ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0094 – Flats on Shady

P.C. DATE: January 23, 2018; February 27, 2018; April 10, 2018

ADDRESS: 1125 Shady Lane

TOTAL AREA: 7.93 Acres

DISTRICT: 3

OWNER: Otto Freidrich, Jr., Estate (Johnette Champion)

AGENT: Drenner Group (Dave Anderson)

EXISTING ZONING: SF-3-NP

PROPOSED ZONING: MF-4-NP (as amended November, 2017)

NEIGHBORHOOD PLAN AREA: Govalle-Johnston Terrace

TIA: N/A

WATERSHED: Boggy Creek

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request of MF-4-NP.

ISSUES:

The proposed rezoning is located on Shady Lane north of the intersections of Shady Lane, Bolm Road, and Airport Boulevard. This intersection has been identified by the City to be in need of improvements, as well as Jain Lane, which is the continuation of Shady Lane to the northeast. Immediately north of the site is ThinkEAST PUD, which was approved in 2013. As part of the PUD approval, the City agreed to fund improvements to Jain Lane and the intersection to the south; funds for these improvements were allocated by City Council in 2017. A TIA was created with the ThinkEAST PUD.

Across Shady Lane to the west is an undeveloped property zoned GR-MU-CO-NP. This property is currently under City review for rezoning to modify vehicular access restrictions (1105 Airport Boulevard - City File # C14-2017-0156). Currently, the site is required to take access to Airport Boulevard and not Shady Lane. This is not recommended by City Staff because of several significant safety concerns along Airport Boulevard and the intersection described above. This project at 1105 Airport Boulevard was required to prepare a Traffic Impact Analysis (TIA), which also identified the need for improvements in the vicinity, and will require the Applicant to participate in the cost of improvements, if the rezoning is approved. The TIA also requires improvements at time of site plan. This case was recommended by Planning Commission at the January 9, 2018 meeting. For the subject tract at 1125 Shady Lane, improvements will be determined at time of site plan, based in part on the information identified in the existing TIAs.

PLANNING COMMISSION RECOMMENDATION:

April 10, 2018:

February 27, 2018: *TO POSTPONE TO APRIL 10, 2018 AND LEAVE THE PUBLIC HEARING OPEN. (9-3-1) (10-0-3). [K. McGraw- 1st; T. Nuckols- 2nd; J. Schissler, C. Shaw, F. Kazi- Nay; J. Thompson- Absent]*

January 23, 2018: *TO GRANT POSTPONEMENT TO FEBRUARY 27, 2018 AS REQUESTED BY THE APPLICANT AND NEIGHBORHOOD, ON CONSENT (10-0-3). [P. Seegar- 1st; D. Anderson- 2nd. A. De Hoyos Hart, F. Kazi, K. McGraw- Absent]*

DEPARTMENT COMMENTS:

The subject property is located on the east side of Shady Lane, north of Airport Boulevard. The site is developed with one single family residence, and is zoned SF-3-NP. Immediately north of the property is ThinkEAST PUD. The portions of the PUD that are adjacent to the rezoning tract have base district regulations of LO-MU, LR-MU, and MF-6, from west to east. These properties are under City development review for office/retail/mixed use and under construction for multifamily, respectively. Other properties in the ThinkEAST PUD further to the north have base zoning district regulations of LO-MU and CS-MU. Along Shady Lane/Jain Lane are some outparcels from the PUD; these are zoned SF-3-NP and include a mix of undeveloped lots and one single family residence. Immediately south and east is Govalle Neighborhood Park, which is zoned P-NP. Further east is a single family neighborhood zoned SF-3-NP. Also south of the rezoning tract, from north to south (from Govalle Park to Airport Boulevard) are properties zoned GR-MU-NP, CS-MU-CO-NP, and GR-NP. These tracts are occupied, respectively, with business support services, multifamily residential, art workshop, and undeveloped land uses. Across Shady Lane to the west is an undeveloped property zoned GR-MU-CO-NP. This property is currently under City review for rezoning to modify vehicular access restrictions (City File # C14-2017-0156). The Applicant proposes development of 308 multifamily units. Also to the west are properties zoned GR-MU-CO-NP including an undeveloped tract and a property that is developed with an existing nonconforming use of Construction sales and services. Further west is railroad right-of-way (ROW). ***Please refer to Exhibits A and B (Zoning Map and Aerial View).***

