ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0119 – Neal Mixed Use Zoning **P.C. DATE:** April 26, 2016

ADDRESS: 1507, 1509, 1511, 1601, 1603 Shoal Creek Boulevard

DISTRICT AREA: 9

OWNER/APPLICANT: F. Scott Holdings, LLC

AGENT: Site Specifics (John Hussey)

TRACT 1 - ZONING FROM: GO **TO:** GO-MU **AREA:** 0.674 acres (29,384 sq. ft.)
TRACT 2 - ZONING FROM: LO **TO:** GO-MU **AREA:** 0.748 acres (32,589 sq. ft.)
TRACT 3 - ZONING FROM: SF-3 **TO:** GO-MU **AREA:** 0.136 acres (5,960 sq. ft.)

TOTAL AREA: 1.56 acres (67,953 sq. ft.)

SUMMARY STAFF RECOMMENDATION (REVISED):

Staff recommends general office-mixed use (GO-MU) combining district zoning for Tracts 1, 2, and 3.

PLANNING COMMISSION RECOMMENDATION:

February 9, 2016; *Postponed, at the request of the Applicant, to February 23, 2016 [J. Vela III, J. Schissler-2nd] (12-0).*

February 23, 2016; *Approved Staff's request for postponement to March 22, 2016 [J. Schissler / J. Vela III – 2nd] (11-0). ABSENT – J. Shieh. 1- vacancy on the Commission.*

March 22, 2016; *Postponed, at the request of Applicant, to April 26, 2016 [J. Vela III / T. White – 2nd] (12-0), 1-vacancy on the Commission.*

April 26, 2016;

ISSUES: There is a valid petition at 39.06% in opposition to GO-MU zoning.

Staff revised the original recommendation of GO-MU-CO that proposed to restrict building height to 45 feet based on new information. Questions arose regarding the subject tracts triggering the application of compatibility standards with the City owned SF-3 property to the west, which is green space situated between Shoal Creek Boulevard and Lamar Boulevard. Further research determined that the property was purchased by the City for the purposes of right-of-way and therefore would be exempt from triggering compatibility standards. The 45 foot height limitation that was originally proposed by Staff was to provide an additional height buffer, exceeding compatibility requirements for the single-family uses along the eastern edge of the subject properties. However, after consulting with site plan review Staff, it was determined that due to slopes on the property, a height restriction would not be necessary. Staff believes that a height restriction would have the greatest impact on the

portion of the property that has the lowest elevation, which is where it would be most likely to place the greatest height.

There were additional concerns about inconsistencies with lot lines and mapping data to the extent that it was uncertain whether the subject tracts have frontage on W. 16th Street. However, the City Real Estate Office confirmed that the properties do not have frontage on W. 16th.

Therefore, upon further review of the issues outlined above, Staff revised the recommendation to reflect the highest and best use of the property while maintaining appropriate and compatible land uses as transitional elements from the single-family residences to the east to the subject property fronting Lamar Boulevard.

DEPARTMENT COMMENTS:

The subject tracts total approximately 1.56 acres located along a hillside at the north eastern corner of the 15th Street Bridge and Lamar Boulevard intersection on the most southern and isolated segment of Shoal Creek Boulevard and are surrounded by single family to the east, office uses to the north, undeveloped, City owned green space and Pease Park to the west and additional undeveloped, City owned land to the south. Development on the property includes eight structures, ranging from one to two stories which are currently being used for residential purposes. At least one of the four structures located on Tract 1 dates back to circa 1938. The remaining four structures, on Tract 2, were constructed in the 1950's and 1960's. Tract 3 is undeveloped. Per a site visit, there appears to be a homeless camp with a lot of trash and debris either on or close to Tract 3. The Tracts, combined, have a total of seven driveways that access Shoal Creek Boulevard.

The Applicant has requested a rezoning to GO-MU in order to gain consistency of use and site development standards across these adjacent properties. Additionally, the –MU overlay is requested in order to remedy the existing legal, non-conforming residential uses on the property.

In reviewing the zoning request, various issues and details were brought forward that could be a challenge in future development on the properties. At least one structure located on Tract 1 has been identified by local neighborhood residents as having potential for being historically significant. While historical significance has not been vetted by the City Historic Preservation Office, if substantiated, efforts to preserve the structure would be recommended or possibly required. Additionally, there are 3 trees of significant (most likely Heritage) size, located on Tracts 1 and 2. Similarly, there is a concern that the properties may have some critical environmental features that could hinder any significant redevelopment of the subject tracts; however, this issue would be assessed at the time of site plan or subdivision. The topography across the subject Tracts presents a 56 foot difference between the highest and lowest elevations with the highest elevation abutting SF-3 zoned properties to the east. These challenges are only to redevelopment and have no bearing on the existing development.

Staff recommends GO-MU combining district zoning because the request will allow for a mix of uses, both residential and non-residential, on the periphery of a neighborhood where redevelopment opportunities are encouraged in an effort to maximize transportation options and housing opportunities in a dense, compact manner that is appropriate in the downtown area of the City. Additionally, the site is in close proximity to an established Core Transit Corridor or Activity Corridor. Therefore, Staff believes the request is supported by the Imagine Austin Plan. Existing and new uses and development on the subject Tracts will continue to be buffered from the single-family

uses to the east by way of compatibility standards as well as by the topography of the land being such that new development is downslope from the existing single-family residences to the east.

EXISTING ZONING AND LAND USES:

TRACT 1	ZONING	LAND USES
Site	GO	Office and Residential
North	GO	Office
South	LO	Office and Residential
East	SF-3	Single Family Residential
West	SF-3 / Public ROW	Undeveloped, City owned right-of-way

TRACT 2	ZONING	LAND USES
Site	LO	Residential / Multifamily
North	GO	Office and Residential
South	LO	Undeveloped, City owned (Charles Forest)
East	SF-3	Undeveloped, City owned & Single Family Residential
West	SF-3 / Public ROW	Undeveloped, City owned

TRACT 3	ZONING	LAND USES
Site	SF-3	Undeveloped
North	SF-3	Single Family Residential and undeveloped
South	SF-3	Undeveloped, City owned
East	SF-3	Single Family Residential
West	LO	Office and Residential

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan

TIA: No, however a TIA may be required at the time of site plan.

WATERSHED: Shoal Creek **DESIRED DEVELOPMENT ZONE:** Yes

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

NEIGHBORHOOD ORGANIZATIONS:

Community Registry Name	*ID*
Judges' Hill Neighborhood Association	58
Central Austin Community Development Corporation	1391
SEL Texas	1363
City of Austin Downtown Commission	623
Austin Heritage Tree Foundation	1340
Historic Austin Neighborhood Association	1400
Austin Independent School District	742
Friends of Austin Neighborhoods	1530
Downtown Austin Neighborhood Assn. (DANA)	402
Friends of Emma Barrientos MACC	1447
Sierra Club, Austin Regional Group	1228

Shoal Creek Conservancy	1497
Bike Austin	1528
Austin Neighborhoods Council	511
Preservation Austin	1424
West End Austin Alliance	998
Old Enfield Homeowners Association	173
Site Specifics	832
Old West Austin Neighborhood Plan Contact Team	1011
Old Austin Neighborhood Association	57

SCHOOLS: Bryker Woods Elementary, O Henry Middle, Austin High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2010-0206 – Arabella; 1502 West Avenue	LO-H to GO-H	12/16/2011 – forwarded to City Council w/o a recommendation.	12/6/2015 – request withdrawn by the Applicant.
C14-2010-0101 – Shoal Creek Blvd. ; 1808 Vance Circle	SF-3 to GO	10/26/2010 – Denied GO.	2/17/11 – request withdrawn by the Applicant.
C14-2010-0095	NO-H-CO to NO-H	Case Expired before being scheduled for public hearings	Case Expired
C14-06-0016 – Replat of West 16th Place; 908 W 16th Street	LO to SF-3	3/28/2006 – Apvd SF-3.	4/27/2006 – Apvd SF-3.

