 2: South Congress Avenue should become a more vibrant, accessible mixed-use corridor and a destination for nearby residents and the citizens of Austin.

Recommendation no. 9 of objective 2.2: create internal and automobile circulation patterns reflecting traditional street networks in new commercial or mixed use development on larger tracts.

We understand that plan recommendation no. 9 is reflected in the commercial design standards of the City Code, which will apply to this site.

2. Goal no. 3: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Objective 3.12: The St. Elmo Industrial District should be preserved and enhanced where appropriate. The proposed mixed-use project will enhance the St. Elmo Industrial District and surrounding areas.

Sincerely,

Fayez Kazi, Chair
South Congress Combined Neighborhood Contact Team

Rhoades, Wendy

From: Greg Steinberg [redacted]
Sent: Friday, August 01, 2014 12:49 PM
To: Rhoades, Wendy; Meredith, Maureen
Cc: Alix Horton; Adam Kennedy; alice@agconsultingcompany.com
Subject: Case # C14-2014-0034 / NPA-2014.0020.01

Ms. Rhoades / Ms. Meredith...and anybody else who may eventually receive this email,

I received information indicating that City of Austin plans to deny the proposed redevelopment of the industrial site near St. Elmo.

I own a home adjacent to the site and believe it would be beneficial to me as well as the other residents in the neighborhood and the City to allow the redevelopment of the site for the following reasons:

1) The area is currently underutilized.
-Many of the tracts along Congress, part of and adjacent to the proposed redevelopment, are either empty or populated by car lots and/or car graveyards. I would assume that development of empty lots and better use of the lots on which the car graveyard(s) exist would be in the best interest of everybody.
-Much of the proposed redevelopment land within the industrial site appears to be parking for tractor trailers or overflow parking for the car dealerships. That would be a loss to somebody of course, but not to the local residents.

2) The development that currently exists in the industrial site is haphazard.
-I surmise that much of what currently exists in the industrial site was built at a time with very little City oversight. The infrastructure in the site in the form of drainage systems and roads is more consistent with an undeveloped rural area than that of a developed City.
-I and many of my neighbors currently suffer from the aforementioned inadequate infrastructure during times of heavy rains and heavy traffic. The heavy rains result in runoff into our neighborhood due to unmitigated runoff from the industrial site. Redevelopment of some of these areas will address some of these runoff issues. Traffic to be discuss below.

To my knowledge the concerns that have led the City and/or Residents to oppose the redevelopment are:

1) The proposed redevelopment is not in alignment with City redevelopment plans (City and Resident Concerns)
-I believe it was proposed that the area remain an Industrial area by many of the residents that had time to take part in the City's future planning. Unfortunately I, and I would surmise many in the currently-low-income neighborhood nearby, were not able to take part in those activities due to the unfortunate need to make a living by means other than day trading. So while the residents who had the time to opine on the future of the area around our neighborhood might like for it to remain an Industrial site, there remains some of us more closely involved that might disagree.
-I agree with providing for Industrial area and many of the businesses in the Industrial site seem to be viable long-term businesses; however, the viable long-term business are currently located outside the proposed redevelopment area, and as such, would not be impacted by the redevelopment. I walk or drive through the area frequently so I have a pretty good idea of what is happening in the area during a typical business day.

2) Traffic (City and Resident Concerns)

-Not sure traffic could really get worse as many commuters from downtown cut through the neighborhood to get from Congress to 35. To the contrary, I would think that steps could be taken to encourage flow from Congress to 35 through the industrial site...much more preferable to me and not sure how anybody in the same neighborhood could oppose.
-In regards to an actual increase in the traffic in the area due to redevelopment: the increased amenities in the area may actually lessen the number of car trips by persons such as myself who often head north of Ben White to get to many of the things that the redevelopment plans include. I'm hardpressed to see the more well-serviced residents leaving areas in other parts of the City to visit the redevelopment area, save for maybe the rare event, and as such, the redevelopment is likely to mostly service those of us who live nearby. As much as I would like to see it happen, I can't imagine the area will be as popular as SoCo or East Austin areas - see the development just to the north of Ben White for an example...just not a popular area for anybody that doesn't already live nearby.
-Traffic in most areas of Austin sucks, not sure why we would be attempting a miraculous change in this part of town.

3) Increased Property Values (Resident Concerns)
-For better or worse, property values are going up. I bought in the area because at the time it was somewhat undesirable and thus affordable with low taxes, but alas, as with the rest of Austin, those days are going to pass and property values will rise. Those of us who saw increased property values and taxes the area of town near the industrial site saw those increases without any redevelopment of the area because we are now in an area that has become more desirable due to limited supply. This is an unfortunate situation in any city that is a desirable place to live, and trying to avoid tax increases by limiting redevelopment doesn't really make sense to me but I am open to hearing the argument for such. The bigger issue is that the City needs to act help all fixed-income elderly residents in all areas of the city to obtain relief from excess taxes - that is a City issue, not a neighborhood issue....sorry to end on a soapbox.

Best Regards,
Greg Steinberg
300 Sheraton Ave, 78745

DJ-X, INC.

August 4, 2014

To Whom It May Concern:

It is with great pleasure that I write this letter of recommendation for the proposed 113 Industrial Blvd, St. Elmo Lofts Market project.

I am a business owner at 4714 S. Congress Ave., and am in full support redevelopment of the S. Congress Ave. area.

You may contact me directly at 512.422.7300, if you would like verbal confirmation.

Sincerely,

Curtis W. Sutherland, CEO

DJ-X, Inc. 4714 S. Congress Ave. Austin, TX 78745 (512) 444-2509

Rhoades, Wendy

From: Amy Sanford [redacted]
Sent: Tuesday, August 12, 2014 1:36 PM
To: Rhoades, Wendy
Subject: St. Elmo Market

Dear Wendy,

I am writing in support of the construction of the St. Elmo Market and Lofts on Industrial Blvd. My husband and I live in the Greenwood Hills neighborhood across from the Hills Cafe. We have owned our home for 4 plus years and would love to see the area more developed and especially businesses to walk to. The Market would give us all of that plus a local farmers market. At the same time increasing our home value and supporting local business.
Also, our home flooded twice in October of 2013 along with 8 others. We discovered that the water is collected in the industrial area, where the site is planned to be, and travels through a 42inch pipe and lets loose behind our neighborhood with no detention basin. We obviously think this is very poor city planning and very unfair to those of us who flood. We are not in a flood zone and this should not be happening. The delevolpers have told us they would do anything they can to help with the flooding issue and detain all the water from their site. This is much more than the city is willing to do for us, which is nothing. I have gone to the city many times and was told that we are just not a priority. When there are 9 homes are flooded by the city, with no way to protect ourselves, how can we not be a priority? It's not as if we bought a home next to a creek or in a flood zone.
Lastly, as the area stands now it is nothing but a site for sore eyes. We are not asking you to rezone the entire industrial area, just the area that faces S. Congress. Most of this area seems to be undeveloped or if it is developed is not pleasing to look at. Nor does it give anyone in our neighborhood anything fun or even useful to walk to, help with our property value or support local farmers and artisans.
I hope you take our home and need for local businesses that we can walk to as this city grows into account as you consider rezoning this area.

Thank you,
Amy and Adam Kennedy
212 Rowland Dr.
Austin, TX 78745
512-656-0246

September 22, 2014
(Via Email)

IN RE: NPA-2014-0020.01 and C14-2014-0034 located at 113 Industrial Boulevard, 4323 South Congress Avenue and 4300 Block of Willow Springs Road generally known as SOCO @ ST ELMO project.

Mayor and Member of the City Council
Chair and Members of Planning Commission

Mayor Leffingwell and Members of the Council, Chair Chimenti and Planning Commission:

As the owner of a business on property located at 4341 South Congress Ave., west of and adjacent to the above referenced project (SOCO @ ST ELMO), I wish to communicate my general support for the project as proposed. This is an area of Austin that has long been underutilized. The appropriate conversion to higher density residential and retail commercial uses will ultimately improve the livability of the area and provide more moderate cost housing opportunities close to the central city utilizing existing transportation corridors.

I believe this is a logical first step in the ultimate transition of this area (north of St Elmo to Ben White), away from its industrial character to a high density residential/commercial mixed use area that will be well buffered from the existing single family neighborhoods to the south.

Someone has to be the first to start this process with a tract of land large enough to create a commercially viable project. Other tracts that have proper zoning along the east side of South Congress Avenue are too small to be economically viable and workable.

I urge you to pass the proposed plan amendment and zoning change to allow this project to proceed.

Cordially,

Robert D. Benson
Congress Access LTD.

EC: Alice Glasco
Wendy Rhoades
Maureen Meredith

BIICAL092214.doc

1502 W. Sixth Street • Austin, Texas 78703 • (512) 474-5043 • Fax (512) 474-5049

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:
http://www.austintexas.gov/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0034
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 12, 2014, Planning Commission
September 25, 2014, City Council

ROBERT BENSON

Your Name (please print)

☑ I am in favor
☐ ~~I object~~

4243 S. CONGRESS AVE.
4341 S. CONGRESS AVE

Your address(es) affected by this application

Signature

9-22-14
Date

Daytime Telephone:_____

Comments: I AM IN FAVOR OF THIS ZONING CHANGE TO FACILITATE THE REVITALIZATION OF THIS AREA

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

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

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

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:
http://www.austintexas.gov/department/neighborhood-planning.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2014-0020.01
Contact: Maureen Meredith, 512-974-2695
Public Hearing: Aug 12, 2014, Planning Commission
Sep 25, 2014, City Council

ROBERT BENSON

☒ I am in favor
☐ I object

Your Name *(please print)* 4243 S. CONGRESS AVE, 4341 S. CONGRESS AVE.

