ZONING CHANGE REVIEW SHEET

**CASE:** C14-2016-0063.SH – Villas at Vinson Oak Rezone

**P.C. DATE:**
- August 23, 2016
- September 13, 2016
- October 25, 2016
- December 13, 2016

**ADDRESS:** 4507 and 4511 Vinson Drive

**DISTRICT AREA:** 3

**OWNER:** Notigius, LLC – Series Vinson
(Antonio Giustino)

**AGENT:** Perales Engineering, LLC
(Jerry Perales, P.E.)

**ZONING FROM:** SF-3-NP
**TO:** SF-6-NP
**AREA:** 1.9 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff’s recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

**PLANNING COMMISSION RECOMMENDATION:**

August 23, 2016: **APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO SEPTEMBER 13, 2016**

[N. ZARAGOSA; J. SCHISSLER – 2ND] (12-0) M. WILSON – ABSENT

September 13, 2016: **APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO OCTOBER 25, 2016**

[P. SEEGER; A. PINEYRO DE HOYOS – 2ND] (10-0) K. MCGRAW, J. SCHISSLER, J. VELA – ABSENT

October 25, 2016: **APPROVED A POSTPONEMENT REQUEST BY THE CONTACT TEAM TO DECEMBER 13, 2016**

[J. SCHISSLER; N. ZARAGOSA – 2ND] (12-0) J. SHIEH – ABSENT

December 13, 2016: **APPROVED SF-6-CO-NP DISTRICT ZONING, WITH THE CONDITIONAL OVERLAY FOR: 1) A MAXIMUM OF 16 UNITS; 2) RESTRICTION THAT A BUILDING MAY NOT CONTAIN MORE THAN 2 UNITS; 3) MAXIMUM 50% IMPERVIOUS COVER; 3) LIMIT OF ONE INGRESS / EGRESS ON VINSON DRIVE; 4) PROHIBIT ACCESSORY DWELLING UNITS; AND 5) REQUIRE A SOLID 6-FOOT HIGH FENCE ALONG ALL COMMON PROPERTY LINES**

[F. KAZI; J. SCHISSLER – 2ND] (11-0) T. NUCKOLS; A. PINEYRO DE HOYOS – ABSENT
NOTE: RECOMMEND TO CITY STAFF TO EXPEDITE TRANSPORTATION IMPROVEMENT PLANS FOR VINSON DRIVE IN ORDER TO RESOLVE SAFETY CONCERNS

ISSUES:

The South Manchaca Contact Team met with the Applicant and neighborhood stakeholders on Tuesday evening, November 1st at the Manchaca branch of the Austin Public Library. Staff was also in attendance. A second meeting was held on November 15th also at the Manchaca Library. Correspondence from the Contact Team to uphold the valid petition and oppose any change to the existing SF-3-NP zoning is attached at the very back of this packet.

The South Manchaca Contact Team requested postponement of this case until December 13, 2016. Please refer to correspondence at the back of the Staff report.

A valid petition of 54.74% has been filed by the adjacent property owners in opposition to this rezoning request. Petition materials and comment response forms are located at the back of the Staff report.

The initial applications filed were for MF-2-NP zoning and a corresponding change in the Future Land Use Map (FLUM) from Residential Core to the Neighborhood Transition character district. On Monday, July 25th, Staff met with the Applicant and representatives of the South Austin Combined Neighborhood Plan area, including the Southwood Neighborhood Association to discuss the proposed FLUM change. On Tuesday, August 2nd, the Applicant amended the rezoning request to SF-6-NP. SF-6 zoning is permitted within the Residential Core character district, hence the Applicant withdrew the neighborhood plan amendment application.

This rezoning case has been approved to participate in the City’s S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. In November 2016, the median family income (MFI) for a family of four is $77,800. Eighty percent (80%) MFI for a family of four is $62,250. Please refer to Attachment A.

DEPARTMENT COMMENTS:

The subject property consists of three undeveloped tracts and is zoned family residence – neighborhood plan (SF-3-NP) district. Access to the property is taken to Vinson Drive, a 21-foot wide residential collector street. The railroad tracks parallel Vinson Drive which veers to the northwest as it approaches West St. Elmo Road and corresponding railroad crossing sign with directional arrows as well. A non-operational railroad spur borders the northern two tracts of this property. There is a religious assembly use fronting St. Elmo Road to the northwest (LO-MU-CO-NP); single family residences on large lots that front on South 3rd Street and back up to the railroad tracks to the north; and residential lots of more standard sizes that front on South 3rd Street and Philco Drive to the east and south (SF-3-NP). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).
The Applicant proposes to rezone the property to the townhouse and condominium residence neighborhood plan (SF-6-NP) district and construct 16 condominium units on 1.9 acres, specifically 4 attached units (2 units per building) and 8 detached units. The subdivision and site plan in process are provided as Exhibits B and C. The proposed site plan shows one driveway access to Vinson Drive near the southwest corner of the property. Due to the location of the heritage tree near the south property line and the curve in the road approximately midpoint on the property, a second driveway on Vinson Drive may not be achievable.

This is a classic case of residential infill in a residential neighborhood. Under the existing SF-3-NP zoning, the Applicant could resubdivide the property and achieve nearly the same number of residences as proposed. Under a duplex scenario, which requires lots of 7,000 square feet, the hypothetical density would be approximately 18 units, estimating the utilities and other infrastructure needed to serve the lots. However, the applicant thinks the requested SF-6 zoning, will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive. However, given that the number of residential units and vehicle trips per day is comparable to what could be developed under the existing zoning with duplex development, the difference in impact is likely marginal.

If Austin is to grow and evolve as a compact and connected city, as envisioned in the recently adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into higher density residential.

In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood, and provides the opportunity for S.M.A.R.T. Housing to occur.

**EXISTING ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>LO-MU-CO-NP; SF-3-NP</td>
<td>Single family residences; Religious assembly</td>
</tr>
<tr>
<td>South</td>
<td>SF-3-NP</td>
<td>Single family residences in the Greenwood Forest Section 1 subdivision</td>
</tr>
<tr>
<td>East</td>
<td>SF-3-NP</td>
<td>Single family residences in the Greenwood Forest Annex, Cary Subdivision and sections of the Hartkopf</td>
</tr>
<tr>
<td>West</td>
<td>SF-3-NP</td>
<td>Railroad r-o-w and tracks; Single family residences</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD PLANNING AREA:** South Austin  **TIA:** Is not required  
Combined NPA (South Manchaca)

**WATERSHED:** Williamson Creek  **DESired DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No  **SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 26 – Far South Austin Community Association
- 627 – Onion Creek Homeowners Association
- 742 – Austin Independent School District
- 1108 – Perry Grid 644
- 1340 – Austin Heritage Tree Foundation
- 1424 – Preservation Austin
- 1528 – Bike Austin
- 1550 – Homeless Neighborhood Association
- 511 – Austin Neighborhoods Council
- 950 – Southwood Neighborhood Association
- 1228 – Sierra Club, Austin Regional Group
- 1363 – SEL Texas
- 1429 – Go! Austin / Vamos! Austin (GAVA)
- 1530 – Friends of Austin Neighborhoods

**SCHOOLS:**

- St. Elmo Elementary School
- Bedichek Middle School
- Travis High School

**CASE HISTORIES:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-04-0134</td>
<td>SF-3 to LO-MU-CO</td>
<td>To Grant LO-MU-CO w/CO for list of prohibited uses, 315 trips/day, limit drives to W St. Elmo to 1; limit access to Vinson Dr to emergency only; Restrictive Covenant for the NTA.</td>
<td>Apvd LO-MU-CO as recommended by ZAP (01-13-2005).</td>
</tr>
</tbody>
</table>

**RELATED CASES:**

*South Manchaca Neighborhood Plan Rezonings*

The South Manchaca Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Imagine Austin Comprehensive Plan on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-
087). As part of the South Manchaca Neighborhood Plan Rezonings, the Secondary Apartment special use was adopted area wide with the exception of certain subdivisions and portions thereof. It is an allowed use on the subject property and the surrounding properties too.

Subdivision
A one lot subdivision plat is under review for this tract, C8-2016-0089.0A – Villas at Vinson Oak Resubdivision. The plat proposes to combine two lots and an unplatted area into one lot. Please refer to Exhibit B.

Site Plan
A site plan application is currently under review for this property, SP-2016-0276C.SH – Villas at Vinson Oak. The plan proposes 7 detached and 12 attached condominium units, with associated parking on 1.9 acres. Please refer to Exhibit C.

EXISTING STREET CHARACTERISTICS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vinson Drive</td>
<td>&gt;160 feet</td>
<td>21 feet</td>
<td>Collector</td>
<td>No</td>
<td>Not at this location;</td>
<td>Yes, located 1,320 feet away</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Buffered Bike Lane further south</td>
<td></td>
</tr>
</tbody>
</table>

CITY COUNCIL DATE: September 22, 2016

ACTION: Approved a Postponement request by Staff to November 10, 2016 (10-0, Council Member Troxclair – off the dais).

November 10, 2016

Approved a Postponement request by Staff to December 15, 2016 (11-0).

December 15, 2016

Approved a Postponement request by Staff to January 26, 2017 (11-0).

January 26, 2017

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719
RESUBDIVISION OF PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION AND A PORTION OF LOT 12, BLOCK D, JAMES E. BOULDIN ESTATE

STATE OF TEXAS

COUNTY OF TRAVIS

I, REBECCA STUBBE, TRUSTEE OF THE OAKLAND WAYNE SAVAGE TRUST, OWNERS OF 0.3285 ACRES OF LAND IN LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE, AS RECORDED IN DEED COURT MINUTES BOOK 141, PAGES 75-76, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, CONVISED TO LC BY DEED RECORDED IN DOCUMENT NO. 201727250, OFFICIAL PUBLIC RECORDS, TOGETHER WITH OTHER PARCELS OF LAND AND EASEMENTS, DESCRIBED AS MORE FULLY SHOWN AND DESCRIBED IN THE FOREGOING APPLICABLE INSTRUMENTS AND IN THE CAPACITY STATED,

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ___________, 20___, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY:
PRINT OR STAMP NAME HERE: MY COMMISSION EXPIRES

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA STUBBE, KNOWING THE TRUE CONTENTS WHEREOF IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESS AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF ___________, 20___, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY:
PRINT OR STAMP NAME HERE: MY COMMISSION EXPIRES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS.

THIS THE _____ DAY OF ___________, 20___, A.D.

STEPHEN ROLLER, CHAIRPERSON
JEAN STEVENS, SECRETARY

JURISDICTION:
THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE _____ DAY OF ___________, 20___, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ENGINEERS CERTIFICATION
I, JERRY PERALES, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FeASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 23 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 443205, DATED SEPTEMBER 29, 2006.

JERRY PERALES, PE NO. 94876
PERALES ENGINEERING, LLC
808 W. 5TH STREET STE 2211
AUSTIN, TX 78701
jerry@perales.com

DATE

WATERLOO SURVEYORS INC.
1801 W 15th St
AUSTIN, TX 78701
Phone: 512-481-9622
www.waterloosurveyors.com
214657P

STATE OF TEXAS

COUNTY OF TRAVIS

1. DANA DUBEKER, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF ___________, 20___, A.D. AT ___________ O'CLOCK ___________ M. DAILY RECORDED ON THE _____ DAY OF ___________, 20___, A.D. AT ___________ O'CLOCK ___________ M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. ___________, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DUBEKER, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:
1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.

2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.

3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER/WASTEWATER UTILITY.

4. ALL STREETS, DRAINAGE, SEWERS, DREDGING CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE DESIGNED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

5. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

6. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSESSORS ARE LIABLE FOR THE DEBTORS TO THE CITY OF AUSTIN.

7. BUILDING SETBACK LINES SHALL BE IN CONFORMITY WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINFIELD EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.

10. PROPERTY OWNERS SHALL PROVIDE ACCESS FOR DRAINAGE AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT IMPROVE ACCESS BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

11. AUSTIN ENERGY HAS THE RIGHT TO PLANE AND/OR REMOVE TREES, SHRUBS AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 23-4. SUBCH. 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT NEEDED TO PROVIDE ELECTRICAL SERVICE TO THE LOT IN ACCORDANCE WITH THE INSTALLATION AND ONGOING MAINTENANCE OF INTRACITY ELECTRICAL AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF AUSTIN.

13. THE OWNER SHALL BE RESPONSIBLE FOR LOT/Parcel TESTING FOR HEALTH, SAFETY, FIRE PROTECTION, AND EASEMENTS. THE CITY OF AUSTIN SHALL PROVIDE THE OWNER WITH A CONTRACT AND DEED RESTRICTION.

14. ALL SUBDIVISIONS SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE.

15. THE OWNER/DEVELOPER OF THIS SUBDIVISION IS RESPONSIBLE FOR THE DESTRUCTION OR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUN-OFF AS PERdiscord OR OTHER MUST OBTAIN APPROVAL OF THE CITY OF AUSTIN.

16. THE WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITIES CODE.

17. THE WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITIES CODE.

18. THE WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITIES CODE. THE WATER AND WASTEWATER UTILITY PLANT MUST BE REHEATED AND APPROVED BY AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED AND APPROVED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

19. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO LIABILITY FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CONSTRUCTION OR USE OF THIS SUBDIVISION. THE CITY OF AUSTIN IS NOT LIABLE FOR ANY INJURY OR DAMAGE TO PERSONS OR PROPERTY RESULTING FROM THE CONSTRUCTION OR USE OF THIS SUBDIVISION.

20. ALL RESTRICTIONS AND EASEMENTS FROM THE PREVIOUSLY EXISTING SUBDIVISION, HARTKOPF SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, AS RECORDED IN BOOK 6, PAGE 5, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.

CASE # CS-2016-XXXX OA
SF-6 Conditions Amenable to Notigius LLC – Series Vinson (Developer of Villas at Vinson Oak)

1. Density of development will be restricted to 16 units within 12 free standing structures, or if more free standing structures are desired, then the total number of units will not exceed 15.

2. Development will not contain accessory dwelling units.

3. Access will be restricted to Vinson Road.

4. Development will be designed with native landscaping and no turf grass; no in-ground irrigation system will initially be placed by the developer. (Subsequent unit owners can install at their expense.)

5. The Development will not be designed as a close-gated community.

6. To the extent possible, the Development will utilize City solid waste services. No dumpster will be designed into the development to the extent City code allows.

7. Erosion control will be implemented on fence line between SF-3 and SF-6 in the places where topography drops.

8. Developer will build a fence between SF-6 and SF-3.

9. Compatibility standards, including limitations on set-backs and building height, will be honored.

10. Developer will work in good faith to develop initial HOA bylaws with the Southwood Neighborhood Association.
Hola Missy,

This document contains a list of condition agreements on the SF6 development from Tony. He is unable to accept the impervious cover restrictions due to the unknown factors for both the sidewalk and drainage requirements which may entail additional concrete on the property site.

Please let me know if there are additional questions. Thank you!

Respectfully,
Linda
lhguerrero9@gmail.com
May 11, 2016 (Revision to letter dated April 21, 2016)

S.M.A.R.T. Housing Certification
Notigius LLC, Series Vinson – Villas at Vinson Oak (ld#66113)

TO WHOM IT MAY CONCERN:

Notigius LLC – Series Vinson (development contact: Tracy Henry, Project Manager: 512.636.5334 (o); tspencer@peraleseng.com) is planning to develop a 20-unit ownership and rental development at 4507 and 4511 Vinson Drive, 78745. The reasonably priced units will be rental units and therefore will be subject to a 5 year affordability period after issuance of certificate of occupancy. The developer is seeking a zoning change from SF-3 to MF-2 and has submitted evidence they are working with the neighborhood and are responding to the neighborhood's legitimate concerns. This revision changes the proposed set aside of affordable units from 10% to 40%. Total fee waiver changes from 25% to 100%. The total reasonably priced units changed from 20.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 40% of the units (8 units) of this project will serve households earning no more than 80% of MFI, the development will be eligible for a 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

- Capital Recovery Fees
- Building Permit
- Concrete Permit
- Electrical Permit
- Mechanical Permit
- Plumbing Permit
- Site Plan Review
- Misc. Site Plan Fee
- Construction Inspection
- Subdivision Plan Review
- Misc. Subdivision Fee
- Zoning Verification
- Land Status Determination
- Building Plan Review
- Parkland Dedication (by separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:
- Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-3300 or greenbuilding@austintexas.gov).
- Submit plans demonstrating compliance with visibility standards.