RELATED CASES: There are no prior cases for the subject tracts.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Shoal Creek Blvd	72’	35’	Collector	No	No	Yes

CITY COUNCIL DATE:	**ACTION:**
March 24, 2016;	*Approved Staff's request for postponement to May 12, 2016 [D. Zimmerman / S. Renteria-2nd] (9-0) ABSENT – S. Gallo, G. Casar.*
May 12, 2016;	

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

ORDINANCE NUMBER:

CASE MANAGER: Victoria Haase

PHONE: 512-974-7691
EMAIL: tori.haase@austintexas.gov

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*
4. *The proposed zoning should promote consistency and orderly planning.*
5. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Generally, the subject tracts are located between a designated Core Transit Corridor, a local collector street and an established neighborhood. The location is appropriate for office and/or residential uses. General office district is the zoning designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

This particular area is unique in that the topography offers some additional protections or buffers to the single family neighborhood at the top of the hill from the busy, fast paced traffic on Lamar Boulevard. The rezoning to GO-MU will provide a transitional area where office and residential uses can blend between single use districts therefore promoting compatibility and orderly planning and is supported by the Imagine Austin Comprehensive Plan.

EXISTING CONDITIONS

Site Characteristics

The subject tracts are located on a hillside that slopes downward, west. Tracts 1 & 2 are developed with 8 structures ranging from one to two stories. Tract 3 is undeveloped and heavily wooded. Tract 3 was not accessible by foot at the time of site visit. The properties, combined, have a total of seven driveways that access Shoal Creek Boulevard. Some driveways are long and made of concrete or asphalt while others are short with angled parking spaces constructed of brick pavers. Per a site visit, there are at least 3 trees of significant (most likely Heritage) size, located on Tract 1. There appears to be some topographic constraints as there is a difference of 56 feet between the highest and lowest elevations across the three Tracts.

Impervious Cover

The Tracts are located in an Urban Watershed and therefore the zoning district will determine the impervious cover limits. The GO zoning district allows up to 80% impervious cover. In scenarios where conflicting regulations are presented, the most restrictive impervious cover limit applies.

Comprehensive Planning

The subject tracts are located in the Judges Hill District of the Downtown Austin Plan. The Plan provided no recommendations for this district or this specific property.

The Imagine Austin Comprehensive Plan indicates that land use decisions should support a compact and connected development that is in line with the Growth Concept Map. The Growth Concept Map identifies the area of rezoning to be within a Regional Center and in close proximity to an Activity Corridor.

Regional Centers are the most urban places in the region and therefore should promote greater density of people and jobs and should provide a mixture of uses that will create a destination that offers living, work, retail, culture, recreation and entertainment experiences.

Activity Corridors should provide connections throughout the city and region that link activity centers through multiple transportation options and should be characterized by a variety of activities and building types.

Environmental – Mike McDougal, 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek 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 a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

DSD Transportation – Bryan Golden, 512-974-3124

TR1. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR2. Joint access may be required at the time of site plan for the 3 lots along Shoal Creek Blvd to mitigate approaching traffic from Lamar/15th.

TR3. A TIA may be required at the time of site plan.

TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Shoal Creek Blvd.

Water and Wastewater – Bradley Barron, 512-972-0078

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, water or wastewater easements, 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.

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 – Rosemary Avila, 512-974-2784

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

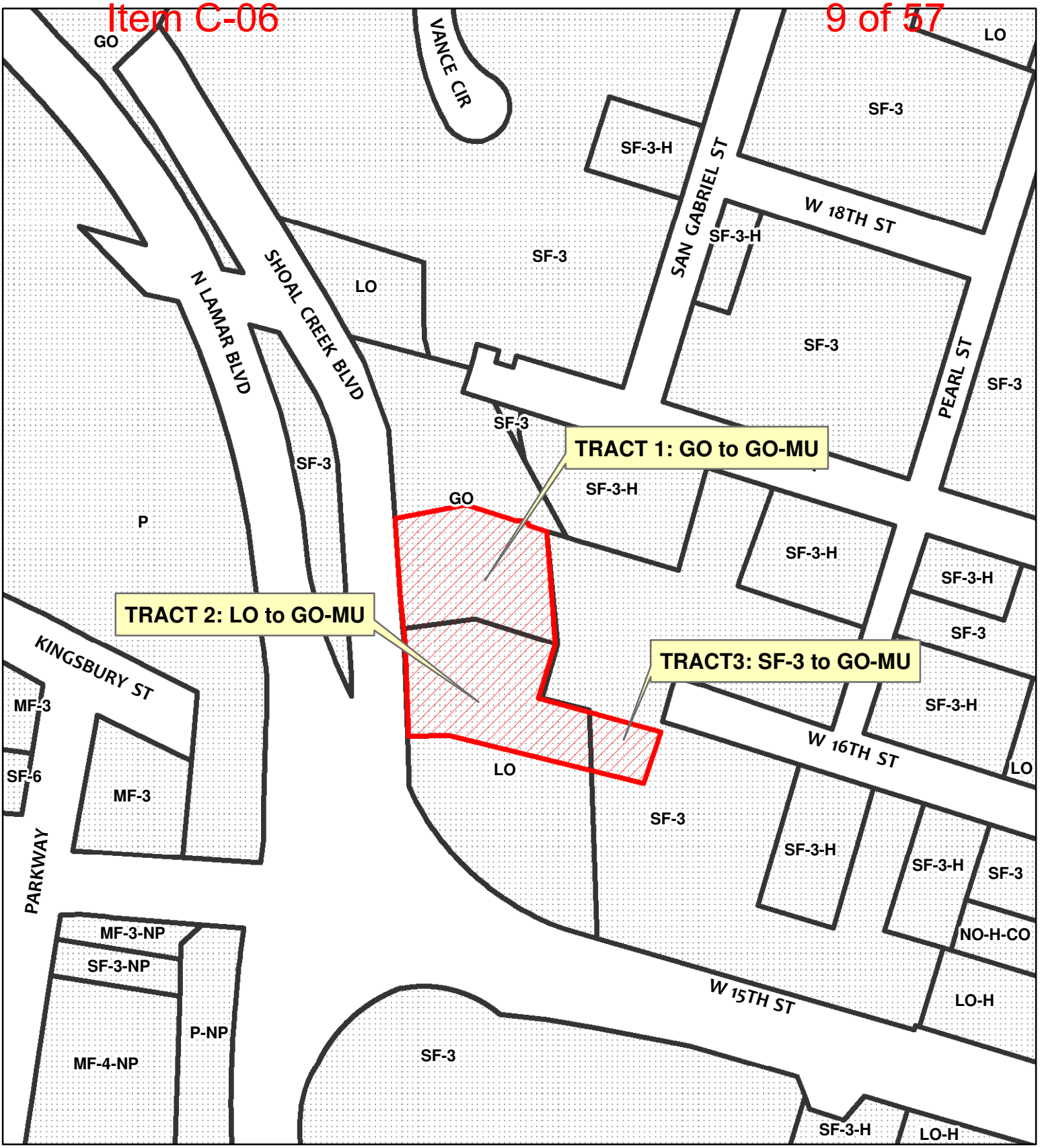
SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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 east property lines, the following standards apply:

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

SP5. Additional design regulations will be enforced at the time a site plan is submitted.



N

Subject Property

1' = 400'

ZONING - EXHIBIT A

ZONING CASE#: C14-2015-0119
ZONING CHANGE: LO, GO, SF-3 to GO-MU
LOCATION: 1507, 1509,1511, 1601, & 1603 Shoal Creek Blvd
SUBJECT AREA: 1.6 ACRES

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 the City of Austin regarding specific accuracy or completeness.

