

THIRD READING SUMMARY SHEET

CASE: C14-2018-0150 – 1804/1806/1808 W 6th St Rezoning DISTRICT: 9

ADDRESS: 1804, 1806, and 1808 W 6th Street

OWNER: Syllabus Partners LLC (James Lindsey), Vairea Partners (Peter Pfeiffer)

APPLICANT: Syllabus Partners LLC (James Lindsey)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

REQUEST: **Approve third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 1804, 1806, and 1808 W 6th Street to rezone from family residence - neighborhood plan (SF-3-NP) combining district zoning to multifamily residence-moderate-high density-neighborhood plan (MF-4-NP) combining district zoning for 1804 West 6th Street and multifamily residence-moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district zoning for 1806 and 1808 West 6th Street.**

PREVIOUS CITY COUNCIL ACTION:

June 6, 2019 **Approved MF-2-NP zoning on 1st reading only (9-0, Mayor S. Adler and Councilmember N. Harper-Madison-off the dais); K. Tovo-1st, A. Kitchen-2nd.**

August 22, 2019 **Approved MF-4-NP zoning for 1804 West 6th Street and MF-4-CO-NP zoning for 1806 and 1808 West 6th Street on 2nd reading by consent (9-0, Council Member Alter and Council Member Casar-off dais); D. Garza-1st, J. Flannigan-2nd.**

September 19, 2019

ISSUES:

During 1st reading of this case on June 6, 2019, Council Member Tovo asked questions regarding 1) the amount of trips per day that would be generated on this property under the MF-2 zoning category, 2) the status of the demolition permits approved by the Historic Landmark Commission for 1806 and 1808 West 6th Street and 3) if the City could prohibit access to Theresa Avenue. The staff has contacted DSD Transportation Review and the Historic Preservation Office and has received the following information:

- 1) 0.68 acres would provide a maximum of 19 dwelling units. Using 10th Edition, ITE Code 220 for the MF-2 zoning, 19 dwelling units would generate approximately 139 vehicle trip per day.

- 2) 1806 and 1808 West 6th Street are located within the West Line National Register Historic District. This means that the Historic Landmark Commission will need to review and comment on plans for new construction before the demolition permits are released. We have not received any plans to date.
- 3) It has been confirmed with the Public Works Department that Theresa Avenue is maintained by the City of Austin and we have the authority to prohibit access. The prohibition of access to Theresa Avenue can be handled through a conditional overlay (CO) in the zoning ordinance.

There are two property owners in this zoning case – James Lindsey of Syllabus Partners owns 1806 and 1808 and Peter Pfeiffer owns 1804. The owners have made a joint request for a rezoning to LO-MU-NP, and Mr. Lindsey is serving as the agent.

Currently a stacked duplex, 1804 is proposed to remain structurally the same as it is today, and Mr. Pfeiffer would like to allow for an office within the existing building. For the 1806 and 1808 property, the conceptual plan is to remove the existing structures and build a mixed use development with 4,000 square feet of office, and six residential units with a total of 10,000 square feet. The proposed LO-MU-NP zoning would accommodate both the uses and development standards in the concept plan.

The property is situated at the far end of West 6th Street, at the beginning of the access road to Mopac, as well as a one-way street called Theresa Avenue, which forks off from the Mopac access road and heads north. To the north of the subject property is an alleyway which runs between Theresa and Patterson Avenue, providing rear access to the lots which front on those respective streets.

West 6th Street in this location is a TxDOT roadway; access to 6th Street and Theresa Avenue requires approval from the TxDOT. The applicants commissioned an access study, which contains certain assumptions about future development of the site which are non-binding. (See Exhibit D, access study). The study was evaluated by TxDOT, and the reviewer determined that access to 6th Street and Theresa Avenue may be allowed at the time of the site plan application with restrictions and conditions. Sight distance and spacing will be analyzed at the time of the site plan application and the type of access may result in right-in/right-out and/or one-way driveways based on the analysis (See transportation comments).

Some immediate neighbors are opposed to the rezoning request and have filed a petition which states: “The [neighbors] want to maintain a sense of neighborhood and this rezoning request does not promote residential use. Office space and/or mix[ed] use are not desired.” It has been verified as a valid petition, signed by owners of **21.83 %** of the land area within 200 feet of the subject property. (See Exhibit F, petition)

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ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0150 – 1804/1806/1808 W 6th St Rezoning

DISTRICT: 9

ZONING FROM: SF-3-NP

TO: LO-MU-NP

ADDRESS: 1804, 1806, and 1808 W 6th Street

SITE AREA: 0.681 acres (29,619 square feet)

OWNER: Syllabus Partners LLC (James Lindsey), Vairea Partners (Peter Pfeiffer)

APPLICANT: Syllabus Partners LLC (James Lindsey)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Neighborhood Office -Mixed Use - Neighborhood Plan (NO-MU-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 14, 2019 **Approved NO-MU-NP combining district as staff recommended. [T. Shaw, P. Seeger – 2nd]. Vote 10 – 1. Commissioner McGraw voted nay. Commissioners Kazi and Shieh were off the dais.**

CITY COUNCIL ACTION:

June 6, 2019 **Approved MF-2-NP zoning on 1st reading only (9-0, Mayor S. Adler and Councilmember N. Harper-Madison-off the dais); K. Tovo-1st, A. Kitchen-2nd.**

August 22, 2019 **Approved MF-4-CO-NP zoning, with conditions, on 2nd reading only (9-0, Council Member Alter and Council Member Casar-off the dais); D. Garza-1st, J. Flannigan-2nd.**

September 19, 2019

ORDINANCE NUMBER:

ISSUES:

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In early 2018, Mr. Lindsey began speaking to neighbors and gathering information about what would be needed to redevelop the site. He met with the Old West Austin Neighborhood Association (OWANA), and with their zoning committee. At a later date, he sent another agent to meet with OWANA again and discuss the case.

However, some immediate neighbors have made known their opposition and signed a petition which states: “The [neighbors] want to maintain a sense of neighborhood and this rezoning request does not promote residential use. Office space and/or mix[ed] use are not desired.” It has been verified as a valid petition, signed by owners of 21.83 % of the land area within 200 feet of the subject property. (See Exhibit F, petition)

CASE MANAGER COMMENTS:

The subject property is currently zoned SF-3-NP consists of two lots – 1804 is on its own lot; 1806 and 1808 share a lot. 1804 is the site of a stacked duplex with an upstairs and a downstairs unit. On the 1806 and 1808 lot are two single family structures and one accessory dwelling unit – a converted carriage house. The applicant has stated that all three structures are in relatively poor condition; and demolition permits have been granted by the Historic

Landmark Commission. In addition, a land status determination has been granted for 1806 and 1808, which will exempt the property from additional subdivision requirements.

The property is situated on the far western end of W 6th Street as it curves northward and turns into the Mopac service road. Also at this junction is a one-way street called Theresa Avenue which forks to the east of the Mopac service road.

North of the property along Theresa Avenue are a row of SF-3 zoned lots with single family houses. To the northeast is an alley which runs northwest to southeast, then cuts east just past the property. Generally to the northeast is the Old West Austin neighborhood which has mostly SF-3 zoning and single family homes. Directly east of the property are properties zoned LO-NP and GR-NP on which offices are situated. Further to the east along W. 6th Street are more NO and LO zoned properties with offices. South of W. 6th Street is the Lake Austin Commons Planned Unit Development (PUD) which has retail shops and structured parking.

