ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0091

P.C. DATE: August 25, 2015
September 8, 2015
October 13, 2015
October 27, 2015
November 10, 2015

ADDRESS: 1900 Burton Drive and 1901 Mariposa Drive

DISTRICT AREA: 3

OWNER/APPLICANT: Richard J. Bruggeman

AGENT: Michele R. Lynch - Metcalfe, Wolff, Stuart & Williams

ZONING FROM: MF-2 & MF-3 TO: MF-4-CO **AREA:** 5.76 acres

SUMMARY STAFF RECOMMENDATION:
Staff recommends MF-4-CO. The Conditional Overlay to include:
-Site limited to 2000 trips
-35 foot rear yard set-back and vegetative buffer
- Any development on currently undeveloped one acre tract will not have vehicle access to Valley View Circle.
-residential balconies restrictions for those facing La Chenay Condominiums.
-All lighting will comply with Commercial Design Standards and will be downward and shielded with no wall packs shining to the western property line with La Chenay Condominiums.
-Sidewalk connections along Mariposa Drive and Valley View Circle to Burton Drive.

COMMISSION RECOMMENDATION:
Planning Commission: August 25 - *POSTPONED by Staff to September 8, 2015.*
September 8-*POSTPONED* by Staff to October 13, 2015.
October 13-*POSTPONED* by Staff to October 27, 2015.
October 27-*POSTPONED* by applicant to November 10, 2015

DEPARTMENT COMMENTS:
The property is located within the East Riverside/Oltorf Combined Neighborhood Planning Area – Riverside Neighborhood along Burton Drive between Woodland Avenue and East Oltorf Street. The surrounding area is dominated by low (MF-2) and medium (MF-3) density multi-family zoned properties. There is a single family (SF-3) subdivision immediately to the north with duplexes across Valley Hill Circle and single family homes behind them to the north.

The property currently has a 134 unit multi-family development called Easton Hills and was constructed in 1972. The original apartments were remodeled from 2013-2014 after being cited for numerous violations by Austin Code. It was known as the Wood Ridge Apartments at the time. It was sold to the current owner and brought up to current code.

The tract also contains an undeveloped area of just over one acre. The applicant is proposing to develop this site. The current units take vehicle access from Valley Hill Circle, Burton Drive and

Mariposa Drive. The new units will take access solely from Mariposa Drive. The property will be subject to compatibility and is sloped from northwest to southeast resulting in a reasonable height perspective away from the single family properties. Burton Drive is considered a collector and is served by three Capital Metro bus routes.

During the East Riverside Combined Neighborhood Plan adoption this tract was removed from the future land use map (FLUM). City of Austin Planners involved at the time explained that the majority of properties removed from the FLUM were older multi-family properties constructed prior to 1979. It was the intention to revisit those properties at a later date which has not happened.

ISSUES:

Neighbors in the La Chenay Condominium development to the northwest had concerns regarding a development above two stories and only requiring a ten foot set-back citing a loss of privacy and quality of life issues. The La Chenay Condominiums are zoned MF-2. The applicant has worked with the adjacent residents to address these concerns and drafted a development agreement (See Attached). Elements of the agreement will need to be included in a conditional overlay as well as public and private restrictive covenants.
Below is a summary of how they will be addressed"

Public Conditional Overlay
Vegetative Buffer
Residential Balconies
Lighting

Public Restrictive Covenant
Hours of Construction

Private Restrictive Covenant
Pool Hours
Fence
Foundations
Affordability – 10% of units at 60% MFI for 40 years.

ABUTTING STREETS:.

NAME	ROW Width	PAVEMENT Width	CLASSIFICATION	Bicycle Route	Bus Service w/in 1/4 mile	Sidewalks
Burton	72'	45'	Collector	No	Yes	Yes
Mariposa	60'	40'	Local	No	Yes	No
Valley Hill Circle	60'	40'	Local	No	Yes	No

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-2 & MF-3	Multi-Family
North	SF-3	Duplex
South	MF-3	Multi-Family
East	MF-3	Multi-Family
West	MF-2 & SF-3	Multi-Family and Duplex

NEIGHBORHOOD PLANNING AREA: East Riverside/Oltorf Combined, Riverside

TIA or NTA: NO, NTA waived because applicant is prohibiting new development to access Valley Hill Circle.

WATERSHED: Suburban, Lady Bird Lake **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:
East Riverside/Oltorf Contact Team
Southeast Austin Neighborhood Alliance
Austin Neighborhoods Council
Real Estate Council of Austin
South Central Coalition
Preservation Austin
Friends of the Emma Barrientos MACC
Friends of Austin Neighborhoods
Bike Austin
Sierra Club

SCHOOLS: Travis HS, Fulmore MS, Sanchez Elementary

CASE HISTORIES FOR THIS TRACT:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-00-2194 1901 Mariposa	I-SF-3 to MF-3	MF-3	MF-3
C14-05-0112 1900 Burton & 1901 Mariposa	Neighborhood Plan adoption	Withdrawn for later consideration	Withdrawn for later consideration
C14-69-308 1900 Burton	1A to BB	BB	BB
C14-69-127 1900 Burton - Southern portion along Mariposa Dr.	I-A to B	B	B