Your address(es) affected by this application

Signature

9-22-14
Date

Comments: I AM IN FAVOR OF THIS PLAN AMENDMENT TO FACILITATE THE REVITALIZATION OF THIS AREA

JIMMY NASSOUR
ATTORNEY AT LAW

3839 BEE CAVES ROAD, SUITE 200
AUSTIN, TEXAS 78746

TELEPHONE (512) 474-2900
FAX (512) 474-4547

September 22, 2014

RE: St. Elmo Market and Lofts – 4323 South Congress
C14-2014-0034 and NPA-2014-0020.01

Dear Mayor Lee Leffingwell, City Council Members and Members of the Planning Commission:

As an adjacent property owner on South Congress Ave., I would like to express my support for the proposed mixed use project at 4323 South Congress Avenue. The main entrance to the proposed project adjoins my lot at 4329 South Congress Avenue. While I have CS-MU zoning, with a height limit of 60 feet and a Floor-Area-Ratio of 2:1, similar to the majority of the lots on the east side of South Congress Avenue south of Ben White Blvd., my property does not have enough depth to accommodate a mixed use project. Any meaningful mixed use development will require more land area than the frontage strip of commercially zoned property along South Congress Ave.

I urge you to approve the requested zoning of LI/PDA for the zoning case referenced above. This zoning request, which if approved, promotes the type of mixed use development that is contemplated by the neighborhood plan. Additionally, the project meets the following goals of Imagine Austin Comprehensive Plan:

1. LUT – P4: Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors, and infill sites.

2. LUT-P7: Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Thank you in advance for your careful consideration of this zoning request.

Sincerely,

Jimmy Nassour

Office Furniture NOW!
Your Value Experts

Ben White & South Congress
113 Industrial Blvd. Building B
Austin, Texas 78745
OfficeFurnitureNOW.com

September 23, 2014

RE: St. Elmo Market and Lofts – 4323 South Congress
C14-2014-0034 and NPA-2014-0020.01

Dear Mayor Leffingwell, Austin City Council Members, and Members COA Planning Commission

I am writing to express my support for the mixed-use project at 4323 South Congress Avenue. My wife Paula and I are the owners of the subject property. Additionally, we are the Co-Founders and Owners of Office Furniture Now which is the major tenant at this location. We are also the property managers servicing the seven other businesses located on the property.

At present, there are approximately 60 employees working for the tenants on the property. To my knowledge, none of these employees walk to work here, and at most only a handful live nearby. Our business has three employees who take the bus to work here. Most of our 30 employees drive from 10 to 30 miles away to work here.

With the proposed new development, it is my understanding that 100's of employees could be employed between the dozen or more businesses that would operate in the 40,000 sf market, the new boutique hotel, the indoor music venue, and those working in the condominium complex. Given the diversity of these jobs, I suspect that many of the jobs would be attractive to people living in the nearby neighborhood.

As a final note, over the past 15 years, I have personally exposed thousands of people to the special 40,000 sf room that would become the St. Elmo Market. If you have not experienced it yourself, I hope you get to enjoy it one day. Its interior architecture is extremely special and very hard to find in Austin. It's truly one of a kind. I am grateful that Mr. Bolin has the vision to see why it should be saved and that this special room can be shared with so many more Austinites for decades to come.

I urge you to support the proposed plan amendment and zoning change to allow this special project to move forward.

Sincerely,

Bill Coon, CEO 512.845.8801 (m) Bill@OfficeFurnitureNow.com

Rhoades, Wendy

From: Adam Kennedy [redacted]
Sent: Wednesday, October 08, 2014 9:43 AM
To: Greg Steinberg; Leffingwell, Lee; Martinez, Mike [Council Member]; Cole, Sheryl; Chris.riely@austintexas.gov; Spelman, William; Tovo, Kathie; Morrison, Laura
Cc: Williams, Nancy; Moore, Andrew; Anderson, Greg; Bojo, Leah; Gerbracht, Heidi; Harden, Joi; Tiemann, Donna; alice@agconsultingcompany.com; Rhoades, Wendy; Meredith, Maureen; Alix Horton; Jeff.Madden_HC@house.state.tx.us; Brandon Bolin GFD bbolin@groundfloordev.com; Danielle Martinez danielle@groundfloordev.com; amysandford@rocketmail.com
Subject: RE: St. Elmo Industrial Rezoning - Case # C14-2014-0034 / NPA-2014.0020.01

Hello All,

I am writing in support of the construction of the St. Elmo Market and Lofts on Industrial Blvd. My wife and I live in the Greenwood Hills neighborhood across from the Hills Café, and very close in proximity to the proposed development site. We have owned our home for 4 plus years and would love to see the area more developed and especially businesses to walk to. The Market would give us all of that plus a local farmers market. At the same time increasing our home value and supporting local business.

Also, our home flooded twice in October of 2013 along with 8 others in our neighborhood. We discovered that the water is collected in the industrial area, where the site is planned to be, and travels through a 42inch pipe and lets loose behind our neighborhood with no detention basin. We are not in a flood zone and this should not be happening. In prior meetings with the developers it was mentioned that the proper drainage detention basins would need to be added to the site which we feel would be a first step to fixing the inadequate drainage in the industrial park north of our neighborhood.

I hope you take our interests into account as you consider rezoning this area.

Thanks,

Adam and Amy Kennedy
212 Rowland Dr.
Austin, TX 78745

From: Greg Steinberg [mailto:gregsteinberg@hotmail.com]
Sent: Sunday, October 05, 2014 3:51 PM
To: Lee.leffingwell@austintexas.gov; Mike.martinez@austintexas.gov; Sheryl.cole@austintexas.gov; Chris.riely@austintexas.gov; Bill.spelman@austintexas.gov; Kathie.tovo@austintexas.gov; Laura.morrison@austintexas.gov
Cc: nancy.williams@austintexas.gov; andrew.moore@austintexas.gov; greg.anderson@austintexas.gov; leah.bojo@austintexas.gov; heidi.gerbracht@austintexas.gov; joi.harden@austintexas.gov; donna.tiemann@austintexas.gov; alice@agconsultingcompany.com; Wendy.Rhoades@austintexas.gov; Maureen.Meredith@austintexas.gov; Alix Horton; Adam Kennedy; Jeff.Madden_HC@house.state.tx.us; Brandon Bolin GFD bbolin@groundfloordev.com; Danielle Martinez danielle@groundfloordev.com; amysandford@rocketmail.com
Subject: St. Elmo Industrial Rezoning - Case # C14-2014-0034 / NPA-2014.0020.01

Greetings All,

This communication is in regards to a proposed zoning change that will be up for review by the City Council on 10/23. The zoning change would facilitate the redevelopment of an underutilized parcel of land.

It was brought to my attention that one of the more vocal opponents of this development indicated that it was not supported by anybody who lived east of South Congress. I have owned/lived in a home for the last six years that is located east of South Congress at 300 Sheraton Ave, one of the closest homes to the proposed development, and I am very much in favor of the redevelopment of the underutilized parcel of land for the reasons that I stated in a previously-sent communication to the Planning Review persons concerned with the project (included below).

Due to work obligations, neither I nor my fiance were able to attend the required number of consecutive meetings to vote in favor of the rezoning but we both have been attending the meetings and we were pleased to find that it was approved by the committee members and concerned neighbors.

Besides access to desirable amenities, many homes located on the east side of Congress will benefit from redevelopment of the infrastructure in the industrial site. Additional supportive information regarding drainage issues from the existing site can be forwarded but can be boiled down to the fact that there currently is no onsite drainage control in the area which seems to have been neglected for the last couple of decades or more. Redevelopment will be one step towards solving our drainage issues at no cost to the City.

To sum up my support: The area is underutilized and the infrastructure is in dire need of updating.

Best Regards and Happy Monday,
Greg Steinberg, P.E.
300 Sheraton Ave 78745
East of Congress HO Since 2008

Ms. Rhoades / Ms. Meredith...and anybody else who may eventually receive this email,

I received information indicating that City of Austin plans to deny the proposed redevelopment of the industrial site near St. Elmo.

I own a home adjacent to the site and believe it would be beneficial to me as well as the other residents in the neighborhood and the City to allow the redevelopment of the site for the following reasons:

1) The area is currently underutilized.
-Many of the tracts along Congress, part of and adjacent to the proposed redevelopment, are either empty or populated by car lots and/or car graveyards. I would assume that development of empty lots and better use of the lots on which the car graveyard(s) exist would be in the best interest of everybody.
-Much of the proposed redevelopment land within the industrial site appears to be parking for tractor trailers or overflow parking for the car dealerships. That would be a loss to somebody of course, but not to the local residents.

2) The development that currently exists in the industrial site is haphazard.
-I surmise that much of what currently exists in the industrial site was built at a time with very little City oversight. The infrastructure in the site in the form of drainage systems and roads is more consistent with an undeveloped rural area than that of a developed City.
-I and many of my neighbors currently suffer from the aforementioned inadequate infrastructure during times of heavy rains and heavy traffic. The heavy rains result in runoff into our neighborhood due to unmitigated runoff from the industrial site. Redevelopment of some of these areas will address some of these runoff issues. Traffic to be discuss below.

To my knowledge the concerns that have led the City and/or Residents to oppose the redevelopment are:

1) The proposed redevelopment is not in alignment with City redevelopment plans (City and Resident Concerns)
-I believe it was proposed that the area remain an Industrial area by many of the residents that had time to take part in the City's future planning. Unfortunately I, and I would surmise many in the currently-low-income neighborhood nearby, were not able to take part in those activities due to the unfortunate need to make a living by means other than day trading. So while the residents who had the time to opine on the future of the area around our neighborhood might like for it to remain an Industrial site, there remains some of us more closely involved that might disagree.
-I agree with providing for Industrial area and many of the businesses in the Industrial site seem to be viable long-term businesses; however, the viable long-term business are currently located outside the proposed redevelopment area, and as such, would not be impacted by the redevelopment. I walk or drive through the area frequently so I have a pretty good idea of what is happening in the area during a typical business day.