The property is not in the flood plain. There is a slight topography on the site, generally sloping down from north to south.

BASIS OF RECOMMENDATION:

Staff recommends Neighborhood Office – Mixed Use – Neighborhood Plan (NO-MU-NP) combining district zoning.

The staff recommendation was carefully considered – although the neighborhood plan calls for an NO base zone, there are already several LO base zones along W. 6th Street, among other commercial zoning categories. Staff ultimately supported the NO base zone for the reasons listed below.

The first basis of the recommendation is that rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission. In the Old West Austin Neighborhood Plan, the property is located in the North 6th Street District, which has the following recommendation: “If zoned SF-3, allow rezoning to NO-MU-CO...” Although the Conditional Overlay has several prescriptive elements which may be considered, the recommendation to rezone to Neighborhood Office (NO) is clear in the neighborhood plan.

The second basis is that zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities. A rezoning to NO-MU would create a transition from the adjacent LO property and others along W 6th Street to the more residential, SF-3 zoned properties to the north.

The third basis is that zoning changes should promote compatibility with adjacent and nearby uses. Per the City of Austin zoning guide, “Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.” Although the existing structures on the

1806 and 1808 property may not be saved, the concept is that future structures would be similar in scale to the original structures, and be compatible with the neighborhood to the north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Single Family and accessory structures
North	SF-3-NP	Single Family
South	Mopac Service Road, W 6 th Street	Mopac Service Road, W 6 th Street
East	LO-NP, GR-NP, alley	Office, alley
West	Theresa Ave, Mopac Service Road	Theresa Ave, Mopac Service Road

NEIGHBORHOOD PLANNING AREA: Old West Austin

TIA: Not required

WATERSHED: Johnson Creek

OVERLAYS: National Register of Historic Districts, Scenic Roadways

SCHOOLS: Matthews Elementary, O Henry Middle School, Austin High School

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Old West Austin Neighborhood Assn
 Old West Austin Neighborhood Plan
 Contact

Preservation Austin
 Save Barton Creek Assn
 Seltexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Tarrytown Neighborhood Association
 TNR BCP - Travis County Natural
 Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0112	Old West Austin Neighborhood Plan Combining District	08-14-02 – Apvd NP	09-26-02 – Apvd NP, and related zoning changes
C14-05-0025 1706 & 1708 W. 6th Street-City Initiated	NO-MU-CO-NP	05-24-05 – Apvd NO-MU-CO-NP with conditions	01-12-06 – Apvd NO-MU-CO-NP; CO limits trips per day, prohibits alley access for non-residential uses, and limits square footage for office

RELATED CASES:

The property is part of the Old West Austin Neighborhood Plan Combining District. The neighborhood plan was approved in 2002; the subject property is not called out specifically in the plan.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W 6 th St	70 feet	30ft	Arterial	Yes	Yes, wide curb lane	Route 663
Theresa Ave	50 feet	30ft	Local	No	No	Yes
MOPAC (ramp)	900 feet	25 feet (adjacent ramp)	Freeway/Parkway	No	Yes, shared lane	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This zoning case is located on the northeast corner of W. 6th Street, which forks into a Mopac expressway ramp and Theresa Avenue. The property is made up of two lots, which total approximately 0.68 acres in size when combined. The lots contains two large houses (built in the 1920s), a duplex and an ADU. This case is located within the boundaries of the Old West Austin Neighborhood Planning Area. Surrounding land uses includes single family houses to the north; the Mopac super cloverleaf and an office building/parking garage to the south; the Mopac super cloverleaf to the west and Lake Austin Park; and office uses to the east. The proposed use is to demolish the existing housing and construct ten residential units and some office uses.

Connectivity

Public sidewalks are along W. 6th Street. A CapMetro Transit stop is located 750 ft. east of this property. A bike lane is located on one side of W. 6th Street. There is the Johnson Creek Greenbelt urban trail located under Mopac Expressway. The Walkscore for this property is **77/100, Very Walkable**, meaning most errands can be accomplished on foot. Analyzing the area, while there are sidewalks, urban trails and public transit in the area, the amount of car traffic adjacent to the on-ramp of Mopac does not make this an ideal place to walk or bike around especially since W. 6th Street acts as a major arterial road to both Mopac and the neighborhood along Lake Austin Blvd.

Old West Austin Neighborhood Plan

The Old West Austin Neighborhood Plan (OWANP) is one of the few neighborhood plans that does not have a Future Land Use Map. The following OWANP text and policies are applicable to this case:

OWANP vision, from pg. 11 of the plan: An excerpt: *“The Old West Austin Neighborhood Planning Team seeks to maintain the neighborhood's diversity of residents, incomes, and housing types ... Maintaining diversity will mean finding ways to promote construction of moderately-priced housing. To this end, the Neighborhood Planning Team recommends allowing compatible infill development within the neighborhood (new garage apartments and second units, and the use of existing small lots).*

From pg. 12 of the OWANP, which lists of neighborhood plan goals for this planning area, with the top goal being ‘1.) Encourage mixed uses’ (p 12.). From pg. 13 of the OWANP, Critical Development Issues: Zoning and land use issues. Commercial intrusion into the residential areas of the neighborhood is a concern. Zoning enforcement of businesses in residential areas operating in violation of the Home Occupation Ordinance is also an issue. In developing the plan, the neighborhood sought to develop appropriate infill standards to protect the residential and historical character of the neighborhood.

Goal 1 - Encourage Mixed Uses (p. 23)

TEXT: The neighborhood planning team has identified "neighborhood-friendly" commercial areas where office, retail, and residences can be mixed vertically and horizontally. These areas include West 5th and 6th Streets between Lamar and Mopac, Lamar Boulevard between Town Lake and Enfield, and those properties that already have commercial zoning on the central commercial service corridor on West Lynn from 10th to 13th Streets ("Downtown Clarksville") (p 23)

Goal 2 - Protect the Character of the Neighborhood (pgs 24 and 27)

Obj 2.1 – Encourage commercial uses that support the neighborhood.

Obj 2.2 – Protect current pattern of single family uses in neighborhood.

Goal 3 – Maintain Social and Economic Diversity of Residents (p 28)

Obj. 3.1 - Provide Additional Moderately-Priced Housing

North 6th Street District: From pg. 31 of the OWANP: **In the North 6th Street District** (lots along the north side of 6th Street): No zoning changes to a more permissive category. *(the property is located partially within the North 6th St District – see map below)*

- Exceptions: **If zoned SF-3, allow rezoning to NO-MU-CO, where the CO is: fewer than 40 trips/day, business access through alley is prohibited (though residential access through alley is acceptable), business access through a street with minimum of width of 36' is required, and there shall be a 10' vegetative buffer or a 6' masonry fence that separates the business use (including parking) and adjacent residential property. Owner occupied is encouraged.**
- Existing properties with MF zoning or an MF use on the north side of 6th St. may be rezoned / re-developed to include a commercial component consistent with this plan (a square footage ratio of 3:1, residential to commercial). Any redevelopment must not negatively impact surrounding residences, considering factors including but not limited to height, traffic, visual character, and other compatibility concerns.
- Rezoning of commercially zoned properties that do not change the base district but add mixed use should be permitted, if the existing building and character are maintained. Preservation of existing single-house structures is strongly encouraged.