N

Subject Property

1' = 400'

AERIAL MAP - EXHIBIT B

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Case Number:

C14-2015-0119

PETITION

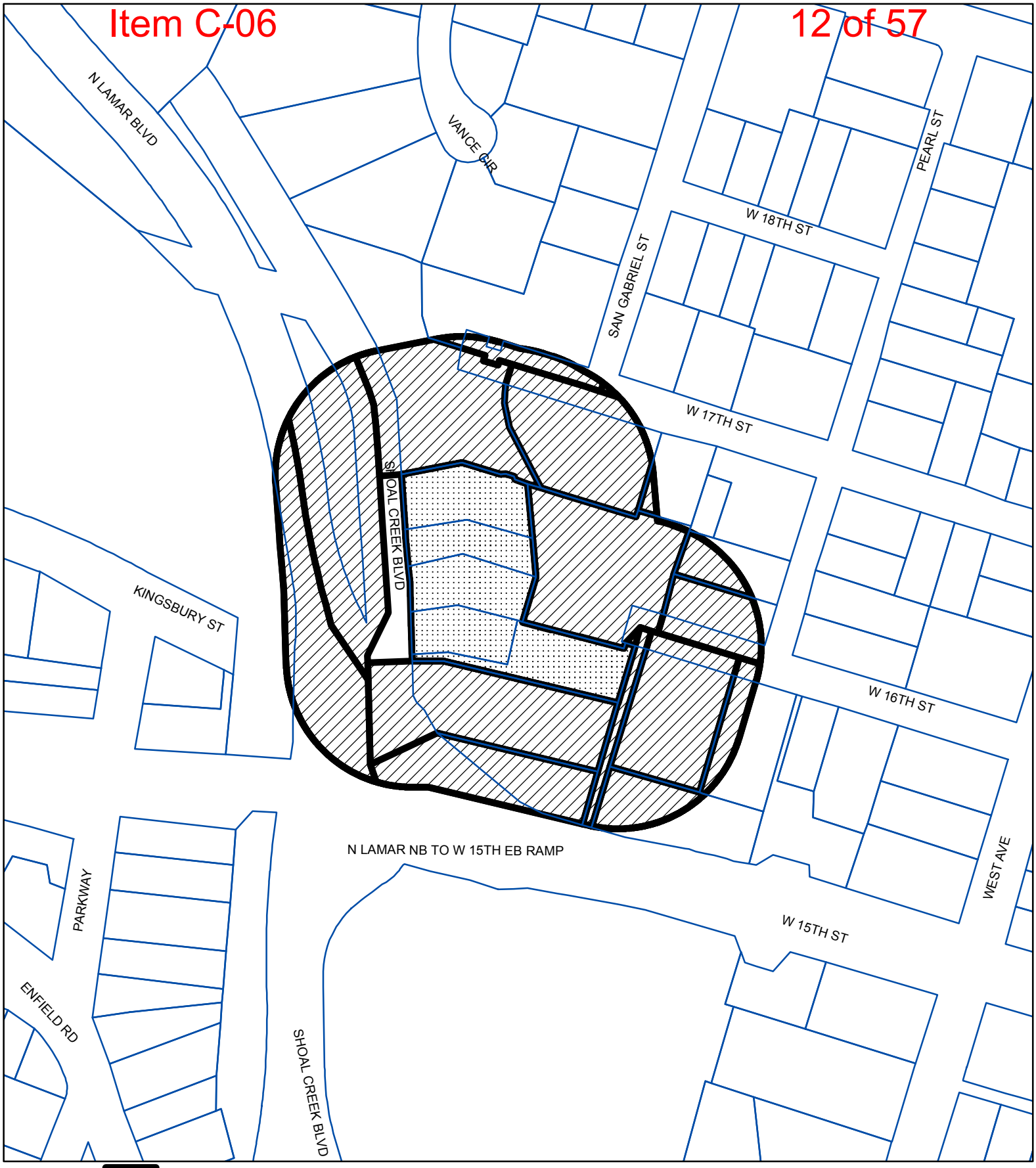
Date: 1/15/2016

Total Square Footage of Buffer: 385641.2455

Percentage of Square Footage Owned by Petitioners Within Buffer: 39.06%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0211010725	1609 SHOAL CREEK BLVD 78701	AUSTIN EQUITY INVESTORS LTD	no	43432.09	0.00%
0112000319	1700 SAN GABRIEL ST AUSTIN 78701	BLAKESLEE JULIE D & JOHN WILLIAM SHELBY SPONG	yes	6746.09	1.75%
0211010727	903 W 17 ST 78701	BRADSHAW ELIZABETH S MORIN LIFE ESTATE	no	1236.69	0.00%
0211010707	W 16 ST 78701	CITY OF AUSTIN	no	5441.04	0.00%
0112000401	N LAMAR BLVD 78701	CITY OF AUSTIN	no	37610.66	0.00%
0211010601	SHOAL CREEK BLVD 78701	CITY OF AUSTIN	no	49685.63	0.00%
0211010720	SHOAL CREEK BLVD 78701	CITY OF AUSTIN	no	46544.32	0.00%
0211010730	W 16 ST 78701	CITY OF AUSTIN	no	10701.37	0.00%
0211010719	1501 SHOAL CREEK BLVD 78701	CITY OF AUSTIN	no	27745.22	0.00%
0211010708	903 W 16 ST 78701	GOSSELINK PAUL & MARGARET L	yes	32857.13	8.52%
0211010731	908 W 16 ST 78701	HORNADAY WALTER & RAINA	yes	46468.90	12.05%
0211010703	1604 PEARL ST 78701	KUNZ JOSEPH DAVID LIVING TRUST	yes	5872.22	1.52%
0211010704	900 W 16 ST 78701	SWANN DENISE	yes	14839.98	3.85%
0211010726	1001 W 17 ST 78701	TASSIN JAY & BRENT DANNINGER	yes	36732.35	9.53%
0211010709	901 W 16 ST 78701	WARD MICHAEL E	yes	7101.39	1.84%
Total				**373015.10**	**39.06%**



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BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2015-0119

1 " = 200 '

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

October 21, 2015
Ms Tori Haase
City of Austin Planning and Zoning Department
One Texas Center
505 Barton Springs Road, Suite 500
Austin, TX

Dear Ms Hasse,
Please find enclosed 8 Petitions to oppose the application for re-zoning Case Number C14-2015-0119,
1507, 1509, 1511, 1601 and 1603 Shoal Creek Blvd.
(There are 2 petitions for 901 West 16th --husband and wife co-owners.)
Please present these petitions for certification as a valid petition.
Please contact me as soon as possible if there is something else needed for a valid petition.

Sincerely,

Megan

Megan Meisenbach
1800 San Gabriel Street
Austin, TX 78701
512-940-2615

RECEIVED
OCT 21 2015
Planning & Zoning Department

PETITION

1507, 1509, 1511, 1601 & 1603 Shoal Creek Boulevard

File Number: C14-2015-0119

Application to change zoning from SF-3, LO and GO to GO -MU

RE: Petition to Oppose Re-Zoning of 1507, 1509, 1511, 1601 & 1603 Shoal Creek Boulevard

Dear Honorable Members of the Austin City Council, Planning Commission and Planning Staff:

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest any change of the Land Development Code that would zone the properties to any classification other than their individual present zonings.

There now exists a careful balance of zoning in the Judges Hill area. Increasing the zoning intensity for commercial properties immediately adjacent to single family homes would upset that balance and threaten the character and livability of this historic central neighborhood.

In Black Ink

Signature: Sally Ward

Printed Name: Sally Ward

Address: 901 West 16th, Austin 78701

Contact: Property Owner

Email:

Phone: 512- 477-8460

RECEIVED

OCT 21 2015

Planning & Zoning Department

PETITION

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In Black Ink

Signature: Michael Ward

Printed Name: MICHAEL WARD

Address: 901 W. 16th St.