2) Traffic (City and Resident Concerns)
-Not sure traffic could really get worse as many commuters from downtown cut through the neighborhood to get from Congress to 35. To the contrary, I would think that steps could be taken to encourage flow from Congress to 35 through the industrial site...much more preferable to me and not sure how anybody in the same neighborhood could oppose.
-In regards to an actual increase in the traffic in the area due to redevelopment: the increased amenities in the area may actually lessen the number of car trips by persons such as myself who often head north of Ben White to get to many of the things that the redevelopment plans include. I'm hardpressed to see the more well-serviced residents leaving areas in other parts of the City to visit the redevelopment area, save for maybe the rare event, and as such, the redevelopment is likely to mostly service those of us who live nearby. As much as I would like to see it happen, I can't imagine the area will be as popular as SoCo or East Austin areas - see the development just to the north of Ben White for an example...just not a popular area for anybody that doesn't already live nearby.
-Traffic in most areas of Austin sucks, not sure why we would be attempting a miraculous change in this part of town.

3) Increased Property Values (Resident Concerns)
-For better or worse, property values are going up. I bought in the area because at the time it was somewhat undesirable and thus affordable with low taxes, but alas, as with the rest of Austin, those days are going to pass and property values will rise. Those of us who saw increased property values and taxes the area of town near the industrial site saw those increases without any redevelopment of the area because we are now in an area that has become more desirable due to limited supply. This is an unfortunate situation in any city that is a desirable place to live, and trying to avoid tax increases by limiting redevelopment doesn't really make sense to me but I am open to hearing the argument for such. The bigger issue is that the City needs to act help all fixed-income elderly residents in all areas of the city to obtain relief from excess taxes - that is a City issue, not a neighborhood issue....sorry to end on a soapbox.

Rhoades, Wendy

From: Bill Coon <bill@officefurniturenow.com>
Sent: Sunday, October 12, 2014 3:08 AM
To: gregsteinberg@hotmail.com; Leffingwell, Lee; Martinez, Mike [Council Member]; Cole, Sheryl; Chris.riely@austintexas.gov; Spelman, William; Tovo, Kathie; Morrison, Laura
Cc: Williams, Nancy; Moore, Andrew; Anderson, Greg; Bojo, Leah; Gerbracht, Heidi; Harden, Joi; Tiemann, Donna; alice@agconsultingcompany.com; Rhoades, Wendy; Meredith, Maureen; Alix Horton; Jeff.Madden_HC@house.state.tx.us; Brandon Bolin GFD bbolin@groundfloordev.com; Danielle Martinez danielle@groundfloordev.com; amysandford@rocketmail.com
Subject: RE: St. Elmo Industrial Rezoning - Case # C14-2014-0034 / NPA-2014.0020.01

Dear Mayor and Council Members,

I am writing to express my support for the mixed-use project at 4323 South Congress Avenue. My wife Paula and I are the owners of the subject property. Additionally, we are the Co-Founders and Owners of Office Furniture Now which is the major tenant at this location. We are also the property managers servicing the seven other businesses located on the property.

At present, there are approximately 60 employees working for the tenants on the property. To my knowledge, none of these employees walk to work here, and at most only a handful live nearby. Our business has three employees who take the bus to work here. Most of our 30 employees drive from 10 to 30 miles away to work here.

With the proposed new development, it is my understanding that 100's of employees could be employed between the two dozen or more businesses that would operate in the 43,000 sf market, the new boutique hotel, the indoor music venue, and those working in the condominium complex. Given the diversity of these jobs, I suspect that many of the jobs would be attractive to people living in the nearby neighborhood.

As a final note, over the past 15 years, I have personally exposed thousands of people to the special 43,000 sf room that would become the St. Elmo Market. If you have not experienced it yourself, I hope you get to enjoy it one day. Its interior architecture is extremely special and very hard to find in Austin. It's truly one of a kind. I am grateful that Mr. Bolin has the vision to see why it should be saved and that this special room can be shared with so many more Austinites for decades to come.

I urge you to support the proposed plan amendment and zoning change to allow this special project to move forward

Bill Coon, CEO
Office Furniture NOW!
113 Industrial Blvd., Building B-1, Austin, TX 78745
512.845.8801 cell
bill@officefurniturenow.com
OfficeFurnitureNow.com

Rhoades, Wendy

From: Jamil Alam <JAlam@ENDEAVOR-RE.com>
Sent: Thursday, October 16, 2014 12:09 PM
To: gregsteinberg@hotmail.com; Leffingwell, Lee; Martinez, Mike [Council Member]; Cole, Sheryl; Riley, Chris; Morrison, Laura; Spelman, William; Tovo, Kathie
Cc: Williams, Nancy; Moore, Andrew; Anderson, Greg; Bojo, Leah; Gerbracht, Heidi; Harden, Joi; Tiemann, Donna; alice@agconsultingcompany.com; Rhoades, Wendy; Meredith, Maureen; alixhorton@gmail.com; jeff.madden_hc@house.state.tx.us; bbolin@groundfloordev.com; danielle@groundfloordev.com; amysandford@rocketmail.com
Subject: St. Elmo Industrial Rezoning - Case # C14-2014-0034 / NPA-2014.0020.01

We fully support the proposed FLUM amendment and re-zoning for the following reasons:

- Land use decisions that promote a "compact and connected City" on our transit corridors should be our highest priority planning policy
- Our business is real estate, and we recognize the site as a prime site on Congress Avenue near major transit facilities and is an ideal opportunity to realize the City's highest planning goals
- The proposed project will activate this portion of Congress Avenue furthering both the neighborhood plan objectives and Imagine Austin
- The proposed development is compatible with surrounding uses as mixed use developments are often planned and even encouraged near industrial uses as a transition to less intensive uses
- The project can definitely be developed in a way that industrial uses and residential uses can easily co-exist
- Many of the existing industrial sites in this area are vacant and there are hundreds of acres of available industrial tracts near this area located within the City
- Lack of industrially zoned property in the area is not a problem
- As the City continues to grow, it is critical that sites along and near our transit corridors, especially Congress Avenue, are developed with exactly this type of development

Jamil Alam
Endeavor Real Estate Group
504 Lavaca Street, Suite 1160
Austin, Texas 78701
(512) 682-5575 / 682-5505 - Fax
jalam@endeavor-re.com / www.endeavor-re.com

Rhoades, Wendy

From: Frank Salinas [redacted]
Sent: Monday, September 15, 2014 6:48 PM
To: Meredith, Maureen
Cc: Rhoades, Wendy
Subject: St. Elmo's Lofts C14-2014-0034 for Planning Commission Backup

Good afternoon. Please include the below email in the Planning Commission backup documentation.

Many neighbors of Battle Bend Springs do not support the St. Elmo's loft development. We concur with the City's determination to not recommend this development because of similar objections.

First, the South Congress Combined Neighborhood plan, approved in 2005, includes Objective 3.12 for the St. Elmo to remain as a commercial and industrial district, and to be preserved and appropriately enhanced. This is not an outdated plan because Imagine Austin supported this plan in 2012 after they reviewed it. The text pasted below comes from the approved South Congress Neighborhood Plan on pg. 71:

"The St. Elmo Industrial District if becoming eclectic and more diverse. The wide variety of home improvement and music industry-oriented businesses makes it a vibrant district. Within a half-mile, there are twenty-two construction supply houses of various types and five plumbing supply houses. This areas is also home to a several light manufacturing concerns. Throughout the planning process, it was noted that this area is an asset and is one of the few districts of its kind functioning well in the City. Although traffic is a concern, this area should continue to be utilized as a commercial and industrial district. Objective 3.12 – The St. Elmo Industrial District should be preserved and enhanced where appropriate."

Second, the CodeNext Community Character East Congress team specified in 2014 that the St. Elmo area should remain industrial.

Finally, below are a series of concerns we have if the loft development is allowed to happen.

- Residential use is not appropriate in the St. Elmo industrial district.
- Traffic increase from the St. Elmo's loft development will affect our neighborhood directly. The TIA states that 5,208 daily adjusted trips will be added by this development, and that most residents of the St. Elmo's lofts will use the back roads to avoid entering into S. Congress. Our neighborhood is the back road. We already have traffic problems in our neighborhood streets due to the car dealerships on IH 35 and IH35 diverted traffic. Traffic calming islands have been installed in Battle Bend Blvd., but not yet on Suburban.
- We are also very concerned with the additional traffic that would be added to St. Elmo where the Foundation Communities is already being affected. Children have trouble crossing the road to get to the elementary school.

- We don't want our neighbors that work in the commercial and industrial area to be displaced.

- The foundation of Imagine Austin is sustainable planning that respects community character and provides buffers from commercial/industrial zones to residential zones. Allowing residential use in an existing industrial area is against those basic principles. Residential in the middle of an industrial area is something that you find in Dallas or Houston, but not in Austin.

Please do not set a bad precedent for the city with a development that our neighborhood does not want.

Thank you for your attention to this matter.

Frank Salinas

Battle Bend Springs Homeowners Association President

Rhoades, Wendy

From: Olivia Gutierrez [redacted]
Sent: Tuesday, September 16, 2014 1:31 PM
To: Rhoades, Wendy
Cc: Meredith, Maureen
Subject: Re: St.Elmo's Market & Loft

Wendy & Maureen,

I've taken quite a bit of time to review the information provided, listened to those for and against the development and poured over the information provided by the Developer, including the TIA and related developments in other cities. I would like to formally express that I am very much opposed of this development - as currently proposed. I would like my email to be included in the backup to the Planning Commission.

I live one block away from the development site but unfortunately do not have a vote as part of the contact team due to our neighborhood's by-laws. I do not feel the the current contact team adequately represents the neighborhood, especially the area closest to the development site. The contact team is made up of individuals that do not currently reside in the East Congress area nor do they represent the needs and desires of those of us that make this area home, and not simply a piece of property to flip. This part of S. Congress and Ben White is already beginning to suffer large amounts of traffic, long light times and heavier use of our residential streets. I don't want the very residential streets I use to walk my dogs and visit with neighbors to be congested with even more traffic from the mixed use residential site. I love my community, the character and charm it has, the fact that I personally know the majority of my immediate neighbors. None of the ideas the developer has proposed alleviates the negative aspects of this development and in my opinion, it does not add any additional community value to it.