Before a Certificate of Occupancy will be granted, the development must:
- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that visibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins
Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
    Maureen Meredith, PZD
    M. Simmons-Smith, DSD
    Katherine Murray, Austin Energy
    Randi Jenkins, AWU

Bryan Bomar, AEGB
Gina Copic, NHCD
Marilyn Lammersdorf, PARD
Heidi Kasper, AEGB
Carl Wren, DSD
Alma Moliari, DSD
Susan Kinel, NHCD
Stephen Castleberry, DSD
Canh Coward, DSD
Ellis Morgan, NHCD

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.
Good morning Ms. Taylor
Thank you for your email regarding the project on Vinson Drive. The current S.M.A.R.T. Housing code only requires a project to be located within one-half mile walking distance of a local public transit route it does not require the construction of sidewalks/accessible routes to the transit stop. The S.M.A.R.T. Housing guide section on Additional Design Standards – Multi-Family (Page 12), are only recommendations. The City currently cannot require a developer to build sidewalks outside of their property boundaries.

The City of Austin is addressing the need for sidewalks adjacent to affordable housing projects by identifying income restricted affordable housing projects as a priority for new construction/repair of sidewalks in the City of Austin’s Sidewalk Master Plan that was adopted on June 16, 2016. More information about the Sidewalk Master Plan can be found at the following link: [http://www.austintexas.gov/sites/default/files/files/Public_Works/Street %26 Bridge/Sidewalk_MPU_ADOPTED_06.16.2016_reduced.pdf](http://www.austintexas.gov/sites/default/files/files/Public_Works/Street %26 Bridge/Sidewalk_MPU_ADOPTED_06.16.2016_reduced.pdf)

Please contact me if you have any further questions regarding S.M.A.R.T. Housing.

Sandra Harkins
Project Coordinator, Real Estate and Development
Neighborhood Housing and Community Development
Street-Jones Building
1000 E 11th Street, Ste 200, 78702
Tel: 512-974-3128
Office Hours: Mon – Thurs 7:30 am – 6:00 pm
TODAY I CHOOSE JOY!!!!!
From: Navvab Taylor
Sent: Tuesday, July 26, 2016 11:37 PM
To: Meredith, Maureen
Subject: Plan Amendment Case #: NPA-2016-0030.01.SH Vinson Drive

Maureen,
My question for the zoning reviewer, or perhaps it should be directed to NHCD since it is about the sidewalk for smart housing:

Page 12 of the SMART housing guide found on the City’s website states: "Additional Design Standards: Multi-family 1. Accessible routes to transit – Accessible sidewalks must connect the complex to nearby transit stops." Does this requirement apply to this property, since the developer is seeking MF2 multifamily zoning? I asked this question last right and he seemed to think that he didn't have to provide an accessible route to transit. In this case, it may mean a sidewalk to connect his property to the sidewalk in existence on either the north or south side of St. Elmo Road, which could connect to the #10 bus stops on S 1st. He said that he wasn't required to build sidewalks that weren't on his property - technically, these sidewalks are in the right of way, not his property. I don't see the point of this qualifying as SMART housing if there's no accessible route to transit.

Thank you,
Ms Navvab Taylor
915 Redd St
SUMMARY STAFF RECOMMENDATION:

The Staff’s recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

   The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

3. Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan and

4. The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.

This is a classic case of residential infill in a residential neighborhood. Under the existing SF-3-NP zoning, the Applicant could resubdivide the property and achieve nearly the same number of residences as proposed. Under a duplex scenario, which requires lots of 7,000 square feet, the hypothetical density would be approximately 18 units, estimating the utilities and other infrastructure needed to serve the lots. However, the applicant thinks the requested SF-6 zoning, will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive. However, given that the number of residential units and vehicle trips per day is comparable to what could be developed under the existing zoning with duplex development, the difference in impact is likely marginal.

If Austin is to grow and evolve as a compact and connected city, as envisioned in the recently adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into higher density residential.

In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.
In conclusion, Staff believes the proposed SF-6 zoning is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood.

EXISTING CONDITIONS

Site Characteristics

The site consists of three undeveloped tracts which are fairly level with the exception of an approximate 5-foot drop in topography on the southernmost tract. There is a 51-inch Live Oak tree near the south property line.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Capital Metro

This notice concerns all proposed development within 500-feet of the Capital Metro Rail Tracks

Capital Metro runs freight service on these tracks, and is required to continue to do so as a matter of federal law. Since March 22, 2010, we are operating passenger rail service, primarily, but not limited to, weekday hours. With the start of passenger rail service, we have shifted freight rail service to other times, particularly the hours after the last passenger train has run. This shift is in accordance with Federal regulations and safety procedures.

All concerned parties need to be aware of the freight service in planning any development. The freight trains generate some noise as they move through. At many urban street crossings, there are upgraded signal systems with crossing arms to block the roadway. This allows the City of Austin the ability to apply for a “quiet zone” meaning that the train will not blow its horn, under normal operations, as it moves through the street. At other crossings, the freight train will blow the horn, which is approximately 96 decibels. At any time, if the engineer judges it to be prudent, the horn will be sounded as needed for safe operation.

Capital Metro strives to provide the community with the best passenger and freight service possible. We also try to be sure that all of our neighbors are aware of both our present and possible future operations.

Comprehensive Planning

This rezoning case is located on the east side of Vinson Drive on an undeveloped tract, which is approximately 1.9 acres in size. The property is located in the South Austin Combined Planning Area, in the South Manchaca NP. Surrounding land uses includes single family housing to the north, east and south, and a railroad track to the west. The proposed use is a 19 unit condominium project.
Connectivity: The Walk Score for this site is 25, meaning almost all errands must be accomplished by car. A Cap Metro transit stops are located a third of a mile from the subject property. Public sidewalks are non-existent along the majority of the streets in this section of the planning area.

South Austin Combined Neighborhood Plan (SACNP)
This property is located within the South Manchaca Neighborhood Planning Area, which is part of the South Austin Combined Neighborhood Planning area. The SACNP Character District Map classifies this area of the plan as `Residential Core' (almost adjacent to a Neighborhood Transition District) and SF-6 zoning is allowed in the character district. The following SACNP text and policies are relevant to this case:

The Residential Core character districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood. The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some “missing middle” housing types into the neighborhood fabric, which aids affordability and can contribute to walkability. (p. 47)

Vision: Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors. (p. 48)

Policies for the Residential Core:

RC P1: Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

RC P2: The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see page 49 thru 50 for details):
- Single family houses
- Duplexes
- Small houses on small lots
- Cottage clusters/bungalow courts

RC P6: Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing. (p. 52)

RC P7: Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of
the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district:

MH: Mobile home residence
SF-2: Standard lot single family
SF-3: Family residence
SF-4A: Small lot single family
SF-4B: Single family condo
SF-5*: Urban family residence
SF-6*: Townhouse & condo residence
MF-1: Limited density multi-family

* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

Please see pages 47 to 52 of the SACCNP for more specifics.

SACNP policy and text appears to support townhouse and condo residences in the Residential Core as long as they are compatible with the neighborhood character of the area, while Vinson Road is almost rural in nature due to the adjacent railroad track.

Imagine Austin
This property is not located along an Activity Center or in a Center according to the Imagine Austin Growth Concept Map. The following IACP policies are applicable to this project:

- **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.

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

- **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 healthy food, schools, retail, employment, community services, and parks and recreation options.

The policies in both the SACNP and Imagine Austin appear to support this residential project, which will provide much needed missing middle housing in the area.

Drainage

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through
engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Gross Site Area</th>
<th>% of Gross Site Area with Transfers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (minimum lot size 5750 sq. ft.)</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Other Single-Family or Duplex</td>
<td>55%</td>
<td>60%</td>
</tr>
<tr>
<td>Multifamily</td>
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<tr>
<td>Commercial</td>
<td>80%</td>
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According to floodplain maps there is no floodplain within or adjacent to the project location.

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development’s requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

**Site Plan and Compatibility Standards**

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.

The site is subject to compatibility standards. Along the north, east and south property lines, the following standards apply:
• No structure may be built within 25 feet of the property line.
• No parking or driveways are allowed 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 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.
• A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
• An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

Transportation

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

The trip generation based on the initial site plan would not trigger a Neighborhood Traffic Analysis (NTA) per LDC Section 25-6-114. The transportation review for development applications (which is within Development Services Department) can only make requirements within the context of the Land Development Code. That is, DSD does not have the authority to require the NTA since the proposed development does not exceed the threshold (300 trips), and the maximum build out for SF-6 zoning would not trigger a NTA either (total trip count would be approx. 283). Therefore, Staff cannot require transportation improvements for Vinson Drive. Staff would only be able to require payment of fiscal with the subdivision since Vinson Drive is a substandard roadway, but would not require physical improvements.

As part of their regular agenda on Tuesday, November 15th, the Bicycle Advisory Council (BAC) discussed Vinson Drive but opted not to comment on the specific zoning case in question or make any recommendation directed towards Planning Commission, and instead directed a couple of recommendations to Transportation staff. As an FYI:

Recommendation 1:

The BAC recommends that city staff look into possibility of right of way availability on Vinson Drive to improve bicycle connectivity and safety and look into improving connectivity and safety between St. Elmo and Aberdeen via 3rd St.

Other intersections to review include:

- St. Elmo at Vinson
- South 1st and W. St Elmo
- South 2nd and W. St Elmo
- South 3rd and W. St Elmo
- James Casey and St. Elmo
- Vinson Dr. and Aberdeen
- Vinson Dr. and Philco
- St. Elmo and Mt. Vernon

**Recommendation 2:**

The BAC requests that the developer work with Austin Transportation (Right-of-Way Management and Active Transportation) to make sure that bicycling safety during construction is addressed at the time of site plan application on nearby streets, including 3rd St, Vinson, Philco, and St. Elmo.

**Complete Streets Review**

FYI – At the time of site plan, it is recommended that sidewalks are provided along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity in accordance with our Complete Streets Policy Ordinance #20140612-119. The sidewalk dimensions shall comply with the Transportation Criteria Manual and shall be constructed in accordance with the latest ADA standards.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a buffered bike lane is recommended for Vinson Drive.

FYI – At the site plan phase, the land owner will be required to provide a 22’ recreational easement on the portion of their property that fronts the rail line. 22’ includes a 12’ trail and 5’ shoulders on each side. However, if the owner is willing to maintain the vegetation on their side of the property, the easement can be reduced to 17’. Any trail or sidewalk alignment should be setback from the existing edge of the roadway by 10’ or so.

If there is a roughly proportionate need to mitigate traffic impacts, the 12’ trail could be constructed. Additionally, there should be a sidewalk provided along Vinson Drive on the western border of the property.

**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. **Water and wastewater service extension requests will be required for this tract.** 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.
## PETITION

**Case Number:** C14-2016-0063.SH  
**Date:** 12/8/2016  
**Total Square Footage of Buffer:** 39253.2735  
**Percentage of Square Footage Owned by Petitioners Within Buffer:** 54.74%

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.

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**Total**  
| 367714.96 | 54.74% |
PETITION

CASE#: C14-2016-0063.SH

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.
PETITION

Date: August 15, 2016
Case Number: C14-2016-0063.SH

Address of Rezoning Request: 4507 & 4511 Vinson Drive

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The proposed zoning change is incompatible with adjacent and nearby single-family homes and would negatively impact our neighborhood. There are no other properties in the neighborhood with the proposed zoning. To approve this zoning request would result in spot zoning. The applicant is proposing eighteen condominiums on 1.9 acres in a neighborhood of single-family homes with an average lot size of .28 acres.

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<tr>
<th>Signature</th>
<th>Printed Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>George Scheman</td>
<td>7502 S 5rd St</td>
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<tr>
<td>J.R. &amp; Carol Neustadt</td>
<td>4506 S 3rd St</td>
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<td>Terrance Sanchez</td>
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<td>809 Philco Dr 78745</td>
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<td>Clara R. Ramirez</td>
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</table>
Signature: Anna M. Strong  
Ernest A. Estrada  
Olive Estrada  
Frank J. Flores

Printed Name: Anna M. Strong  
Ernest A. Estrada  
Olive Estrada  
Frank J. Flores

Address: 901 Redd St  
802 Philip  
4510 S 3rd

4510 S 3rd

Contact: Margaret Dun  
4409 S 3rd St  
Austin TX 78745  
512-572-6495
Petition (Continued) Case # C14-2016-0063-SH

Printed Name
ANNA M. STRONG

Address
901 Redd St

ERNEST A. SARANA

101 Philadelphia Pk.

OLIVIA ESTRADA

4510 S. 3rd

Frank J. Flores

4510 S. 3rd

Nathan Olmey

4510 S. 3rd

Jenny R. Salazar

4518 S. 31st

Ashley TX
Petition (Continued) Case # C14-2016-0063-SH

Printed Name
ANNA M. STRONG

Address
901 Redal St
802 Philo
4510 S. 3rd

Ernest A. Serrano
Olivio Estrada

Ernest A. Serrano
Olivio Estrada

Frank J. Flores
Lesley McDonell

Billy Barke
Kamel Butt

Brian Rice
BRIAN RISE

Emile Estrada
Olivio Estrada
Frank J. Flores
Lesley McDonell

Emile Estrada
Olivio Estrada

Bryan Rice

Rhoades, Wendy

From: Rhoades, Wendy
Sent: Monday, June 27, 2016 5:02 PM
To: 'John Pillot'
Subject: RE: Case Number # C14-2016-0063.SH

Mr. Pillot,

Thank you for your email. Within the last week or so, I spoke with the Applicant and although the rezoning application is for MF-2, multi-family residence - low density zoning, the proposed development consists of a total of 19 stand-alone condominiums (one unit per building) to be built across the site. Condominium use is first allowed in the SF-6, townhouse and condominium residence zoning district and has a maximum density of approximately 12.4 units per acre. I have not yet seen a copy of the site plan that would show the location of units, parking/driveways, stormwater detention ponds and landscaping.

There is a corresponding neighborhood plan amendment case – file no. NPA-2016-0030.01 – and City staff is required to hold a meeting with the adjacent residents and registered neighborhood associations that cover this area. That meeting is tentatively set for Monday evening on July 25th at the Pleasant Hill Public Library (a meeting notice will be mailed out approximately 1 ½ weeks in advance). Following the NPA meeting, staff will make a recommendation on the zoning and NPA cases, and public hearings will be scheduled for consideration by the Planning Commission and City Council. The public hearing notice will include a comment response form which can be returned to me for inclusion in the case report materials that are provided to the Commission and Council. You can also sign up to speak at the public hearings if you wish to convey your comments directly to Commission and/or Council.

Sincerely,
Wendy Rhoades

From: John Pillot
Sent: Monday, June 27, 2016 4:33 PM
To: Rhoades, Wendy
Subject: Case Number # C14-2016-0063.SH

Mrs. Rhoades,

I want to know what I need to do to voice my opposition to this purposed zoning change, case number # C14-2016-0063.SH? The one lane road (Vinson) that runs a long side this property is not designed to handle the increase in traffic this project will create. The result will be more traffic cutting through my neighborhood during morning and afternoon rush hour.

Thank you
Taylor:
Thank you for your comments. I've forwarded them to Wendy, the zoning planner who works with the transportation reviewers who provide input into the traffic impact of zoning cases.

Maureen

-----Original Message-----
From: TD [redacted]
Sent: Wednesday, July 27, 2016 4:38 PM
To: Meredith, Maureen
Subject: Railroad crossing on Vinson

Hi,

In reference to Plan # NPA-2016-0030-01-sh

I would like to share my concerns with adding more traffic on the railroad crossing on Vinson. It is already scary to pass, this area can not remain unchanged and add more traffic. A tragic study is needed and improvements should be made.

Thanks,

Taylor

Sent from my iPhone
Karen,

Please see attached documents.