Austin ISD (AISD) has prepared an Educational Impact Statement for the proposed rezoning. AISD has determined that the area schools will be able to accommodate the anticipated new students. Please ***refer to Exhibit C (EIS Memorandum).***

Staff has received correspondence from interested groups and individuals regarding the rezoning request. Please ***refer to Exhibit D (Correspondence).***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Vacant
North	PUD-NP, SF-3-NP	Office/commercial/mixed use (in review) Multifamily residential (under construction), Undeveloped, Single family residential
South	P-NP, GR-MU-NP, CS-MU-CO-NP, GR-NP	Govalle Neighborhood Park, Business support services, Multifamily residential, Art workshop, Undeveloped
East	P-NP, SF-3-NP	Govalle Neighborhood Park, single family residential
West		Undeveloped, Construction sales and services, Railroad ROW

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Shady Lane	57-66 ft.	41 ft.	Collector	Yes	No	Yes

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2017-0156 1105 Airport Boulevard	GR-MU-CO-NP to GR-MU-CO-NP, to change a condition of zoning (driveway access)	01/09/2018: To grant GR-MU-NP as recommended by Staff, on Consent, (11-0-2). [P. Seeger- 1st, A. De Hoyos Hart- 2nd; F. Kazi, T. Nuckols- Absent]	02/01/2018: To grant GR-MU-NP as recommended on 1st reading only. (10-0-1) (S. Renteria- 1st, O. Houston- 2nd; E. Troxclair off the dais.)
C814-2012-0016.SH ThinkEAST PUD	LO-MU-CO-NP, SF-3-NP to PUD-NP	05/16/2013: To grant PUD-NP as recommended by Staff (8-0) [D. Chimenti- 1st, B. Roark- 2nd; A. Hernandez- Absent]	06/06/2013: To grant PUD-NP with conditions (7-0) [B. Spelman- 1st, S. Cole- 2nd]

SCHOOLS:
Govalle Elementary School Martin Middle School Eastside Memorial HS at Johnston

NEIGHBORHOOD ORGANIZATIONS:

East MLK Combined Neighborhood Plan Contact Team
African American Cultural Heritage District
Friends of Austin Neighborhoods
Claim Your Destiny Foundation
El Concilio Mexican-American Neighborhoods
Austin Neighborhoods Council
Govalle/Johnston Terrace Neighborhood Plan Team
United East Austin Coalition
Guadalupe Neighborhood Development Corporation
Austin Innercity Alliance
East Austin Conservancy
Black Improvement Association
Homeless Neighborhood Association
Del Valle Community Coalition
Neighbors United for Progress
SELTexas
The Gardens Neighborhood Association
Preservation Austin
Sierra Club, Austin Regional Group

CITY COUNCIL DATE & ACTION:
April 26, 2018:

March 22, 2018: *TO POSTPONE TO APRIL 26, 2018 AS REQUESTED BY STAFF, ON CONSENT (8-0). [S. Renteria- 1st, D. Garza- 2nd; L. Pool, G. Casar, and E. Troxclair- Off the dais.]*

February 1, 2018: *TO POSTPONE TO APRIL 26, 2018 AS REQUESTED BY STAFF, ON CONSENT (11-0). [O. Houston- 1st, S. Renteria- 2nd]*

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

CASE MANAGER: Heather Chaffin **PHONE:** 512-974-2122
e-mail: heather.chaffin@austintexas.gov

SUMMARY STAFF RECOMMENDATION:

Staff supports the rezoning request for MF-4-NP district. The property immediately to the north is approved for MF-6 density and is currently under construction with apartments. The property across the street to the west is approved for GR-MU-CO-NP, and is planned for development with apartments. Additional properties to the north and south are approved for mixed use (-MU), which also allows apartments, in addition to commercial uses. Multifamily development on the subject tract is consistent with these surrounding properties. The TIAs created with the ThinkEAST PUD in 2013 and with the 1105 Airport Boulevard recognize the need for improvements to the roadways and intersections in the area, and make provisions for those improvements to be provided at time of zoning and at time of site plan. Additionally, the City funding for improvements along Jain Lane have also been allocated by City Council. The area is in need of transportation improvements, and the development of the area provides an opportunity to provide those improvements.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. Granting of the request should result in an equal treatment of similarly situated properties.
The majority of properties surrounding the subject tract have zoning that allows multifamily residential density equal to or higher than the requested MF-4-NP. The subject tract should be treated in a similar manner to other properties in the area.

2. Zoning changes should promote compatibility with adjacent and nearby uses. / Zoning should be consistent with approved and existing residential densities.
Along Shady Lane, every property between Airport Boulevard and Stuart Circle (the beginning of the single family residential neighborhood east of the site) is zoned and used for commercial and multifamily land uses, excepting one single family residence, Govalle Neighborhood Park, and some undeveloped lots. The requested MF-4-NP is a lower intensity than the neighboring MF-6 tract in the ThinkEAST PUD, and similar to the intensities in the PUD overall (a mix of CS-MU, LO-MU, LR-MU, and MF-6). The tracts along Shady Lane to the south are zoned GR-MU-NP and GR-MU-CO-NP, and consist of undeveloped lots, commercial, and multifamily uses. The multifamily density proposed on the subject tract is comparable to GR-MU; however, the GR- base district also allows much more intensive commercial land uses. Therefore, the intensity and type of land uses permitted in MF-4-NP are equal to or less than the surrounding privately-owned properties. The current SF-3-NP zoning is an outlier for this area.

Site Plan:

SP 1. Site plans will be required for any new development other than single-family or duplex residential.
SP 2. 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.
SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
Compatibility Standards
SP 4. The site is subject to compatibility standards:

- ☐ No structure may be built within 25 feet of the property line.
- ☐ No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- ☐ No parking or driveways are allowed within 25 feet of the property line.
- ☐ A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Airport Overlay

SP 5. FYI – This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing.
SP 6. This property is located in the Govalle/Johnston Terrace Combined NPA.
SP 7. Additional comments may be generated during the site plan review process.

Transportation:

TR1. At the time of Site Plan Application, the applicant shall cost participate in traffic mitigations identified within the Traffic Impact Analysis completed with the Alta Trailhead zoning application (C14-2017-0156).
TR3. Shady Lane is classified as a Neighborhood Collector and requires 64 feet of right-of-way. If the requested zoning is recommended for this site, 32 feet of right-of-way should be dedicated from the centerline of Shady Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.
TR4. Additional right-of-way maybe required at the time of subdivision and/or site plan application in accordance with the Transportation Plans.
TR5. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
TR6. The Urban Trails Master Plan proposes a Tier II urban trail (Walnut Creek Trail) along the southern property line connecting Shady Lane to the existing Walnut Creek Trail. Staff will contact Public Works and Parks and Recreation Department for guidance for the trail requirement. Please review the Urban Trails Master Plan for more information.
TR7. FYI – sidewalks along Shady Lane shall be reconstructed at the time of the site plan application in accordance with current City of Austin code and criteria. Back-of-curb sidewalks are prohibited.
TR8. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Shady Lane	57-66 ft.	41 ft.	Collector	Yes	No	Yes