RELATED CASES IN THE AREA

C14-05-0112.06 1840 Burton	LR to MF-3	MF-3	MF-3
C14-05-0112 1840 Burton	Neighborhood Plan adoption	Withdrawn for later consideration	Withdrawn for later consideration
C14-71-1228-D 1919 Burton	I-A to BB	BB	BB
C14-05-0112 1919 Burton	Neighborhood Plan adoption	Withdrawn for later consideration	Withdrawn for later consideration
C14-72-0413-L 2101 Burton Dr.	B to C2	C2	C2
C14-69-288 2101 ½ Burton	I-A to B	B	B

CITY COUNCIL DATE: **ACTION:**

ORDINANCE READINGS: **1st** **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: Andrew Moore **PHONE:** 512-974-7604
EMAIL: andrew.moore@austintexas.gov

STAFF RECOMMENDATION
Recommends MF-4-CO

BASIS FOR RECOMMENDATION
The property is located in the East Riverside Neighborhood along Burton Drive between East Riverside Drive and East Oltorf Street. The surrounding area is dominated by low (MF-2) and medium (MF-3) density two-story multi-family zoned properties. There is a single family (SF-3) subdivision immediately to the north with duplexes across Valley Hill Circle.

The requested zoning represents an increase in the density currently allowed in MF-3.
MF-3 allows up to 36 units and MF-4 allows 36-54 units. The site contains a one acre undeveloped tract at the southwest portion of the property. The proposed restriction of 256 units is intended give a modest increase in density. Staff is supportive of the MF-4 zoning with restrictions because of the proximity to adjacent multi-family properties, significant transit service along Burton and available commercial services in the area along E. Oltorf and E. Riverside. In addition, the topography of the site combined with compatibility would result in the highest portion of the structure closest to Burton Drive.

EXISTING SITE CHARACTERISTICS AND REVIEW COMMENTS

Site Characteristics

This zoning case is located along Burton Drive, Mariposa Drive and Valley Hill Circle in the East Riverside/Oltorf Combined Neighborhood Planning Area, Riverside Planning Area. It consists of 5.76 acres with 134 existing multi-family apartment units and a 1 acre which is undeveloped. The site is sloped from west to east down to Burton Drive, though not to an extent requiring variances to develop. There are no other known environmental characteristics that would unduly constrain redevelopment of the site; there are a number of trees on the undeveloped one acre portion, but it is unknown to what extent, if any, these are considered protected or would be impacted by future development. The site is not located over the Edward's Aquifer.

Impervious Cover

The MF zoning district allows a maximum building coverage of 60% and a total impervious cover of 70%. This property is located in the Lady Bird Lake watershed which is considered an urban watershed. The most restrictive impervious cover limit applies. In urban watersheds the zoning district impervious cover limits apply.

Comprehensive Planning Review

East Riverside/Oltorf Combined Neighborhood Plan (EROCNP)

The EROCNP Future Land Use Map (FLUM) has assigned a number of parcels that have multi-family apartment complexes on them (including this site) as 'Withdrawn from Future Consideration," and have not assigned these properties a FLUM classification.

Imagine Austin

The Imagine Austin Growth Concept Map identifies the subject property as located just outside the boundaries of a Town Center. Town Centers are defined in the IACP as mid-sized activity centers that is less urban than a regional center, but more dense than a neighborhood center. These centers are intended to support a variety of housing types and a range of employers with regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, and specifically discuss the promotion of a variety of housing types:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on IACP policies referenced above that: (1) supports a variety of housing types; (2) the abundance of multi-family apartment complexes in this area; and (3) the adjoining Town Center as identified on the Imagine Austin Growth Concept Map, staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan.

Environmental Review

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Ladybird Lake Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Zoning district impervious cover limits apply in the Urban Watershed classification.

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

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

5. 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 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.

6. This site is 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.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation Review

TR1. If the requested zoning is recommended for this site, 50 feet of right-of-way should be extended from the terminal centerline of Mariposa to the western property edge in accordance with the city's Complete Streets Policy Ordinance (No 20140612-119).

TR2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR3. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Traffic counts will be required from the applicant. Results will be provided in a separate memo. LDC, Sec. 25-6-114. An analysis may be waived if the applicant agrees to prohibit vehicular access to Valley Hill Circle.

TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Burton Drive or Mariposa Drive.

TR5. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Storm Water Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

Site Plan and Compatibility Standards

SP1. Site plans will be required for any new development other than single-family or duplex residential.

SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use (Urban Roadway). Additional comments will be made when the site plan is submitted.