You can view the applications at this link: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp?myWhere=

The plan amendment case number is: NPA-2016-0030.01.SH
The zoning case number is: C14-2016-0063.SH

I hope this helps.

Maureen

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From: Karen Peters [mailto:Karen.Peters@austintx.gov]
Sent: Thursday, June 23, 2016 11:01 AM
To: Meredith, Maureen
Subject: Vinson Villas

I just heard about this new development in my neighborhood. As we are downhill from this. I and my neighbors are very concerned about flooding. Vinson has been known to flood with every major rain, my husband almost got swept away a few years back.

I have lived in this spot for 20 years now and only recently have I had to buy flood insurance due to the Army Corp of Engineers messing around with the terrain. I am afraid that this new development will only add to the problems and troubles with drainage in this neighborhood and would like to refer you to the Flood Mitigation Task Force for more information on the flood zones this will be messing up.

Thank you for your time and consideration of this momentous event in my neighborhood. All sides need to be looked at, but I am not so sure "Villas" are going to be a welcomed addition to this 'small house' neighborhood. If there is more information I should be aware of, please feel free to email me the links.

Thank you,
Karen Peters
802 Emerald Wood Dr.
Austin, TX
Hello Mr. Rise,

Thank you for your email and to confirm, the zoning and NPA cases cover the same property (a second "Notice of Filing" was mailed out to accurately depict the rezoning area boundary). Within the last week or so, I spoke with the Applicant and although the rezoning application is for MF-2, multi-family residence - low density zoning, the proposed development consists of a total of 19 stand-alone condominiums (one unit per building) to be built across the site. Condominium use is first allowed in the SF-6, townhouse and condominium residence zoning district and has a maximum density of approximately 12.4 units per acre. Maureen and I have not yet seen a copy of the site plan that would show the location of units, parking/driveways, stormwater detention ponds and landscaping, although the Applicant may bring that to the required NPA meeting that is tentatively set for Monday evening on July 25th at the Pleasant Hill Public Library. Following the NPA meeting, staff will make a recommendation on the zoning and NPA cases, and public hearings will be scheduled for consideration by the Planning Commission and City Council.

Sincerely,
Wendy Rhoades

-----Original Message-----
From: Brian Rise [REDACTED]
Sent: Sunday, June 26, 2016 4:03 PM
To: Meredith, Maureen; Rhoades, Wendy
Subject: NPA-2016-0030.01, C14-2016-0063.SH

Hello Ms. Meredith & Ms. Rhoades,

The two case numbers in the subject line appear to be about the same property so I included you both in this email suggested by Ms. Meredith after our phone conversation several days ago.

As a resident of the neighborhood this proposed change to zoning and the subsequent build on this property will affect, I wish to strongly object to any changes to the zoning for the following reasons:

I have yet to see any submitted plan for what is actually going to be built. If, as the document wording indicates, there are to be 23 units per acre, then that is an unacceptable change to the character of the neighborhood. There are no condos or apartments currently in this neighborhood and there should never be any, at least not on internal streets. We can't stop the big boxes on major thoroughfares like S. Congress & S. 1st, but we don't have to allow them inside our neighborhoods.

There will also be a heavy impact on the traffic on a street that already has limited visibility. The introduction of a significant number of new cars on our already small and increasingly clogged streets is more of a burden than they can currently bear. I also do not believe the proposed site itself can accommodate enough parking places for any multi-unit construction. Plus, what sort of impact will a large build like this have on the traffic as well? Heavy equipment will have to travel on an already overburdened two lane road that has, as I already mentioned, extremely low visibility due to the terrain and RR track crossing.
Also, I find the choice of location questionable for condos since it lies directly across from an active railroad track, vibrations from which can be felt at my house a few hundred feet away and in fact, all through the neighborhood, so I can only imagine what they would be on this actual property. This leads me to think that what will be built there will be apartment units that will bring a temporary, transient element to a neighborhood comprised mostly of home owning families that is relatively stable and quiet. Even if they are "condos" in name, no one would invest in a new home in this location, so the likelihood is that they will be sublet. Renters are simply not as invested in the neighborhood. This is a temporary dwelling for them, not a home in the larger sense.

There is also an elementary school and a large group of children that I feel would be negatively impacted by an increase in traffic and population, especially if that population was not invested by ownership in the neighborhood.

I know Austin is growing and it should, but we have to be careful and diligent in order to keep that growth manageable and maintain the character of the neighborhoods many of us have been invested in for decades. The couple behind me have owned their home since it was built in 1953. We don't need to allow changes to our zoning that have been just fine for over 60 years.

I am always interested in clarification. If too much is assumed here, I look forward to hearing from you and finding out the actual answers. Thank you for your time.

Sincerely,
Brian Riese

4512 S. 2nd St.
ATX 78755
512.382.1463
Hi Emily,

I also wanted to mention that the City’s compatibility standards would apply to the adjacent properties. The link below illustrates how compatibility standards would apply (refer to the top illustration because at 1.9 acres, this site is greater than 20,000 square feet), and I’ve listed below the applicable standards as well.


- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed 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 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 (Note: This site is within the “McMansion” area that regulates height and bulk of residential structures, thus the height is capped at 32 feet).
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-3-NP zoned property.

Wendy

Hi Emily,

Attached are the City’s site development standards by zoning district which includes a columns for residential zoning districts, including the multi-family, townhouse/condominium (SF-6) and single family districts. I am also providing a link to the City’s permitted use chart which identifies the allowed uses for each zoning district. And here are some zoning related definitions to go with the permitted use chart.

1. Zoning - the division of a jurisdiction into zoning districts within which permissible uses are prescribed and restrictions on building height, bulk, layout, parking and other requirements are defined.
2. Permitted use - a use defined by the Land Development Code, listed as a permitted use in the use regulations for a particular district, and authorized as a matter of right when conducted in accordance with the requirements of the Code.
3. Conditional use - a use allowed within certain zoning districts under certain conditions. It is listed in the regulations for a particular district as a conditional use within that district, authorized solely on a discretionary and conditional basis by the Planning Commission, or the City Council on appeal.


Wendy
Hi Maureen (and Wendy),

Thank you for all of the information - very helpful!

Are there any resources you can recommend that will help me better understand the zoning system? I’m worried about the density of this project. If the hearings don’t address my concerns I want to make sure I’m in a position to (hopefully) influence the development.

Basically, I want to make sure I’ve done my homework. Not being well versed in the system makes me nervous. Thank you again.

Best wishes,
Emily

On Wed, Jun 22, 2016 at 6:03 PM, Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Emily:

I just wanted to add that at the community meeting people will get to meet the applicant to learn more about the project and to ask questions.

Maureen

Emily:

The rezoning request is from SF-3-NP to MF-2-NP. They are proposing to build 19 condominium houses on the property. I’ve attached the latest documents we have received from the applicant. Wendy Rhoades is the zoning planner. She’s cc’d with this email if you’d like more information on the zoning case.

The planning commission and city council hearing dates have not been scheduled at this time. We will send a public hearing notice once they are scheduled.
We have a community meeting tentatively scheduled for Monday, July 18, 2016 at the Manchaca Road Branch Public Library at 6:30 pm. If the date does not change, I will mail the meeting notices to people who live or own property within 500 feet of the property on Thursday, June 30.

After the community meeting, staff will make a staff recommendation and then start the process of scheduling for PC and CC hearings.

I hope this helps.

Maureen

From: Emily Howard [redacted]
Sent: Wednesday, June 22, 2016 5:42 PM
To: Meredith, Maureen
Subject: Seeking information on Vinson zoning case

Hi Ms. Meredith,

I’m reaching out about a Neighborhood Plan Amendment for Vinson Drive. The case number is: NPA-2016-0030.01

I’m hoping to learn more about what’s planned for this site and about the re-zoning process in general. Are there any hearings currently scheduled for this case, and how might I best educate myself beforehand?

Thank you for your help,

Emily
Wendy,
FYI. See below.
Maureen

Sent from my iPad

Begin forwarded message:

From: Ray Collins <rcollins@austintexas.gov>
Date: June 30, 2016 at 6:09:52 AM CDT
To: <maureen.meredith@austintexas.gov>
Cc: Ann Kitchen <ann.kitchen@austintexas.gov>, Donna Tiemann <donna.tiemann@austintexas.gov>, Ken Craig <ken.craig@austintexas.gov>
Subject: Villas on Vinson C14-2016-0063.SH

This project should not even be considered without first performing a traffic impact analysis. Otherwise the city will be repeating the error it made at Fortview and Manchaca regarding Radio Coffee Bar, and will also be making the same error as the Planning Commission just did regarding the Thornton Road apartments a few miles to the north of us.

I travel this 25mph segment of Vinson when I run multiple errands that include a trip to my credit union on Stassney. The vehicle traffic is fast, excessive, and dangerous to the many bicyclists who use Vinson to connect to the official city bicycle route on St. Elmo, and the occasional pedestrian who dares to walk the narrow shoulders of the road. It is a major cut-through route for drivers who then speed both west into our part of Southwood to connect up with Manchaca Rd. and West Gate Blvd. and east past St. Elmo’s Elementary to connect up with S. 1st and Congress Ave.

The 35-45 additional vehicles from the Villas on Vinson will be a tipping point in an already deadly mix. Unless the city first prepares Vinson for the traffic in a similar manner to what has
been done further south where the road name changes to Emerald Forest Drive, this project should not be approved. Sidewalks, bicycle lanes, wider vehicle lanes, traffic calming measures, and drainage improvements for the greater impervious cover all need to come before approval. In fact, all that should have been done long ago. I am told by my more informed neighbors that the railroad right of way has been a major impediment to making Vinson Lane safer for everybody.

I am courtesy copying Council Member Kitchen, her Chief of Staff, and her Senior Policy Advisor since they have already been involved on behalf of my neighbors who are dealing with the fallout from the poor city planning regarding Radio Coffee Bar and proposed development along Thornton Rd.

Ray Collins

5014 Lansing Dr. 78745

https://austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=11542460
Rhoades, Wendy

From: Meredith, Maureen
Sent: Monday, August 01, 2016 12:24 PM
To: Southwood Resident
Cc: Rhoades, Wendy
Subject: RE: Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Tara:
Thanks you for your comments. I've forwarded them to Wendy Rhoades, the zoning planner and I will add them to my case report.

There will not be a second meeting to discuss the zoning aspects of the property. For zoning questions, people can communicate directly with Wendy.

Please let me know if you have any questions.

Maureen

From: Southwood Resident [mailto:southwoodresident@gmail.com]
Sent: Friday, July 29, 2016 4:49 PM
To: Meredith, Maureen
Subject: Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Hello Maureen,

I thank you for offering to take emails for those of us who wanted to be able to better articulate our concerns over the Vinson Drive Rezoning.

Will there be another meeting at which the city zoning officer will be present? I feel like there were many questions about zoning Monday night that went unanswered.

I have 3 major concerns about rezoning from SF-3 to MF-2; 1) Safety, 2) Environmental, 3) Over-development.

1) SAFETY CONCERN

Where the site is located 4511/4507 Vinson Dr, there is a current traffic safety concern that should be reviewed
and addressed before more traffic is introduced to this area. As you can see from the Google maps vantage of the address, it is just down hill from a sharp, blind curve that goes over an old rail road track.

**50 neighbors over 48 hours voted on the safety of this patch of road. 82% thought it was not currently safe.** Some neighbors also voiced their concerns in addition to voting in the poll about the safety of that stretch of road. The full poll and contents are attached (VinsonDrive_SafetyPoll_07282016.pdf) but I've pulled out some quotes from neighbors.

"...Scared to death with the blind corners, the speed..."

"The issue is the size of the road for the amount of expected traffic; there is too much traffic for the road now...."

"While I believe the tracks are an effective traffic calming tool, they do bring safety issues in several areas: blind spot for drivers heading south. Southbound drivers turning left into the new development may not be visible to cars crossing the tracks behind them...."

"I was just looking at the breakdown for the Mayor's mobility bond, and there's a significant dollar amount set aside for "substandard roads." I feel like Vinson definitely ought to fit that definition...."

"I don't think the problem is the track so much as how narrow the road is there...."

"...Whether there is a new development put in here or not, the road needs improvements. The visibility is terrible for drivers and bicyclists alike. Vinson is a recommended route for bikes so it gets a lot of bike traffic (especially on the weekend when groups do long rides)...."

I don't want to see any ghost bikes, or see anyone hurt, but I also don't want to be unreasonable. So, in addition to the neighborhood poll, I did a super unscientific traffic capture at the site of the proposed development's driveway. It's not compelling video, but it does highlight the blind curve, that is already a hazard, and would be doubly so if there was an entrance for which people slowed down/stopped to turn into the proposed new development.

**Short video traffic capture taken 7/26/2016 from 6:50 to 7pm,**
https://youtu.be/Av5o_McTxfQ > Counted 52 cars, 1 bicyclist, and 1 pedestrian.

As you can see on this video taken during the dinner hour on a Tuesday, almost every vehicle rides the double yellow lane. I don't think its because people are bad drivers or people are going too fast, but like other neighbors expressed, it is too narrow and a sudden blind curve. A real traffic impact study/road safety review should be done so a more thoughtful approach can be taken to fixing this section of road. It needs to be fixed before the situation is aggravated with stop and go traffic from residents going into the development.

**2) ENVIRONMENTAL CONCERN**
Any incremental increase of impervious cover will increase rain run-off. There are already many of our neighborhood streets that suddenly flood during rains. The dense development that the architects plans show for these 2 fallow acres will have an immediate run-off impact on those neighbors with houses downhill and an impact the traffic on that stretch of Vinson Drive.

**3) OVER-DEVELOPMENT CONCERN**
While we have seen some sketches of the proposed development, we don't have any guarantee of what will actually be built. This is not to call into question anyone's integrity, but what if the current owner has financial hardship and needs to sell? Then the site will be sold with the more dense zoning of MF-2 TRANSITIONAL
NEIGHBORHOOD to a new developer who can now easily build 23 units an acre without any community input. The safest way to prevent over-whelming a small pocket-neighborhood of small older homes, is to stick to the current zoning of SF-3.

Lastly, I'd just like to note that many neighbors have been in their homes for more than a decade, some are even the original homeowner of their house. This has been a very mature blue-collar neighborhood since the 1950s, that has been steadily becoming more expensive. Introducing a big development like this means that our little pocket neighborhood will be prone to the same radical transformations as have been seen on the East Side, Rainey Street and South Lamar. Many people will not be able to keep up with the tax rate and be forced to move out of their homes.

Well, I know this is alot, so I appreciate you taking the time to read it and put it on the record.

Best,

Tara Connolly
4606 Englewood Drive
Austin, TX 78745
Marty,

The SF-6-NP district allows for a range of single family uses, including detached single family residences, duplexes, secondary apartments (a main house, plus a second attached unit - max. 550 s.f. - or a detached unit – the smaller of 1,100 s.f. or FAR of 0.15) and townhouse/condominiums. The maximum density for the SF-6 district is 12.4 units per acre. Given that the site is 1.9 acres and as a rule of thumb approximately 20% of the site area is set aside for utilities and infrastructure, I estimate that a maximum of 18-19 condominiums can be built. Please note that City regulations and site constraints such as compatibility standards, trees, slopes, easement areas, etc. may affect the number of buildable units.

I am attaching the Applicant’s site plan which is currently in process and shows 7 detached and 12 attached condominium units (SP-2016-0276C.SH).

Wendy Rhoades

Ms. Rhoades:

What does the proposed site plan request in terms of density and type of housing? What type of housing, and how much density, is allowed under SF-6-NP?

Thank you.

Marty Halseth

Ms. Halseth:

The applicant has amended his zoning change request from MF-2-NP to SF-6-NP which no longer needs a plan amendment application. I’ve cc’d Wendy Rhoades who is the zoning planner for this case.
Here’s the link to Councilman Renteria’s staff: http://www.austintexas.gov/department/district-3-council-office-contact-information, if you want to forward your comments to him. When you click on the email it opens up a window in the browser where you can type your comments.

Maureen

From: Marty Halseth [mailto:mhalseth@austin.gov]
Sent: Thursday, August 04, 2016 5:44 PM
To: Meredith, Maureen
Subject: NPA Case # NPA-2016-0030.01.SH - Vinson St.