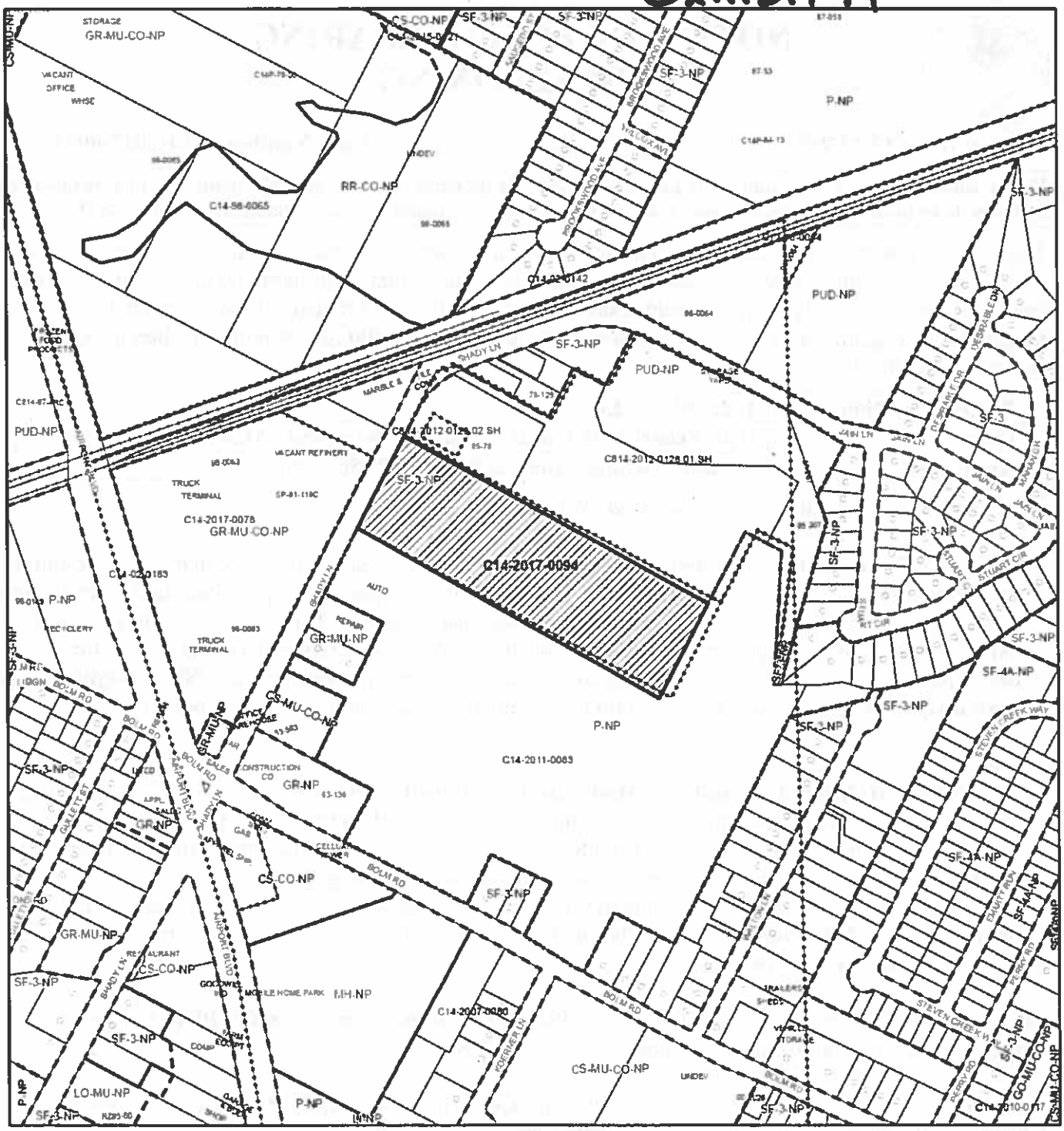
Environmental:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

Water/Wastewater:

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

EXHIBIT A



ZONING

Case#: C14-2017-0094

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

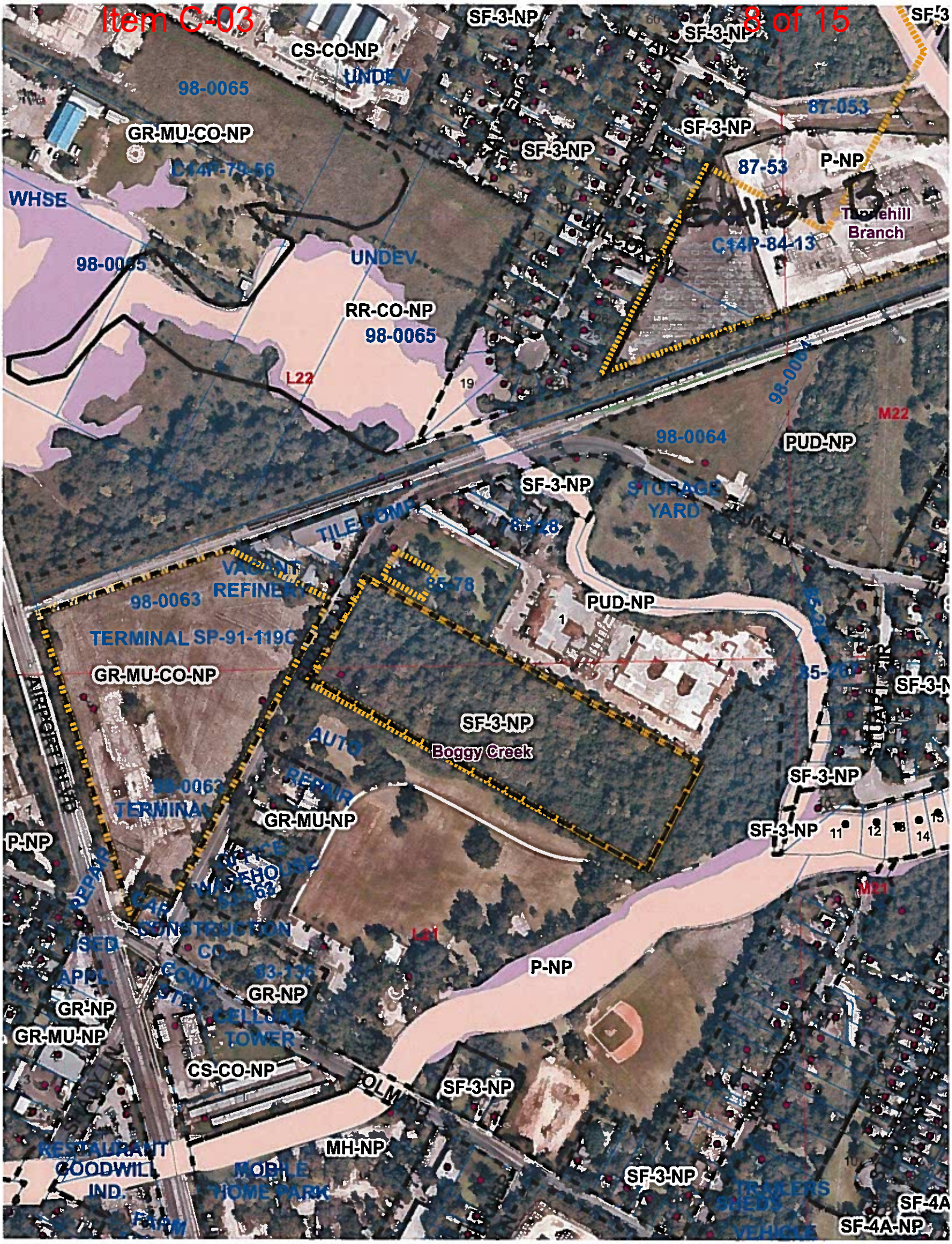
0 200 400 Feet

1 " = 400 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Created: 7/28/2017


SF-3-NP
CS-CO-NP
UNDEV
98-0065
GR-MU-CO-NP
C14P-79-56
WHSE
98-0065
UNDEV
RR-CO-NP
98-0065
L22
87-053
87-53
P-NP
Thorehill Branch
C14P-84-13
98-0064
PUD-NP
M22
STORAGE YARD
TILE COMP
VACANT REFINERY
98-0063
TERMINAL SP-91-1190
GR-MU-CO-NP
PUD-NP
SF-3-NP
Boggy Creek
AUTO REPAIR
GR-MU-NP
P-NP
M21
L21
P-NP
GR-NP
GR-MU-NP
CS-CO-NP
SF-3-NP
MH-NP
SF-3-NP
SF-4A-NP

EDUCATIONAL IMPACT STATEMENT

EXHIBIT C

Austin Independent School District

Prepared for the City of Austin

PROJECT NAME: Flats on Shady
ADDRESS/LOCATION: 1125 Shady Lane
CASE #: C14-2017-0094