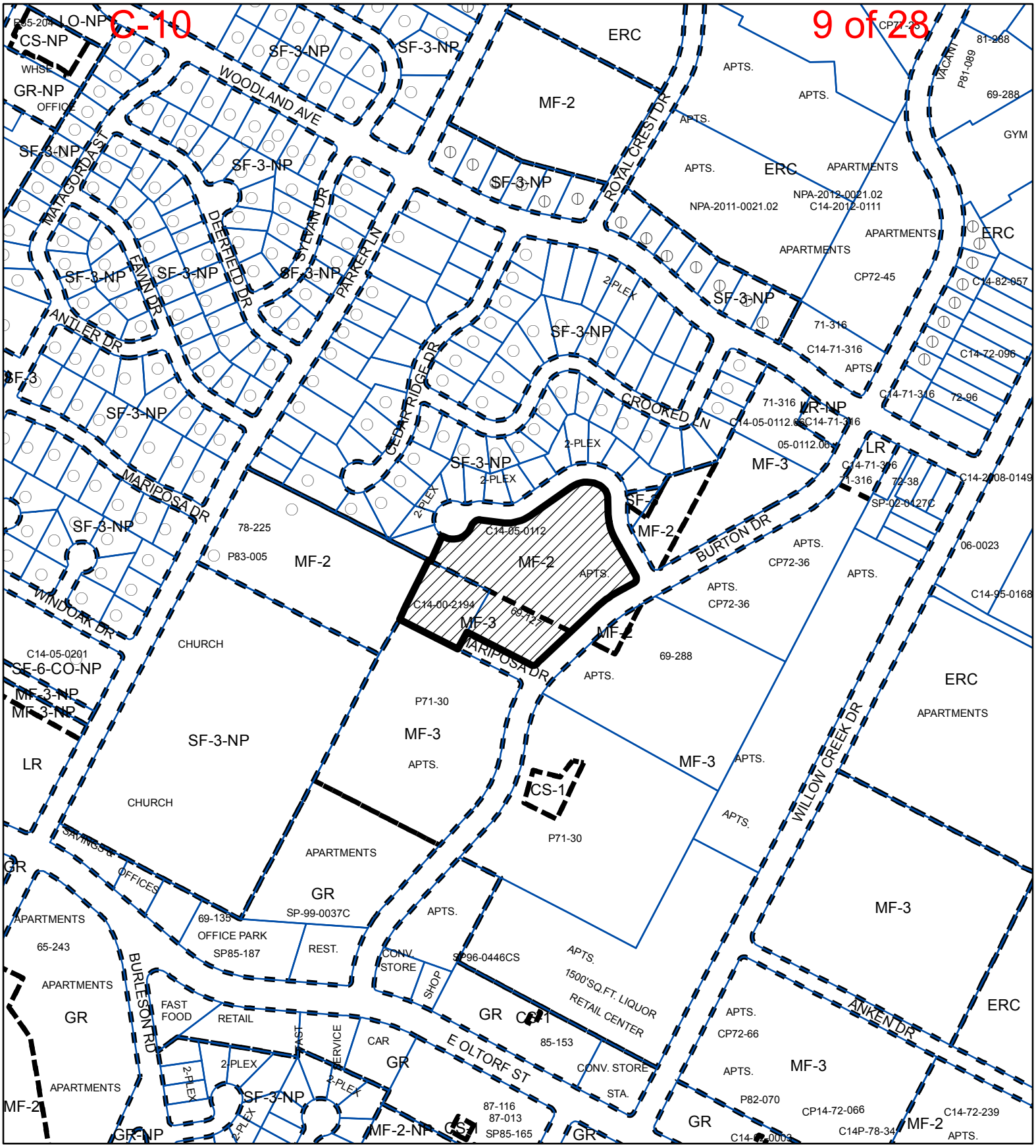
SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP4. The site is subject to compatibility standards. Along the west and north property lines, the following standards apply:

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

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.