(The property is partially located in the North 6th St. District) – pg. 32

The OWANP appears to partially support mixed use development along the north side of W. 6th but only if the traffic count is below 40 trips per day, business access through alley is prohibited (though residential access through alley is acceptable), a 10' vegetative buffer or a 6' masonry fence that separates the business use (including parking), adjacent residential property commercial intrusion is kept to a minimum, and the existing building and character are maintained. The plan also highly encourages the preservation of the existing single family structures along W. 6th Street to maintain the historic and architectural integrity of this area of Austin.

Imagine Austin

This portion of W. 6th Street is located along an '**Activity Corridor**', as identified on the Imagine Austin's Growth Concept Map are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **HN P10.** Create **complete neighborhoods** across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on this project: (1) being located near existing office uses along W. 6th Street; (2) being partially supported by text, goals and objectives in the Old West Austin Neighborhood Plan that in certain instances supports mixed use along 6th Street but is not supportive of upzoning; and (3) being situated along a designated 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map, which supports a mix of land uses, including office and residential, the proposed project appears to **partially support** the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson 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.

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

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.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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.

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

Site Plan

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

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.

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

The site is subject to compatibility standards. Along the northeast property line, the following standards apply:

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

- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- 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.

Transportation

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

A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114.

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Access to 6th Street and Theresa Avenue requires approval from the Texas Department of Transportation. Per TxDOT: TxDOT Traffic and NAAO have evaluated the proposed access study dated April 23, 2019 [the report was updated on May 1, 2019] and we have determined that access to 6th Street and Theresa Avenue may be allowed at the time of the site plan application with restrictions and conditions. Sight distance and spacing will be analyzed at the time of the site plan application and the type of access may result in right-in/right-out and/or one-way driveways based on the analysis.

The curb and gutter along 6th Street is not proposed for relocation at this time.

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

The Urban Trails Master Plan recommends a tier I urban trail along W 6th Street and MOPAC. Please review the [Urban Trails Master Plan](#) for more information. Aleksina Chapman, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101. Update: The Johnson Creek Trail is existing so no additional improvements are required at this time. Pedestrian safety improvements may be required at the time of the site plan application.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for W 6th Street. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information. Update: ROW dedication is not required for 6th Street. A pedestrian crossing is constructed across 6th Street; therefore, any new bicycle and sidewalk facilities should maintain and connect to the crossing. The crossing may need to be revised if a driveway or other improvements are proposed.

FYI – if access is taken through the adjacent alley, as recommended, alley reconstruction may be required, subject to Public Works approval.

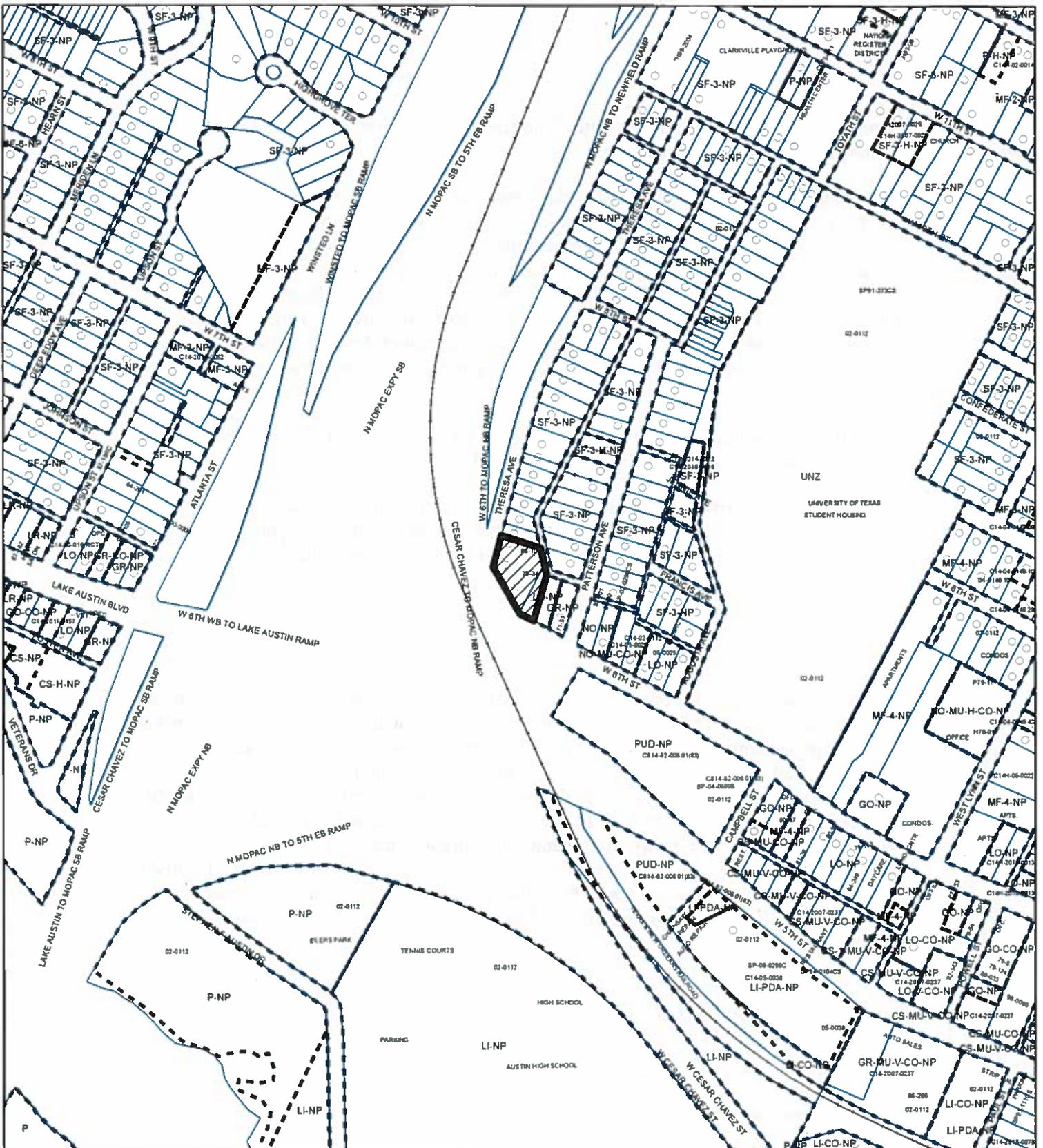
FYI – the existing driveways and sidewalks along 6th Street and Theresa Avenue will be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Survey and Field Notes
- D. Access Study
- E. Correspondence with Interested Parties
- F. Petition