Contact: PROPERTY OWNER

Email:

Phone: 512- 632-9561

RECEIVED

OCT 21 2015

Planning & Zoning Department

PETITION

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In Black Ink

Signature: Raina Hornaday

Printed Name: RAINA HORNADAY

Address: 908 W 16th St Austin TX 78701

Contact:

Email:

Phone: 512-971-8825

RECEIVED

OCT 21 2015

Planning & Zoning Department

PETITION

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In Black Ink

Signature: Margaret L Gosselink Paul G Gosselink

Printed Name: MARGARET L. GOSSELINK PAUL G GOSSELINK

Address: 903 W. 16TH ST., AUSTIN, TX 78701

Contact:

Email:

Phone: 512- 322-9599

RECEIVED

OCT 21 2015

Planning & Zoning Department

PETITION

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In Black Ink (Julie D. Blakeslee & John W.S. Spong)

Signature: [illegible] & [illegible]

Printed Name: JULIE D. BLAKESLEE

Address: 1700 San Gabriel + 1800 Vance Circle

Contact: John Spong

Email:

Phone: 512- 217.3448

RECEIVED

OCT 21 2015

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PETITION

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In Black Ink

Signature:

Printed Name: J. DAVID KUNZ

Address: 1604 PEARL ST

Contact:

Email:

Phone: 512- 708 9205

RECEIVED

OCT 21 2015

Planning & Zoning Department

PETITION

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In Black Ink

Signature: Denise Swann

Printed Name: DENISE SWANN

Address: 900 W. 16th St

Contact:

Email:

Phone: 512- 477-5454

RECEIVED

OCT 21 2015

Planning & Zoning Department

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In Black Ink

Signature: Date: 9/8/15

Printed Name: JAY TASSIN

Address: 1001 W. 17TH STREET
AUSTIN, TX 78701

Contact: JAY TASSIN

Email:

Phone: 512-786-2611

RECEIVED

OCT 21 2015

Planning & Zoning Department

John Scott Neal
4501 Ridge Oak Dr. Austin, TX 78731
jsneal@gmail.com / 512-516-2468

RE: C14-2015-0119 - Neal Mixed Use Rezoning – 1.56 Acre

SUMMARY OF OUR CASE:

- Location: 1507, 1509, 1511, 1601, 1603 Shoal Creek Blvd
- Current Zoning: GO / LO / SF-3
- Requested Zoning: GO- MU- CO
- Site Area: 1.56 Acres

Who we are:

- Austin Family for 40 years
- Small family business
- Currently have 16 units with 24 bedrooms on this property

Why the Zoning Change

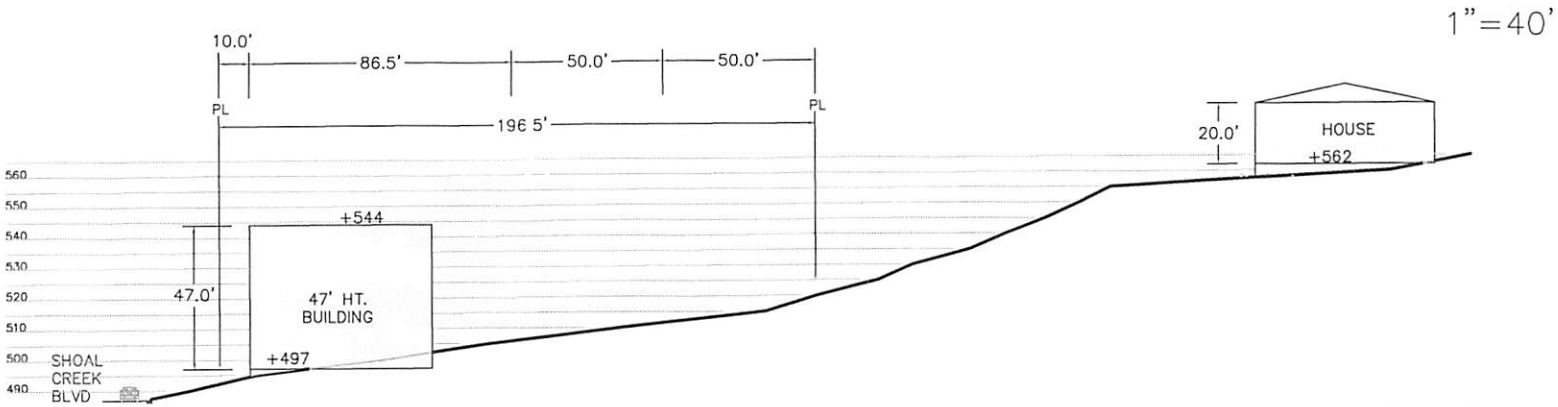
- To be able to keep residential use
- To make zoning on site cohesive and consistent
- To be able to offer Mixed Use
- To be able to increase density
- To better protect the neighbors from our future development

Effects of this zoning change?

- **Traffic**: NO access to Judges Hill means NO increase in traffic in Judges Hill or other small streets. We are only accessed by Lamar and 15th Street.
- **Noise**: Our current use is Multi Family Housing, so noise concerns from addition of residential use are minimal. We have offered a number of noise reduction provisions with neighbors to minimize noise.
- **Height**: We have offered to be limited by Compatibility for 25 years to protect neighbors' properties if they support us. We are significantly downhill from Single Family houses, thus effects of new building height are minimized. New zoning will allow us to move development closer to Shoal Creek and away from Neighbors.
- **Density**: We will be able to increase our density through more FAR and Buildable Area, and the new zoning agreement will mitigate the increase in density by moving it further away from neighbors.
- **Increase Housing in Core**: The zoning change will allow mixed use residential on a site that currently only allows office, and will prevent the removal of 24 bedrooms currently in use.

Our efforts to work with the neighbors and Judges Hill Neighborhood Association:

- Judges Hill has refused to let us present our case to the entire neighborhood until we have completely satisfied our adjoining neighbors. We have tried to meet their increasing demands.
- Judges Hill NA took a vote on our case without giving us notice or a chance to present our case.
- Offered to abide by current compatibility for 25 years
- Offered to create large green spaces to protect neighbors
- Offered to reduce balcony sizes, pool sizes, and install sound barriers
- Offered to prohibit amplified music, signs, pedestrians in certain areas
- Offered to prohibit certain uses
- Offered to plant more trees and bury utility lines



700 North Lamar, Suite 200A
Austin, Texas 78703
Phone: 512-472-5352
Fax: 512-472-2224
SITE SPECIFICS

SHOAL CREEK SECTION

SECTION

REVISIONS

DATE 4/15/18

FILE NAME 43629

JOB NO.

DESIGN BJC/jrs

DRAWN JAM

SHEET

1 OF 1

John Scott Neal
4501 Ridge Oak Dr. Austin, TX 78731
/ 512-516-2468

RE: C14-2015-0119 - Neal Mixed Use Rezoning - 1.56 Acre

A NOTE FROM THE OWNERS

Dear Planning Commissioners and City Council Members,

Our zoning case for property located on the 1500/1600 block of Shoal Creek will be on the agenda shortly, and I want to convey to you the details about our case so that you may better understand our reasoning for rezoning in addition to our efforts to find a compromise solution with our neighbors to address their concerns.

WHO WE ARE

My name is John Scott Neal and I am born and raised in Austin. My parents first purchased this piece of property about 40 years ago, and made it our home. In those 40 years, we have grown our original home into a small family business of Multi-Family residences. We have 16 units with a total of 24 bedrooms on the subject property. However we currently are zoned a combination of GO, LO & SF-3, and our residential use is no longer permitted. The vast majority of our 1.56 acre property falls into the GO/LO zoning.

WHY THE ZONING CHANGE?

As we look towards the future of our property and our business viability, it has become clear to us that we need more flexibility to adjust to the changing Austin market. We started this zoning application over a year ago with the intention of obtaining a consistent zoning on all of our property that would allow us to rent out a few of our units as office space, without losing the ability to return them to residential units. Under current zoning, this is not allowed. We felt that a GO-MU zoning would achieve this goal without antagonizing the neighbors as they were already living next to GO zoned property that was used as residential... and so our uses would be fairly consistent with what we currently have. We are NOT speculative zoning. However, after long discussions with the neighbors about their fears, we have accepted the fact that we must consider the future development of this property in order understand and address their concerns as best as we can to obtain their support. We have worked extensively with City staff, site planners, and the neighbors themselves to try and come to a consensus on what this property would potentially look like when developed. We are confident that our proposal is in line with the city's desire for increased housing and mixed use, and the neighbor's desire for limited height and impact.

OUR REQUESTS TO MEET WITH JUDGES HILL NA HAVE BEEN REJECTED

Before official notice of our zoning application was sent out, we reached out on 8/31/15 to Judges Hill Neighborhood Association (JHNA) to give them a heads up and a quick synopsis of the case and open

up dialogue. We became aware of minutes for a JHNA meeting that took place on 11/9/15 in which our case was voted on. We were not given notice that our case would be heard at this meeting, yet JHNA took up our zoning case and let our next door neighbors present their opposition to our case and then the association took a vote... again, all without our attending or giving us the opportunity to present our case prior to voting (It should also be noted that only residential members who have paid dues for the last 180 days are permitted to vote in JHNA).