ZONING

ZONING CASE#: C14-2015-0091

N

SUBJECT TRACT

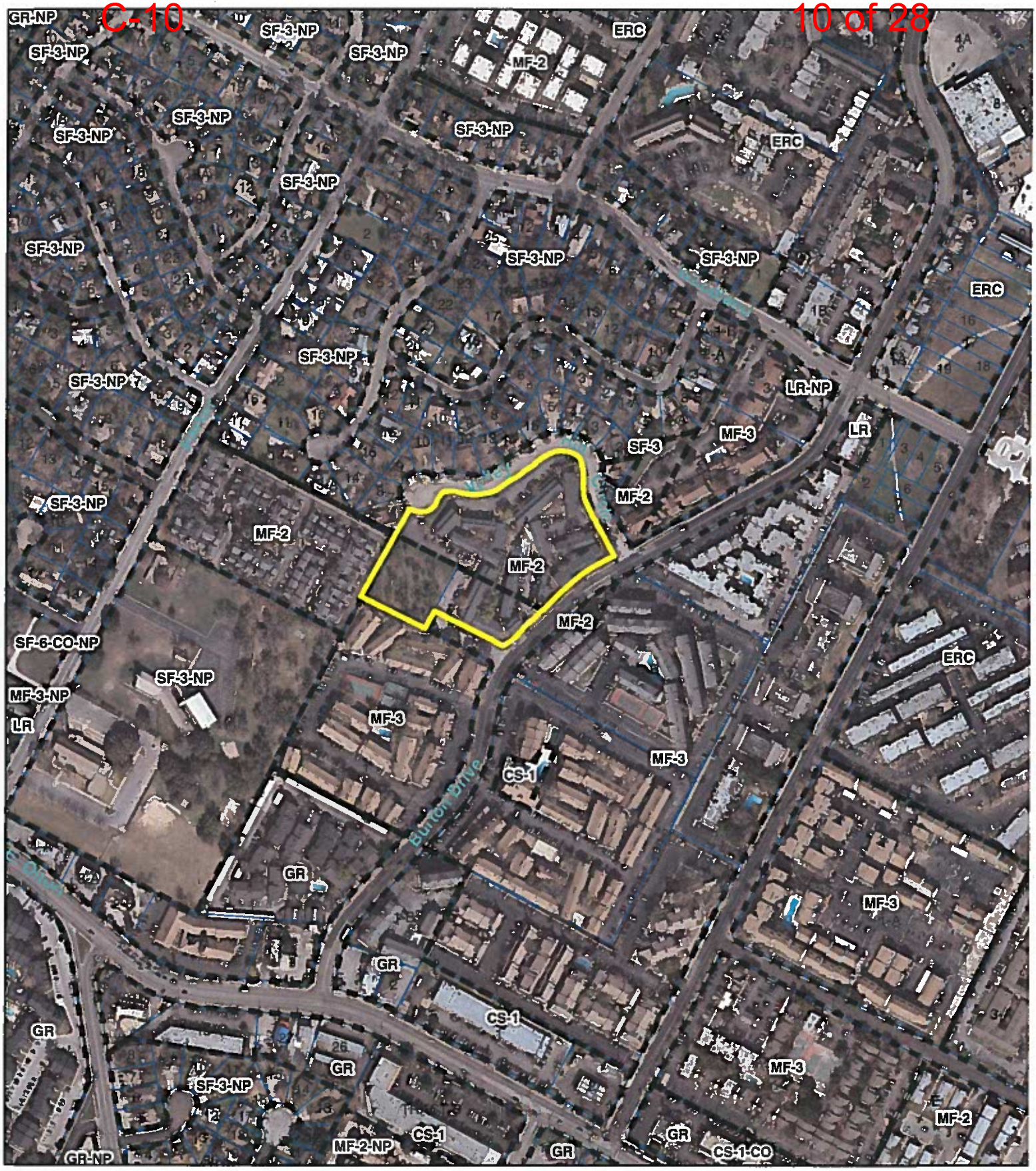
PENDING CASE

ZONING BOUNDARY

1 " = 400 '

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.



ZONING

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1' = 400'

ZONING CASE#: C14-2015-0091
LOCATION: 505 BARTON SPRINGS RD
SUBJECT AREA: 5.76 ACRES
GRID: T19
MANAGER: Andrew Moore

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by

FLATS ON MARIPOSA, LLC
1761 Hardin Ln
Powell, Ohio 43065

_____ 2015

La Chenay Condominiums Owners Association
c/o Tim Granger, President
2001 Parker Lane, Unit 102
Austin, Texas 78741

Re: Letter Agreement (the "Agreement") between Flats on Mariposa, LLC ("Flats") and La Chenay Condominiums Owners Association (the "La Chenay") with respect to the development of approximately 5.7626 acres of land located at 1901 Mariposa and 1900 Burton; City of Austin Zoning Case Number C14-2015-0091 (the "Project").

Dear Mr. Granger:

La Chenay and representatives of Flats have met on several occasions to discuss the proposed rezoning and project. This letter will reflect the terms of the agreement between La Chenay and Flats with regard to development of the Project.

In connection with the development of the Project, Flats submitted a rezoning application from MF-2 (Multifamily Residence Low Density) and MF-3 (Multifamily Residence Medium Density) to MF-4-CO (Multifamily Residence Moderate-High Density – Conditional Overlay), (the "Application") with the City of Austin (the "City"). La Chenay hereby agrees to support the Application.

In consideration for La Chenay's agreement to support the Application, Flats hereby agrees to the following restrictions and conditions:

- Vegetative Buffer and Landscaping. As part of construction of the Project on 1901 Mariposa, Flats shall not permit any buildings within 35 feet (35') of that portion of the western boundary of the Project on 1901 Mariposa that abuts La Chenay (the "Vegetative Buffer"), such buffer being approximately shown on Exhibit "A" attached hereto. Except for boundary fencing, improvements relating to utility service, and landscaping, no structures shall be permitted in the Vegetative Buffer. Proposed landscaping in the Vegetative Buffer shall be a mixture of evergreen, low bottom density and native or drought resistant plants and trees of a fast growing nature, which will not include coniferous species.