ZONING

ZONING CASE#: C14-2018-0150

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

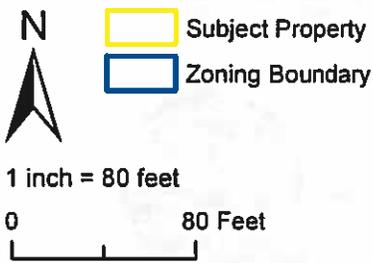
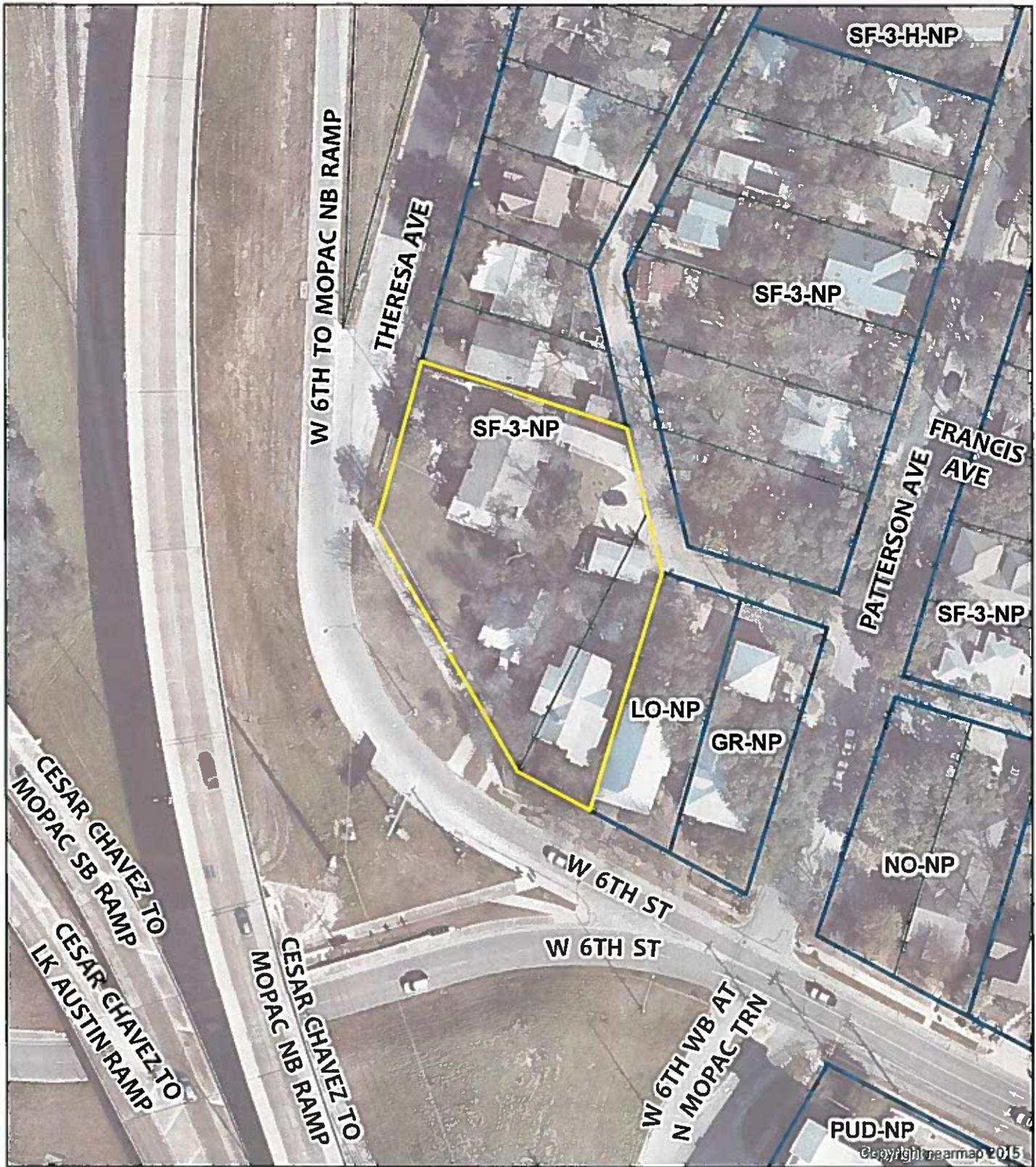
1" = 400'

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

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



Created: 12/13/2018



ZONING & VICINITY

Zoning Case: C14-2018-0150
 Addresses: 1804, 1806, and 1808 W 6th Street
 Case Manager: Scott Grantham

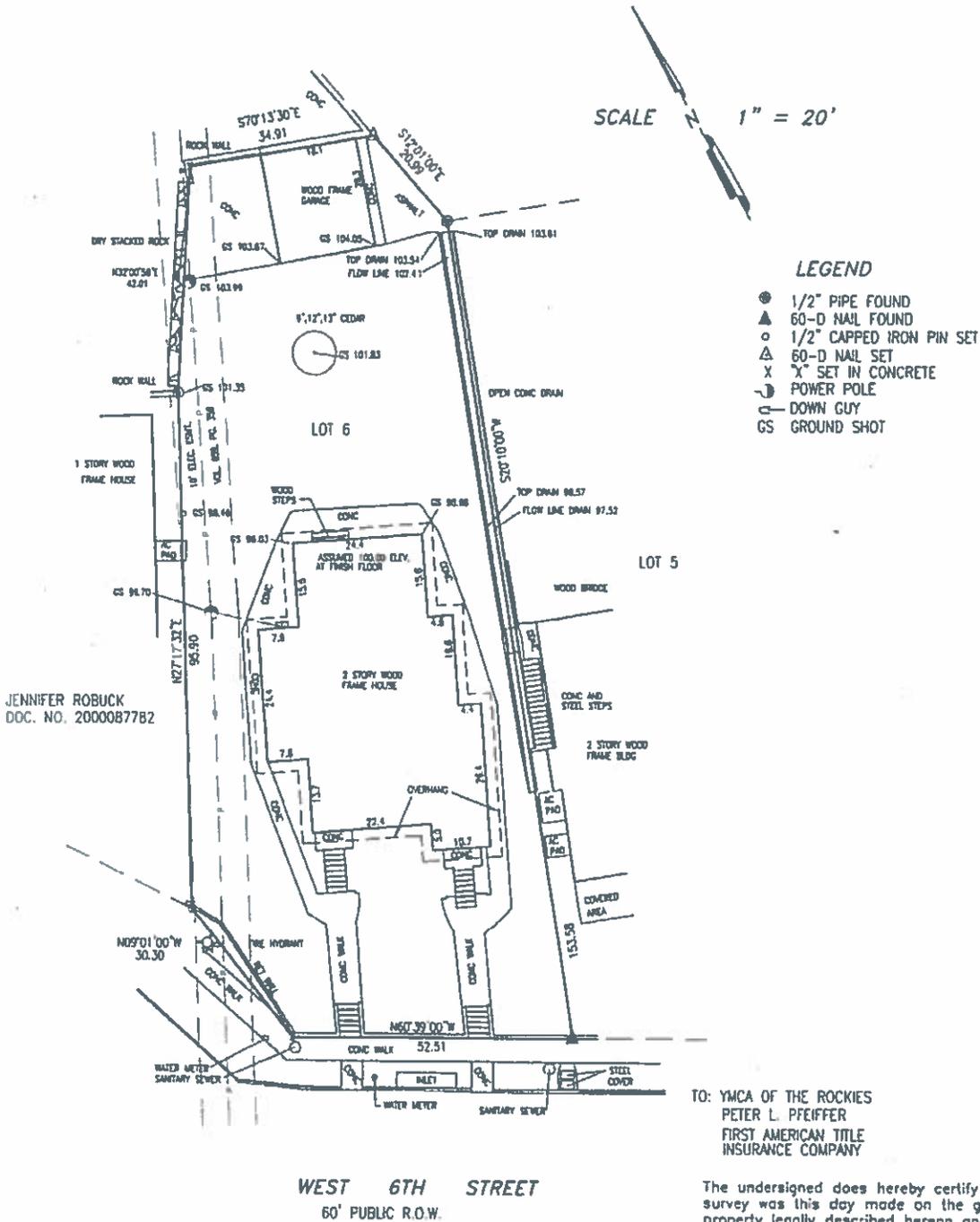
This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT B