Following this discovery, I emailed JHNA again on 1/15/16 asking to let us present our zoning case at the next meeting in Feb. In their response, the President of JHNA denied my request to present to the entire neighborhood, and told me that I would have to negotiate and reach a compromise with my 3 adjoining neighbors before she would allow me to present to the neighborhood and obtain JHNA support. We reached out to our 3 neighbors for a formal meeting on 1/20/16, and have been trying to satisfy their evolving demands ever since. We still have not been permitted to meet with JHNA.

THE EFFECTS OF THIS ZONING CHANGE?

TRAFFIC: Our property is located on a short section of Shoal Creek Blvd that lies about 20 ft off of major transport roads at 15th and North Lamar. This small stretch of Shoal Creek lies parallel to Lamar Blvd, and is only accessible from Lamar and 15th street. We have NO access to Judges Hill neighborhood or 16th street. This means that the increase in density on our site will not affect traffic in Judges Hill Neighborhood or any other minor streets.

NOISE: Our current use on this site is residential, and so noise issues caused by a residential and office development under the new zoning are not significantly different from what they are today. We have also offered to make a number of concessions to the neighbors, listed below, to help address their noise concerns. This includes eliminating amplified music on their sides of any buildings we build, sound walls, and eliminating certain uses that are particularly noisy.

HEIGHT: (See Attached Drawing)We are surrounded by 3 types of properties: Right-of-way vacant land; Office buildings; and Single family houses located on a hill above us. The sites topography is sloped and bluffed so that all buildings now and in the future on this site are downhill from the Single family houses in Judges Hill. Any potential buildings built under GO-MU zoning on this site will be of similar use and size as the other office buildings on Shoal Creek, and our downhill location from the SF-3 houses means that our maximum building height will be well below the rooflines of those single family homes, and most likely below their ground level. For example, the floor of Jay Tassin's house lies at 560' ft elevation, while the clear building envelope on our site is between 485' and 520'. When you also apply compatibility to our site, the end result is a change in zoning height maximum that minimally affects the neighboring SF housing.

DENSITY: The increase in zoning does offer some increase in our buildable area and FAR, but it also allows us to increase our height for a small section along 15th and Shoal Creek by about 10 ft so that the increase in density can be more focused on the Shoal Creek frontage, and away from the Single Family houses at the back of the site. It also allows for a uniform reduced setback of 15ft on Shoal Creek, which allows us to bring the building closer to the street and away from the neighbors' houses. Under our current zoning, we would have to push the building back towards the SF houses to reach our maximum buildable area, FAR, and also abide by the larger front street setbacks and reduce height. Its important to stress that due to compatibility the increase in height from the new zoning will only slightly change the height of the building and only on the frontage section along Shoal Creek.

Strangely enough, the increase in zoning results in a building that is further away from the neighbors. This increase in maximum height, as discussed above, does not noticeably impact the neighbors due to the downhill topography of the site and existing compatibility code.

AVAILABLE HOUSING: This zoning change to Mixed Use will first and foremost allow us to keep our existing residential units on our property. It would also result in a development that is able to maintain and potentially increase the number of residential units in the downtown and central core area. Under our current zoning, any development would be forced to eliminate all residential and offer an office only product. The current zoning is not in line with the city's desire to increase available housing in the city.

CONCERNS OF NEIGHBORS and COMPRAMISES

We are still in talks with the 3 residential neighbors that boarder our east site that JHNA has demanded we satisfy. While we thought we were going to be able to address their concerns, over time their demands have changed and grown and we find ourselves unable to meet these new stipulations. However, in exchange of their dropping their petition and supporting us, we have offered to agree to a number of restrictive covenants that would help protect them from potential negatives.

WE HAVE OFFERED TO:

-Abide by current compatibility height restrictions for 25 years

-Set aside large green space areas adjacent to neighboring property

-Reduce our potential balcony sizes

-Limit amplified music beyond that required by Austin Code

-Limit the location of signage to the sides of future buildings not facing neighbors

-Limit the size of our pool

-Install sound barriers and fences

-Prohibit access to 16th Street

-Restrict cooling towers

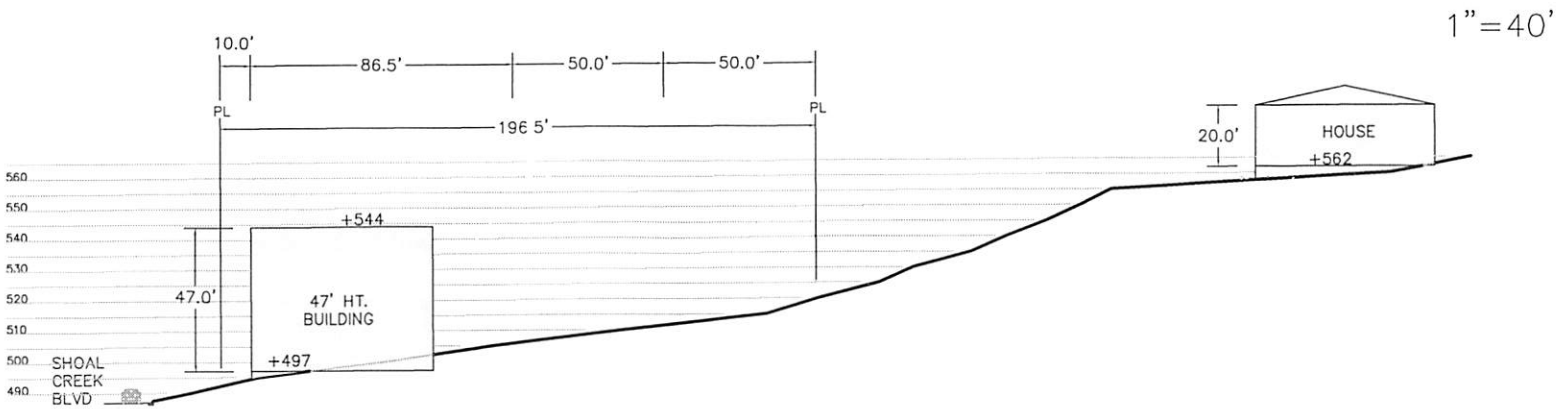
-Bury our utility lines

-Plant new trees as buffers to residential property

We have also offered to remove the following uses to alleviate neighbors concerns:

-Remove the following uses:

- Group Residential
- Mobile Home Residential
- Retirement Housing (Large Site)
- Retirement Housing (Small Site)
- Restaurant (Limited)
- Urban Farm
- Communication Service Facilities
- Community Events
- Congregate Living
- Convalescent Services
- Convention Center
- Daycare Services (commercial)
- Detention Facilities
- Family Home
- Hospital Services General
- Maintenance and Service Facilities
- Major Utility Services
- Military Instillations
- Parks and recreation Services (General)
- Parks and recreation Services (Special)
- Postal Facilities
- Private Primary Education Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Residential Treatment
- Safety Services



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DATE 4/15/18

FILE NAME 43629

JOB NO.

DESIGN BJC/jrm

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SHEET

1 OF 1

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Case Number: C14-2015-0119
Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

MICHAEL L. AND AMANDA J. BRUEMMER

Your Name (please print)

☐ I am in favor
☒ I object

807 W. 16TH STREET

Your address(es) affected by this application

Signature *Date* 1-25-16

Daytime Telephone: 512 944 3389

Comments: THERE IS TOO MUCH ENCROACHMENT FROM OFFICE SPACE IN THIS PREDOMINATELY SINGLE FAMILY HISTORIC NEIGHBORHOOD.

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

RECEIVED
JAN 26 2016
Planning & Zoning Department

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Case Number: C14-2015-0119
Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

Mark W. Seeger
Your Name (please print)

☐ I am in favor
☒ I object

805 W 16th St - "B"
Your address(es) affected by this application

Mark W. Seeger — 1/26/2016
Signature — *Date*

Daytime Telephone: 512-784-0013

Comments: Speculative Cpzoning that negatively impacts residential neighbors w/o any plan to show benefit to COA. Benefits applicant at expense of neighbors. -

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

RECEIVED

JAN 26 2016

Planning & Zoning Department

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Case Number: C14-2015-0119
Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

Jeffrey D Harper
Your Name (please print)

☐ I am in favor
☒ I object

805 W 16th St - "A"
Your address(es) affected by this application

Signature

1/26/16
Date

Daytime Telephone: 512-497-2928

Comments:

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

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Case Number: C14-2015-0119
Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

MICHAEL WARD
Your Name (please print)

☐ **I am in favor**
☑ **I object**

901 W. 16th Street Austin TX 78701
Your address(es) affected by this application

Michael Ward — 1-22-16
Signature *Date*

Daytime Telephone: 512-632-9561

Comments: Opposed.