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

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 290 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.126 Middle School: 0.044 High School: 0.049

IMPACT ON SCHOOLS

The student yield factor for the east region of 0.219 (across all grade levels) for apartment homes was used to determine the number of projected students. The 290-unit multifamily development is projected to add approximately 63 students across all grade levels to the projected student population. However, because the number of family-friendly units is unknown, student projections may be lower if there is a large percentage of studio and/or one-bedroom units. It is estimated that of the 63 students, 36 will be assigned to Ortega Elementary School, 13 to Martin Middle School, and 14 to Eastside Memorial Early College High School.

The percent of permanent capacity by enrollment for SY 2021-22, including the additional students projected with this development, would be below the target range of 75-115% for Ortega ES (67%), Martin MS (44%) and Eastside Memorial ECHS (46%), assuming the mobility rates remain the same. The projected additional students at these schools would only minimally help to offset the anticipated decline in student enrollment (due to demographic shifts in the area). All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students within the proposed development attending Ortega ES or Martin MS will qualify for transportation due to the distance of the school from the proposed development. Eastside Memorial ECHS is located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified.

SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 22 Jan 2018 Director's Signature: _____

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Ortega **RATING:** Met Standard
ADDRESS: 1135 Garland Avenue PERMANENT CAPACITY: 355
% QUALIFIED FOR FREE/REDUCED LUNCH: 89.59% MOBILITY RATE: +9.9%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	274	184	220
% of Permanent Capacity	77%	52%	62%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	301	202	238
% of Permanent Capacity	85%	57%	67%

MIDDLE SCHOOL: Martin **RATING:** Met Standard
ADDRESS: 1601 Haskell PERMANENT CAPACITY: 804
% QUALIFIED FOR FREE/REDUCED LUNCH: 95.25% MOBILITY RATE: -56.3%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,008	780	793
% of Permanent Capacity	125%	97%	99%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	440	340	353
% of Permanent Capacity	55%	42%	44%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

HIGH SCHOOL: Eastside Memorial | **RATING:** Met Standard

ADDRESS: 1012 Arthur Stiles | PERMANENT CAPACITY: 1,156

% QUALIFIED FOR FREE/REDUCED LUNCH: 86.86% | MOBILITY RATE: -40.8%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	964	883	897
% of Permanent Capacity	83%	76%	78%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	571	523	537
% of Permanent Capacity	49%	45%	46%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

Chaffin, Heather EXHIBIT D

Subject: FW: C14-2017-0156 - 1105 Airport Blvd

From: Nadia Barrera
Sent: Saturday, January 13, 2018 1:52 PM
To: Chaffin, Heather
Cc: Daniel Llanes; Renteria, Sabino; Chincanchan, David; michael h floyd; James, Scott
Subject: Re: C14-2017-0156 - 1105 Airport Blvd

I hate to be a "Mrs. No" without any suggestions. I've added Scott James from DSD here to consider some additional improvements to the Shady/Bolm/Jain intersection:

1. If the Shady slip lane is closed, there may be some additional room for widening the intersection on Bolm for those cars exiting onto Airport or going straight on Bolm; adding a right turn, left turn, and straight lane. The westbound traffic at Bolm and Airport get their own green light phase, so this would require some additional space and paint.

2. Add a green, right-turn arrow to the northeast corner, for those heading northbound on Airport from Bolm. This would keep cars moving and could take place when the left-turn green arrow is on for cars turning eastbound from southbound Airport to Bolm.

3. I would really like to see the Urban Trail complete from Jain Lane to Springdale, not just on the 1105 Airport property. This would alleviate having to navigate the intersection at all for students and families. It would need to be well lit and separated from the rail (minimum 25'). I'd be happy to chat with anyone and seek funding opportunities to make it happen. It would be a fantastic amenity to everyone in the City, especially given how popular the Southern Walnut Creek Trail is. Cyclists and people walking could use the trail instead of navigating the Bolm/Shady/Airport intersection.

Thanks for listening!
Have a fantastic long weekend.