EXHIBIT C

**SURVEY PLAT OF A PORTION OF LOT 6,
WEST END HEIGHTS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3,
PAGE 20 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, AND A PART OF THE GEORGE
W. SPEAR LEAGUE, IN TRAVIS COUNTY, TEXAS**



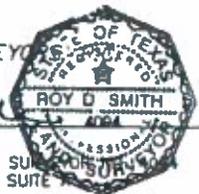
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

To the Lien Holders and/or the owners of the premises surveyed:

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map on Panel No. 48453C 0205E for the City of Austin, Travis County, Texas, dated June 16, 1993.

SURVEYED BY
ROY D. SMITH SURVEYOR

Roy D. Smith
ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
1214 WEST 5th STREET - SUITE
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821 JULY 12, 2004



FIELD NOTES
FOR

9536 SQUARE FEET OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 6, WEST END HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60-d nail found in a concrete wall at the Southeast corner of said Lot 6, being in the North r.o.w. line of West 6th Street for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said Lot 6, being along the North r.o.w. line of West 6th Street, N 60°39'00" W for a distance of 52.51 feet to an "x" set in concrete at the Southwest corner of said Lot 6;

THENCE continuing along the North r.o.w. line of West 6th Street, N 09°01'00" W for a distance of 30.30 feet to a ½ inch capped iron pin set at the Southeast corner of that certain tract of land conveyed to Jennifer Robuck by Document No. 2000087782 of the Official Public Records of Travis County, Texas, for the Southwest corner hereof;

THENCE along the Easterly line of said Robuck Tract, N 27°17'32" E for a distance of 95.90 feet to a ½ inch iron pipe found and N 32°00'58" E for a distance of 42.01 feet to an "x" set on a rock wall for the Northwest corner hereof;

THENCE continuing along the Easterly line of said Robuck Tract,, S 70°13'30" E for a distance of 34.91 feet to a 60-d nail set in the North line of said Lot 6, being in the West line of a 20 foot wide alley for the Northeast corner hereof;

THENCE along the North line of said Lot 6, being along the West line of said alley, S 12°01'00" E for a distance of 20.99 feet to a ½ inch iron pipe found at the Northeast corner of said Lot 6;

THENCE along the East line of said Lot 6, S 20°10'00" W for a distance of 153.58 feet to the PLACE OF BEGINNING and containing 9536 square feet of land, more or less.

SURVEYED BY:
Roy D. Smith Surveyors, P.C.

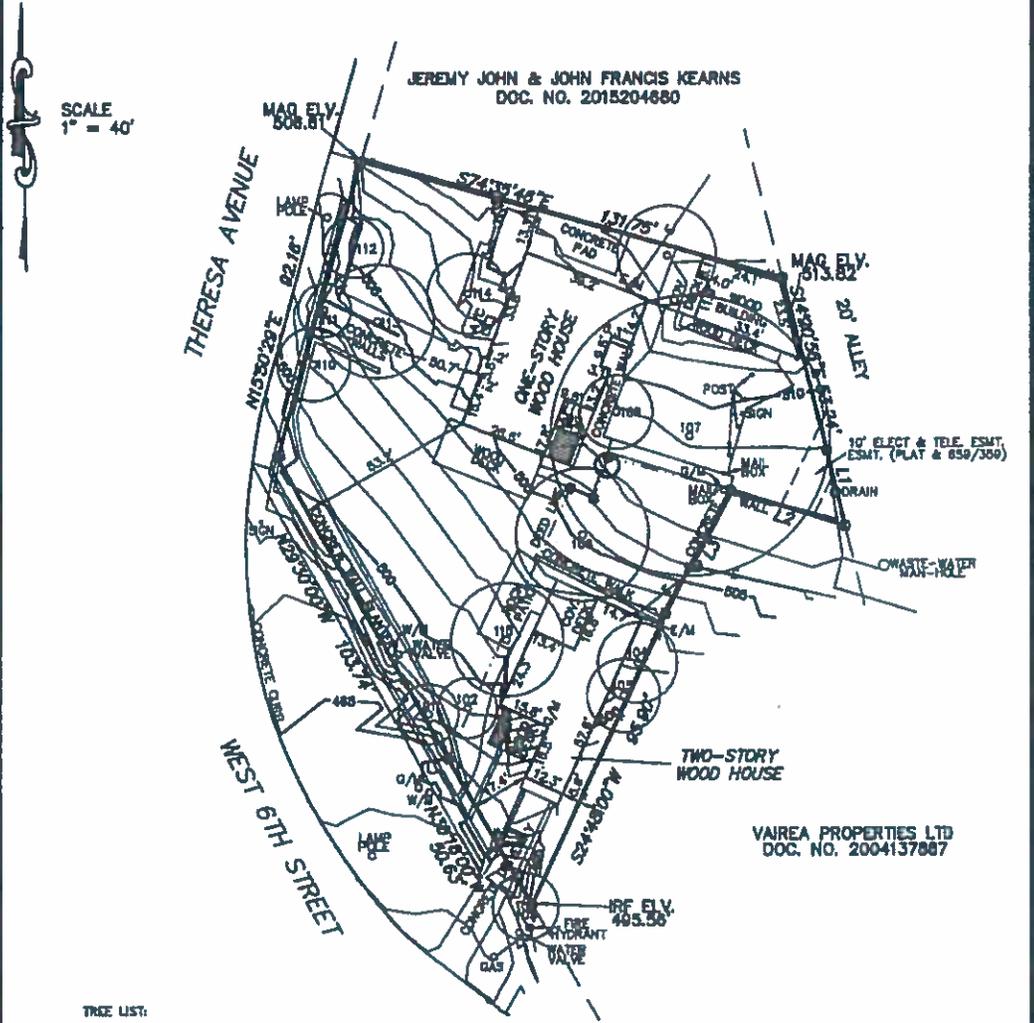


ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
July 12, 2004



Lot 6, West End Heights

SURVEY PLAT



JEREMY JOHN & JOHN FRANCIS KEARNS
 DOC. NO. 2015204680

VAIREA PROPERTIES LTD
 DOC. NO. 2004137867

SCALE
 1" = 40'

TREE LIST:

101	PECAN	8.0'
102	PECAN	9.0'
103	ELM	10.0'
104	ELM	12.0'
105	ELM	11.0'
106	OAK	20.0'
107	LIVE OAK	42.0'
108	PECAN	11.0'
109	PECAN	13.0'
110	PECAN	11.0'
111	PECAN	8.0'
112	PECAN	8.0'
113	PECAN	17.0'
114	OAK	12.0'
115	GRAPE MYRTLE	17.0'