I live and work for the City, and am fortunate enough to live, work and play all nearby but could manage if I were pushed further out. The majority of the citizens in this area however, are under-represented, of lower income and may not have the economic means to deal with the inevitable result of this type of development. Please consider their needs as well. Those that currently live in this immediate area greatly benefit from the proximity of public transportation, schools, and public facilities nearby. The micro units proposed by the developer are not marketed as an alternative to the residents that live here. Nor are the micro units appropriate for an industrial area. It is only logical to assume that if this re-zoning and subsequent development is approved, others will soon follow - which will drastically change the area myself and so many of neighbors call home.

Thank you for your time and consideration in this issue and for providing a means to have a "voice".

Sincerely,

Olivia Gutierrez
512-903-7815

On Mon, Jul 28, 2014 at 12:45 PM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Ms. Gutierrez,

Thank you for your email about the St. Elmo's Market & Loft cases. Although Staff is still discussing this case and will issue a complete staff report by next Thursday, August 7th, we have general concerns that new residential development adjacent and in close proximity to industrial uses, operations and corresponding truck traffic creates a land use compatibility issue.

From the neighborhood planning perspective, page 71 of the neighborhood plan says to keep the St. Elmo Industrial District area as commercial and industrial, and below is a link to the plan. In addition, there are active industrial uses to the north, east, and south of the property, which make it an inappropriate area for the large number of residential units proposed.

ftp://ftp.ci.austin.tx.us/npzd/Austingo/scongress-np.pdf.

Sincerely,

Wendy Rhoades & Maureen Meredith

From: Olivia Gutierrez [redacted]
Sent: Thursday, July 24, 2014 5:56 PM
To: Rhoades, Wendy; Meredith, Maureen
Subject: St.Elmo's Market & Loft

Good evening ladies!

I live 1 block away from the proposed development site for the St. Elmo's Market & Loft at 113 Industrial Blvd. Case #s C14-2014-0034 & NPA 2014.0020.001 I was contacted by Alice Glasco who is representing the developer through the permitting process seeking neighborhood support for the project. Her email stated city staff were recommending the site remain as an industrial site.

I would like additional information regarding why staff feel this is the best option - to leave as-is. The developer and his representative's opinion on the proposed development is clearly not a neutral assessment, therefore I'm looking for the City's perspective.

Any information you may be able to provides or resources would be greatly appreciated!

Rhoades, Wendy

From: Michael [redacted]
Sent: Wednesday, September 17, 2014 11:32 AM
To: Meredith, Maureen; Rhoades, Wendy
Subject: PC backup, St. Elmo's Lofts C14-2014-0034

Maureen, Wendy,

Please, include this email in the Planning Commission backup (Sept. 23rd meeting), St. Elmo development C14-2014-0034.

Planning Commissioners,

I bought my home in the South Congress Combined Neighborhood Planning in 1985 and have lived in the East Congress neighborhood since then. I am against the St. Elmo's Lofts project. Please, deny the zoning change and neighborhood plan amendment requested by the agent and property owner.

I agree with the City's determination to not recommend this development (against). Our approved 2005 neighborhood plan is not outdated but was reviewed and supported by Imagine Austin in 2012, and the recent CodeNext Community Character exercise last April that I co-lead with a neighbor confirmed that we, the East Congress neighbors, want for the St. Elmo district to remain industrial as is. Allowing residential mixed use in an industrial area is against our approved neighborhood plan, against what Imagine Austin wants, against the best judgment of experienced City planners that have reviewed the case carefully, and against what most of the East Congress neighbors want.

It is my opinion that the SCCNP contact team does not represent our East Congress neighborhood. The West Congress neighborhood is farther away from this development that would be built in East Congress. Consequently, the West Congress neighbors will be impacted much less by this development. We have different priorities. While most of us in East Congress call our neighborhood home, the contact team members from West Congress related that most own several properties and want the development for various reasons including increases in property value.

We have plenty of accessible markets, restaurants and music in our neighborhood. We are very close to Lamar, Soco, downtown and Rainey St., but we don't want to become like them. We want to maintain our community character, to be a relatively calm neighborhood where people enjoy living and call it their home.

Sincerely,
Michael Fossum
5100 Suburban Dr.
Austin, TX 78745

Rhoades, Wendy

From: zoila vega [redacted]
Sent: Wednesday, September 17, 2014 11:09 AM
To: Meredith, Maureen; Rhoades, Wendy
Subject: St. Elmo's Lofts C14-2014-0034, for Planning Commission Backup

Maureen, Wendy,

Please, include this email in the Planning Commission backup for the Sept. 23rd meeting regarding the St. Elmo development C14-2014-0034.

Planning Commissioners,

I have lived in the South Congress Combined Neighborhood Planning area for 23 years and I am against the St. Elmo's Lofts project. I ask you to please deny approval of the zoning change and neighborhood plan amendment requested by the agent and property owner.

I agree with the City's determination to not recommend this development due to the several reasons listed in more detail below. Our approved 2005 neighborhood plan is not outdated but was reviewed and supported by Imagine Austin in 2012, and the recent CodeNext Community Character exercise last April confirmed that we, the East Congress neighbors, want for the St. Elmo district to remain industrial as is. Allowing residential mixed use in an industrial area is against our approved neighborhood plan, against what Imagine Austin wants, against the best judgment of experienced City planners that have reviewed the case carefully, and against what the East Congress neighbors want.

In addition, I have serious concerns with the SCCNP contact team not representing our East Congress neighborhood. The contact team approved by narrow majority (7 yes, 5 no, 1 abstain) to send a letter to support the development. The contact team represents 3 combined neighborhoods of thousands of citizens, but meeting attendance is low due to late meeting notices being sent inconsistently to a small number of people. Consequently, only 13 people in the contact team were eligible to vote. Six out of the seven who voted in favor of the development live in the West Congress neighborhood, farther away from the development that would be built in East Congress, and they will be impacted much less by this development. Their perspective and priorities are different that ours. While most of us in East Congress call our neighborhood home and have lived here for over 10 years, the representatives from West Congress admitted that most own several properties and want the development so that their property values increase.

Finally, I would like to point out that Representative Eddie Rodriguez does not represent our neighborhood, and does not live, own property or work in the planning area, but he sent a letter of support to the Contact team chairman. I'm pasting the letter at the end of this email.

Objections to the St. Elmo's Lofts:

- Objective 3.12 of the 2005 approved South Congress Combined Neighborhood plan states that the St. Elmo district should remain a commercial and industrial district, and to be preserved and appropriately enhanced. Our plan is not an outdated plan and our goals are not outdated goals because Imagine Austin supported this plan in 2012. East Congress neighbors confirmed during the CodeNext Community Character exercise last April that the St. Elmo area should remain industrial.

  The text pasted below if from the approved neighborhood plan, pg .71:

The St. Elmo Industrial District

The St. Elmo Industrial District is becoming eclectic and more diverse. The wide variety of home improvement and music industry-oriented businesses makes it a vibrant district. Within a half-mile, there are twenty-two construction supply houses of various types and five plumbing supply houses. This area is also home to a several light manufacturing concerns. Throughout the planning process, it was noted that this area is an asset and is one of the few districts of its kind functioning well in the City. Although traffic is a concern, this area should continue to be utilized as a commercial and industrial district.

Objective 3.12
The St. Elmo Industrial District should be preserved and enhanced where appropriate.

- It is not appropriate to allow residential use in an industrial district. There is heavy truck traffic in and out of that district, and significant associated commercial activity.

- Many citizens own and work at the St. Elmo district. The developer explained that he sees this zoning change as the first one of many, to set precedent for the entire St. Elmo district to be changed to Mixed Use because it's one of the last largest areas in the City that have not been re-developed and it's close to downtown.

  We think that some areas of the City should remain industrial because it is a valid use. A walkable city also means to be able to walk to work. We don't want our neighbors that work and pay taxes in the commercial and industrial area to be displaced. Contrary to this, the developer said in two meetings that "it's time for the paint and pipe shops to move to Buda" and let developers revitalize that area. He had a complete lack of respect and disregard for fellow citizens.

- There will be significant increase of traffic from the St. Elmo's loft development in an area that is already very congested several times a day, and this will affect our neighborhood directly. 5,208 adjusted trips will be added by this development daily. The TIA states that most residents of the St. Elmo's lofts will use the back roads to avoid entering into S. Congress. This means that those residents will use our neighborhood streets as throughways to get in and out of the area. We already have so much speeding and a high volume of cars driving in our neighborhood streets that traffic calming islands have been installed in a few streets, but we need more.

- We don't want this case to set a bad precedent for the city with a development that our East Congress neighborhood does not support because MU residential use does not belong in an industrial area. We asked the developer to not have the residential component, to build his vision of the food market, boutique hotel and small indoor music venue, all of which are allowed with the current zoning, but developer said that it wouldn't be profitable, that the residential 400 micro-units is what makes the profit.

Concerns with the Contact Team:

- Different priorities among the 3 combined neighborhoods causes the contact team to not represent the 3 neighborhoods. Most of the contact team members from West Congress invest in real estate and want their property values to increase so that they can sell. Most of the contact team members from East Congress work very hard to pay their current property taxes and have lived in the area since the 80s.

- There were no major concessions from the developer to address neighbors concerns. The contact team chairman will be sending a list of items for the covenant restrictions with the letter of support, but the neighbors did not ask for a single major thing different than what the developer offered. The list of restrictions is what the developer offered, 400 micro-units, 60 ft. high, etc. When the developer filed the application with the City, he talked about 600 micro-units and 6 stories high, but reduced them to 400 and 4 stories high on his own, not because of the neighbors. The development is high density. The only allowances from the developer, to be send by the developer in a letter, are that affordable housing will not be built at all, and that music will be controlled (acoustic engineer to participate in design of indoor music venue, and special event permit for outdoor music).

- West Congress representatives have not read the PC backup and are not familiar with the case. They made up their minds regardless of facts or other neighbors concerns. They say that the approved neighborhood plan is outdated and that we will get a really bad development in that lot if we don't take this offer.

- Procedural irregularities: The meeting was ran by the contact team chairman in a very biased manner, allowing interruptions and lengthy discussions from those in favor of the development while those against were promptly cut off due to the meeting rules. The contact team will add a list of required covenant restrictions that were discussed in the meetings, but the list itself was not discussed with the neighbors but with only a few that were around the chairman after the meeting ended. I don't think the 7 neighbors who voted for the development care about what is in the list.