Ms. Meredith:

We spoke on the phone recently when the first notice of the applications went out; I asked you some specific questions about the applications for both the plan amendment change and the zoning change.

I had an out of town commitment on the day of the Community Meeting and had to miss it. Please accept this email as my concerns and comments.

I am very concerned about the impact to the neighborhood, pedestrian and bicycle safety, our taxes, our property values, vehicular traffic, and road conditions that will be created by the development as proposed and requested of 19 Single Family Units, as they are called on the Notice of Filing of Application for Administrative Approval of a Site Plan, which I received today.

The proposed density is a huge concern of everyone I have talked with. It is way out of line, and clearly not compatible with our neighborhood. The project’s property is adjacent on three sides to 13 residential single family homes. The average size of these 13 lots is .28 acre. The proposal calls for 19 units on 1.9 acre, or one on every 0.1 acre. That is ten per acre, vs fewer than four per acre in the neighborhood. This is not and can in no way be considered compatible with the adjacent homes or the rest of the neighborhood by any measure. The very fact that the applicant has requested this type of density in the first place casts serious doubt on the applicant’s concern for the neighboring homeowners, and reveals his true intentions. If the project were to be consistent with the density of the adjacent properties, the maximum number of units allowed would be 7. That is what I would be comfortable with.

Vinson/Emerald Forest has become a relief route for traffic on South First St. Southbound traffic at morning rush hour currently backs up over ¾ mile south of St. Elmo, well south of the project’s property. Nineteen units will likely contribute up to 40 vehicles to the mix every day, if they can get out of their driveways. Vinson/Emerald Forest has now become so full of traffic that South Third St has become a relief route for Vinson/Emerald Forest. I am sure that staff and Council would not endorse adding even more speeding vehicles to a 25mph residential street where children and their parents walk to St Elmo Elementary, or to the bus stop for middle and high school. None of the residents of South Third St would encorse it.

Please forward this email to all interested parties. I am unable to find direct email addresses on the City’s website for Councilmember Renteria or his staff members so that I can CC: them directly on this email. Please include them in the list of those to whom you forward this. I have requested Interested Party status on this case in order to remain current on all developments.

Thank you.

Regards.

Marty Halseth
4410 S. 3rd St.
Austin, Tx 78745
512/784-8237
Thank you for the update Wendy. I will pass along this info to the rest of the neighborhood association!

On Thu, Aug 4, 2016 at 8:59 AM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Hello Tara,

As an update, I spoke with the Applicants last week and said that the request for MF-2 zoning was too intense for this area, given that they are seeking condominium (not multi-family residential, i.e. apartment) use. On Tuesday, August 2nd, the Applicant amended the request to the SF-6-NP zoning district and SF-6 is within the range of zoning districts allowed in the Residential Core character district assigned to this property. Hence, a NPA application to the Neighborhood Transition character district is no longer necessary and the case has been withdrawn.

The zoning staff has not yet made a recommendation on the Applicant’s amended SF-6-NP zoning district.

Interested and concerned residents should plan to participate in the public hearing process by submitting written correspondence (either individually or on behalf of the Neighborhood Association) to include in the Staff report and speaking to the amended rezoning change at the Planning Commission and City Council meetings. I would be happy to meet with them in advance of the hearings as well.

Wendy

Hello Wendy,

I am unclear as to the process of rezoning and would appreciate any clarity you could provide.
The neighborhood association just passed along some info from the developer that made it sound like the city had suggested reducing the request to rezone from MF-2 to SF-6. Has the city already weighed in on rezoning? What rights do current residents have to voice their concern and hold the developer to the current zoning regulations which have been reviewed and agreed upon regularly as part of the Imagine Austin and South Austin Combined Neighborhood Plan?

Thank you so much for your time and attention Wendy. Any insight you can provide will be much appreciated.

Best,

Tara Connolly

On Mon, Aug 1, 2016 at 12:24 PM, Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Tara:

Thanks you for your comments. I’ve forwarded them to Wendy Rhoades, the zoning planner and I will add them to my case report.

There will not be a second meeting to discuss the zoning aspects of the property. For zoning questions, people can communicate directly with Wendy.

Please let me know if you have any questions.

Maureen

From: Southwood Resident [mailto: ]
Sent: Friday, July 29, 2016 4:49 PM
To: Meredith, Maureen
Subject: Concerns over Plan Amendment Case #: NPA:2016-0030.01.SH 4511/4507 Vinson Dr.

Hello Maureen,

I thank you for offering to take emails for those of us who wanted to be able to better articulate our concerns over the Vinson Drive Rezoning.

Will there be another meeting at which the city zoning officer will be present? I feel like there were many questions about zoning Monday night that went unanswered.
Thank you so much Wendy.

On Tue, Aug 23, 2016 at 11:32 AM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Hi Tara.

The Applicant, Antonio (Tony) Giustino wishes to further discuss his case with neighborhood representatives and has requested postponement of this case until the September 13th Planning Commission meeting. He is preparing a conceptual plan to illustrate how the property could be developed under the existing SF-3-NP zoning. So, the action proposed for tonight’s Planning Commission meeting is to postpone the case, rather than a discussion about the merits of the case.

Wendy

Hi Wendy,

Would you please confirm when the hearing is for the 4511/4507 Vinson Dr. property? The neighborhood association just posted a letter from the builder that says they have canceled it, is that correct?
Email from builder posted on neighborhood association site:

Just an update that I will be postponing the hearing tomorrow until 13 Sept. After talking with Wendy Rhoades, she suggested that perhaps the objecting neighbors are not aware of the alternative to the rezoning. We have been working on the SF-3 alternative which we intend to proceed with if our SF-6 rezone application is unsuccessful. The postponement until the 13th still gives us the ability to make the same City Council meeting at the end of Sept.

We cannot delay much more than that. We have lost a lot of time and money and the objecting neighbors do not seem willing to compromise, hence it is likely we will need to maximize an SF-3 development. Unfortunately, they will probably like that even less. An SF-3 development will place structures within 10 feet of their property lines (in contrast to the SF-6 which provides for a 25ft buffer). Also, it will necessitate larger structures which means higher prices which means a knock on 1) affordability, and 2) future property values/taxes which seemed to be one of the concerns posed by the opposition. Another hit on affordability will be the withdrawal of any SMART housing application. As the layout for SF-3 is inflexible, it will not be a pocket neighborhood but likely a conglomeration of rental units. We have one layout with 9 lots of 7000 sqft size (18 units) and so the density argument is null as there is no material difference.

The question now is what would you want me to build? If I go the SF-3 route it will be an administrative exercise with no input from the neighborhood. I am trying to reach Margaret Dunn (apparent leader of the opposition) but have not had any success. If you have her email please share it; otherwise help me reach out to her so I can talk to the opposing neighbors. Unfortunately I'm out of town the day of your SNA meeting, so if you have alternatives to how I can meet with them (other than go door to door which I will attempt one time), please let me know.

Kind regards,

tony
toneality@gmail.com
Antonio Giustino

On Fri, Aug 5, 2016 at 10:46 AM, Southwood Resident <southwoodresident@gmail.com> wrote:

Thank you for update Wendy. I will pass along this info to the rest to the neighborhood association!

On Thu, Aug 4, 2016 at 8:59 AM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Hello Tara,

As an update, I spoke with the Applicants last week and said that the request for MF-2 zoning was too intense for this area, given that they are seeking condominium (not multi-family residential, i.e. apartment) use. On Tuesday, August 2nd, the Applicant amended the request to the SF-6-NP zoning district and SF-6 is within the range of zoning districts allowed in the Residential Core character district assigned to this property. Hence, a NPA application to the Neighborhood Transition character district is no longer necessary and the case has been withdrawn.

The zoning staff has not yet made a recommendation on the Applicant’s amended SF-6-NP zoning district.
Rhoades, Wendy

From: Rhoades, Wendy
Sent: Monday, August 29, 2016 11:36 AM
To: RE: Case #C14-2016-0063.SH

Peggy,
Great question! To confirm, the rear yard setback for SF-3 is 10 feet. Although the rear yard setback for SF-6 is also stated as 10 feet, it does not take into account the application of the City’s compatibility standards which are triggered due to the adjacent and more restrictive SF-3 zoned property. Compatibility standards that apply along the north, east and south property lines are listed below and will be implemented at the time of site plan if SF-6 zoning is approved for this property.

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed 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 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.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

If the property remains zoned SF-3, or alternatively is zoned SF-4A (small lot single family residences) or SF-5 (townhouse/condominium use, with a maximum of 10 units), then compatibility standards would not apply.

Wendy

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Sunday, August 28, 2016 10:05 PM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Wendy,

Thank you for the information.

On page 16 of the June 2014 City of Austin Zoning Guide under Site Development Standards, it states the rear yard requirement for SF-3 is 10 feet. On page 21, it states the rear yard requirement for SF-6 is also 10 feet. Please let me know if these rear yard requirements are still current.

Peggy

-----Original Message-----
From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
To: Peggy Dunn <Peggy Dunn>
Sent: Thu, Aug 25, 2016 1:30 pm
Subject: RE: Case #C14-2016-0063.SH

Hi Peggy,
I would like to respond to your questions about the achievable number of duplex lots and the enforceability of conceptual plans. Given the size of the property and subtracting an approximate land area for infrastructure, nine duplex lots could mathematically fit on the property. The next question is whether the subdivision design for nine duplex lots meets all City Code requirements as it relates to the site’s shape and characteristics, especially as it relates to Vinson Drive. Those questions would be evaluated in depth at the time a subdivision is filed with the City. However, I’m hoping to obtain a copy of the Applicant’s conceptual duplex lot subdivision and ask other City staff more knowledgeable about subdivision review to find out if there are any obvious red flags about the proposed lot configuration that would affect the number of lots. As info, there is a subdivision of this property in process, however, it’s for one lot which would allow condominium development and therefore, contains less detail than a multi-lot subdivision with new streets.

A conceptual plan is not attached to a zoning ordinance and can therefore, can change if the Applicant decides to do something different. However, a zoning ordinance can outline requirements that incorporate elements of a conceptual plan and are directly related to development standards in City Code such as, “the maximum number of lots is 8” or “the maximum amount of impervious cover is 50%” or “a 30-foot wide building setback is required along the east property line” if agreeable to the neighbors, or if recommended by Planning Commission or approved by Council.

Wendy

From: Peggy Dunn
Sent: Thursday, August 25, 2016 8:48 AM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Hi Wendy,

Thank you for the information.

I am specifically interested in whether or not the applicant could actually fit the nine duplexes for a total of eighteen residencies under SF-3 on this specific property with much of it bordering railroad tracks and only a twenty-one foot section bordering Vinson for a driveway. If this is a question I should direct to a different department or builder please let me know who might be able to answer it for me. Also, is it possible for the applicant to present a conceptual plan and then do something different?

The property owners that signed the petition were all aware that the builder would still be building on the Vinson property, most likely several duplexes, if it remains SF-3. The applicant has suggested that maybe these property owners didn't know what they were signing.

Thanks so much for your time.

Peggy

Sent from my iPad

On Aug 23, 2016, at 10:59 AM, "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov> wrote:

Hi Peggy,

The Applicant could extend a street from Vinson Drive into the property and create a subdivision for duplex lots. I believe the Applicant is preparing a conceptual plan to illustrate how the property could be developed under the existing SF-3-NP zoning.
As an update, the Applicant, Antonio (Tony) Giustino wishes to further discuss his case with neighborhood representatives and has requested postponement of this case until the September 13th Planning Commission meeting. He has indicated to me that he will contact you and Joan Owens of the Southwood Neighborhood Association in advance of tomorrow night’s meeting.

Wendy

From: peggy.dunn@clear.com [mailto:peggy.dunn@clear.com]
Sent: Monday, August 22, 2016 3:20 PM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Hi Wendy,

Thanks for your response. The property owners within 500 feet that I have spoken with are very opposed and concerned about this project as well. I don’t think we would have a petition ready by tomorrow however.

I am interested to know what the driveway accessibility to the single family residencies or duplexes would be if this property remained under SF-3 zoning. In a prior email you stated each residence would have to have its own driveway under SF-3 zoning. As there are railroad tracks bordering much of the west side, it appears there would only be a small section bordering Vinson instead of the railroad tracks that could be a potential driveway. Because of this limited accessibility I’d like to know if it would still be possible to build as many as the estimated 9 duplex lots for a total of 18 duplexes.

Thank you.

Peggy

-----Original Message-----
From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
To: Peggy Dunn <Peggy.Dunn@clear.com>
Sent: Mon, Aug 22, 2016 11:49 am
Subject: RE: Case #C14-2016-0063.SH

Hi Peggy,

I have posted the petition results, the petition received and any comment response forms received by 12:30 p.m. last Friday. The comment response forms aren’t considered a zoning petition like the original you filed with me last Monday, and I haven’t separated the comment response forms as far as whether they are listed on the petition or not. Will a separate listing of those opposed to the case and residing within 200 and 500 feet be submitted?

Wendy

From: Peggy Dunn [Peggy.Dunn@clear.com]
Sent: Friday, August 19, 2016 3:07 PM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Hi Wendy,

Thanks. The petition I gave you was only signed by property owners within 200 feet of the proposed project whereas the mailed form was sent to property owners within 500 feet. Since these are two separate groups should both the petition and survey be posted?
Sent from my iPhone

On Aug 19, 2016, at 1:21 PM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Peggy,

Moments ago I received the petition results from the Mapping staff and it is a valid petition at 41.62%. I am also attaching the revised Staff report with the petition materials and all comment response forms received by 12:30 p.m. today. An earlier, pre-petition results version has already been posted online, but will replaced by this revised version by 6 p.m. tonight.

Wendy

From: peggy.brown@nelson.mitchell.peggy.brown@nelson.mitchell
Sent: Friday, August 19, 2016 9:58 AM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Wendy,

Thanks for the update. Is it possible to ask the Mapping staff to have the zoning petition results ready before Tuesday since this is time sensitive information? Thank you.

Peggy

-----Original Message-----
From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
To: peggy.brown@nelson.mitchell.peggy.brown@nelson.mitchell
Sent: Thu, Aug 18, 2016 6:53 pm
Subject: RE: Case #C14-2016-0063.SH

Hi Peggy,

I have not yet received the zoning petition results from the Mapping staff, however, once I have them I will forward to you. Ideally, the results will be available before next Tuesday’s Planning Commission meeting and will show all of the names and corresponding addresses of properties within 200’, but I’m not certain they will be finished by then.

After considerable discussion, the Staff will support the Applicant’s amended request for SF-6 zoning and believes that condominiums that consist of two attached units and stand-alone units are compatible with sf residences, and that the proposed project is comparable to what could be achieved if the property were to be developed with duplexes, an allowed use by SF-3 zoning. Please be advised that this is a Staff recommendation, and the Planning Commission will review our report and is interested in Neighborhood feedback and participation at the public hearing. The Commission will make a recommendation on the rezoning request to the Council, and the Council will take the final action on the case, based on the collective input and recommendations of the applicant, staff, neighbors, and Planning Commission. If the petition is valid, then 9 of the 11 members must vote in favor of anything other than SF-3-NP for the Applicant request of SF-6-NP to be approved. I also received your comment response form in
today's mail and it is included in the material that will be forwarded to the Commission.

The Planning Commission agenda and completed case report can be found through the link below (click on “View Meeting Documents” on the left side of the page) tomorrow afternoon. I’ve seen a preview of next week’s agenda and it looks like the first three items will be postponed to a subsequent meeting date and the Vinson Road zoning case will be the first discussion item.

http://www.austintexas.gov/planningcommission

Please let me know if you have additional questions.

Sincerely,
Wendy Rhoades

From: [redacted]
Sent: Thursday, August 18, 2016 9:52 AM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Good Morning Wendy,

Please let me know of the progress made in determining the validity of the zoning petition. If there is any more information needed to supplement it let me now and I’ll provide it.

I sincerely hope the Planning and Zoning Department Staff will listen to the voices of the neighboring property owners to the proposed project in making their recommendation. Many of these tax-paying property owners have had these homes in their families for generations. They do NOT want something of this density that is completely incompatible with neighboring homes.