- Pool Hours. If a pool is constructed on the 1901 Mariposa portion of the Project, the hours will be limited to:
    - Sunday through Friday: 9AM-10PM;
    - Saturday: 9AM-11PM; and
- Lighting. Any redevelopment on the 1901 Mariposa portion of the Project will have downward and shielded lighting with no wall packs shining to the western property line with La Chenay.
- Fence. In the event a new privacy fence is built on the western boundary of the 1901 Mariposa portion of the Project adjacent to La Chenay, there will be coordination with La Chenay regarding the removal of or integrations/repair with the existing fence constructed by La Chenay such that there are not two fences running parallel to one another with a gap.
- Foundations. Flats will inspect the foundations of the eight (8) units of La Chenay closest to the 1901 Mariposa portion of the Project, which consists of units 116-123: (1) before redevelopment begins; and (2) three (3) months following final certificate of occupancy of the development on 1901 Mariposa. In the event that the foundations of the eight (8) units of La Chenay are materially damaged as a result of development on 1901 Mariposa, Flats will correct the damage to the foundations caused by the development.
- Residential Balconies. Flats shall prohibit westward facing balconies on any multifamily residential building constructed within 40 feet of La Chenay.
- Hours of Construction. Construction on the 1901 Mariposa portion of the Project shall be limited to the hours of no earlier than 6:00 a.m. and no later than 8:00 p.m.. Provided however, interior construction and finish work that does not cause sound or light to materially escape in a manner that would unreasonably disturb the adjoining residences shall not be subject to the foregoing limitation and that a special allowance will be made for the pouring of concrete on an as needed basis with proper written notice given to La Chenay.
- Affordability. 10% of the units of the Project shall be reserved at 60% of the City of Austin Median Family Income for a period of 40 years.

Please confirm the terms of this letter of understanding by your signature below.

FLATS AT MARIPOSA, LLC
A Texas limited liability company

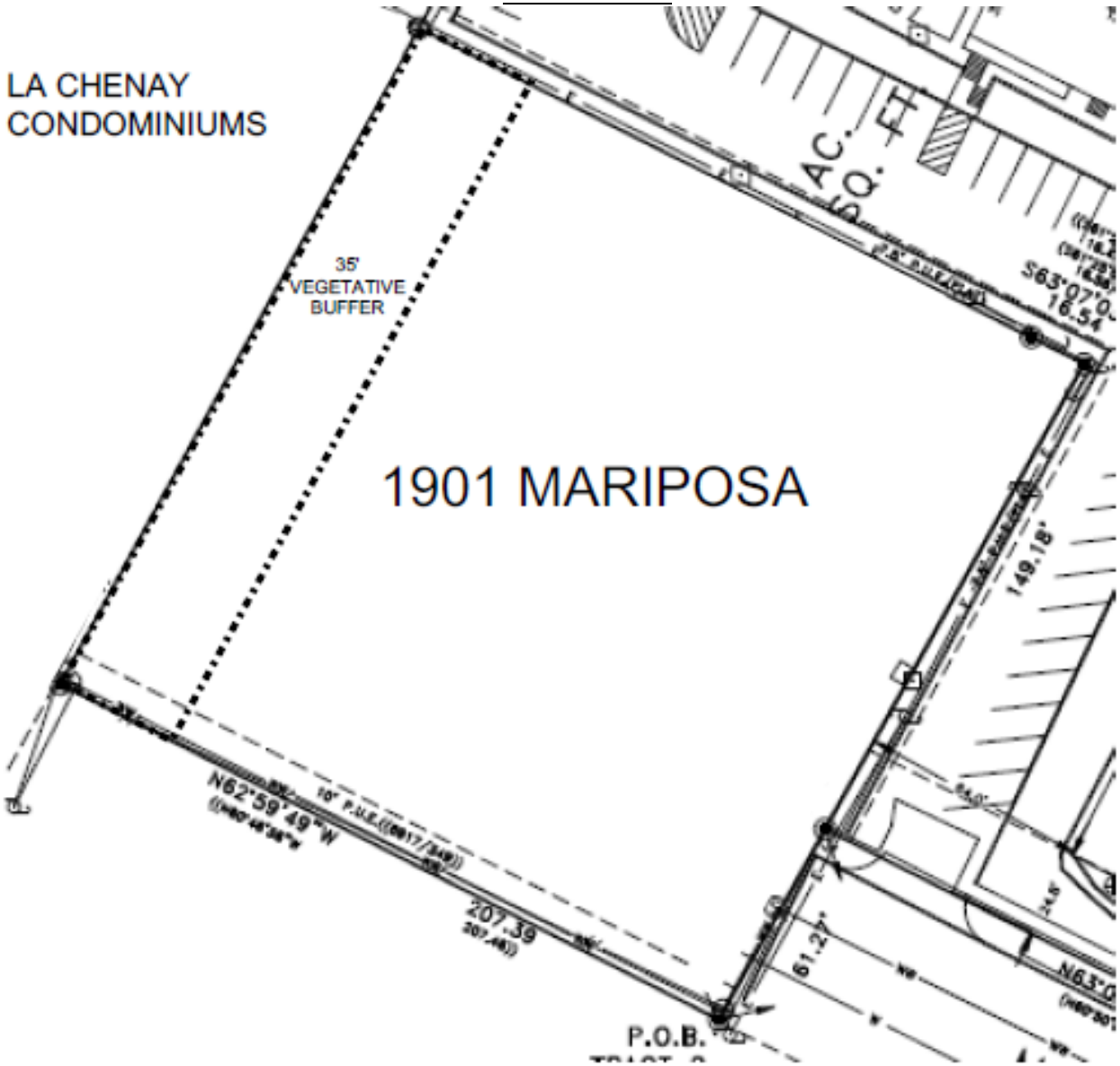
By: _____
Name: Richard J. Bruggeman
Title: Managing member

ACCEPTED AND AGREED TO:

LA CHENAY CONDOMINIUMS OWNERS ASSOCIATION

By: _____
Name: Tim Granger
Title: President

EXHIBIT "A"


LA CHENAY
CONDOMINIUMS
35'
VEGETATIVE
BUFFER
1901 MARIPOSA
S63°07'0
16.54
149.18'
N62°59'49"W
207.39
61.27'
P.O.B.