  The secretary of the contact team up to a few months ago and currently the "Political Affairs officer" does not live, work or own property in the planning area. He did not vote due to our objections on eligibility.

- Somebody alerted State Representative Eddie Rodriguez to attend one of the contact team meetings dedicated to listen to the developer. Eddie sent a letter of support in official state letterhead to the contact team chairman, but Eddie does not even live in the neighborhood and it's the first time we see him in the contact team meetings. Eddie didn't even talk to the neighbors, only listened to the developer's presentation in one meeting and told the neighbors that he represent us, that Austin is growing and it's better that it grows the right way. I spoke to Eddie as he left that meeting and explained that the City did not support this development because it is inappropriate to put residential in an industrial area, that our neighborhood plan has a goal to preserve that area industrial and our remaining concerns. Eddie listened but was visibly uncomfortable, and told me that he needed to leave.

  In his letter, Eddie writes that the "developer has shown a willingness to modify his plans". How can this be if the developer didn't want to reduce residential density even though some neighbors asked him? How does Eddie know that "the result is a shared vision of the development" when he didn't attend the last meeting?

  It's strange that Eddie claims that there are no markets, coffee shops and restaurants in my neighborhood when we have the Central Market, the organic food market at the Burger Center and 2 other markets, Penn Field with the Java Coffee and plenty of restaurants at First, Stassney, William Cannon, Congress and Ben White, and throughout the area. In addition, Lamar and Soco are near by.

Zoila Vega
5100 Suburban Dr.
Austin, TX 78745

TEXAS HOUSE OF REPRESENTATIV

EDDIE RODRIGUEZ FIFTY-FIRST DISTRI

September 11, 2014

Planning Commissioners
Austin City Hall
301 W. 2nd Street
Austin, TX 78701

Dear Mr. Kuhl: Dear Sirs

I'm writing to express my support for the St. Elmo Market mixed-use development p
Industrial.

As the State Representative for Texas House District 51, which encompasses much o
Austin, the St. Elmo Market project lies squarely in my legislative district.

Austin is one of the fastest growing cities in the country and much of my district has
this dramatic growth. I believe that it is most important for us to determine now what
neighborhoods will look like tomorrow. For me, the unique vision of St. Elmo Mark
combination of food hall, residential units and boutique hotel is unlike anything we h
Austin today, and I hope you will join me in supporting it.

In particular, the market component of the project will provide the surrounding neigh
to fresh local foods, cafés and restaurants that are largely unavailable today.

I have personally seen GroundFloor Development and Brandon Bolin engage the nei
his vision for St. Elmo Market. He has shown a willingness to listen to residents and
order to do what is best for the community. I think that the result is a shared vision fo

I encourage your support of this project.

Sincerely,

Rhoades, Wendy

From:	Greg Steinberg [redacted]
Sent:	Sunday, October 05, 2014 3:51 PM
To:	Leffingwell, Lee; Martinez, Mike [Council Member]; Cole, Sheryl; Chris.riely@austintexas.gov; Spelman, William; Tovo, Kathie; Morrison, Laura
Cc:	Williams, Nancy; Moore, Andrew; Anderson, Greg; Bojo, Leah; Gerbracht, Heidi; Harden, Joi; Tiemann, Donna; alice@agconsultingcompany.com; Rhoades, Wendy; Meredith, Maureen; Alix Horton; Adam Kennedy; Jeff.Madden_HC@house.state.tx.us; Brandon Bolin GFD bbolin@groundfloordev.com; Danielle Martinez danielle@groundfloordev.com; amysandford@rocketmail.com
Subject:	St. Elmo Industrial Rezoning - Case # C14-2014-0034 / NPA-2014.0020.01

Greetings All,

This communication is in regards to a proposed zoning change that will be up for review by the City Council on 10/23. The zoning change would facilitate the redevelopment of an underutilized parcel of land.

It was brought to my attention that one of the more vocal opponents of this development indicated that it was not supported by anybody who lived east of South Congress. I have owned/lived in a home for the last six years that is located east of South Congress at 300 Sheraton Ave, one of the closest homes to the proposed development, and I am very much in favor of the redevelopment of the underutilized parcel of land for the reasons that I stated in a previously-sent communication to the Planning Review persons concerned with the project (included below).

Due to work obligations, neither I nor my fiance were able to attend the required number of consecutive meetings to vote in favor of the rezoning but we both have been attending the meetings and we were pleased to find that it was approved by the committee members and concerned neighbors.

Besides access to desirable amenities, many homes located on the east side of Congress will benefit from redevelopment of the infrastructure in the industrial site. Additional supportive information regarding drainage issues from the existing site can be forwarded but can be boiled down to the fact that there currently is no onsite drainage control in the area which seems to have been neglected for the last couple of decades or more. Redevelopment will be one step towards solving our drainage issues at no cost to the City.

To sum up my support: The area is underutilized and the infrastructure is in dire need of updating.

Best Regards and Happy Monday,
Greg Steinberg, P.E.
300 Sheraton Ave 78745
East of Congress HO Since 2008

Ms. Rhoades / Ms. Meredith...and anybody else who may eventually receive this email,

I received information indicating that City of Austin plans to deny the proposed redevelopment of the industrial site near St. Elmo.

I own a home adjacent to the site and believe it would be beneficial to me as well as the other residents in the neighborhood and the City to allow the redevelopment of the site for the following reasons:

1) The area is currently underutilized.
-Many of the tracts along Congress, part of and adjacent to the proposed redevelopment, are either empty or populated by car lots and/or car graveyards. I would assume that development of empty lots and better use of the lots on which the car graveyard(s) exist would be in the best interest of everybody.
-Much of the proposed redevelopment land within the industrial site appears to be parking for tractor trailers or overflow parking for the car dealerships. That would be a loss to somebody of course, but not to the local residents.

2) The development that currently exists in the industrial site is haphazard.
-I surmise that much of what currently exists in the industrial site was built at a time with very little City oversight. The infrastructure in the site in the form of drainage systems and roads is more consistent with an undeveloped rural area than that of a developed City.
-I and many of my neighbors currently suffer from the aforementioned inadequate infrastructure during times of heavy rains and heavy traffic. The heavy rains result in runoff into our neighborhood due to unmitigated runoff from the industrial site. Redevelopment of some of these areas will address some of these runoff issues. Traffic to be discuss below.

To my knowledge the concerns that have led the City and/or Residents to oppose the redevelopment are:

1) The proposed redevelopment is not in alignment with City redevelopment plans (City and Resident Concerns)
-I believe it was proposed that the area remain an Industrial area by many of the residents that had time to take part in the City's future planning. Unfortunately I, and I would surmise many in the currently-low-income neighborhood nearby, were not able to take part in those activities due to the unfortunate need to make a living by means other than day trading. So while the residents who had the time to opine on the future of the area around our neighborhood might like for it to remain an Industrial site, there remains some of us more closely involved that might disagree.
-I agree with providing for Industrial area and many of the businesses in the Industrial site seem to be viable long-term businesses; however, the viable long-term business are currently located outside the proposed redevelopment area, and as such, would not be impacted by the redevelopment. I walk or drive through the area frequently so I have a pretty good idea of what is happening in the area during a typical business day.

2) Traffic (City and Resident Concerns)
-Not sure traffic could really get worse as many commuters from downtown cut through the neighborhood to get from Congress to 35. To the contrary, I would think that steps could be taken to encourage flow from Congress to 35 through the industrial site...much more preferable to me and not sure how anybody in the same neighborhood could oppose.
-In regards to an actual increase in the traffic in the area due to redevelopment: the increased amenities in the area may actually lessen the number of car trips by persons such as myself who often head north of Ben White to get to many of the things that the redevelopment plans include. I'm hardpressed to see the more well-serviced residents leaving areas in other parts of the City to visit the redevelopment area, save for maybe the rare event, and as such, the redevelopment is likely to mostly service those of us who live nearby. As much as I would like to see it happen, I can't imagine the area will be as popular as SoCo or East Austin areas - see the development just to the north of Ben White for an example...just not a popular area for anybody that doesn't already live nearby.
-Traffic in most areas of Austin sucks, not sure why we would be attempting a miraculous change in this part of town.

3) Increased Property Values (Resident Concerns)
-For better or worse, property values are going up. I bought in the area because at the time it was somewhat undesirable and thus affordable with low taxes, but alas, as with the rest of Austin, those days are going to pass and property values will rise. Those of us who saw increased property values and taxes the area of town near the industrial site saw those increases without any redevelopment of the area because we are now in an area that has become more desirable due to limited supply. This is an unfortunate situation in any city that is a desirable place to live, and trying to avoid tax increases by limiting redevelopment doesn't really make sense to me but I am open to hearing the argument for such. The bigger issue is that the City needs to act help all fixed-income elderly residents in all areas of the city to obtain relief from excess taxes - that is a City issue, not a neighborhood issue....sorry to end on a soapbox.

Rhoades, Wendy

From: Ivanna Neri [redacted]
Sent: Wednesday, September 17, 2014 1:46 PM
To: Meredith, Maureen; Rhoades, Wendy
Cc: Alba Sereno
Subject: PC backup, St. Elmo's Lofts C14-2014-0034

Hi Maureen and Wendy,

Please, include this email in the Planning Commission backup (Sept. 23rd meeting), St. Elmo development C14-2014-0034.

Planning Commissioners,

We are 40 leaders from La Voz de San Elmo, who live in the South Austin Combined Neighborhood Planning area. We are against the St. Elmo's Lofts project. Please, deny the zoning change and neighborhood plan amendment requested by the agent and property owner.

We agree with the City's determination to not recommend this development (against) because:

- We support our approved 2005 neighborhood plan. This plan was supported by Imagine Austin in 2012. We want for the St. Elmo district to remain industrial as is. Allowing residential mixed use in an industrial area is against our approved neighborhood plan and against what Imagine Austin recommends.