LINE TABLE

LINE	BEARING	LENGTH
L1	S13°30'38"E	23.15'
L2	N72°45'35"W	35.87'
L3	S20°08'20"W	42.00'

- LEGEND**
- = IRON ROD FOUND
 - ⊙ = MAG NAIL FOUND
 - () = RECORD PER PLAT
 - +— = WOOD FENCE
 - +— = METAL FENCE
 - PUE = PUBLIC UTILITY EASEMENT
 - DE = DRAINAGE EASEMENT
 - BL = BUILDING LINE
 - W/M = WATER METER
 - A/C = AIR CONDITIONER
 - G/M = GAS METER
 - E/M = ELECTRIC METER
 - ⊕ = POWER POLE

EASEMENT TO CITY OF AUSTIN AS RECORDED
 IN VOLUME 406, PAGE 361, DEED RECORDS,
 TRAVIS COUNTY, TEXAS.
 (DOES NOT AFFECT THIS TRACT EXCEPT AS
 TO BLANKET RIGHTS OF INGRESS/EGRESS)

ADDRESS: 1806 W. 6TH STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: A 0.487 ACRE TRACT OF LAND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND RECORDED IN DOCUMENT NO. 2016118577 AND 2016108238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION
 THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS, EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY, EXCEPT AS SHOWN HEREON.

BUYER: SYLLABUS PARTNERS, LLC
TITLE CO: AUSTIN TITLE COMPANY
G.J.#: 2097517-AJ27 EFF: DECEMBER 7, 2016 **LENDER:** N/A

PLAN No.: 2016-0482-ALL **SURVEY DATE:** JULY 31, 2018



GEORGE E. LUCAS R.P.L.S. 4180

FIELD NOTE DESCRIPTION FOR A 0.467 ACRE TRACT OF LAND:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE G. W. SPEAR SURVEY NUMBER 7, ABSTRACT NO. 697, AND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM THE BANK OF NEW YORK, DATED JULY 13, 2016, RECORDED IN DOCUMENT NO. 2016118577, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 1", AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM JENNIFER ROBUCK, DATED JULY 09, 2018, RECORDED IN DOCUMENT NO. 2018108238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 2", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the east right of way line of Theresa Avenue, for the Southwest corner of that certain tract of land conveyed to Jeremy John Kearns and John Francis Kearns from John P. Urban, III, dated December 29, 2015, recorded in Document No. 2015204680, Official Public Records of Travis County, Texas, for the Northwest corner of said "Tract 2", and for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the south line of the said Kearns tract and the north line of said "Tract 1", South 74°35'46" East, a distance of 131.75 feet to an iron rod found in the west line of a twenty (20') alley, for the Southeast corner of the said Kearns tract, for the Northeast corner of said "Tract 2", and for the Northeast corner of this tract;

THENCE with the west line of said alley and the east line of said "Tract 1", the following two (2) courses:

1. South 14°20'56" East, a distance of 53.24 feet to an iron rod found, for an angle corner of this tract;
2. South 13°30'36" East, a distance of 23.13 feet to an iron rod found, for an angle corner of that certain tract of land conveyed to Vairea Properties, Ltd, recorded in Document No. 2004137887, Official Public Records of Travis County, Texas, for an exterior corner of said "Tract 1", and for an exterior corner of this tract;

THENCE with the north line of the said Vairea Properties tract being common to "Tract 1", North 72°45'35" West, a distance of 35.67 feet to an iron rod found, for the Northeast corner of said "Tract 2", for the Northwest corner of the said Vairea Properties tract, and for an interior corner of this tract;

THENCE with the west line of the said Vairea Properties tract and the east line of said "Tract 2", the following two (2) courses:

1. South 28°08'26" West, a distance of 42.09 feet to an iron rod found, for an angle corner of this tract;
2. South 24°48'00" West, a distance of 95.90 feet to an iron rod found in the east right of way line of West 6th Street, for the Southwest corner of the said Vairea



Access Study

1808 W. 6th Street

Austin, Texas

1st Submission: April 23, 2019

2nd Submission: May 1, 2019



Access Study

1808 W. 6th Street

Austin, Texas

First Submission: April 23, 2019

Second Submission: May 1, 2019



Prepared for

Syllabus Partners, LLC

Prepared by

HDR Engineering, Inc.

Texas P.E. Firm Registration No. F-754

504 Lavaca Street, Suite 900

Austin, Texas 78701 USA

Telephone 512 904-3700

Website: hdrinc.com

Contents

Introduction	5
Site and Access Characteristics	5
Stopping Sight Distance Study	8
Existing Driveways	8
Proposed Driveways	10
Proposed Driveway Access	10
Existing and Site Generated Traffic	11
Sidewalks	13
Summary and Recommendations.....	13
References.....	14

Tables

Table 1. Stopping Sight Distance Study	9
Table 2. Summary of Unadjusted Daily and Peak Hour Site Trip Generation.....	11

Figures

Figure 1. Area Location Map and Site Driveways.....	6
Figure 2. Conceptual Site Plan	7
Figure 3. Stopping Sight Distance – Driveway T	8
Figure 4. Stopping Sight Distance – Driveway W.....	9
Figure 5. Existing and Site Generated Traffic.....	12

Introduction

The 1808 W. 6th Street development is located to the northeast of W. 6th Street and Theresa Avenue in Austin, Texas as shown in Figure 1. The proposed development will consist of six (6) units of multifamily housing (low-rise) and 4,020 square feet of office space. This study evaluates options to address access concerns in accordance with City of Austin and TxDOT requirements.

Site and Access Characteristics

Access to the site is provided via two (2) existing driveways: one located on W. 6th Street (Driveway W) and one located on Theresa Avenue (Driveway T), as shown in Figure 1. Additional access to the site is provided via an alley accessing Patterson Avenue (Driveway A). The conceptual site plan, as shown in Figure 2, relocates Driveway T approximately 10 feet to the south and alters its configuration to provide right-in, right-out access. Driveway W is proposed to be widened to allow both entering and exiting movements and maintain right-in, right-out access.