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

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Case Number: C14-2015-0119
Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

Sally Ward
Your Name (please print)

☐ **I am in favor**
☒ **I object**

901 West 16th St, Austin TX 78701
Your address(es) affected by this application

Sally Ward — 1-22-16
Signature — *Date*

Daytime Telephone: 512-970-0149

Comments:

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

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Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

JAY TASSIN AND BRENT DANNINGER
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1001 W. 17TH STREET, AUSTIN 78701
Your address(es) affected by this application

Signature 2/3/16 *Date*

Daytime Telephone: 512-786-2611

Comments: WE OPPOSE THIS SPECULATIVE "UPZONE" WITH A VALID PETITION AND UNANIMOUS JHNA AND ASK YOU TO REJECT IT. THE APPLICANT WOULDN'T MEET WITH US UNTIL LAST WEEK BUT WE ARE OPEN TO DISCUSSION, BUT L.O. IS MEANT FOR ADJACENT TO HOMES, G.O ISN'T AND MASSIVE APTS HERE WOULD BE FULL OF UT STUDENTS. THAT SCALE BELONGS IN THE UNO. L.O. OFFICES OR LO-MU WITH RESTRICTIONS WOULD BE OK ON COMM. TRACTS. SF-3 BETWEEN HOMES SHOULD REMAIN SO THANK YOU

If you use this form to comment, it may be returned to:
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March 24, 2016, City Council

Paul & MARGARET GOSSELINK
Your Name (please print)

☐ **I am in favor**
☒ **I object**

903 W. 16TH ST. - 78701
Your address(es) affected by this application

Margaret L Gosselink — 1/31/16
Signature — *Date*

Daytime Telephone: 512 322-9599

Comments: THE PROPOSAL IS NOT FOR A Project - IT IS PURELY SPECTULATIVE ZONING THE INCREASED HEIGHT, DENSITY, FAR, POTENTIAL TRAFFIC, NOISE, POSSIBLE CAMPUS HOUSING ARE NOT COMPATIBLE WITH THE ADJOINING ESTABLISHED SINGLE FAMILY HOMES.
OTHER INAPPROPRIATE USES ARE ALLOWED IN GO

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Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

Patricia & William Monroe
Your Name (please print)

☐ I am in favor
☒ I object we object

1606 Pearl St. 78704
Your address(es) affected by this application

Signature — 2/9/15 *Date*

Daytime Telephone: 512 587 2721

Comments:
① The likely harm to our single family area requires only fully detailed construction plans be revealed and endorsed by a majority of neighbors first.
② Potential hillside damage would cause structural & enviormental disaster to many homes & utilities.

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

2 parcels are Monroe's
TCAD 804073 .447
" 804072 .0848
.53 Acres

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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

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

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/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: C14-2015-0119
Contact: Tori Haase, 512-974-7691
Public Hearing: Feb 9, 2016, Planning Commission
March 24, 2016, City Council

James Armstrong
Your Name (please print)

☑ **I am in favor**
☐ **I object**

4601 Ridge Oak Dr
Your address(es) affected by this application

James Armstrong
Signature

4/18/16
Date

Daytime Telephone: 512-243-7740

Comments:

this site will help our housing crisis in central Austin, and will do so with little effect to the neighbors.

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

From: Dustin Hixenbaugh
Sent: Monday, April 18, 2016 1:57 PM
To: Haase, Victoria [Tori]
Subject: Support for Case #C14-2015-0119

Hello,

My name is Dustin Hixenbaugh, and I am an instructor of Rhetoric and Writing at the University of Texas. I am writing to express my support for rezoning case #C14-2015-0119, which I believe will help relieve some of the troubles young professionals have locating affordable housing in the central Austin area. The case is scheduled to be heard on April 26, 2016.

I have taught classes at UT since 2009, and in that time I have had to move farther and farther away from the university as my family has expanded and the opportunities to live near my place of work on a reasonable budget have contracted. Personally, I would support any effort that made it easier for people to live within a few miles of their work. This is not only a matter of personal convenience, but also of environmental responsibility and community identity. I am sure that this particular case can be accomplished without any undue inconvenience to neighbors, and I wish it had been done several years ago.

Please feel free to contact me for any additional information or to elaborate on my support for this case.

Sincerely,

Dusty Hixenbaugh

My home address is 404 Arrow Head, Round Rock, 78681.

--

Dustin Hixenbaugh, Ph.D. Candidate,

Program in Comparative Literature

Assistant Instructor,

Department of Rhetoric & Writing

The University of Texas at Austin

From: Raymond Weyandt []
Sent: Monday, April 18, 2016 1:59 PM
To: Haase, Victoria [Tori]
Subject: Letter of support - Shoal Creek zoning case #C14-2015-0119

Good afternoon,

My name is Raymond Weyandt. I have been a resident of Austin for nearly five years, and I currently reside at 5303 Harmon Avenue, #B, Austin 78751.

I am writing today to express my strong support for rezoning case #C14-2015-0119. As a young professional living in the city, and like so many around me, I am convinced that we need more mixed use spaces to alleviate the very serious housing issues facing the city. I believe that approving this case is a step forward in alleviating these issues, and I urge you to approve it without delay. There is a hearing for this case scheduled for April 26, 2016.

With more than 2 million people now living in the greater Austin area, the City of Austin must continue making the right choices for its residents to ensure the highest quality of life for everyone here and alleviate our growing housing crisis. Approving this case is the right decision and accomplishes exactly what we need. I hope that you will consider my support for its approval and make the right decision in April.

Thank you so much for your time and consideration. Please feel free to contact me directly if you need more information.

Regards,

Raymond W. Weyandt

--

raymond w. weyandt

214 326 6888

From: Jennifer Morris
Sent: Monday, April 18, 2016 2:02 PM
To: Haase, Victoria [Tori]
Subject: Hearing April 26th

Hi my name is Jennifer Morris. I live at 5404 King Henry Dr in Austin.

I want to voice my support for rezoning case #C14-2015-0119 on Shoal Creek Blvd.

I believe that allowing for GO-MU (General Office and Mixed Use) at this site will help the housing crisis in central Austin, and will do so with little effect to the neighbors.

Thank you for your consideration.

Best,

Jennifer

From: Carolina Castano []
Sent: Monday, April 18, 2016 2:02 PM
To: Haase, Victoria [Tori]
Subject: support for rezoning case #C14-2015-0119.

Hi my name is Carolina Castano and my address is 5403 Salem Walk Drive Austin, TX 78745

I want to voice my support for rezoning case #C14-2015-0119.

I believe that allowing for GO-MU (General Office - Mixed Use) at this site will help our housing crisis in central Austin, and will do so with little effect to the neighbors.

Thank you,

Carolina Castano

From: Albright, Alan [
Sent: Monday, April 18, 2016 2:05 PM
To: Haase, Victoria [Tori]
Subject: rezoning case #C14-2015-0119

Ms. Haase

My name is Alan Albright. I have lived in Austin since 1981. My address is 2908 Glenview, Austin, Texas. My phone number is 512 494 3620.

I am intimately familiar with the property that is involved in this dispute. I have been running along Lamar where the property is located for over 30 years now. I want to express my unequivocal support for the Neals for rezoning case #C14-2015-0119. I have known the Neal family for over three decades. They have been incredible stewards of the property that is at Enfield and Lamar. I have had many friends who have lived in the neighborhood that abuts the property. I cannot imagine any legitimate reason for denying the Neals the opportunity for mixed use.

The property is located reasonably close to the UT campus, where we have already run out of reasonable quality living spaces. I believe that allowing for GO-MU (General Office - Mixed Use) at this site will help our housing crisis in central Austin, and will absolutely no adverse effect to their neighbors.

Please feel free to contact me at any time to discuss this issue.