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.

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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: C14-2015-0091
Contact: Andrew Moore, 512-974-7604
Public Hearing: Aug 25, 2015, Planning Commission

Cecilia Carroll
Your Name (please print)

☐ I am in favor
☑ I object

1840 Burton Dr. Apt 135 78741
Your address(es) affected by this application

Cecilia Carroll — *Signature*

8/23/2015 — *Date*

Daytime Telephone: 512-909-1608

Comments: These apartment complexes are designed for singles and couples. I have been living here for fourteen years. I've always been happy with the community the way it is. And I think multi-family expansion is a mistake. There's no place for kids to play. This place is meant for singles and couples ~~At least no more changes should be made.~~ only (ef)

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

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C-10

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Case Number: C14-2015-0091
Contact: Andrew Moore, 512-974-7604
Public Hearing: Aug 25, 2015, Planning Commission

Susan Kolliopoulos
Your Name (please print)

☐ I am in favor
☑ I object

2001 Parker Ln, #110
Your address(es) affected by this application

Austin, TX Susan Kolliopoulos 8/24/15
Signature *Date*

Daytime Telephone: 512-626-2365

Comments: Increased traffic. Units looking down into our complex.

If you use this form to comment, it may be returned to:
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Austin, TX 78767-8810

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Case Number: C14-2015-0091
Contact: Andrew Moore, 512-974-7604
Public Hearing: ~~Aug 25, 2015~~, Planning Commission

Postponement Oct 13, 2015

Lisa Payne
Your Name (please print)

☐ I am in favor
☑ I object

2001 Parker Lane 109
Your address(es) affected by this application Austin, TX 78741

Signature

9/7/15
Date

Daytime Telephone: 512-299-2257

Comments: density, foundation issues resulting from 2 level garage in a questionable topography of area / formerly a creek

If you use this form to comment, it may be returned to:
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Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2015-0091
Contact: Andrew Moore, 512-974-7604
Public Hearing: Aug 25, 2015, Planning Commission

Sherri Shadrock
Your Name (please print)

☐ I am in favor
☒ I object

2001 Parker Ln #119 Austin 78741
Your address(es) affected by this application

Sherrill Shadrock — 21 AUG 2015
Signature — *Date*

Daytime Telephone: 512-217-2401

Comments: I am very much opposed to a multi-story multifamily residence being approved. The height of any structure exceeding 2 stories is the primary concern. The secondary concern is the very minimal 10' foot setback from my property. I would prefer single story structures on any new projects.

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Planning & Zoning Department
Andrew Moore
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Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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: C14-2015-0091
Contact: Andrew Moore, 512-974-7604
Public Hearing: Aug 25, 2015, Planning Commission

CARLA SEARCEY
Your Name (please print)

☐ I am in favor
☑ I object

2001 PARKER LANE #120
Your address(es) affected by this application

Carla Searcey
Signature

8/20/15
Date

Daytime Telephone:_____

Comments:_____

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

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Case Number: C14-2015-0091
Contact: Andrew Moore, 512-974-7604
Public Hearing: Aug 25, 2015, Planning Commission

Sandra L Hildreth
Your Name (please print)

☐ I am in favor
☒ I object

2001 Parker Ln #108
Your address(es) affected by this application

Signature: [illegible] 8-20-15
Signature *Date*

Daytime Telephone: 512-658-5099

Comments:
Increase in population + traffic density in the area which is already at maximum. Decreases overall satisfaction of living in Austin city limits. Let the Greed stop!

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Planning & Zoning Department
Andrew Moore
P. O. Box 1088
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C-10

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Case Number: C14-2015-0091
Contact: Andrew Moore, 512-974-7604
Public Hearing: Aug 25, 2015, Planning Commission

Norman C Ritchey
Your Name (please print)

☐ I am in favor
☒ I object

2001 Parker Lane, Unit 101
Your address(es) affected by this application

Norman C Ritchey — 9-1-2015
Signature — *Date*

Daytime Telephone: 512-804-1764

Comments: Location too close to very good single family dwellings to the north and west – literally on top of them. The property is hilly and wooded – very park like – which would be torn up completely by this high density proposal. If this project is over two-story the units will look down into these good quality neighbor properties. The present zoning tends to reflect this – the proposed zoning would totally abuse this. Definitely not compatible with neighborhood

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

OVER

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad dé hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación *MU-* Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU-* Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: www.austintexas.gov/planning.

C-10

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2015-0091
Persona designada: Andrew Moore, 512-974-7604
Audiencia Publica: Aug 25, 2015, Planning Commission

Su nombre (en letra de molde)

☐ **I am in favor**
☐ **I object**

Su domicilio(s) afectado(s) por esta solicitud

Firma *Fecha*

Daytime Telephone:

Comments: Immediately south of this property are other apartment houses. This district is somewhat of a high crime area and high noise area. This proposal would extend this problem area into a good neighborhood of good family houses.