- We are concerned about our children crossing St. Elmo to get to St. Elmo Elementary School with 327 students. We are also concerned with the students from Bedicheck Middle School (that has 1042 students) and Crockett High School (that has 1651 students) who take the bus at St. Elmo St. We already have heavy traffic problems and have formed a group of 45 leaders that are working on the Local Area Traffic Management Program. In addition, the Sierra Ridge Learning Center After School Program has 60 students that cross the St. Elmo St. to go from the St. Elmo Elementary School to the Sierra Ridge Learning Center.

  There will be significant increase of traffic from the St. Elmo's loft development in an area that is already very congested several times a day. The TIA states that 7,000 trips will be added by this development daily. We are concerned that some of that additional traffic will come to St. Elmo St.

- We don't want workers at the St. Elmo district to be displaced and have to drive to Buda as was proposed by the developer.

Best regards,

Rosario Lopez
Yolanda Miranda
Martha Delgado
Ivanna Neri
Alba Sereno

201 W. St. Elmo
Austin, TX 78745

Ivanna Neri
GO! Austin/VAMOS! Austin
GAVA Program Assistant-78745
Email: ivanna.neri@foundcom.org
Mobile: 512-998-3648

Rhoades, Wendy

From: Elaine Martinez [redacted]
Sent: Thursday, September 18, 2014 7:50 PM
To: Meredith, Maureen; Rhoades, Wendy
Cc: Alfonso Hernandez; Brian Roark; Danette Chimenti; James Nortey; Jean Stevens; Jeff Jack; Lesley Varghese; Nuria Zaragoza; Richard Hatfield; Stephen Oliver
Subject: Against St. Elmo's Lofts C14-2014-034, for Planning Commission Backup

Planning Commissioners:

My name is Elaine Martinez and I am a homeowner in Battle Bend Springs. I have lived in this neighborhood for over 25 years. This neighborhood is located in the South Congress Neighborhood Planning Area.

I am writing this email in regards to the proposed development plan at 113 Industrial Blvd., 4323 S. Congress Avenue and 4300 Willow Springs Road also referred to as the **St. Elmo's Lofts**. The proposed plan does not comply with our approved neighborhood plan that Imagine Austin reviewed and supported in 2012. I support the City's decision to deny the zoning change and plan amendment.

I have attended the last three South Congress Combined Neighborhood Contact Team meetings (August 5th, August 26th and September 15th) and I can report that our discussions have included increase traffic and the loss of our neighborhood's community character if this development is approved.

I am requesting that the Planning Commission consider my concerns and decide to leave the St. Elmo district industrial as it currently is.

Sincerely,
Elaine Martinez
409 Chihuahua Trail

P.S. I would like to be included in future transmittals concerning my neighborhood. Please include my email address (tx206@email.com) in your address contact list.

Brenda E. Reese

3 Curley Mesquite Cv, Austin, Tx 78745 (512) 789-7200

September 23, 2014

RE: Case – C14-2014-0034-St. Elmo's Market & Lofts
Strongly Oppose

Dear Planning Commission Members:

As a property owner on Industrial Blvd, I would like to state my opposition to this project. There are very few industrial areas remaining inside the City Limits that are still available to small businesses. Allowing any type of residential housing, places our businesses and their employees in jeopardy.

While there are huge industrial areas being built by large conglomerates where a small business can lease a space, there is very little available to own. This area has been manufacturing and industrial since the 1950's and there are many small businesses located here. If residential housing is allowed, it will not be long before those folks are showing up at Planning Commission and City Council meetings complaining about their peace and quiet being disturbed by the businesses down the street. It will not matter that the businesses were there first.

Also, the traffic at the intersection of Industrial Blvd and South Congress is already a bottleneck every morning and afternoon and it is very difficult to turn across the traffic to enter Industrial going south on Congress. I cannot imagine what a nightmare it would be if an additional 450 to 530 cars were added to the daily congestion.

I agree with the Staff, "that residential development adjacent to industrial uses and corresponding truck traffic does not promote an orderly relationship among land uses and would be detrimental to public health, safety and welfare".

Please vote against this & support local small business.

Sincerely,

Brenda E. Reese

"Helping Our Customers Protect Their Resources For Over 25yrs"
Compound Security Specialists
A Division of Auto Gate
435 INDUSTRIAL BLVD. AUSTIN, TX 78745
(512) 444-4283 (512) 447-3838 FAX
www.compoundsecurityspecialists.com

September 26, 2014

RE: Postponement C14-2014-0034 and NPA-2014-0020.01
St Elmo's Market and Lofts

Dear Mayor Leffingwell and City Council members:

I have had more businesses contact me to discuss this potential zoning change. As some of the companies have their corporate head quarters out of state, I am asking for this to be rescheduled to go on the City Council's October 23 docket to give us more time to discuss it.

Sincerely

Robert L. Palmerton

Rhoades, Wendy

From: Robert Palmerton <rpalmerton@compoundsecure.com>
Sent: Wednesday, October 01, 2014 12:01 PM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Williamson, Laura; Martinez, Mike [Council Member]
Cc: Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew; 'zoila vega'
Subject: Postponement of the St Elmo Market and Lofts public hearing to October 23

Dear Mayor and Council Members:

I am asking for your support to postpone the public hearing for the St Elmo Market and Lofts project until October 23. I personally was only officially notified of one meeting the developer had. I know of another large business in the area that is within 500 feet that just found out about this proposed zoning change. I also know there has been some confusion about this project because there is another project going in at St Elmo and Congress that is about to break ground. I feel with the potential jobs that could be affected by this zoning change, we owe it to the other businesses in the area the opportunity to review and have adequate time to evaluate the situation.

Robert Palmerton

" Helping Our Customers Protect Their Resources For Over 25 Years"

Robert L. Palmerton
Compound Security Specialists
440 Industrial Blvd.
Austin, TX 78745
512-444-4283 OFC, 512-447-3838 FAX
rpalmerton@compoundsecure.com

Rhoades, Wendy

From:	Michael [redacted]
Sent:	Wednesday, October 01, 2014 11:38 AM
To:	Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Williamson, Laura; Martinez, Mike [Council Member]
Cc:	Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew
Subject:	Please, postpone St. Elmo's Lofts case

Mayor Leffingwell and Council Members,
I'm writing on behalf of many neighbors in East Congress to ask that you, please, postpone to Oct. 23rd the St. Elmo's Lofts case scheduled for this Thursday.

We request this postponement because many neighbors are not aware of the case and the few who know about the development don't understand the information. We would also like to continue discussions with the developer to clarify the information that we have been given.

The developer has changed his vision of the development since the last contact team meeting. For instance, at that last meeting in Sept. 15th, the developer assured us that the indoor music venue was going to be small, 100 persons maximum, but the developer told the Austin Business Journal (see quote below from Sept. 30th article) that he plans an indoor music venue for 300-400 persons:

> *"He hopes to channel the Continental Club — a famous live-music spot further north on the street known as "SoCo" — at the proposed 5,000-square-foot venue that could accommodate between 300 and 400 people. "It's going to be a great acoustical room," Bolin said."*

The developer described a 400 person indoor music venue in the first contact team meeting in August 5th. He assured the neighbors that he had down sized to a 100 person music venue in the second and third meeting to address our concerns. It seems like the developer has changed his mind and is proposing a much larger music venue, breaking his commitment to the neighbors.

The lack of information and confusion about the development has resulted from the South Congress Combined Neighborhood Planning Contact team (SCCNPCT) not representing our neighborhood since most of their members live in the West Congress neighborhood. The SCCNPCT is formed of 3 large neighborhoods: West Congress, East Congress and Sweetbriar. The majority of the contact team members are from the West Congress neighborhood and there are no representatives from the Sweetbriar neighborhood.

In addition, the contact team does not include any owners of business property in the planning area are, not even business owners from the St. Elmo district. This case affects those businesses and the East Congress neighbors much more than it affects the West Congress neighbors.

The contact team also omits renters. Twenty eight renters at the Sierra Ridge Foundation Communities have signed a letter against the development due to concerns with the intensive traffic increase from the development that will affect the children that cross St. Elmo to go to the St. Elmo Elementary School and the 150 small children that attend daycare at Sierra Ridge.

The contact team approved a letter of support by narrow majority. All of the seven neighbors who voted "yes" live in West Congress. They own several properties or are involved in real estate and want their property values to increase. Four of the five neighbors who voted "no" live in East Congress. The neighbor who abstained lives in East Congress and abstained because he didn't have enough information. We, the East Congress neighbors, have lived in the area for 5-30 years and consider this neighborhood our home.

The one "yes" vote in the East Congress is from a young man that works for Representative Anchia. We suspect that he contacted Representative Eddie Rodriguez who sent a letter of support to the contact team. Eddie doesn't live or operate a business in the planning area and he didn't discuss any issue or the neighborhood plan with the neighbors. Eddie works as a development business consultant.

This quote from the developer is from the Austin Business Journal article: *" Though some people spoke against the proposal, Bolin said many neighbors support the plan because it could raise property values and enhance the general ambiance of the area."*

Only 13 neighbors were allowed to vote due to the bylaws requiring that eligible team members attend 3 of the last 5 meetings to vote. This means that only thirteen neighbors voted on an issue that will affect a very large area of 3 combined neighborhoods, a large vibrant industrial district and many business owners.

There are many procedural irregularities with the contact team:

- Very short meeting notices, some on the morning of the meeting.
- Meeting notices are sent to a limited distribution list. Many neighbors who attended the first meeting didn't receive notices for the second or third meeting where the vote was taken.
- Contact team members have to live, own property or operate a business in the planning area to be eligible to be part of the team. However, the contact team secretary continued his role as a contact team officer for many months after moving out of the planning area. He wasn't removed from the contact team in spite of objections from neighbors until the City intervened.