SCALE IN FEET
0 200 400



LEGEND

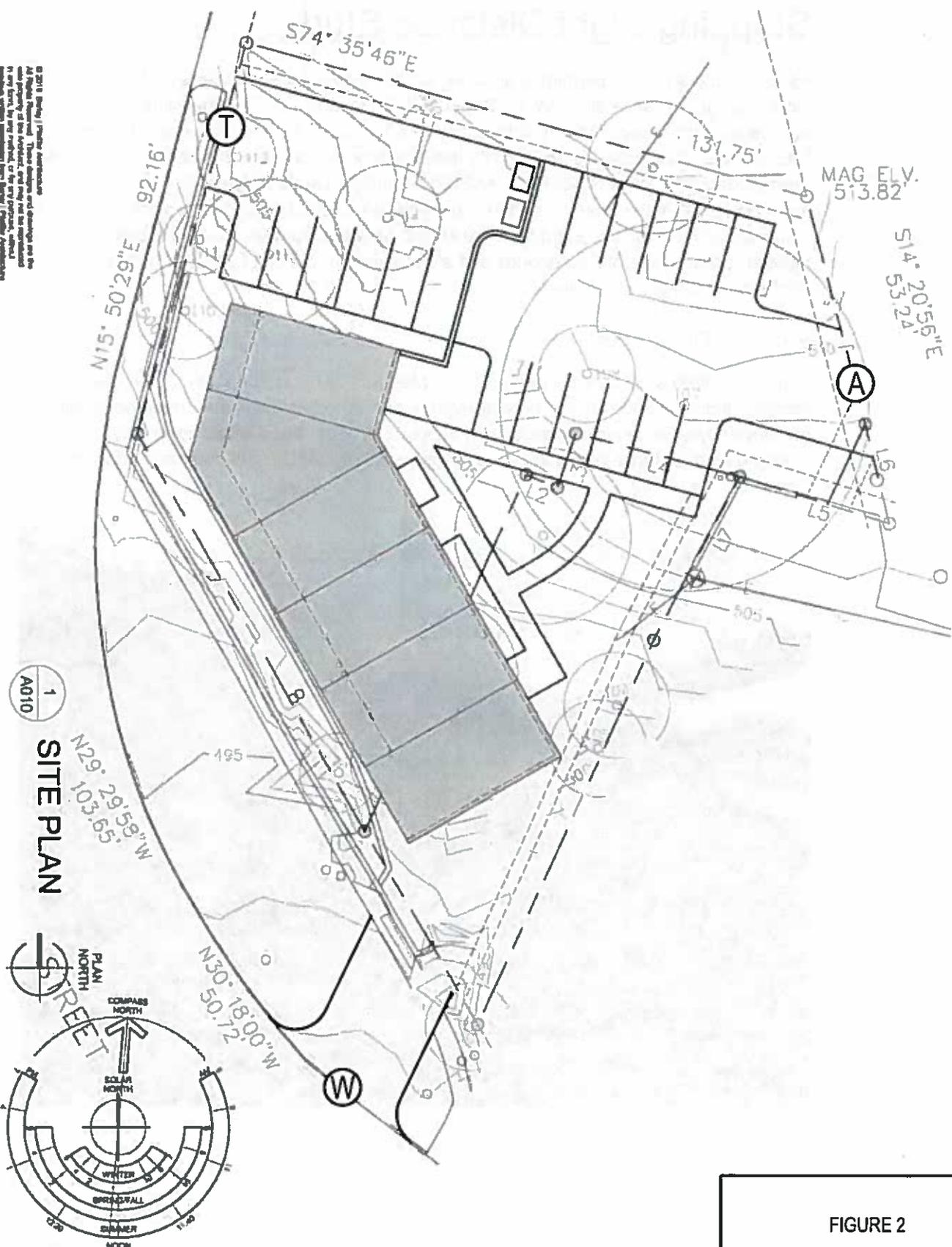
- (A) ALLEY DRIVEWAY
(VIA PATTERSON AVENUE)
- (T) THERESA AVENUE DRIVEWAY
- (W) W. 6TH STREET DRIVEWAY

Background Map Copyrighted by Google, 2019

FIGURE 1

**AREA LOCATION MAP
AND SITE DRIVEWAYS**

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 sole property of the Architect. No part of these designs
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1/4010
 SITE PLAN

FIGURE 2
 CONCEPTUAL SITE PLAN

Stopping Sight Distance Study

As part of the driveway permitting process, TxDOT has requested a review of the stopping sight distance along W. 6th Street and Theresa Avenue to determine if there is sufficient sight distance for a vehicle to stop in advance of the site driveways. This study follows the guidelines as established by the American Association of State Highway and Transportation Officials (AASHTO). AASHTO guidelines state that for West 6th Street and Theresa Avenue, roadways with 30 mile-per-hour (mph) posted speed limits, a minimum 200' of stopping sight distance should be provided (Ref. 1). This is based on a braking reaction time of 2.5 seconds and a deceleration rate of 11.2 ft/s², which are the recommended AASHTO values.

Existing Driveways

HDR conducted a field review on Thursday, March 7, 2019, to document the available stopping sight distance along Theresa Avenue and W. 6th Street upstream of the existing site driveways. For vehicles traveling on Theresa Avenue, there is approximately 250' of stopping sight distance available, which satisfies the AASHTO minimum, as shown in Figure 3.

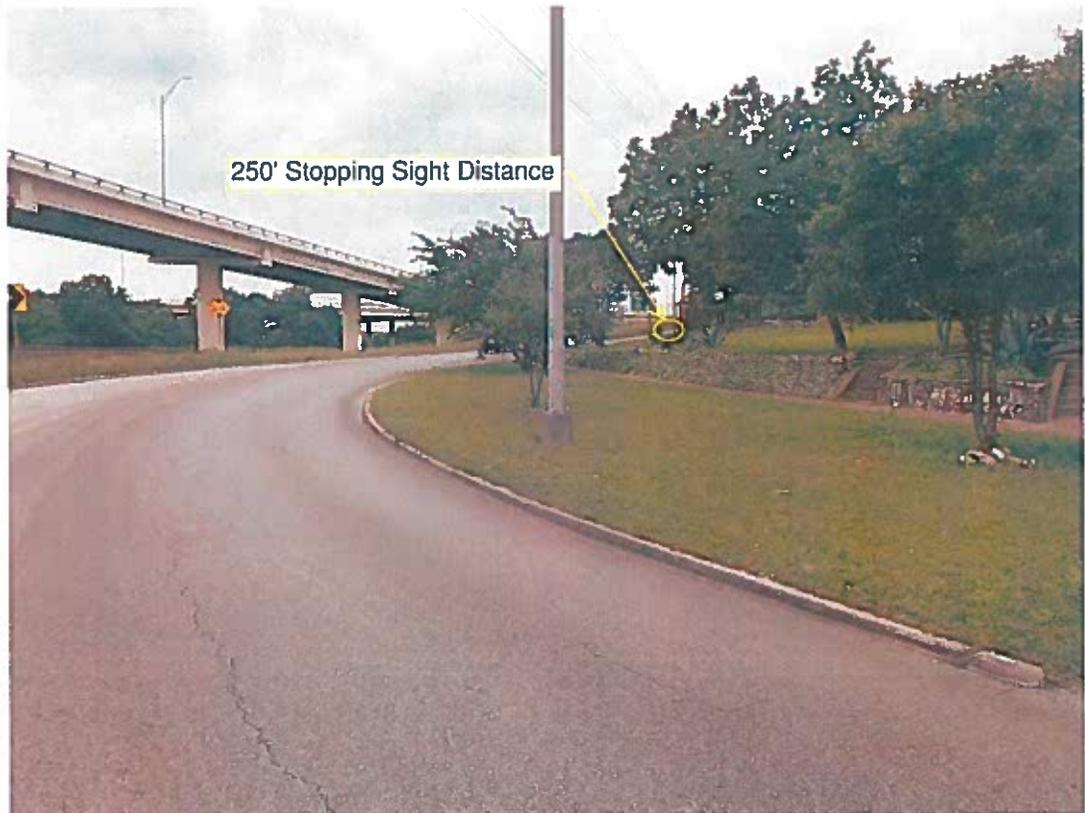


Figure 3. Stopping Sight Distance – Driveway T

For vehicles traveling on W. 6th Street, there is approximately 540' of stopping sight distance available, which satisfies the AASHTO minimum, as shown in Figure 4.