Alan

ALAN D. ALBRIGHT
Partner

T: +1.512.494.3620 | F: +1.512.479.3920 | M: +1.512.230.7092

BRACEWELL LLP
111 Congress Ave., Ste. 2300 | Austin, TX | 78701-4061
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From: Sean Malley []
Sent: Monday, April 18, 2016 2:26 PM
To: Haase, Victoria [Tori]
Subject: case #C14-2015-0119

Dear Ms. Haase,

I am writing to voice my support for case #C14-2015-0119, which will be heard on April 26, 2016.

My name is Sean Malley. I am a nurse at St. David's Medical Center, and I have lived in the Austin area for most of my life. The city has grown tremendously in the last few years, and in that time it has become all but impossible to find an affordable place to live within the city's limits. When I first graduated from college, I was able to live in a modest apartment in central Austin that was close to my work. Recently, I adopted a son, and the extra expenses of having a family have forced me to move farther away from my place of employment than I have ever lived — I spend at least an hour commuting every day.

Rezoning this area of town is a crucial step toward alleviating Austin's housing crisis and enabling people who work hard and raise their families in Austin to actually live in and enjoy the city. I know I am not the only person who is in this situation or feels this way.

Thank you for passing along my support for this case.

Sincerely,

Sean Malley
404 Arrow Head
Round Rock, TX 78681

From: Ian Carrico []
Sent: Monday, April 18, 2016 2:40 PM
To: Haase, Victoria [Tori]
Subject: Support for rezoning case #C14-2015-0119

Tori—

Howdy! My name is Ian Carrico, and I reside here in Austin at 1600 Barton Springs Road #6302. I am writing you today to support the rezoning case #C14-2015-0119. Allowing this space to be used as GO-MU would be a small, but very helpful step in helping Austin fight it's housing affordability crisis— with little to no effect to it's neighbors.

Warmest,

--

Ian J. Carrico

Making the web better, 1ms at a time.
[redacted]
(+1) 512.827.7502

I'm speaking at Velocity | June 20-23, 2016
http://oreil.ly/1VsPX1D #velocityconf

From: Scott Percifull
Sent: Monday, April 18, 2016 2:42 PM
To: Haase, Victoria [Tori]
Subject: rezoning case #C14-2015-0119

Hello Tori,

I am in support of rezoning this property. I have attached my comments with the paperwork associated with the case.

Thank you,

Scott Percifull

Managing Partner
Rain on 4th
ARJ Entertainment

(512) 751-7905

From: Rick Luisi []
Sent: Monday, April 18, 2016 2:47 PM
To: Haase, Victoria [Tori]
Subject: Support of Rezoning of 1507, 1509, 1511, 1601, & 1603 Shoal Creek Blvd

Tori,

I am in support of the request made by J S Neal to rezone the subject property (his family owned property) to allow for continued us of both residential and office. As I understand it, the property is currently grandfathered to allow for residential (SF-3). This would simply allow for that to continue.

Sincerely,

From: [] **On Behalf Of** Niall Needham
Sent: Monday, April 18, 2016 3:10 PM
To: Haase, Victoria [Tori]
Subject: Case C14-2015-0119

Hello Tori. My name is Niall Needham and I live at 1000 San Marcos Street Apt 239, Austin, TX 78702.

I wanted to write to you regarding case C14-2015-0119 (hearing date 4/26/2016); I wanted to express my support for the General Office/Mixed Use rezoning proposed in this case. I believe that with the current expansive growth in Austin and lack of housing, particularly in this area, that this rezoning would be beneficial to the entire community with little to no downside.

I appreciate you taking the time to listen.

Thanks,

Niall Needham

415-640-9655

From: Robin S [] On Behalf Of Robin Sommers
Sent: Monday, April 18, 2016 5:23 PM
To: Haase, Victoria [Tori]
Subject: C14-2015-0119

Ms. Haase:

I am Mr. Robin Sommers. I reside in Austin at The Four Seasons at 98 San Jacinto Blvd., unit 2801.

The purpose of my email to you is to express support of re-zoning Case # C14-2015-0019.
I understand the hearing date for this re-zoning application is April 26, 2016.

In my opinion the site in question should be zoned for General Office and Mixed Use (GO - MU).

I do not believe a GO - MU zoning of this site will have a negative impact on the neighbors in the area. The GO - MU zoning of this site will, however, have a positive effect with respect to the housing crisis in central Austin.

Yours truly,

Robin Sommers

From: Brenda Preston []
Sent: Monday, April 18, 2016 5:52 PM
To: Haase, Victoria [Tori]
Subject: Fwd: Case C14-2015.0119

> My name is Brenda Preston Robison, my address is 5015 Timberline Drive, Austin, TX. I'm writing you to reinforce the rezoning request for the property on Shoal Creek Blvd. The rezoning would allow the property to be maintained for residential use, but also allow construction of affordable housing that is needed in that area.
>
> Sent from my iPhone

From: Courtenay Paris []
Sent: Monday, April 18, 2016 8:24 PM
To: Haase, Victoria [Tori]
Subject: Support For Rezoning Case #C14-2015-0119

Hi Tori,

My name is Courtenay Paris and my address is 1183 Ridgeway Drive, Austin TX 78702. I want to voice my support for rezoning case #C14-2015-0119. I believe that allowing for GO-MU (General Office - Mixed Use) at this site will help our housing crisis in central Austin, and will do so with little effect to the neighboring community.

Thanks,

Courtenay Paris

214-621-2559

From: Lloyd []
Sent: Tuesday, April 19, 2016 7:30 AM
To: Haase, Victoria [Tori]
Subject: Case Number: C14-2015-0119

I am Harold L Figg and live at 1003 W MLK JR BLVD Austin 78701 and I support re-zoning case #C14-2015-0119. The re-zoning will have minimum impact on my neighborhood. General Office - Mixed Use at this location is a positive change that will add to available housing in central Austin.

hasta la victoria, Siempre!

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From: Sabrina Fitzgerald []
Sent: Tuesday, April 19, 2016 10:50 AM
To: Haase, Victoria [Tori]
Subject: Case #C14-2015-0119

Hello,

My name is Sabrina Fitzgerald and my address is 3616 Far West Blvd. #177, Austin, TX 78731.

I would like to express my support for rezoning case #C14-2015-0119. I believe rezoning in this area will be a positive impact on the neighborhood and add to the uniqueness of central Austin.

Thank you,

Sabrina Fitzgerald

From: John Horton []
Sent: Tuesday, April 19, 2016 11:00 AM
To: Haase, Victoria [Tori]
Subject: Rezoning Case #C14-2015-0119

Ms. Haase:

My name is John Horton and **I would like to express my support for rezoning case #C14-2015-0119**.

I own property in this neighborhood and I believe having a mix of uses specifically General Office - Mixed Use (GO-MU) would be good for the neighborhood. This change of use would have very little if any impact on the residents of this neighborhood and would be good for Austin.

Thank you for making my comments known at the rezoning hearing on April 26, 2016.

Thank you,

John Horton

--

John C. Horton III
903 Nueces Street
Austin, TX 78701
512-477-9966 office
512-476-2172 fax

From: Philip Wiley
Sent: Tuesday, April 19, 2016 11:58 AM
To: Haase, Victoria [Tori]
Cc: Rousselin, Jorge; Guernsey, Greg
Subject: Zoning case C14-2015-0119, and the point one percent.

Tori,

This note is intended to make clear my support for rezoning case #C14-2015-0119, and some reasons behind it.

John Scott Neal and I are partly to "blame" for some of Austin's biggest problems and challenges - urban sprawl - and the average price for a downtown front door knob. We both own significantly underutilized property on the downtown grid => where there are a lot more jobs than housing options. We would like to be part of the solution, supporting the compact and connected vision, but can not currently, even though it would benefit 99.9% of Austin residents and voters. The .1% deserve a voice too, so let's objectively look at the case.

As you stand at my corner on San Gabriel / MLK with a zoning map, you will have to look hard to find a code that matches current use, or historical intent, so it is not a criticism of anyone to say it does not surprise me that John's zoning code needs to be updated. We both have property on blocks adjacent to major transit corridors (him Lamar, me MLK), in the transition zone between the primarily "single" family use interior blocks, and surrounding much more intensive / dense uses. To clear up a misconception, the area is not primarily single family use just the interior blocks are. The majority of blocks are in the transition zone, per the attached map. The overwhelming majority of residents live in the transition zone on land uses denser than single family. With the exception of Vance Circle none of the transition zone blocks are primarily single family..