Best regards,

Michael Fossum
5100 Suburban Dr.
Austin, TX 78745

Rhoades, Wendy

From: George Last Name Not Required [redacted]
Sent: Wednesday, October 01, 2014 1:08 PM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Martinez, Mike [Council Member]; Morrison, Laura
Cc: Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew
Subject: Postponement until Oct 23, 2014 of the South Austin St. Elmo's Market and Lofts proposal

City of Austin Council Members and Staff,

I live in 702 Colonial Park Blvd (Colonial Trails HOA), Austin, TX 78745 and I'm against the St. Elmo's Lofts development. Please, postpone this case until October 23rd because many East Congress neighbors are not aware of the development or don't understand the available information. We would like to continue discussions with the developer since he has made recent changes against what he agreed with us, such as increasing the indoor music venue from 100 people to 400 people (article in the Austin Business journal).

Throughout this process, the developer has provided information that changes frequently. In addition, the evening meetings have been moving very fast. Most East Congress neighbors work and need time to understand the development and meet with the developer to discuss our concerns.

Thank you for your consideration,

George Kraber

Past Colonial Trails HOA Vice-President, Treasurer, and Member-at-Large

Rhoades, Wendy

From: zoila vega [redacted]
Sent: Wednesday, October 01, 2014 1:35 PM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; laura.morriosn@austintexas.gov; Martinez, Mike [Council Member]
Cc: Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew
Subject: Please, postpone St Elmo's Lofts to Oct.23rd

Importance: High

Mayor Leffingwell and Council Members,

I'm against the St. Elmo's Lofts development and have lived in the planning area for 23 years. This is my home.

Please, postpone this case until October 23rd because many East Congress neighbors are not aware of the development and/or don't understand the available information. We would like to continue discussions with the developer since he has made recent changes against what he agreed with us, such as increasing the indoor music venue from 100 people to 400 people (article in the Austin Business journal, Sept. 23rd).

Throughout this process, the developer has provided information that changes frequently. In addition, the evening meetings have been moving very fast. Most East Congress neighbors work and need time to understand the development and meet with the developer to discuss our concerns that are very different from the concerns of the West Congress neighborhood.

The East Congress neighborhood needs time to meet with the developer to discuss our concerns that are very different from the concerns of the West Congress neighborhood. We tried to discuss these in the contact team meetings, but many of our neighbors were not notified of the meetings, and the few that attended from our neighborhood got yielded at and shut down when we raised our concerns because the contact team ran the meetings in a very biased and disorderly manner. I personally got shouted at several times and my voice was not able to rise above the others.

These are examples of various contact team irregularities:

- The letter of support and list of covenant restrictions was written by the contact team chairman alone after the meting was adjourned. The covenant list was never reviewed or approved by the contact team members or the neighbors who voted.

  Prior to the last contact team meeting, the contact team chairman emailed (to a limited distribution list), a list of potential covenants and asked that we discuss changes and additions at the meeting. This never occurred. Some of the items in the covenant list had been mentioned briefly in the previous meeting in a general manner, but there was never a draft of covenants discussed during the last meeting where the vote occurred. The chairman wrote the covenant list two days after the last meeting and emailed a final draft to a limited distribution list that didn't include everyone that voted. In addition, he gave the neighbors less than half a day to respond with comments.

  The text below is from the email that the chairman sent to a limited distribution list regarding the letter of support and covenants:

  " **From:** Civilitude Webmaster [mailto:civilitude@gmail.com]
  Sent: Wednesday, September 17, 2014 11:30 AM
  To: socoplancontactteam@yahoogroups.com
  Thank you all for your participation. Please see attached letter of support on behalf of the contact team. I will be sending this letter to PC this
  afternoon. Please send me your comments if any. I will only make changes to the letter if I see a common theme in the comments that I receive.
  Fayez"

- The contact team chairman favored lengthy neighbors discussions in favor of the development and allowed them to continue well beyond the 3 minute limit, but he shut down any discussion against the development by restricting those discussions to 3 minutes or less.
- The chairman didn't adhere to the "no comments while the developer presents" rule when the comments where in favor of the development, but he quickly shut down any comments against, or even general questions.
- The chairman allowed the West Congress neighbors to shout and interrupt when East Congress neighbors spoke.
- The contact team secretary was not eligible to be part of the contact team and was finally removed when the City inquired about his eligibility. This person is an architect who works for the chairman, a civil engineer, who runs a small 2 person development office.

Thanks,
Zoila

Zoila Vega
5100 Suburban Dr.
Austin, TX 78745

Rhoades, Wendy

From: Patrick Crumhorn [redacted]
Sent: Wednesday, October 01, 2014 10:00 PM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Morrison, Laura; Martinez, Mike [Council Member]
Cc: Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; Harden, Joi; Tiemann, Donna; Moore, Andrew
Subject: Request for postponement of St. Elmo Lofts development

I own and live at 306 Chippendale Avenue, in the Greenwood Hills neighborhood, 3 blocks from the proposed St. Elmo Lofts project. I am very much opposed to the St. Elmo's Lofts development.
Please, postpone this case until October 23rd because many East Congress neighbors are not aware of the development or don't understand the available information. We would like to continue discussions with the developer since he has made recent changes contrary to his assurances to the neighborhood associations, such as increasing the capacity of the indoor music venue from 100 people to 400 people.

I am told the city staff recommended against this development, but was overruled by the planning commission. This proposal pits those of us who bought our homes and choose to be here for the long haul (I have recently retired), against a handful of property owners who purchased their properties at the height of an inflated real estate bubble, and think the city and planning commission are obliged to guarantee them a profit on their speculation. If other, similar cases are any indication, by the time the traffic and congestion problems caused by the St. Elmo Lofts development have reached critical mass for those of us committed to the neighborhood, the residents in favor of this development will have already sold their homes and moved on.

Thank you for your time and attention.

Respectfully,

Patrick Crumhorn
306 Chippendale Ave.
Austin, TX 78745
512-693-2716

Rhoades, Wendy

From: Guzman, Gloria A [redacted]
Sent: Thursday, October 02, 2014 1:32 PM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Morrison, Laura; Martinez, Mike [Council Member]
Cc: Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; Harden, Joi; Tiemann, Donna; Moore, Andrew
Subject: Postpone

Importance: High

I live in the Greenwood Hills/Colonial Park neighborhood and I'm against the St. Elmo's Lofts development. Please, postpone this case until October 23rd because many East Congress neighbors are not aware of the development or don't understand the available information. We would like to continue discussions with the developer since he has made recent changes against what he agreed with us, such as increasing the indoor music venue from 100 people to 400 people (article in the Austin Business journal).

Throughout this process, the developer has provided information that changes frequently. In addition, the evening meetings have been moving very fast. Most East Congress neighbors work and need time to understand the development and meet with the developer to discuss our concerns that are very different from the concerns of the West Congress neighborhood. Thank you.

Gloria Guzman
505 Wolverton Drive
512-445-4695

Rhoades, Wendy

From: Gloria Guzman [redacted]
Sent: Wednesday, October 22, 2014 8:43 AM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Martinez, Mike [Council Member]; Morrison, Laura
Cc: Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew
Subject: Against St Elmo's lofts

I live in the Greenwood Hills/Colonial Park area. I'm against the St. Elmo's Lofts development. I can't make it to the meeting on Thursday due to the fact that I work two jobs to pay for my property taxes. I just recently protested by taxes and won....not by much but it was something. I figured out a system where I borrow the money and pay it out by the end of December and then I re-borrow the money in January to pay the property taxes which of course keeps me in a loop. What I told the Appraisal Dept at that time was that we the natives of Austin feel that they are not wanting us to live here any longer. They are wanting people from California and New York to come here and live here because they are the ones with money. Please, deny this zoning and neighborhood plan change. The reason I am asking you to do this is that if one of you can just go out to that part of South Congress at around 3:30 or 4:00pm, you will see how traffic backs up from William Cannon all the way to Ben White/Hwy 71....that traffic is WITHOUT the new lofts. I know that if you were around or living around this area, you also would be against it. I feel that back in the olden days when we (Austin natives) were the majority living here, the City Council made sure that we the people were being taken care of. Now, I feel that MONEY is what counts and that is when greed starts taking over. We probably don't have a chance in this being denied since the developers and the Building Commission said that this is where the future is heading to. But, one thing I would like if it is possible is to do what the California City Council do prior to them allowing them to build. That California City Council makes sure that the streets are build up to hold that amount of traffic before they approve any type of structures to be build. Take care of our streets before allowing others to share in it. Thank you for your time in reading this email.

Rhoades, Wendy

From:	Patrick Crumhorn <[redacted]>
Sent:	Wednesday, October 22, 2014 5:10 PM
To:	Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Morrison, Laura; Martinez, Mike [Council Member]
Cc:	Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew
Subject:	Re: Request for postponement of St. Elmo Lofts development

I own and live at 306 Chippendale Avenue, in the Greenwood Hills neighborhood, 3 blocks from the proposed St. Elmo Lofts project. I am very much opposed to the St. Elmo's Lofts development. Please, deny this zoning and neighborhood plan change.

I am told the city staff recommended against this development, but was overruled by the planning commission. This proposal pits those of us who bought our homes and choose to be here for the long haul (I have recently retired and am now on a fixed income), against a handful of property owners who purchased their properties at the height of an inflated real estate bubble, and think the city and planning commission are obliged to guarantee them a profit on their speculation. If other, similar cases are any indication, by the time the traffic and congestion problems caused by the St. Elmo Lofts development have reached critical mass for those of us committed to the neighborhood, the residents in favor of this development will have already sold their homes and moved on.

Thank you for your time and attention.

Respectfully,

Patrick Crumhorn
306 Chippendale Ave.
Austin, TX 78745
512-693-2716

Rhoades, Wendy

From:	Olivia Gutierrez [redacted]
Sent:	Wednesday, October 22, 2014 6:01 PM
To:	Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Martinez, Mike [Council Member]; Morrison, Laura
Cc:	Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew
Subject:	Against St. Elmo's Lofts

Dear Mayor Leffingwell and Council Members,

I am the homeowner of 203 Rowland Dr. and I am against the St. Elmo's Loft proposed development. Items #36 and #37 on 10/23/14 City Council Meeting Agenda.