Si usted usa esta forma para proveer comentarios, puede retornarlos :
City of Austin
Planning & Zoning Department
Andrew Moore
P. O. Box 1088
Austin, TX 78767-8810

Moore, Andrew

From: Carla SBC [redacted]>
Sent: Wednesday, August 19, 2015 5:07 PM
To: Moore, Andrew
Cc: [redacted]
Subject: Proposed zoning change case C 14-2015-0091

I received a notice for changes to be made at 1900 Burton Drive and 1901 Mariposa Dr. I live just on the other side of the property at 2001 Parker Lane. My condo has just a small courtyard and a drive separating me from the current vacant lot.

I would like to know what type of multifamily residence is proposed. How many stories will there be and how close to the fence? I would hate for it to be so tall I would never see the sunrise or so tall that I would have people looking down on my home. There are 8 condo units like mine on the back side of the La Chenay condominiums and we would be very impacted by a large (tall) complex. Of the 8 units, 6 are occupied by single women and I for one would not like someone setting on a balcony watching my comings and goings. I do not oppose new construction but I do oppose it being close to the fence and more than 2 stories.

I would appreciate any information you can give me on this project.

Carla Searcey
512-912-8802
[redacted]

Sent from my iPad

Moore, Andrew

From: Joan DiCuffa [redacted]
Sent: Saturday, August 22, 2015 5:43 PM
To: Moore, Andrew
Subject: Proposed zoning change case C 14-2015-0091

Hello my name is Joan DiCuffa and I live at 2001 Parker Lane #118 in Austin Texas, 78741. I'm emailing to say that I too am concerned and against the building of multi-units in any hight higher that 2 stories behind my condo. I stand in agreement with my complex neighbors that will also be affected should this proposal pass as it is written. Thank you for addressing our concerns and not allowing this to happen.
Joan DiCuffa

Moore, Andrew

From: judith lehman [redacted]
Sent: Monday, August 24, 2015 10:10 AM
To: Moore, Andrew
Subject: Case Number: C14-205-0091

Dear Mr. Moore:

I live at 2001 Parker Ln. #121, Austin, TX 78741. (La Chenay Condos) I bought my home here in 1994. I am now 70 years old and have lived here alone, safely and quietly, enjoying the comfort of our unique community for 21 years. I have participated in Envision Austin community input sessions and have never, ever heard anyone mention, or even consider, any kind of high rise apartment buildings for this area. The kind of density this type of building would bring to our area would be disastrous, not just to us but to our roads, schools and city services.

As my next door neighbor, Carla Searcy, has already expressed to you, the impact directly on us here at La Chenay, would be terrible and I am also sure our property values would be adversely impacted. Who would want to buy my condo with a high rise apartment building hovering over it?

I am not opposed to any new two story apartment buildings going in behind my place as long as there is an appropriate buffer zone and the trees and fence stay in place as a buffer zone. That would certainly be appropriate for this area.

Please do not approve this zoning change that would allow this type of high rise apartment building.

Thank you,

Judith Lehman
Unit 121, La Chenay Condos

Moore, Andrew

From: Chelsey Moore [redacted]
Sent: Monday, August 24, 2015 6:54 PM
To: Moore, Andrew
Subject: Proposed zoning change case C 14-2015-0091

Dear Andrew,

A few days ago I received the information concerning zoning changes for a proposed housing development five stories high at the intersection of Burton and Mariposa. Like Carla (Ms. Searcey), who e-mailed you a few days ago, I live in the La Chenay condominium complex, which is immediately behind that lot. Having just purchased this property a few months ago, I greatly enjoy the open sky space and privacy in my east courtyard area. The windows of my office/ studio space also face directly east. Those things are a part of why I chose the property. As an artist, writer, and single woman, these things are vital to my life, work, and safety, and it troubles me greatly that a five-story development with balconies might soon encroach upon my space. For my own and for the sake of my neighbors, I strongly oppose the development at its proposed height, and think that two stories would be a much less invasive plan. Such a thing could be just as beautiful for the new residents, but be much less annoying to those of us who already live here. I hope that you will keep me apprised of information concerning this development and the meeting relating to it, and thank you for your consideration concerning this matter.

Best,
Chelsey A. Moore
Professor of Art History, Austin Community College
443-850-7893
[redacted] or [redacted]