Please keep me updated on any developments or decisions made regarding this case. Also, if there are any additional properties in the two hundred foot radius that may not have been included in your original approximate sketch please let me know.

Thank you,
Peggy Dunn

-----Original Message-----
From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
To: [redacted]
Sent: Fri, Aug 12, 2016 10:06 am
Subject: RE: Case #C14-2016-0063.SH

Peggy,
Thank you for bringing the zoning petition information in the Guide to Zoning (page 10) to our attention – we will fix it shortly. City Council information on Page 5 of the attached Word document states that 9 votes are required for a petition to be valid.
Staff is still discussing the proposed rezoning and I anticipate having a Staff
recommendation next week. I notified this case for Planning Commission on 8-23-2016
and City Council on 9-22-2016 and the notice of public hearings with an attached
comment response form has been mailed.

Wendy

From: peggydunn2@gmail.com [mailto:peggydunn2@gmail.com]
Sent: Friday, August 12, 2016 9:31 AM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Wendy,

Thank you for your responses last week. Though the applicant has decreased his zoning
proposal to SF-6, this does not appear to alter his project. Eighteen condominiums on 1.9
acres is too intense for this neighborhood. It is no way compatible with adjacent homes.
There are no other condominiums or apartments in this neighborhood. The neighboring
residential single family homes are on an average lot size of .28 acres. There are no
other properties with the zoning of SF-6, and to approve this appears to be spot zoning.
The zoning petition is in progress.

In the City of Austin Zoning Guide on page 8, it states that six out of seven City Council
members are required to overturn a valid petition. This information is from June 2014 and
appears to be outdated. Please send me the most current information on what is required
to overturn a valid petition.

Please let me know if I should be directing my concerns to Michael Simmons-Smith
instead or as well.

Thank you for your consideration.

Peggy Dunn
4409 S 3rd St
Austin TX 78745
512-577-6495

-----Original Message-----
From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
To: 
Sent: Fri, Aug 5, 2016 10:34 am
Subject: RE: Case #C14-2016-0063.SH

Peggy,
Please see my responses below.

Wendy

From: [redacted] [mailto:[redacted]]
Sent: Thursday, August 04, 2016 9:19 AM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Hi Wendy,

Thanks for resending the map, I got it.
Could you please let me know under the current zoning of SF-3 how many houses this builder would be able to build specifically on the Vinson property? I see on the Zoning Guide that the minimum lot size is 5,750 sq ft. However on this particular property much of it borders railroad tracks and doesn't have much direct street access. It is a dangerous area as traffic is bad and visibility driving south over the railroad tracks is poor. Would each house be required to have its own driveway under SF-3 zoning? The existing SF-3 zoning permits single family residences, duplexes and secondary apartments (main house, plus an accessory dwelling unit) to occur. The site is 1.9 acres in size and as an estimate, assuming a minimum 5,750 s.f. is used for sf residences, the site would allow for a max. of 11 or 12. (As a general rule of thumb, I remove 20% of the site area from the buildable area and assume it will be used for utilities and infrastructure.) For duplex use, the minimum lot size is 7,000 s.f., so I would estimate 9 duplex lots/18 duplexes could be built. Yes, each sf residence and duplex is required to have its own driveway.

I have heard the builder is considering changing the proposed zoning to SF-6. This would not change his plan for several condominiums which are incompatible with other residencies in the neighborhood. This would be spot zoning as there are no other properties with either MF-2 or SF-6 zoning in this neighborhood. We are proceeding with the zoning petition. As an update, I spoke with the Applicants last week and said that the request for MF-2 zoning was too intense for this area, given that they are seeking condominium (not multi-family residential, i.e. apartment) use. On Tuesday, August 2nd, the Applicant amended the request to the SF-6-NP zoning district and SF-6 is within the range of zoning districts allowed in the Residential Core character district assigned to this property. Hence, a NPA application to the Neighborhood Transition character district is no longer necessary and the case has been withdrawn.

The zoning staff has not yet made a recommendation on the Applicant’s amended SF-6-NP zoning district.

Thanks and I look forward to hearing from you. Please let me know if there is any other information I should have. I am unsure if the Applicant presented the proposed site plan (which is a separate process from zoning) at the Neighborhood Plan Amendment meeting, but am attaching it in case you do not have it.

Peggy Dunn

-----Original Message-----
From: Rhoaces, Wendy <Wendy.Rhoades@austintexas.gov>
To: [REDACTED]  
Sent: Tue, Aug 2, 2016 3:48 pm 
Subject: FW: Case #C14-2016-0063.SH

Hi Peggy,
Here it is, it's a pdf map.
Wendy

From: [REDACTED]
Sent: Tuesday, August 02, 2016 3:43 PM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH
Hi Wendy,
Could you please resend the map outlining the 200 foot perimeter around the Vinson property? I wasn’t able to open it.
Thanks.

-----Original Message-----
From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
To: Peggy Dunn
Sent: Tue, Aug 2, 2016 2:06 pm
Subject: RE: Case #C14-2016-0063.SH

Margaret,
The petition can be submitted to me at any time prior to the Council hearing. Although the Planning Commission and City Council dates have not yet been scheduled, the Council date will not be any earlier than September 22, 2016. For the Spanish version, it’s okay to summarize what I’ve written before regarding the petition information and instructions.

Wendy

From: Peggy Dunn
Sent: Tuesday, August 02, 2016 1:44 PM
To: Rhoades, Wendy
Subject: Re: Case #C14-2016-0063.SH

Thanks Wendy. Is there a certain time frame the petition would need to be submitted by? I plan to write the petition in both English and Spanish, please let me know if there are any specific guidelines that need to be followed. Thanks!

Sent from my iPhone

On Aug 2, 2016, at 12:22 PM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Hi Margaret,

Below is a link to a document that describes the zoning petition process and contains a sample petition, and I am also attaching the zoning map with the 200’ petition area (very) approximately sketched in. I need original inked signatures of the property owners on any petition submitted to the City. From there, the petition will be calculated and I will provide the results to the contact person. In accordance with State law, a zoning petition is considered "valid" when the owners submitting written opposition occupy a land area greater than 20% of the overall petition area.


Wendy Rhoades
Hi Wendy,

I am a homeowner on S 3rd St within 500 feet of the proposed rezoning at 4507 & 4511 Vinson Ln. I am very opposed to the rezoning of this property, as are many of my neighbors. There are no other multi-family dwellings in this neighborhood and we want to keep it that way. It would also add to what is already a dangerous traffic problem.

I discussed these concerns with Maureen Meredith and she said you would be able to give me the information I need for a zoning petition. Please send me this information as soon as possible. There is a great amount of opposition to this in our neighborhood.

Thank you,

Margaret Dunn
4409 S 3rd St

<C14-2016-0063.SH map.pdf>

<C14-2016-0063.SH REVISED report.pdf>
## Service Request Summary Report

**SR #:** 16-00225173  
**Priority:** Standard  
**Status:** Open  
**Status Date:** Aug 30, 2016 2:01:05 PM  
**Created Date:** Aug 30, 2016 8:04:32 AM  
**Overdue on:** Sep 14, 2016 8:04:32 AM  

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<td>Connolly, Tara</td>
<td>4606 ENGLEWOOD DR, AUSTIN, TX 78745</td>
<td><a href="mailto:southwoodresident@gmail.com">southwoodresident@gmail.com</a></td>
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### Activities

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**Report Date:** Aug 30, 2016 2:01:25 PM  
**Page**
Rhoades, Wendy

From: Esquivel, Joan
Sent: Tuesday, August 30, 2016 10:47 AM
To: Southwood Resident
Subject: RE: Question on Development in Williamson Watershed

Dear Tara:

We greatly appreciate your concern for the proposed development of the property.

Individual zoning cases are initiated by the property owner, who typically hires an agent to prepare and advocate for the change - or does this work themselves. The case then follows this process: 1) reviewed by City staff for a recommendation; 2) reviewed by the Zoning and Platting (ZAP) Commission or the Planning Commission (PC) for a recommendation; and 3) sent to City Council for final approval or disapproval.

The staff recommendation provides an analysis representing the City of Austin’s long-term interests. The ZAP/PC and Council meetings are public meetings, subject to the Open Meetings Act – we strongly encourage anyone interested to attend and voice support/opposition or provide additional input, and may also bring experts to provide their professional view.

Zoning proposals evaluate land uses at a particular location. In standard rezoning cases, a zoning change does not include the preparation or analysis of a drainage study; however, the developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process when a lot and street layout is proposed. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties. In addition to the Villas at Vinson Oak zoning case, the corresponding subdivision and site plan applications have been filed with the City, and the drainage studies submitted are in review by the City’s drainage and water quality engineering staff. For review of the case files, please contact Sylvia Limon, the subdivision case manager at 512-974-2767 (reference # C8-2016-0089.0A) and Michael Simmons-Smith, the site plan case manager at 512-974-1225 (reference # SP-2016-0276C.SH).

Please feel free to contact us with any additional questions!

Joan Esquivel, Records Analyst
City of Austin, Watershed Protection Department

From: Southwood Resident
Sent: Monday, August 29, 2016 12:25 PM
To: WPD PIO
Subject: Question on Development in Williamson Watershed

Hello Austin Watershed Protection Department,

I am getting in contact with you because I am looking for information regarding the impact a proposed development in the Southwood neighborhood of Austin will have on the Watershed.
Currently, a developer has a proposal with the city to change zoning from SF-3 to SF-6, so that 19 condos can be built on 1.9 undeveloped acres. It seems from your site page regarding the Williamson Creek Flooding that this dense development would adversely affect your efforts?

Can you help? Right now, there are many residents who are concerned, and have many questions.

Any information you can provide will be greatly appreciated.

Best,

Tara Connolly
Ray,

I will do my best to answer your questions, below, but please remember I am not intimately involved in Zoning Review (or any other reviews for that matter), and therefore can sometimes be wrong, so I always do my best to "condition" my responses as such. I also do not have time to review the blog in depth, as I’m just back from a week’s vacation and need to catch up with other emails as well... That said, here are my thoughts:

I encourage you to share this with the rest of the Contact Team, before sharing more widely, to provide the rest of the team with the benefit of having the same information. I also ask that if you then have additional questions about any of this, please ask for clarification from me or Wendy before posting the questions publicly, so we can try to get ahead of any additional confusion around this case... It is understandably complicated, on several fronts, and the more focus we can help everyone get on all the moving parts, the more constructive the conversation with the Applicant will be, when that happens. One of the things seeming to still confuse folks is that the applicant initially applied for MF-2 (Multi-Family), but he has now taken that off the table. Yet I still see references to MF-2. We need to be sure everyone is focused on SF-3 (current) and SF-6 (proposed).

I consulted with Wendy Rhoades, and have pasted below part of an email she had sent to another Vinson neighbor back in August, which might allay some concerns about the feasibility of 9 lots under current SF-3 zoning, and the impact of the proposed SF-6 zoning. You may have already seen this elsewhere....

From Wendy Rhoades, Aug. 25:

I would like to respond to your questions about the achievable number of duplex lots and the enforceability of conceptual plans. Given the size of the property and subtracting an approximate land area for infrastructure, nine duplex lots could mathematically fit on the property. The next question is whether the subdivision design for nine duplex lots meets all City Code requirements as it relates to the site’s shape and characteristics, especially as it relates to Vinson Drive. Those questions would be evaluated in depth at the time a subdivision is filed with the City. However, I’m hoping to obtain a copy of the Applicant’s conceptual duplex lot subdivision and ask other City staff more knowledgeable about subdivision review to find out if there are any obvious red flags about the proposed lot configuration that would affect the number of lots. As info, there is a subdivision of this property in process, however, it’s for one lot which would allow condominium development and therefore, contains less detail than a multi-lot subdivision with new streets.

A conceptual plan is not attached to a zoning ordinance and can therefore, can change if the Applicant decides to do something different. However, a zoning ordinance can outline requirements that incorporate elements of a conceptual plan and are directly related to development standards in City Code such as, “the maximum number of lots is 8” or “the maximum amount of impervious cover is 50%” or “a 30-foot wide building setback is required along the east property line” if agreeable to the neighbors, or if recommended by Planning Commission or approved by Council....
In my words: the raw dimensions/size of this parcel *might* be able to accommodate 9 “duplex lots” - on an ideal site with no additional “challenges”. As Wendy explained above, that rough estimation does not take into consideration the specific characteristics of *this* site, and the various requirements of the Land Development Code that could “cost” the applicant one or more units OR lots. For example: the Heritage Tree Ordinance may require them to work around the tree near Vinson; there are regulations about single driveways accessing a public street; required Fire Dept. access to all the internal units; the railroad tracks limiting access to much of the site; any reduction in buildable space due to the configuration of the individual lots, and many more. It is entirely possible that 9 Duplex Lots (18 Units) will not fit onto that particular site, but as Wendy said above, that level of review has not been done – and it doesn’t sound like it can be done, because we cannot require that the applicant “prove up” the duplex option. It will be up to the applicant to decide if he is willing to provide enough detail to satisfy the neighbors’ doubts about the viability of 9 lots with a total of 18 units – and his receptiveness to that request may say as much as any drawings would.

Wendy gave examples above of some “requirements” that could be added to the zoning ordinance “if agreeable to the neighbors”. I want to point out that by the same token, the [neighbors / Neighborhood Association/ Contact Team] can ask the Applicant to commit to such requirements, in order to garner support, or even just “non-opposition” for the rezoning. I have seen some cases where the Applicant refused to agree to the neighborhoods’ conditions, or would only meet them half-way, but then the neighborhood representatives were successful in convincing City Council to impose those conditions anyway. I would never suggest you rely on that happening - just letting you know that not all zoning cases go exactly as the applicant requests.

It is always ideal for PC & Council if the case comes to them with all conditions already being agreed to by a consensus of the stakeholders (of which the applicant is certainly one!). It is the conditions the City Council approves on 3rd Reading that are then documented as part of the Zoning Ordinance, in what we call “Conditional Overlays”, depicted by a “-CO” in the zoning string (eg, SF6-CO-NP). These conditions would stay with the land, along with the zoning, regardless of ownership. For a more complete list of what types of restrictions can be added as a “CO”, see page 77 of the 100-page Guide to Zoning, linked on the Neighborhood Planning Resources website.

See below for more my responses to your additional specific comments.

Carol

From: Ray Collins [mailto:rcollins@xfinity.com]
Sent: Thursday, September 29, 2016 3:36 PM
To: Gibbs, Carol
Cc: Rhoades, Wendy; Meredith, Maureen
Subject: Vinson Drive development 2016-064355 ZC; C14-2015-0063.SH

Ms. Gibbs,

As an individual member of the South Manchaca Neighborhood Plan Contact Team, I have initiated a discussion about the Vinson Drive development on Nextdoor. A question has arisen for which we need your help in pointing us to the correct answer and/or an independent expert who is willing to answer given that she/he would be working pro bono.

I am not allowed to recommend any individual as a consultant, even pro bono. However, I can suggest that if you are a member of the Austin Neighborhoods Council listserv (ANCTalk), you might pose the question to other neighborhoods and see what kind of responses you get. Often, folks are happy to share their experiences, although you may hear from more than just an “expert”.
I have courtesy copied the case manager, Ms. Rhoades, Planning and Development Review Department, because of this email she sent to Joan Owens earlier this year.

The existing SF-3 zoning permits single family residences, duplexes and secondary apartments (main house, plus an accessory dwelling unit) to occur. The site is 1.9 acres in size and as an estimate, assuming a minimum 5,750 s.f. is used for sf residences, the site would allow for a max. of 11 or 12. (As a general rule of thumb, I remove 20% of the site area from the buildable area and assume it will be used for utilities and infrastructure.) For duplex use, the minimum lot size is 7,000 s.f., so I would estimate 9 duplex lots/18 duplexes could be built. Each sf(3) residence and duplex is required to have its own driveway.

The developer has submitted a non-binding, conceptual site plan which shows eighteen structures (see attachment).

