



Brentwood Neighborhood Association

Serving Our Neighborhood from 45th St. to Justin Lane and North Lamar to Burnet Road

Date: April 18, 2017

To: City Council

From: Brentwood Neighborhood Association (BNA) Steering Committee

Re: C14-2016-007; Rezoning for 1301 W. Koenig Lane – Conditional Support Letter

The Brentwood Neighborhood Association sees this project as an opportunity to transform this underutilized site into a more vital use in Brentwood and to provide necessary housing within the central city.

Following a series of meetings with the Applicant and the City, the Steering Committee of the Brentwood Neighborhood Association has expressed its conditional support of the proposed rezoning (MF-6-CO-NP) on 5.04 acres of land (Tract 1) and of the maintenance of zoning (CS-MU-CO-NP) on .37 acres of land (Tract 2) located at 1301 W. Koenig Lane. We support the inclusion of dedicated parkland within Tract 2, as a community amenity. BNA Steering Committee's support is based on the following list of conditions/qualifications:

Per City Staff and Planning Commission recommendation (and BNA's concurrence), the City will require as part of the zoning the following Conditional Overlay:

- a) Limit height on Tracts 1 to 45 feet and four stories;
- b) Limit building coverage on Tract 1 to 60%;
- c) Limit impervious cover on Tract 1 to 70%;

In addition to the Conditional Overlay, the Applicant will agree to:

- d) A Public Restrictive Covenant that includes all recommendations listed in the Traffic Impact Analysis memorandum, dated December 8, 2016 as provided in Attachment A.

In addition to Staff and PC recommendations, BNA is requesting that the following conditions be included in a Restrictive Covenant(s). Where allowable, these items should be included in a Public Restrictive Covenant between the City and the Applicant; if this is not possible, the Applicant will include these items in a Private Restrictive Covenant with the Brentwood Neighborhood Association prior to the Board of Adjustments hearing and before the third and final reading of the zoning ordinance. The Applicant shall provide the Private Restrictive Covenant through their legal counsel and at their sole expense. The items to be included in Restrictive Covenant(s) are as follows:

- 1) Primary access to the Parking Garage (structured parking) shall be from Grover Avenue.
- 2) Secondary access to the Parking Garage shall be from Koenig Lane.
- 3) Any access from Woodrow Avenue shall only serve the uses on Tract 2, and shall not connect to the Parking Garage (except as necessary for Emergency Vehicles).
- 4) Applicant will comply with all light screening requirements pursuant to compatibility; in particular the screening of lighting (exterior, interior and vehicular) shall be required between the Parking Garage and adjacent SF-3/residential properties.
- 5) On-site detention shall be provided to meet 100-year storm criteria (at minimum).
- 6) The Applicant shall provide funding for improvements as set forth in the TIA report and will cooperate with traffic requests from governmental agencies. When applicant closes certain existing access drives along Koenig, they will construct sidewalks in closed access drive areas that connect to existing sidewalks along Koenig.
- 7) The Applicant will preserve any existing heritage trees and will install replacement trees per current City code.
- 8) Permitted and conditional uses pursuant to CS zoning shall be prohibited on the 0.46 acre tract to be dedicated towards a public park as required by on-site parkland dedication requirements.
- 9) Subject to approval by City staff and Parks and Recreation Department staff, the applicant will agree to the installation of the following amenities:
 - Approximately 0.46 acres shall be dedicated to city parks to be used as public parkland.
 - Installing a public recreational trail easement (e.g. walking trail or greenspace) traversing the southern edge of the site between Grover and Woodrow Avenues.
 - Other public recreational amenities and related improvements as approved by the City Parks and Recreation Department.

Pursuant to the acceptance of the above noted items either in Conditional Overlay and /or Public Restrictive Covenant (between the City and the Applicant) and acceptance of the Private Restrictive Covenant (between the Applicant and BNA), the Brentwood Neighborhood Associations' Steering Committee will represent their support for the proposed rezoning as outlined herein. We believe that these conditions of approval will provide the neighborhood with our desired protections, while allowing the Applicant to develop a dense, multi-family project within central Austin.

City Council's support of these carefully crafted conditions and considerations, in granting the requested re-zoning, is greatly appreciated.

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