Moore, Andrew

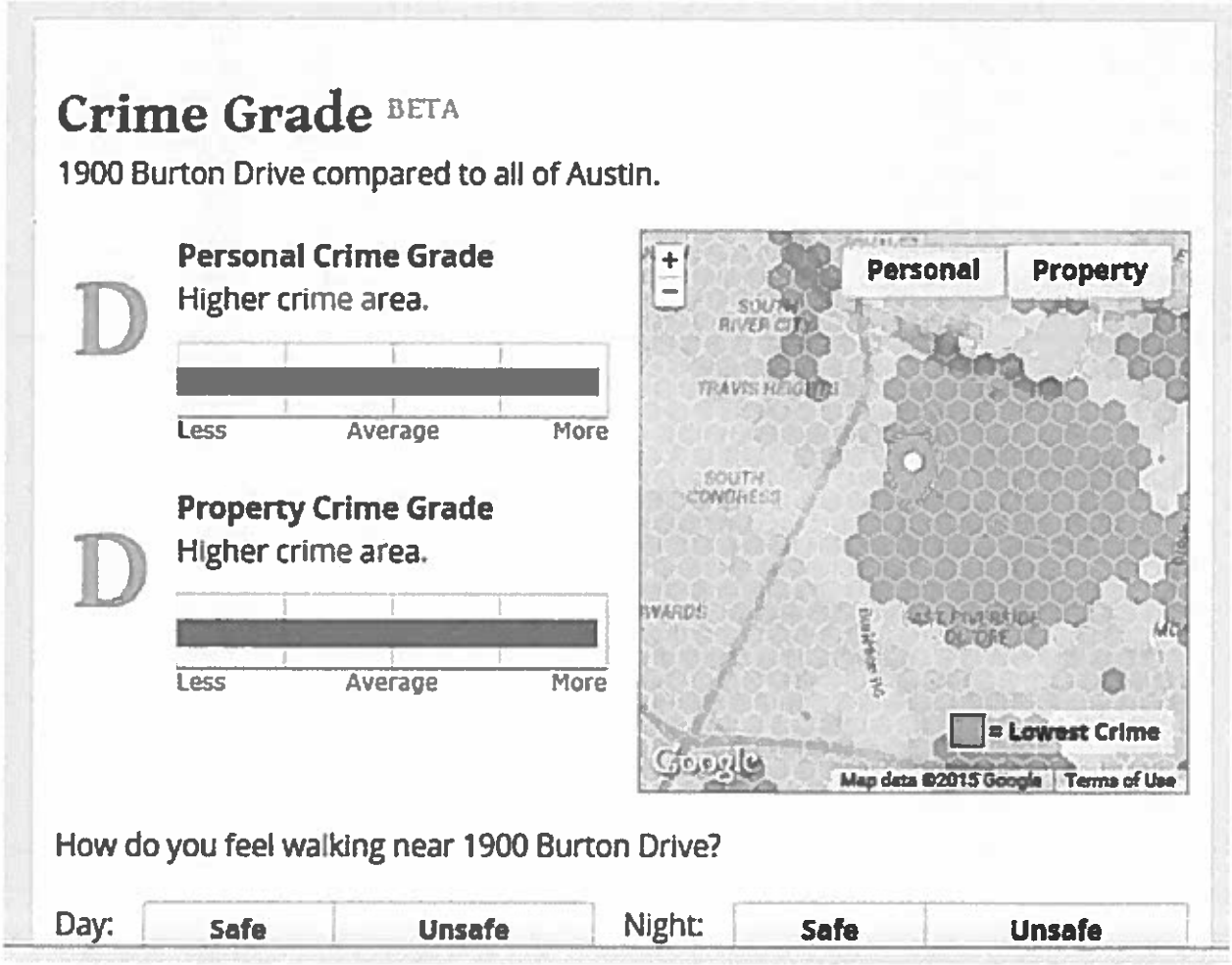
From: Mitchell Ginsburg [redacted]
Sent: Thursday, August 20, 2015 5:14 PM
To: Moore, Andrew
Subject: Case Number: C14-2015-0091

Importance: High

Mr. Moore,

I am writing you to express to you my opposition to the proposed rezoning of 1900 Burton Drive & 1901 Mariposa drive from MF-2 and MF-3 to MF-4. As a neighbor within 500 feet of the subject property, cramming more apartments into that small space will not only increase traffic, noise and pollution in the area, it is also in direct contravention with the changes that are going on in the Riverside corridor to beatify the city and make the area a safe, walking friendly neighborhood. The city, and we as residents, are trying to clean up this area by moving away from high density, multifamily dwellings which are overrun by crime and vandalism.

If you run the statistics, you will see that the 1900 Burton Drive is one of the absolute worst crime zones in the city of Austin. *See below:*



Moore, Andrew

From:	LaChenay <[redacted]>
Sent:	Thursday, August 27, 2015 3:36 PM
To:	Moore, Andrew
Cc:	102 - Tim Granger; 131-Boyce Freitag; 129 - Jill Wiggins; 106-Kendall Krebs; Carla Searcey
Subject:	Zoning case C14-2015-0091

La Chenay
Condominiums Owners' Association
2001 Parker Lane
Austin, Texas 78741

August 26, 2015

Re: Case Number C14-2015-0091

City Of Austin Planning Commission:

The La Chenay COA appreciates the opportunity to submit feedback on the zoning changes requested in Case Number C14-2015-0091. We recommend the planning commission deny the proposed zoning change.

Our community backs up to this property and there has been significant concern identified by residents about the potential impact of the higher density housing proposed for the properties. We believe the current zoning at MF-2 and MF-3 is appropriate for the area. We are also concerned about the potential easement between our property and these new proposed buildings that would be allowable under this new zoning.

Furthermore, the current apartment complexes on the property have not historically been maintained to a high standard, or even, at times, to code.

Therefore, we recommend that any new development on this property should first focus on improving the quality of the existing structures.

Very Sincerely,

The Board

The Board of Directors
La Chenay Condominiums Owners' Association