Again, the applicant is not required to submit an engineer’s rendering at this stage, which would require things being drawn to scale, etc.; the absence of a “connection” between the two units on each lot is really just one of many things that seem to be missing from that drawing. I understand your concern, but I am optimistic that the meeting that will eventually occur between the applicant (or his representatives) and the neighborhood area stakeholders will result in a better estimation of how many units could be built under SF-3 zoning, given the specific site constraints. And even if it doesn’t, you all can still draw your own line in the sand as to how many units you will / will not oppose as a condition of SF-6, IF you will even support it conditionally.

Although I am unsure about her continuing involvement, I have also courtesy copied the leader of the public meeting July 26th, Ms. Meredith in the Zoning and Planning Department because, after Tara Connolly, now a member of the SMNPCT, inquired of Zoning Department Services about the feasibility of this site plan, she posted the following on the website she made to track the Vinson Drive development.

Confirmed with the City of Austin’s Zoning Department Services that would translate into 9 structures, with 2 units/residences in each structure. The alt SF-3 plan provided by the developer shows 18 structures, which is incorrect. Updated blog content below is in blue. We are still looking for people with engineering, zoning or flood mitigation experience to offer guidance.

I honestly think looking at the SF-3 drawing is a waste of energy – the drawing is not realistic to the site, whether the 2 units on each lot are connected or not. It does tell us he wants to put 18 on the SF-6 lot, but that is probably still negotiable once you all meet with him, if he is sincere about wanting to work with y’all.

You can find this under the "Posts" tab at this link:

https://southwoodresident.wordpress.com/

The City of Austin Zoning Services Department cited this:

DUPLICATION RESIDENTIAL use is the use of a site for two dwelling units withina single building, other than a mobile home. For additional regulations, see Austin City Code 25-2-773 and 25-2-778

So, is it nine structures or eighteen?
Welcome to the world of confusing Code language. While I’ve not reviewed the Code Citations above, there is probably some further clarification there. But I can tell you that in this case, Wendy is saying that this parcel *might mathematically* accommodate 9 LOTS, each must be at least 7,000 square feet in order to have a duplex (2 residential units)... for a total of 18 residential units (I’m staying away from the word “structure”).

This is an important question to me as an individual member of the SMNPCT because the only way I might even consider a zoning change from SF-3 to SF-6, given there is a valid petition in opposition from the neighbors adjacent to the property, is if less impermeable cover results from SF-6 zoning.

I certainly understand that. And while I don’t want to come across as advocating for SF-6, I do want to be sure you understand what can be done with it: Impervious Cover is one of the conditions you can ask the developer to limit, as Wendy described above. My experience, however, has been that it often ends up at a compromise: the neighborhoods often have to settle for 50%, rather than the 45% of SF-3, but at least they kept it below the allowed 55% IC of SF-6. So I seriously doubt you could get them to agree to LESS than 45% Imperv. Cover. Another thing to consider is that anything built under SF-6 zoning has to be built under the Commercial Building Code, and that means a Site Plan has to be reviewed & approved. By definition, that already means more scrutiny than a SF-3 Subdivision case would get. The South Lamar Mitigation Plan spells out details about *additional 10%*

See this Table of Residential Zoning Development Standards:

A related question about Ms. Rhoades email that Joan was unable to answer is whether Ms. Rhoades’ calculations were based only on square footage of the 4507/4511 Vinson Drive property. Did she consider the fact that there is a heritage tree at the south end of the property and a railroad right-of-way at the north end, both of which would block driveways from whatever number of duplexes might be built?

These are perfect examples of site-specific considerations that Wendy’s “mathematical” calculation did not include, but would be included in the actual review of a SF-3 Subdivision case. As I hope was clear earlier, the City cannot *require* the applicant to provide a fully engineered rendering of a SF-3 layout, but the neighbors are certainly welcome to raise questions to him that might result in him providing more detail than the City can require – if he’s truly willing to work with the neighbors...

Ray Collins

I hope that helps!!

Carol

Carol Gibbs, Neighborhood Advisor
Neighborhood Assistance Center
Planning & Zoning Department
512-974-7219

*Please click here to complete an anonymous Satisfaction Survey about the Neighborhood Assistance Center*

*Please note: E-mail correspondence to and from the City of Austin is subject to requests for required disclosure under the Public Information Act*
Dear Villas at Vinson Oak Stakeholders,

I wrote the following in response to a simple question about process, and thought it might be useful for you all – feel free to share/post/etc. in full. I am happy to answer any questions (to the extent of my knowledge) about this at the Nov. 1 meeting, as time and y’all’s preferences allow... I’m also happy to print copies of anything I have hyperlinked here to the Nov. 1 meeting – or anything else you find online that might be useful... I may even be able to bring a few hard copies of the SACNP itself, if we have a bunch here... just let me know?

The zoning application was originally to change this parcel from SF-3 (low-density single-family zoning) to MF-2 (low-density multi-family zoning). That “increase in entitlements” on this parcel would constitute a modification in the Future Land Use Map (FLUM), which, by Code, would trigger a required meeting between the applicant, the Contact Team, and any stakeholders within 500 feet of the property. After such a meeting (often a separate meeting), the Contact Team would normally decide their collective position, and write a letter to go in the case file, stating their opposition/lack of opposition/conditioned support for the case. This process is up to the Contact Team or Neighborhood Association, whichever body is taking the lead on the particular case.

Since this applicant has now dropped his request from MF-2 to SF-6 (high-density single-family zoning), it does not trigger a FLUM change, and that meeting is not required by Code. However, in this case, the applicant’s first attempts to communicate with the neighborhood representatives and residents were apparently so counter-productive, it’s obvious to all involved that he still needs to meet with y’all. Thus, he has hired Linda Guerrero as his spokesperson, to help him get his communications with you all back on track. I’ve worked with Linda before, and I think she will be an asset to the conversations, regardless of the outcome on the zoning.

Even in neighborhoods that don’t have a Neighborhood Plan, the Planning Commission (PC) expects applicants to have already met with the neighborhood before they hear the case, to work out as much as possible. So, although the Code is not requiring this official meeting between the Applicant and the Contact Team, the Contact Team has apparently agreed to host this conversation – I think that’s a great idea, as it gives them some experience in this new world they’ve entered! In this situation, it could just as easily be the Southwood NA hosting the meeting – it’s really a moot point as to who is organizing it. The point here is that there is so much angst around this case that the applicant would be foolish to not meet with the neighbors, and it sounds like he has realized that! I assume he hopes that after meeting with the neighbors, he will be able to present to the PC some kind of a compromise between what he is asking for (SF-6) and what the neighbors want. The PC will recommend - and subsequently, Council will decide – who should get what, and who gives where...

We all know there has been a “Valid Petition” filed by property owners within 200 ft, against changing the zoning to anything but SF3. Valid Petitions can be very powerful tools, as some Councilmembers have made a
point to say they will not vote to over-ride one, and it takes a “super-majority” (3/4) vote of Council to do so (see how the Valid Petition process works here: Zoning Petition - linked on www.austintexas.gov/department/zoning-resources). However, you all need to remember that a Valid Petition really only affects the Council vote, not the Planning Commission. So it’s very possible that the PC could recommend an up-zoning and then Council could deny it. No one can predict what will happen.

You can read about NP Amendments in our Land Development Code if you like: ARTICLE 16, - NEIGHBORHOOD PLAN AMENDMENTS. But again, it is no longer relevant to this case, because up-zoning from SF3 to SF6 does not qualify as an Amendment to the Neighborhood Plan, like an up-zoning to MF2 would.

I can only assume, from the Contact Team’s postponement request letter that they already anticipate needing to meet again after the Nov. 1 meeting – and that they won’t take a final neighborhood position on Nov. 1. This is very common. Neighborhood Associations and/or Contact Teams often meet a second time (or more) - with or without resident stakeholders who are not “voting members”, and usually without the developer present, to hold their internal debates/discussions/vote on what position to take publicly regarding the case. This is usually where a lot of strategizing comes into play: “What are we willing to support, or not, or just “not oppose”, and what do we want to ask of the applicant, in exchange for that support?” Some of those “conditions” can be incorporated into the Zoning Ordinance that will be written by City Staff, representing the new zoning on this parcel. The ordinance will not actually be written until it gets close to the 3rd Reading at City Council.

“Conditions” that can be included in a “Conditional Overlay” (CO), which is attached to the Zoning Case (eg. SF6-CO-NP) are listed on pg. 74 of the Guide to Zoning, linked on the City’s Neighborhood Planning Resources (other good resources also on that page). Additional conditions that neighbors might want to add (such as additional street improvements), but are beyond the scope of what can be added to a zoning ordinance, are not listed there. For such agreements – only if the owner is willing, of course - there would have to be a “Private Restrictive Covenant” (Private RC) signed between the neighborhood and the owner (the City will not be a party to it). A verbal commitment would not carry over to another owner, if he were to sell the property before it’s built out. A “Private RC” takes a lot of work on the neighborhood’s part, so it needs to be fully vetted. I’m happy to have that conversation if/when the time comes.

Timing: On Oct. 25, Planning Commission postponed this case to Tuesday, December 13 (6:00pm, Council Chambers). Because they postponed it to a “date-certain”, a public notice will not be mailed. Backup materials for that meeting will be posted on the previous Friday at www.austintexas.gov/cityclerks/boards_commissions/meetings/40_1.htm. In the meantime, you can review the Backup documents that were posted for the Oct. 25 agenda – just know that additional items will be added for the Dec. 13 hearing, as they come in. This should give everyone time to continue discussions about the case, even after the Nov. 15 meeting. I hope everyone will make good use of that time to understand all the differences between SF3 and SF6. This case will be posted for Council on Dec. 15, but when a PC hearing and a Council hearing are in the same week, Staff typically requests (and gets) a postponement of the Council hearing, to allow time to process the PC’s findings. Thus, due to Council holidays, the Council hearing for this case will likely not be until at least January 2017 – again, giving plenty of time for further discussions after the Planning Commission hearing.

All this, to say that the Contact Team does not have to make a decision on Nov. 1 – or even Nov. 15. But you should start doing the homework and having the necessary conversations toward that eventual decision.

Finally – I’ve attached a somewhat outdated, but basically still accurate, matrix that shows the relative “timeline” of zoning/subdivision/site plan applications. This might help folks understand the “relationship” between the various applications that have been submitted for “Villas at Vinson Oak”. The zoning case has to be resolved - one way or another - before the review of the other applications can be completed. In fact, if the zoning is denied, and it stays SF3, then the Subdivision and Site Plan applications will likely be withdrawn,
because they are written with the presumption of SF6 zoning. Submitting all the applications at once is perfectly legal – Staff just is not allowed to process them “out of order”.

Please feel free to call/email if there are further questions.

Carol

P.S. in closing, I feel compelled to “put it out there” for whomever this gets shared with: as a Neighborhood Advisor, I would advise all neighborhood stakeholders to approach the upcoming meetings - and especially the volunteers from the neighborhood who will be hosting them - with respect and courtesy. Regardless of what the neighborhood’s “official position” might be, and whatever the ultimate resolution of this zoning case might be, the applicant is likely not going to be your neighbor. But everyone else is already neighbors, and will continue being neighbors – some of whom will likely disagree with the ultimate majority “vote” on this case, whatever it may be. I was a NA President years ago, and I know how that role can feel completely unappreciated at times, especially during debates like this. Please work together, respect others’ concerns & values, and acknowledge the work that these officers (NA and CT) are doing, in their spare time, often in addition to full-time jobs, for the sake of the larger neighborhood. Even if you disagree. Thanks for listening!

Sincerely,

Carol Gibbs

Carol Gibbs, Neighborhood Advisor
Neighborhood Assistance Center
Planning & Zoning Department
512-974-7219

Please click here to complete an anonymous Satisfaction Survey about the Neighborhood Assistance Center

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<th>Development Assessment</th>
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<td>* Property Owners within 300', Registered Neighborhood Organizations, Sector Groups at time of Application, and for Public Hearings (Preliminary Only)</td>
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<td><strong>Certificate of Occupancy</strong></td>
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Case Number: C14-2016-0063.SH
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

Your Name (please print)
Manuel Loera

Your address(es) affected by this application
4506 Rainstone Blvd, Austin, Texas 78745 8-14-2016

Signature

Daytime Telephone: 512-461-4895

Comments: Vinson Street Can not Support High Traffic. There will Be Fatalities!

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2016-0063.SH
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

Patricia Packert
Your Name (please print)
4524 S. 3RD St.
Your address(es) affected by this application
Patricia Packert 8/13/16
Signature Date
Daytime Telephone: 512-417-0724

Comments: The proposed building would be immediately behind my property. There is no alternative roads for traffic other than S. 3rd which would even create more traffic. The proposed building would be within 300 ft of the railroad that “DOES” have trains running. Vinson Dr. was a dirt road at one time, it is narrow, and is not going to be widened due to the proximity of rail tracks. Our privacy will be invaded and taxes raised. I’ve been here since 1960 this was my parents’ home.

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2016-0063.SH
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

John R. Nauert & Carol Nauert
Your Name (please print)

4506 South Third St.
Your address(es) affected by this application

Signature
Date 08/15/16

Daytime Telephone: 512-444-5895

Comments: The 4500 block of So. 3rd St. is a one block long street populated with families consisting of parents, children, grandparents, and grandchildren of various ages. This last section of So. 3rd starts on the north across from St. Elmo Elementary School. It is a block of street leading into more streets like ours. Our street is used as a cut-through street. People going to the 1st St./Seam Traffic Light for easier access from our neighborhood. Vinson/Emerald Forest runs West of us. A thoroughfare for neighborhoods running south to Travis High School. The intersection of Vinson St. road has no light & backs up like a sardine during rush hour, especially during the school year. This proposed development would add even more congestion to our already busy streets.

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2016-0053.SH
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

Margaret Dunn
Your Name (please print)
4409 S 3rd St Austin, TX 78745
Your address(es) affected by this application
Margaret Dunn
Signature 8-17-16 Date
Daytime Telephone: 512-577-6495

Comments: I am very opposed to the proposed rezoning from SF-3 to SF-6. There are no other properties in this neighborhood of single family homes with the proposed zoning. The zoning change is completely incompatible with neighborhood values and to approve it would be zoning change. Please see the rezoning petition filed by property owners within 200 feet of the rezoning proposal with twenty five signatures and consider their opposition to the rezoning.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2016-0063.SH
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

Marty Halsey
Your Name (please print)
4110 S. 3rd St. Austin, 78705
Your address(es) affected by this application
M. Halsey
Signature
8/17/16
Date
Daytime Telephone: 512/784-8237

Comments: This project is not compatible in any way with the adjacent properties, all but one of which are SFR. Project calls for 12 lots per acre, an average closer to 1/4 acre, less than 1/4 acre. The density is not acceptable. The traffic generated by the addition of this project will make an already dangerous situation worse.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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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: C14-2016-0063.SH
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 23, 2016, Planning Commission
         September 22, 2016, City Council

Tracey Lambert
902 Head, Austin, 78745
8/18/16
512-203-7845

That lot is too small to put a multi-residential complex on. Also, the traffic is this area is horrendous. There have been no improvements or widening of this road. We hope the planning dept. takes the voice of the residents seriously. Money should not be the object.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810
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: C14-2016-0063.SH
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

David Pocock
902 Redd St. Austin 78745

Signature: [Signature]
Date: 8/18/16

Daytime Telephone: 512-358-1385

Comments: The traffic is absolutely terrible on Vinson going to St. Elmo. Multi-residence buildings would increase it even more.

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

From: Kate Mason-Murphy
Sent: Tuesday, November 15, 2016 1:24 PM
To: Missy Bledsoe; toneality@gmail.com
Cc: Alejandro Delgado; Christopher Scollard; David Foster; Emily Howard; Greg Trippe; Jaki Frost; Joan Owens; Joe Clark; Larry Murphy; Louise Liller; Lupe Sosa; Michael Cosper; Michael Lazarus; Missy Bledsoe; Natalie Yates; Navvab Taylor; Peggy Dunn; Ray Collins; Sara Dunn; Tara Connolly; Tom Donovan; Lynn Williamson; Gibbs, Carol; Rhoades, Wendy; Kate Mason-Murphy

Subject: Please add SACNP_Final to tonight’s meeting and Fwd: Proposed Development FLAT OUT IGNORES Imagine Austin, VisionZero and Adopted SACNP

Linda and Tony—
I am attaching the South Austin Combined Neighborhood Plan that many, if not most, of us worked on for almost 2 years. I would like to draw attention to the fact that the much of what the proposed Vinson Development includes is COMPLETELY opposite of what we, as a community, agreed to. I will be referencing this 185 pg document (link below) this evening and I hope that the concerned citizens who are participating in this process will familiarize themselves with it as well. Please note that I have reached out to City Staff to inform and request assistance in ensuring that our community's adopted vision is protected from predatorial development practices.