This development does not honor our South Congress Combined Neighborhood Plan. Our plan specifically states the area should remain industrial. Your City staff, considered experts in the industry have also recommend against this re-zoning. The neighborhood contact team recently approved a letter a support, however this contact team does not adequately represent the neighbors and community of East Congress. The contact team is made up primarily of individuals from the West Congress neighborhood and they are not taking into account the residents of East Congress and small business owners within the area. The contact team is not always forthcoming with meeting notices and I have personally experienced unresponsiveness from them when inquiring for the location of meetings to discuss this development.

If this development occurs as is currently proposed our neighborhood lacks the infrastructure to accommodate the increased traffic, which is estimated to increase from 1,352 trips a day to 7,867 trips, an increase of 6,515. Our community lacks safe walkways to accommodate this influx of traffic. Our community is full of children, adults and pets - which regularly enjoy Battle Bend Park and surrounding streets that the city so well maintains. We love our quiet, tree lined streets and we don't want to see it ruined with poorly planned development similar to what has occurred along the South Lamar district.

The developer has repeatedly changed information previously stated leaving myself and many neighbors questioning his business plans and ethics. For example, he has previously said his vision for the indoor music venue would be a small and intimate setting of 100 people. He has been quoted in an Austin Business journal article as envisioning a music venue of 400 people - that in my opinion is a significant difference with a much bigger implication to the neighborhood in terms of traffic, noise and disorderly conduct. In the same article he states he is looking for development partners for the different components - this is opposite to what I understood at our initial meeting with him and Alice Glasco. During the initial project meeting he indicated his firm would be developing the entire project. The developer cannot guarantee the type of development to occur if he plans to farm out components to the highest bidder. Additionally, this developer's background is in low-income housing – which we discovered online. When we questioned him on this he removed his website and has not provided

any additional information regarding the issue. The group has also asked for a written business plan with proof of secured funding, which he has also not provided. Should his project fall through and his vision not succeed my community is left in a very vulnerable position, open to any kind of mixed-use development. A vulnerability that need not exist.

I do not feel this development supports Austin's culture of supporting local business. The developer has stated "This land is under-utilized. It's time for the paint and pipe shops to move to Buda so that developers can make a profit." It would be a mockery of Austin's culture for Council to support the Dallas development firm's profitability at the expense of truly local Austin businesses – which have operated in this industrial area for years. As a City are we saying the blue-collar industry is less-desirable as a local business? Only multi-million dollar developments need apply? Furthermore the area which the developer is proposing to build residential units in, is 100% industrial. It simply is not appropriate to place residential units within industrial lots. I ask the Council to truly consider the direct and indirect costs of agreeing to mixed-use development of this type.

In closing I would like to say that I and my neighbors are not against growth and development. We simply want it to be well-planned and supported by a solid business plan and trustworthy developer. We welcome appropriate development which supports our neighborhood plan, protects our community characteristics, local business owners and affordability (in a city that is quickly becoming unaffordable for locals).

Thank you for your time and consideration. Please help Keep Austin Weird and Local.

http://www.bizjournals.com/austin/blog/real-estate/2014/09/developer-fired-up-about-south-austin-st-elmos.html

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Olivia G.

Rhoades, Wendy

From: Elaine Martinez [redacted]
Sent: Thursday, October 23, 2014 11:40 AM
To: Leffingwell, Lee; Cole, Sheryl; Spelman, William; Riley, Chris; Tovo, Kathie; Martinez, Mike [Council Member]; Morrison, Laura
Cc: Rhoades, Wendy; Meredith, Maureen; Williams, Nancy; Anderson, Greg; Fisher, Ashley; Bojo, Leah; joy.harden@austintexas.gov; Tiemann, Donna; Moore, Andrew
Subject: Against St. Elmo's Lofts

My name is Elaine Martinez and I am a homeowner in Battle Bend Springs. I have lived in this neighborhood for over 25 years. This neighborhood is located in the South Congress Neighborhood Area.

I am writing is email in regards to the proposed development plan at 113 Industrial Blvd., 4323 S. Congress Avenue and 4300 Willow Springs Road also referred to as the **St. Elmo's Lofts**. I am against the zoning change that would allow apartments/condos to be built here. I would like this area to continue to be the industrial area it currently is.

I believe that by allowing the proposed zoning change this will impact negatively to residents in three important ways: 1) property taxes will increase, 2) the traffic/congestion on S. Congress Avenue will increase, and 3) the industrial area will diminish and hurt our community.

To elaborate on these points please understand that property tax increases will eventually drive many residents out of the area because they will not be able to afford to stay. The traffic on S. Congress Avenue is very congested as it is and this development will make matters worse. Adding more traffic lights will not help people trying to make their way north or south on Congress Avenue. The industrial area currently supports many trades in Austin; it supports a lot of businesses and jobs. We need to keep them where they are. The proposed zoning change will hurt our community. Over time business will be pushed out of the area.

Thank you for considering my concerns and please vote against the proposed zoning change.

#36&37
AGAINST ST ELMO LOFTS

Planning Commissioners,

We are 40 leaders from La Voz de San Elmo, who live in the South Austin Combined Neighborhood Planning area. We are against the St. Elmo's Lofts project. Please, deny the zoning change and neighborhood plan amendment requested by the agent and property owner.

We agree with the City's determination to not recommend this development (against) because:

- We support our approved 2005 neighborhood plan. This plan was supported by Imagine Austin in 2012. We want for the St. Elmo district to remain industrial as is. Allowing residential mixed use in an industrial area is against our approved neighborhood plan and against what Imagine Austin recommends.

- We are concerned about our children crossing St. Elmo to get to *St. Elmo Elementary School* with 327 students. We are also concerned with the students from *Bedicheck Middle School* (that has 1042 students) and *Crockett High School* (that has 1651 students) who take the bus at St. Elmo St. We already have heavy traffic problems and have formed a group of 45 leaders that are working on the Local Area Traffic Management Program. In addition, the Sierra Ridge Learning Center After School Program has 60 students that cross the St. Elmo St. to go from the St. Elmo Elementary School to the Sierra Ridge Learning Center.

  There will be significant increase of traffic from the St. Elmo's loft development in an area that is already very congested several times a day. The TIA states that 7,000 trips will be added by this development daily. We think that some of that additional traffic will come to St. Elmo St.

- We don't want workers at the St. Elmo district to be displaced and have to drive to Buda as was proposed by the developer.

Best regards,

Rosario Lopez
Yolanda Miranda
Martha Delgado

201 W. St. Elmo
Austin, TX 78745

Maria Quevedo

Ofelia Uresti

Emilia Vences

Ana García. [illegible]

[illegible]

Nancy Moses

Claudio Garcia

Verónica Pérez

Emilia Gómez

Rita Boone

Maria Fierro

Griselda Briones

Arli Garcia

ARTURO BRIONES

Joan Reyes

DIANA N. PESINA

Evelina Reyes

[illegible]

[illegible]

[illegible]

[illegible]

Federick Mella

Claudio Vega M.

Joseph Lozano

[illegible]

Mayra Negron.

Claudia P. Cruz

Abelardo [illegible]

[illegible]

Zoila Vega Mendez

5100 Suburban Dr

78745

#36 & 37

NO ST. ELMO'S LOFTS NEIGHBORS PETITION

Date: 10.21.14 File Number: C14-2010-0034

Address of Rezoning Request: 113 Industrial Blvd.)
4323 S Congress, 4300 Bkk
Willow Springs

To: Austin City Council

We, the undersigned owners or renters of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than LI-NP or LI-CO.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

	Signature	Printed Name	Address
(1)		Michael Jackson	201 Sheffield 7874
(3)		Lisa Jackson	201 Sheffield 78746
(3)		BJ Wilkinson	828 Sussex Dr
(4)		[illegible] Henry	705 Sheraton Ave. 78745
(5)			501 Sheraton
(6)		Walter J. Ortiz	503 Sheraton Austin TX 78745
(7)		Wilma C. Villegas	5107 Suburban Dr, Austin 78745
(8)		Juana Perales & Manuel Nunez	404 Chihuahua (Front)
(9)			408 Chihuahua (Rear)
(10)		Willow Coyle	411 Chihuahua Trail 78745
(11)		515 Battleboard Blvd. 78745	Angela Baker
(13)		Kathryn Stone	5406 Fort Mason 78745
(13)		Mary Ann Rodriguez	407 Wolverton Dr. 78745
(14)		[illegible]	702 Colonial Park Blvd
(15)		[illegible]	710 Colonial Park 78745
(16)		Elaine Martinez	5105 Suburban Dr. 78745
(17)		Yolanda Martin	5307 Fort Mason 78745
	Signature		
(18)		Patrick Crumhorn	306 Chippendale Ave.
(19)		Christian Solis	307 Chippendale Ave
(20)		Marissa Gamez	307 Chippedale Ave
(21)		Maria G. Garcia	308 Chippendale Ave
(22)		Jewel Anderson	400 Chippendale Ave
(23)		Anita Villalpando	4216 Greenridge Terrace
(24)		Teresa Hernandez	4701 Surrel
(25)		Rosario Batista	444-66-33-811 Wolfe Tol

NO ST. ELMO'S LOFTS NEIGHBORS PETITION

Date: _____ File Number: _____
Address of Rezoning Request: _____

To: Austin City Council

We, the undersigned owners or renters of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than LI-NP or LI-CO.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

	Signature	Printed Name	Address
26	Mary Ann Rodriguez	Mary Ann Rodriguez	407 Walverton Dr.
27			
28		JOSH SALINAS	4703 OLD CASTLE DR
29		AMY SKINNER	5106 SUBURBAN DR
30		RACHEL MAGEE	505 TAMWORTH AVE
31		Gracia A. Guzman	505 Walverton Dr. (45)
32		Frank Salinas	5106 Suburban Dr
33		Zoila Vega	5100 Suburban Dr
34		MICHAEL FOSSUM	5100 SUBURBAN DR
35	Sam Magee	SAM MAGEE	505 TAMWORTH AVE.
36	Mary Hernandez	MARY HERNANDEZ	508 TAMWORTH AVE.
37		JOE CAMARILLO	405 TAMWORTH AVE
38		~~JOE~~ VIRGIE CAMARILLO	405 TAMWORTH AVE
39		Jasmine Gardner	506 Tamworth Ave
40		Warren Thomas	507 Tamworth Ave.