Nadia

On Jan 11, 2018 10:20 PM, "Nadia Barrera" < wrote:
Good evening Heather,
I am writing as a resident of the Johnston Terrace Neighborhood and an active member of the Springdale-Airport Neighborhood Association. Please add the Springdale-Airport Neighborhood Association to your stakeholder list, as it was not included in the documentation I saw.

I am sure you are aware that our neighborhood is bordered by a Capital Metro rail line, Airport Boulevard (a large arterial roadway), Boggy/Walnut Creek, and US 183. Therefore, we already deal with severe bottleneck issues at AM peak and when school gets out (around 4PM).

I am concerned about the zoning change removing the conditional overlay for zoning case C14-2017-0156. I've read through the TIA and understand the minimal improvements for which the developer will be responsible. I understand that staff recommends placing three driveways onto Shady/Custer/Jain Lane (some of which will be near a blind corner of a very dangerous turn) to help alleviate traffic from the 200+ apartment development onto Shady Lane.

I am concerned that the Shady/Bolm/Airport is already functioning at a LOS F and that placing more cars onto that intersection will make traffic congestion even more unbearable. I am concerned that AISD will be changing Eastside Memorial into a magnet school, meaning that even more students will be traveling into and out of our neighborhood every day. I am concerned that the developers have only been required to pay for $39k of the $280k of needed improvements. Not to mention that while they have agreed to dedicate ROW, there are no set-aside funds to actually widen the roadway at this time.

Finally, as Susana Almanza mentioned in her comments about the development, I am concerned that sufficient mitigation for residential use was not accomplished. The zoning is for mixed use. As you likely also know, there is a planned rail station for the City-owned property on the other side of Airport Blvd (according to some very vague maps I've seen on-line for Project Connect). A true mixed use development that pairs office with commercial and some residential would be preferred as it would lessen the burden on peak travel times (already horrible).

Thanks for listening. Please add me to your stakeholder list and provide me with any information regarding when this item will be presented to Council. I understand it is on the February 1st agenda. I'd like more information about how my neighbors and I can continue to make this development a good investment for our neighborhood instead of something that makes it harder for everyone to live.

Nadia Barrera-Ramirez
1105 Mahan Drive
Austin, TX 78721

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: C14-2017-0094
Contact: Heather Chaffin, 512-974-2122
Public Hearing: January 09, 2018, Planning Commission
February 15, 2018, City Council

ZOE COMINGS
Your Name (please print)

☐ **I am in favor**
☒ **I object**

5501 STUART CT
Your address(es) affected by this application

Signature 1/6/18 *Date*

Daytime Telephone: 512-364-8820

Comments:
If you want to contact me, please email first:
zoe.comings@gmail.com

1) TOO DENSE
2) TRAFFIC

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

Govalle/Johnston Terrace Neighborhood Plan Contact Team
"Strength Through Unity"

Re: 1125 Shady Lane - NPA-2017-0016.02

Dear Planning Commissioners and City staff,

On behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact Team please accept this letter expressing our

Opposition to the proposed zoning change at 1125 Shady Lane.

Our Neighborhood planning area is already accepting upwards of 1200 rental unit development within our boundaries now.

Such a concentration of all rental development does not provide stability or political sustainability for the Neighborhood.

In this part of our planning area, Shady Lane and the Bolm/Airport intersection do not have the infra-structure capacity to handle the increased development of so many rental units.

In this area alone, the **ThinkEast Project** on Jane/Shady Lane is already developing upwards of **600 units**, and is the only project that is addressing the affordability problem, with **300 units of affordable housing**.

1105 Airport is planning to add **280 more units, all rental** with **no affordability component** ,with limited access to Airport, and main ingress and egress onto Shady lane.

These parcels are already have the zoning for multi units.

1125 Shady, currently zoned SF 3, has one house on the site, can add development within the SF 3 zoning, which will lessen the impact of the increased density to the already overburdened infrastructure for Shady Lane. To add 280 more rental units to this already intensity of development is untenable.

We are opposed to the zoning change at 1125 Shady.

Thank you,

Daniel Llanes, Chair
G/JTNP Contact Team
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