Thanks ~

Kate Mason-Murphy
512-351-5576


Begin forwarded message:

From: "Valenti, Margaret" <Margaret.Valenti@austintexas.gov>
Subject: RE: Proposed Development FLAT OUT IGNORES Imagine Austin, VisionZero and Adopted SACNP
Date: November 15, 2016 12:01:50 PM CST
To: Kate Mason-Murphy <katemasonmurphy@gmail.com>, "Holt, Alan" <Alan.Holt@austintexas.gov>, "Reilly, Francis" <Francis.Reilly@austintexas.gov>, "Mulholland, Katie" <Katie.Mulholland@austintexas.gov>
Cc: Tara Connolly <southwoodresident@gmail.com>, Peggy Dunn <Prezynw@gmail.com>, "dawn68@gmail.com" <dawn68@gmail.com>, Dawn Leach <missy.bledsoe@gmail.com>, Ray Collins <raycollins@gmail.com>, Tom Donovan <tom.w.denovan@yahoo.com>, "Nicely, Katherine" <Katherine.Nicely@austintexas.gov>, "Richardson, Ashley" <Ashley.Richardson@austintexas.gov>, "Craig, Ken" <Ken.Craig@austintexas.gov>, Larry Murphy <larrymurphy@re.com>, R M <rbandameres@yahoo.com>, "Ryan, Janae" <Janae.Ryan@austintexas.gov>,
Hello Kate,

Thank you for your email. I will give you a call this afternoon to discuss.

Thanks
Margaret

Margaret Valenti, MPA
Senior Neighborhood Planner
Contact Team and Education Coordinator
Austin Community Tree Program Manager
(512) 974-2648
Margaret.valenti@austintexas.gov
Please note: Email correspondence to and from the City may be disclosed to another party as required by the Public Information Act.

From: Kate Mason-Murphy [mailto:]
Sent: Tuesday, November 15, 2016 9:56 AM
To: Holt, Alan; Reilly, Francis; Mulholland, Katie; Valenti, Margaret
Cc: Tara Connolly; Peggy Dunn; David.Chincanchan@ austintexas.gov; Dawn Leach; Ray Collins; Tom Donovan; Nicely, Katherine; Richardson, Ashley; Craig, Ken; Larry Murphy; R M; Ryan; Janae; Crager, Chad; Miller@bikeaustin.org; mercedes@biikeaustin.org; David.Chincanchan@ austintexas.gov; Garza, Delia; Delia.Garza@austintexas.gov; Renteria, Sabino; Sabino.Renteria@austintexas.gov; Kitchen, Ann; Ann.Kitchen@austintexas.gov; Adler, Steve
Subject: Proposed Development FLAT OUT IGNORES Imagine Austin, VisionZero and Adopted SACNP

Good morning SACNP Facilitators and City Leaders~
Our Community/Contact team is fighting AGAINST a proposed re-zoning and private development in our South Manchaca zone and we REALLY need your help!

My husband and I were re-reading the SACNP_final document last night and we see some horrible inconsistencies with what we, as SACNP team adopted and what is really happening. I have forwarded the latest documentation for the case. One of our team members started this blog, [https://southwoodresident.wordpress.com/](https://southwoodresident.wordpress.com/), and has attempted to funnel all of the pieces there.

Is there ANYONE who can attend tonight's 7pm meeting at the Manchaca Library as a resource and ally for us? We feel we are being completely railroaded by this developer and his project, and frankly, by the City of Austin. If this development goes forward, we will never be able to get back the properties along the beginning/end of the Bergstrom spur. It is a Tier 1 Urban Trail or the Urban Trails Master Plan. This is one of the most DANGEROUS parts of our zone with regard to
auto traffic (Emerald Forest/Vinson/St Elmo/James Casey), especially as it related to pedestrians and cyclists. It sits on Bike Route 31, not to mention it is adjacent to our Hospital zone and St. Elmo Elementary. When commuting our children to school by bike, along our only "Safe Route to School", we deal with driver aggression on a daily basis. It has become untenable to ride a bike in our zone. There are no sidewalks or facilities for pedestrians at all on Vinson Rd. Furthermore, this proposed "Affordable Housing" development sits directly uphill of 15 truly affordable homes that are being demolished for "Flood Mitigation" as we speak. It is completely irresponsible for all of the City Departments involved to approve and permit this development to occur. Period.

Taken straight from the SACNP-final doc...here is a list of what the proposed Villas at Vinson Oak is NOT.
It does not Maintain or enhance the neighborhood character.
It is not Pedestrian scaled.
It is not Safe.
It does not Provide facilities or services to meet everyday people's wants or needs.
It does not Ensure new development or redevelopment is a good neighbor.
It is not Livable, natural and sustainable, creative, mobile and interconnected, nor does it value and respect its people.
It does not Concentrate new development in walkable, bikeable, and transit-accessible activity centers and corridors.
It does not Encourage walking, bicycling, and transit use through design and education.
It does not Maintain the residential character of the Residential Core, ensur that future development or redevelopment is appropriate to the district.
It does not Create walkable, people-friendly destinations in Neighborhood Node, Mixed-Use Activity Hub, and Activity Center districts.
It does not Improve access to and amenities in area parks.
It does not Protect, enhance, and expand the neighborhood's green infrastructure.

It absolutely does not Increase the overall health of the SACNPA.
It absolutely does not Improve the community's safety and upkeep.
It absolutely does not Increase creativity and collaboration in the SACNPA to promote a sense of community and a unique sense of place.

I am only on page 14 of 185 pages. I think you get the point. This is NOT what we agreed to. This is unacceptable. We need the City's help to stop this private development on a critical piece of undeveloped land so we, as a city and as a zone, can Move Forward.

We look forward to your urgent support and involvement on this multi-faceted issue.

Thanks and best—
Kate Mason-Murphy
512-351-5576
kate@commpic.org
From: South Manchaca Contact Team <southmanchacasight@gmail.com>
Subject: Fwd: List of Concerns : C14-2016-0063.SH - Villas at Vinson Oak Rezone
Date: November 14, 2016 4:19:14 PM CST
To: Alejandro Delgado <alej.delgado@gmail.com>, Christopher Scollard <scollard@gmail.com>, David Foster <david.foster777@gmail.com>, Emily Howard <howard711@gmail.com>, Greg Trippe <gregtrippe@yahoo.com>, Jaki Frost <jaki.frost@yahoo.com>, Joan Owens <johannesemi@attglobal.net>, Joe Clark <joescott79@att.net>, Kate Mason-Murphy <kate.masonmurphy@gmail.com>, Larry Murphy <kmurphy@att.net>, Louise Liller <liller@yahoo.com>, Lupe Sosa <lsosa114@gmail.com>, Michael Cosper <pcosper@yahoo.com>, Michael Lazarus <mlazarus@mlazarus.com>, Missy Bledsoe <mbl392@comcast.net>, Natalie Yates <blondie@hotmail.com>, Navvab Taylor <navvabol@hotmail.com>, Peggy Dunn <pdunnso@iol.com>, Ray Collins <raycollins@gmail.com>, Sara Dunn <saranadunn2@gmail.com>, Tara Connolly <southwoodresident@gmail.com>, Tom Donovan <tomyydonovan@yahoo.com>

--------- Forwarded message ---------
From: Guerrero <guerrero>
Date: Mon, Nov 14, 2016 at 3:33 PM
Subject: List of Concerns : C14-2016-0063.SH - Villas at Vinson Oak Rezone
To: Ashley.Richardson@austintexas.gov, Ken.Craig@austintexas.gov, Katherine.Nicely@austintexas.gov, "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov>
Cc: South Manchaca Contact Team <southmanchacasight@gmail.com>, Carol Gibbs <Carol.Gibbs@austintexas.gov>, Antonio Giustino <antonio@jupiter.net>

Hola All,

I’m sharing the list of concerns that were generated at the Community Out Reach meeting on Nov.1,2016 for C14-2016-0063.SH - Villas at Vinson Oak Rezone.
I transcribed each sheet that I gathered and recorded the written concerns per sheet onto the word doc. A few sheets had a paragraph of comments,while others listed their concerns numerically on the sheet of paper. One paper asked for a phone call, but I did not find a number on the page. We will address the concern at the meeting tomorrow. Thank you for attending the CommunityOutReach meeting at the Manchaca Library. Please contact me if you have any questions.

Respectfully,
Linda Guerrero
512-970-2035

Kate Mason-Murphy
512-351-5576
katemasonmurphy@me.com

Outside Sales - Longhorn Solar
Lead Gardener - Emerald Wood Community Garden and Joslin Elementary
Community Organizer - Connect Garrison and Y2MFSP (Y@ Oak Hill to McKinney Falls State Park)
Outdoor Learning Adventures Teacher - KinderCare

Kate Mason-Murphy
512-351-5576
katemasonmurphy@me.com

Outside Sales - Longhorn Solar
Lead Gardener - Emerald Wood Community Garden and Joslin Elementary
Community Organizer - Connect Garrison and Y2MFSP (Y@ Oak Hill to McKinney Falls State Park)
Outdoor Learning Adventures Teacher - KinderCare
South Manchaca Contact Team meeting

Where: Manchaca branch of Austin Public Library
When: 7pm-8:45pm, Tuesday November 1st
Topic: discussion of C14-2016-0063.SH, Villas at Vinson Oak, 4511/4507 Vinson Drive and issues related to South Austin Combined Neighborhood Plan

Invited Attendees:
- Ken Craig - Policy Advisor for CM Kitchen (District 5)
- Carol Gibbs - CoA Neighborhood Assistance Center
- Tony Giustino - Notigis, LLC (developer/applicant)
- Linda Guerrero - community liaison representing the developer
- Ann Kitchen - City Council Member representing District 5*
- Rose Marie Klee, PE - hydraulics engineer, past member of Flood Mitigation Task Force
- Wendy Rhoades - CoA Planning & Zoning department
- Ashley Richardson - Policy Advisor for CM Renteria (District 3)
- CoA transportation and environmental engineers, to be confirmed*

*tentative, pending schedule clearance

Proposed Agenda:
- Introductions (10 min)
- Identification of neighborhood concerns (20 min)
- Presentation of development options for SF-3 and SF-6 zoning, discussion/Q&A (30 min)
- Roundtable discussion with invited attendees on neighborhood concerns (possible solutions, action items, next steps, follow through) (30 min)
- Wrap-up and set date for next meeting (5 min)
South Manchaca Contact Team meeting

Where: Manchaca branch of Austin Public Library
When: 7pm-8:45pm, Tuesday November 15th
Topic: discussion of C14-2016-0063.SH, Villas at Vinson Oak, 4511/4507 Vinson Drive and issues related to South Austin Combined Neighborhood Plan

Invited Attendees:
- Carol Gibbs - CoA Neighborhood Assistance Center
- Tony Giustino - Notigius, LLC (developer/applicant)
- Linda Guerrero - community liason representing the developer
- Wendy Rhoades - CoA Planning & Zoning department

Proposed meeting breakdown:
- Follow up from developer and his representative, after hearing neighborhood concerns (30 min)
- Discussion among Contact Team members re: site development permit options for SF-3 and SF-6 zoning (30 min)
- Contact Team statement to Planning Commission (20 minutes)
- Strategize how to get the ball rolling re: improvements to Vinson Rd (stop signs, traffic speed, bicycle and pedestrian safety) (20 minutes)
Bicycle Advisory Council (BAC)
Meeting Agenda
November 15, 2016 – 6:00 p.m.
301 W. 2nd Street City Hall, Room 1027

Call to Order

1. Introductions (6:00-6:05)
2. Citizen Communication (6:05-6:15)

*The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.*

3. Review and Approval of October Meeting Minutes (6:15-6:20)
4. Items from BAC
   A. Amendment of BAC Bylaws - Discussion and Possible Action (6:20-6:25)
   B. Bike Lane Maintenance - Discussion and Possible Action (6:20-7:00)
   C. Vinson Drive - Discussion and Possible Action (7:00-7:40)

5. Future Items (7:40-7:55)

*This is a running list of potential future agenda items that have been proposed by BAC members and/or staff which may be placed on a future BAC agenda. These items will not be discussed by the BAC as part of this current agenda.*

   A. Fiscal Year (FY) 2016 Active Transportation Division projects and accomplishments
   B. Design and placement of bike racks
   C. Bicycle access at drive through facilities

6. Announcements/Adjourn (7:55-8:00)

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 48 hours before the meeting date. Please call Emily Smith at 512-974-2358 or email: Emily.Smith@austintexas.gov for additional information, TTY users route through Relay Texas at 711.
Brief Development Timeline of the Villas at Vinson Oak

2015

Two tracks just under 1 acre each were acquired in 2015 (address approx. 4507 and 4511 Vinson Drive). Vision was to build a SF pocket neighborhood.

2016

21 January

Attended first SNA meeting. Goal was to introduce the project and gather notes on thoughts, concerns, etc. Major concerns included: flooding, traffic, and affordability; other minor concerns

February

- Met with SMART folks at the city’s department of Neighborhood Housing and Community Development; we decided to participate.
- They recommended we choose zoning that would not require variances. We considered architect’s original suggestion of MF-2, while likely more than necessary, was the conservative route.
- Layouts updated to reflect SMART plan

10 March

Attended March SNA meeting to share updates.

- We brought the Perales engineering team as a response to flooding concerns.
- City hydrologist happened to be present at meeting.
- Anne Kitchen and assistant happened to be present at meeting.
- Felt comfortable with the outreach and response; decided to submit site plan

March – July

Site plan development:

- Engineering work on site plan
- Realized it would trigger a neighborhood plan amendment
- Various layouts and SMART mixes contemplated
- Initial submittals (re-plat, site plan, re-zone, NPA) into city during this time; city scheduled a public hearing

25 July

Public hearing at Pleasant Hill Public Library organized by city staff. New main concern appeared to be entitlements with MF-2 should site plan be abandoned.
August

- Discussions with staff to address this issue
- Considered restrictive covenants/title restrictions
- Realized that staff’s recommendation to lower to SF-6 would not only make staff agreeable, but would also alleviate neighbors’ concerns regarding density and setbacks as single family restrictions would come into play as well as additional compatibility requirements. (Additional benefit was that no amendment to the Neighborhood Plan would be needed.)
- We amended zoning request to reflect SF-6 and re-tweaked the layout. With everyone seemingly onboard, city staff scheduled a Planning Commission (PC) hearing for 23 August.
- Days before meeting we were notified that there was a valid petition against the project.
- 23 August: decided to request postponement at PC for 13 Sept to address concerns.

September

- Attempted unsuccessfully to reach out to neighbors
- Brought Linda Guerrero on to help with community outreach.
- Delays and lack of traction in outreach forced us to request another PC postponement to 25 October
- Began working on SF-3 subdivision; updating SF-6 site plan to reduce density to equal SF-3 plan

October

- Neighborhood contact team organized
- Some traction in outreach
- Updated site plan (SF-6) and new subdivision plan (SF-3) submitted to city
- We accepted request from neighborhood to postpone PC to December
List of Concerns:

1. Unsafe, high speed traffic on Vinson currently. Adding multiple families and their cars to this area is irresponsible.
2. This is Bike Route 31......one of the most heavily used N-S routes in the city. bad location for dense development
3. Flooding Concerns. This proposed development sits on top of the current Williamson Creek buyouts. ...Irresponsible as we are moving families out.
4. Re route on S.3rd (the only safe route to school) irresponsible.
5. The design of his properties does not fit with neighborhood character.
6. Bergstrom Spur should not be developed by any private development.