My property at 1802 San Gabriel was the site of the Vance homestead, where the first home was built in the area around 1860. The Vance subdivision was created in 1947, at a time when that home was still on "my" lot, and and 17 other lots were created.. Per others more informed than myself about such things, it is clear from the subdivision deed set backs, restrictions and map that the intent was to (1) keep the part of the hill north of Mr. Neal undeveloped; (2) create a low density residential block (Vance Circle), (3) maintain residential use for the property (4) protect the privacy and views on "my" lot, and (5) give those not on Vance Circle lfexibility to achieve density beyond single/two family use if the environment ever changed such that it made sense. The subdivision deed did not limit height, but did limit properties on Vance Circle to one or two families. My property and the three adjacent to me on MLK had no limitation on families, so I could sell land to them changing the set backs, without affecting "compatibility", or we could recombine all four properties into one. It all makes sense if you consider who was making the rules and the location of the lots relative to MLK and property across the street on San Gabriel, which they had no control over. Mr. Neal's property is close to the edge of the old Vance estate, there were no limitations on the number of families or height on his property either, that was the situation in 1947, and the only thing that has changed since is City zoning codes and what they have allowed at various times, well not the only thing...

First a lot at the edge of the Vance estate was "rezoned" with agreement of the other subdivision members to become a parking lot, which allowed for an office building to be built next to Mr. Neal's property, changing that deal related to items (1) & (3) above. Then...

A piece of property across from me, which extends from the corner of MLK / San Gabriel, to 18th / Pearl, was re-developed in 1985 from a single family .94 acre estate into a row house style condominium complex, 33K SF under roof, with a private alley where headlights line up perfectly with my front door and living room. It is uphill, and "towers" over my single story home, which was designed not to have curtains in the living room, as the light is already diffused by a deep overhang. What is the solution? Curtains and landscaping for compatibility have worked fine for years, as it was

already a compatible use given it's location and surroundings.. Mr. Neal is not asking for the right to "tower" over anybody, or anything close to it. Then...

UNO - University Neighborhood Overlay - bordering MLK. Sure the UT tower view is not what it was, but so great for compact and connected!

The case is strong for Mr. Neal to maintain rights to use his property for commercial use, and protect the residential use that has been in place for many years. If rezoning is the only way to codify both and give him a reasonable / compatible height limit, then so be it.

I have lived in Judges Hill for 24 years, worked hard in many ways to improve the area, and care deeply about it.. The people living on the interior primarily single family blocks want to keep their blocks that way, and we will support them. We can not, however, support people trying to prevent others in the transition zone from exercising reasonable land uses and that is not what the majority of transition zone property owners or residents want. We know that from talking with them, through secure / anonymous Helios polling of qualified participants, and are working to help make sure that voice gets more consideration in the process.

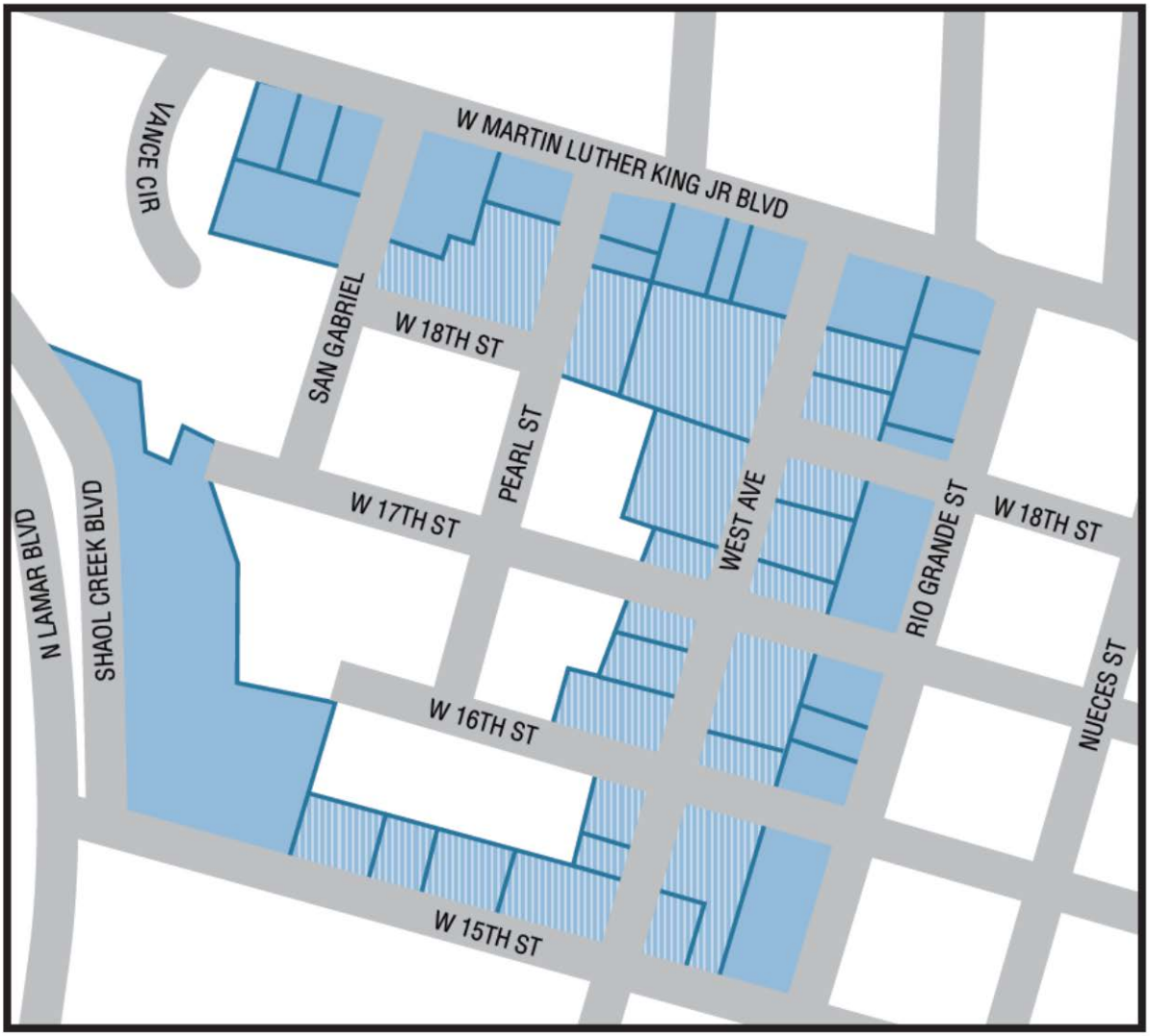
Mr. Neal has 1.56 acres. I have .85, which when combined with my three adjacent neighbors on MLK, could become a 1.64 acre site. These are not the only opportunities in Judges Hill, just two of the biggest, and best chances to help contribute to the solution. Without impacting the established pattern, without deviating from area form already in place, or already approved to be built, like UNO. If an area downtown, next to a large green space like Pease Park, blocks from the heart of our public transportation system, a short bike or walk to so many jobs, is not the first place to look for and act on the low lying "compact & connected" fruit, then where?

Thanks all for your hard work in support of making a great city even better!

Respectfully,

Philip Wiley

1802 San Gabriel, 78701


N LAMAR BLVD
SHAOL CREEK BLVD
VANCE CIR
SAN GABRIEL
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W 18TH ST
PEARL ST
W MARTIN LUTHER KING JR BLVD
WEST AVE
RIO GRANDE ST
W 18TH ST
NUECES ST

Lindsay Redwine

2111 Travis Heights Blvd.• Austin, TX 78704• 512/627.9241

April 18, 2016

Tori Haase
City Of Austin
Tori.Haase@austintexas.gov

RE: Case #C14-2015-0119
Hearing Date: April 26, 2016

Dear Ms. Haase:

Lindsay and Ras Redwine VI, of 2111 Travis Heights Blvd., want to lend our support for the rezoning application at Shoal Creek, case #C14-2015-0119.

We have attended and participated in many council meetings at City Hall to understand that this General Office – Mixed Use zoning can only add benefit to the current housing crisis within the City of Austin.

Sincerely,

Lindsay Redwine

Lindsay Redwine
Ras Redwine VI