1. Sell to the City. Don’t Dallas our Austin. YUCK!

1. Traffic concerns-observe from 7: 15-8:15 AM
2. Traffic backed up and cutting through neighborhood in AM via Philco/Orland etc.
4. James Casey/Ben White with bad exit ramp/Hospital zone/W. St. Elmo/St. Elmo Elementary Scholl - student just hit here existing bus this year.
5. Bike Route 31!!! City’s main N/S Bike Route
6. Developing more at the top of the watershed Williamson Creek Flood Zone buyout.
7. No sidewalk in hood. While buying out /destroying other residential family homes. Flood Plain.

1. Road improvements/widening/connectivity to the rest of the hood: this needs to be dealt with at this time, as things only get worse. This means sidewalks, bike lane, and shoulder.
2. Character matching the neighborhood (including density).
3. Erosion control along the back fence.
4. Flood Control

1. Traffic – as it is North traffic turns on Philco and goes up S. 3rd – Safety for the residents.
2. Property values: pushing people out of their homes because they can’t afford taxes.
4. construction/ traffic
This property should not be rezoned to SF6 as there are already issues due to an aging infrastructure and being within blocks of a 100 year floodplain, An increase to the allowed impervious cover and stress of additional dense development is unacceptable.

The proposed rezoning of this property will set a dangerous precedent for our neighborhood and make it unaffordable for current residents, many of who have lived here for decades. It is spot zoning and should not be approved.

1. Traffic conditions on Vinson and safety implications of getting in and out of this constructions and after constructions
2. Very bad place to put density. Density is supposed to be on arterial streets.

1. As of July meeting at Pleasant Hill, neither the city nor the developer is willing to address traffic safety, specifically Vision Zero ATX. Therefore. I will be a no vote on SF6 with the ultimate goal of no development beyond a park /storm detention. Until such time in the future that the city is ready to address Vinson Drive's deficiencies. The developer has been asked to sell the property to the city. What is his response? Any development at this time is irresponsible.
2. Changes in the flood plains due to development uphill at Vinson Oaks. City will be faced with buying more properties. It does not have enough money to buy the the homes presently in the flood plains. Can you phone to me with numbers that extra density allowed for SF6 will be offset by the additional storm water detention requirements?
SF6- Conditions: Community Engagement Meeting 11-15-16

- No accessory dwelling units
- 12 buildings and 16 units: Density Units
- Max building on impervious limit 47%
- Establish buffing between property and old neighborhood

- Sidewalk fee donation to allow community to build along Vinson Drive (fee waived)

Donate and saved from SMART housing to provide sidewalks off property to connect SMART housing to rest of sidewalks on St. Elmo

- 40% impervious cover
- Restrict access to Vinson Road
- No Short Term Rentals (Type 2)
- Limit Height

- Limit IR to 47%
- No in-ground irrigation system
- Native landscaping only
- No turf grass
- Use City solid waste services /no dumpster
- No more than 12 buildings and 16 units

- Increase set backs
- Limit height to 2 story or less
- Increase lot size requirements

- Erosion control on fence line (SR6 to SF3)
- Height restrictions (2 stories max)
- Native landscape No streetlights within a development
- COA Waster services
• Require fence on property lines
• No more than 12 buildings with 16 units
• Max45 (what's on correct SF6 plan) impervious cover
• Single entry point from Vinson /No gate
• Increase minimum lot size: lower building size (for duplex cap)

• Work with Southwood to create initial bylaws, also to exclude units for use as STR's
• Comments from the developer about what the response would be should his engineers be incorrect and the development does end up affecting the water moves through the area and worsens flooding around people's home

• One access only
• Prohibit accessory building
• HOA rules /bylaws align with SWNA
• Shielding of light reflecting on neighbor
November 15, 2016

Southwood Neighborhood Association

Re: Villas at Vinson Oak – 4511 Vinson Dr.
    Site Plan Case Number: SP-2016-0276C.SH
    Austin, Travis County, Texas

Dear Neighbors,

In regards to the neighborhood meeting November 1, 2016, we would like to address the engineering concerns regarding site drainage and the proposed development. The City of Austin has strict rules regarding site drainage and conveyance for both proposed site plans and subdivisions to be located within the City’s jurisdiction.

The stormwater detention requirements for both the site plan (SF-6 Zoning Development) and the Subdivision (SF-3 Zoning Development) are the same. Proposed development cannot increase stormwater runoff from the site after development when compared to the existing conditions. This rule ensures that the floodplain downstream of the site remains unchanged.

The concern was raised that the proposed development would cause the City to buy more properties that will be included in a floodplain that will increase in size due to increased development. The inclusion of detention ponds in the design of site plans and subdivisions will ensure that the City does not have to buy more properties at the tax payers expense.

We would like to note that the proposed SF-6 site plan has a total impervious cover of approximately 47%. The maximum impervious cover for an SF-6 site plan is 55%. This plan is intended to be compatible with the surrounding neighborhood with regard to density. The SF-3 subdivision will be allowed 45% impervious cover.

If you have any questions regarding this notification, please feel free to contact our office.

Sincerely,

Perales Engineering

[Signature]

Jerry Perales, P.E.
President

1706 W. 5th Street
Austin, Texas 78703

512.297.5019
jperales@peraleseng.com
Hi Wendy,

After we spoke we decided to definitively postpone the hearing tomorrow till 13 Sept. Will pointed out that it very likely the neighbors haven't had a chance to truly understand the SF-3 option and that they should be given the opportunity to do so. He's going to finalize that soon, and I'll set up a time to show them.

I'll reach out to Joan and Margaret as well.

Best,

tony

PS - I'll be there tomorrow regardless as I may get a chance to speak with some of the neighbors.
7 September 2016

Antonio Giustino
Notigius, LLC – Series Vinson
2106 Rabb Glen St
Austin, TX 78704

RE: C14-2016-0063.SH
Villas at Vinson Oak
4507 and 4511 Vinson Dr
Austin, TX 78745

TO: City of Austin Members of the Planning Commission

I respectfully request a second postponement to the Planning Commission hearing due to needing additional time for resolving community concerns regarding my project. If possible, the date of 25 October 2016 would be most helpful for accomplishing the planned outreach.

Among various efforts, I have hired Linda Guerrero as a Community Outreach source to further engage and facilitate meetings with the neighbors. We need time to focus on assessing issues and concerns that need to be addressed before proceeding. This ability to approach the community with additional outreach may foster solutions to existing issues with my project.

I truly appreciate your time and consideration regarding this additional extension.

Respectfully,

[Signature]

Antonio Giustino
Villas at Vinson Oak
October 19, 2016

To: Planning Commission, Austin TX  
   Attn: Stephen Oliver, Chair  
Copy: Wendy Rhoades, Case Manager, Planning & Zoning Dept.

Regarding: C14-2016-0063.SH, Villas at Vinson Oak rezoning  
           4511/4507 Vinson Drive  
           Austin, TX 78745

Dear Mr. Oliver and members of the Planning Commission,

Our Contact Team was formed about a month ago, in September 2016. We've been asked by the Southwood Neighborhood Association and South Manchaca Contact Team members to organize a public meeting regarding zoning case C14-2016-0063.SH, Villas at Vinson Oak, located at 4511/4507 Vinson Drive.

On behalf of the South Manchaca Contact Team (South Austin Combined Neighborhood Planning area), we are requesting a postponement of the hearing for this case before the Planning Commission on October 25th, 2016.

We have organized a public meeting with the Applicant, his Community Engagement Specialist, the residents of the planning area where the property is located, and a few invited guests from City Council and various advisory councils. This meeting is set to take place at Manchaca Public Library, Tuesday, November 1st, 7pm. It has taken us several weeks to successfully find an available meeting location which is free of charge, coordinates with attendees' schedules, and does not require liability insurance for the Contact Team. As such, we have not been able to hold a public meeting prior to the October 25th hearing date.

We have also reserved meeting time at Manchaca Public Library on Tuesday, November 15th, 7pm, for a second meeting with the developer, as we think we may need two meetings to fully discuss this case. As such, we are requesting postponement of the hearing until the subsequent Planning Commission meeting on December 13th.

Should there be any questions, you may reach us at southmanchacacontactteam@gmail.com.

Regards,  
South Manchaca Contact Team Officers, on behalf of the South Manchaca Contact Team

Missy Bledsoe, Chair  
Michael Cosper, Vice-Chair  
Jaki Frost, Membership Secretary  
Navvab Taylor, Secretary
Dear members of the Planning Commission,

Please see the attached letter regarding the official position taken by the South Manchaca Neighborhood Plan Contact Team regarding zoning case C14-2016-0063.SH, Villas at Vinson Oak, 4511/4507 Vinson Drive. This case is currently scheduled for hearing before the Planning Commission on Tuesday, December 13, 2016.

In brief, we ask you to uphold the Valid Petition that was submitted against this zoning case, and not allow rezoning of the property from SF-3 to SF-6. Please refer to the letter for further details.

Regards,
Navvab Taylor
secretary, South Manchaca Contact Team
December 7, 2016

To: Planning Commission, Austin TX
   Attn: Stephen Oliver, Chair
   Copy: Wendy Rhoades, Case Manager, Planning & Zoning Dept.

Regarding: C14-2016-0063.SH, Villas at Vinson Oak rezoning
           4511/4507 Vinson Drive
           Austin, TX 78745

Dear Mr. Oliver and members of the Planning Commission,

The South Manchaca Contact Team previously asked for a postponement of the October 25th 2016 hearing for zoning case C14-2016-0063.SH, Villas at Vinson Oak, located at 4507/4511 Vinson Drive.

The South Manchaca Contact Team met on November 1st and November 15th at the Manchaca Public Library with the Applicant, his Community Engagement Specialist, interested residents of the Planning Area where the property is located, and a few invited guests from City Council and City staff departments.

At the November 15th meeting, the Contact Team voted to support and uphold the Valid Petition that was submitted against this re-zoning case (14 votes in support of the valid petition, 0 votes against, and 4 abstentions). The Valid Petition is against any re-zoning that would change the property to other than SF-3 zoning. By supporting the Valid Petition, the voting membership of the Contact Team hopes to avoid the precedent of spot zoning in the neighborhood. Further, it is felt that this rezoning request is incompatible with the vision outlined in the South Austin Combined Neighborhood Plan for safe, walkable, bikeable, accessible, and responsible development.

We respectfully ask that you vote against this re-zoning and let the property remain as SF-3.

Regards,
South Manchaca Contact Team Officers, on behalf of the South Manchaca Contact Team

Missy Bledsoe, Chair
Michael Cosper, Vice-Chair
Jaki Frost, Membership Secretary
Navvab Taylor, Secretary
Dear Mayor and Council Members,

Attached you will find a letter from the South Manchaca Contact Team regarding the zoning case mentioned above. This case was heard last week by the Planning Commission, and they voted to uphold staff's recommendation to upzone the property from SF-3 to SF-6. This was done despite the vote of the Contact Team and the Valid Petition (of 54%) against this rezoning. We urge you to support the Contact Team's decision and the Valid Petition when hearing this case in 2017.

Also attached for your review is the Austin Monitor article about this case at last week's hearing.

Sincerely,
South Manchaca Contact Team
December 19, 2016

To: Austin City Council  

Copy: Wendy Rhoades, Case Manager, Planning & Zoning Dept.  
    Antonio Giustino, Applicant  
    Linda Guerrero, Applicant’s community engagement consultant

Regarding: C14-2016-0063.SH, Villas at Vinson Oak rezoning  
    4511/4507 Vinson Drive  
    Austin, TX 78745

Dear Mayor and City Council Members,

The zoning case C14-2016-0063.SH, Villas at Vinson Oak, located at 4507/4511 Vinson Drive will be on your meeting agenda in January 2017. This is a rezoning case in which the applicant requested rezoning from SF-3 to SF-6. City staff in the Planning & Zoning department recommend the rezoning, and the Planning Commission approved the rezoning to SF-6 with conditional overlays at the December 13th hearing.

However, after two meetings with the Applicant, the South Manchaca Contact Team voted at its November 15th meeting to support and uphold the Valid Petition that was submitted against this rezoning case. The Valid Petition (of 54%) is against any rezoning other than the current SF-3 zoning. The Contact Team wishes to set the record straight that the “agreeable conditions” presented by the Applicant to the Planning Commission were not approved by the Contact Team. The Contact Team did not offer any conditions as it voted to uphold the Valid Petition. The Applicant misrepresented to the Planning Commission and to City staff that there were any officially agreed upon conditions.

The link below is to the video of this case at the Planning Commission. The mention of agreeable conditions begins just after the 22-minute mark and picks up again at just before the 75-minute mark:  
http://austintx.swagit.com/play/12132016-1593/5/

The Contact Team supports the Valid Petition to avoid setting the precedent of spot zoning in the neighborhood. Further, this rezoning request is incompatible with the vision outlined in the South Austin Combined Neighborhood Plan for safe, walkable, bikeable, accessible, and responsible development.

We respectfully ask that you vote against this rezoning and join us in support of the Valid Petition, and let the property remain zoned as SF-3.

Regards,
South Manchaca Contact Team Officers, on behalf of the South Manchaca Contact Team

Missy Bledsoe, Chair  
Michael Cosper, Vice-Chair  
Jaki Frost, Membership Secretary  
Navvab Taylor, Secretary
Planning Commission approves South Austin rezoning despite traffic, flooding concerns

Despite opposition from neighbors, the Planning Commission last week voted to support the rezoning of a South Austin property to allow condominiums and townhouses.

At its Dec. 13 meeting, the commission unanimously approved the rezoning of 4507 and 4511 Vinson Drive from Family Residence (SF-3) to Townhouse & Condominium (SF-6) in the South Manchaca Neighborhood Planning Area, against the wishes of nearly 55 percent of residents who are considered to be adjacent to the properties, according to a valid petition submitted in August.

"I recognize that the neighborhood plan was just completed in 2014," said Commissioner Karen McGraw. "So I can understand that all of the residents went through a lot of hard work. But what we're dealing with is a city where every little spot is going to get built on." In fact, the South Austin Combined Neighborhood Plan was the first adopted since the approval of the Imagine Austin comprehensive plan.

Christopher Scollard, a member of the Southwood Neighborhood Association who presented at the meeting, said that the rezoning would dramatically increase traffic on Vinson Drive, which is in desperate need of repair.

"While it may not be the responsibility of the developer to improve Austin's infrastructure, I believe it is incumbent on our officials to vote in a way that does not exacerbate an already treacherous situation," he said.

Tony Giustino, the property owner, disputed the claim that traffic would necessarily worsen.

"My intention is to build a good neighborhood," he said. "I think that adding some density may actually slow traffic, because then there's something there, not just an empty field."

Commission Chair Stephen Oliver also questioned whether rezoning would make any difference to traffic if the owner was planning to redevelop the property either way.

"If 16 units can be built on this property under SF-3 or SF-6, the same number of cars would be leaving from this connecting point on Vinson," he said.

Ray Collins, a member of the South Manchaca Contact Team, said that while on paper the same number of units could be built under either designation, he did not believe that city staff would approve as many units for a development under SF-3 zoning.
Furthermore, Collins said that he and some of the other residents had been advocating for the city to buy the land.

“Our goal is to have the city hold the property until Austin’s long-term plans for the unused railroad spur right-of-way (to the west of the property) come to fruition,” he said.

“I feel for the neighborhood,” said Commissioner Fayez Kazi, who made the motion to approve the rezoning. “I’d rather see the city buy the land, but between the two options in front of me, ... I stand behind my motion.”

Resident Kate Mason-Murphy raised another issue, expressing concern about how the development would affect flooding downstream of Williamson Creek and in the surrounding area.

“We are four blocks down from (the property),” she said. “There is nothing they can do in taking (the property) from zero percent impervious cover to 50 percent impervious cover that’s not going to kill me and my community.”

McGraw expressed sympathy with that concern. “In my neighborhood, we had the exact same situation,” she said. “Upstream from where the flooding is, the state decided to sell some land. The city decided it didn’t want to buy it and do flood mitigation; they wanted housing. We got over 100 units.”

Commissioner James Schissler seconded Kazi’s motion, and it passed 11-0. Commissioners Angela Pineyro De Hoyos and Tom Nuckols were absent.

This story has been corrected to reflect the correct name of resident Kate Mason-Murphy.

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