Table 1 summarizes the required and measured stopping sight distance for each driveway.

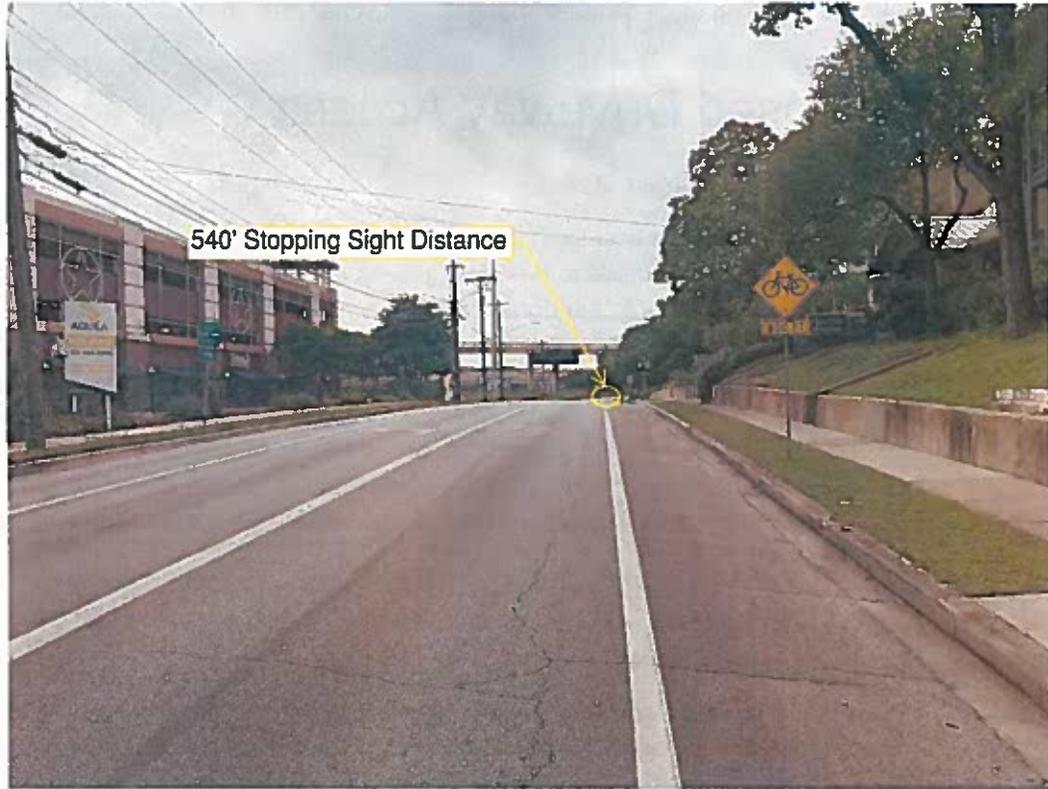


Figure 4. Stopping Sight Distance – Driveway W

Table 1. Stopping Sight Distance Study Summary

Location	Speed	Required Stopping Sight Distance	Minimum Measured Sight Distance
Theresa Avenue	30 mph	≥ 200 feet	250 feet
W. 6 th Street	30 mph	≥ 200 feet	540 feet

Proposed Driveways

The conceptual site plan shown in Figure 2 calls for the widening of Driveway W to allow both entering and exiting movements, while Driveway T is proposed to be relocated approximately 10 feet to the south. These changes will not significantly impact the available stopping sight distance along W. 6th Street and Theresa Avenue.

Proposed Driveway Access

Driveway T and Theresa Avenue

Driveway T will provide access to the commercial portion of the development. Driveway T is proposed to be modified to right-in, right-out access to prevent vehicles exiting this driveway from turning onto the northbound entrance ramp to Loop 1 / MoPac Expressway. This configuration can be achieved by constructing a channelization island at Driveway T which facilitates only right-turn movements into and out of the site. Additionally, extending the physical gore point between the Loop 1 northbound on-ramp and Theresa Avenue with flexible delineators, a concrete curb, or other barrier would prevent vehicles exiting Driveway T from accessing the Loop 1 entrance ramp. Driveway T should be constructed with a minimum 30' pavement width to provide two-way vehicular operations.

Driveway W and W. 6th Street

Driveway W will provide access to the commercial portion of the development. Driveway W is located upstream of the entrance ramp to Loop 1 / MoPac Expressway and is subject to the access control stipulations set forth in the TxDOT Roadway Design Manual (RDM). Figure 3-14 in the TxDOT RDM shows that driveways and side streets should be located at least 200 feet upstream from the intersection of the travel lanes of an entrance ramp and the frontage road, also known as the theoretical gore point (Ref. 2). Based on the conceptual site plan, Driveway W is greater than 200 feet away from the theoretical gore point of the Loop 1 northbound entrance ramp. Driveway W should be widened to a minimum 30' pavement width to provide two-way vehicular operations.

Driveway A and Alley

Driveway A will provide site access for residential uses only. Driveway A should be constructed with a minimum 30' pavement width to provide two-way vehicular operations.

Existing and Site Generated Traffic

Determining the site generated traffic, or the traffic that will be generated due to the development of the proposed project, was an additional element of this analysis. Unadjusted total trips per day, as well as the peak hour traffic associated with the project, were estimated using recommendations and data contained in the ITE Trip Generation Manual 10th Edition (Ref. 3).

The proposed development will consist of six (6) units of multifamily housing (low-rise) and 4,020 square feet of office space and will generate approximately 109 unadjusted daily trips upon build-out. Table 2 provides a detailed summary of traffic production, which is directly related to the assumed land use plan.

Table 2. Summary of Unadjusted Daily and Peak Hour Site Trip Generation

Land Use	Size	ITE Rate or Equation	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise)	6 DU	Rate / Equation	44*	0	3	3	2
Small Office Building	4,020 SF	Equation	65	6	2	3	7
Total			109	6	5	6	9

*Based on ITE rate; equation yields fewer daily trips than peak hour trips

Traffic counts were conducted on Theresa Avenue and the northbound on-ramp to Loop 1 / MoPac Expressway on Thursday, February 28, 2019 while schools were in session. Reports of the raw traffic count data are provided in Appendix A of this report. Figure 8 shows daily and peak hour traffic volumes under existing conditions as well as site generated trips from the proposed development. Based on the proposed site plan, all trips produced by the multifamily residential units would be routed through Driveway A, while trips generated by the offices would be routed through Driveway T and Driveway W.



SCALE IN FEET

0 50 100



LEGEND

← EXISTING 24 HOUR VOLUME
AM (PM) PEAK HOUR VOLUME

← SITE 24 HOUR VOLUME
AM (PM) PEAK HOUR VOLUME

Background Map Copyrighted by Google, 2019

FIGURE 5

**EXISTING AND SITE
GENERATED TRAFFIC**

Sidewalks

The City of Austin Land Development Code (LDC), Subchapter E of Chapter 25-2, lists the sidewalk requirements for mixed-use sites, which are determined based on the type of roads adjacent to the site (Ref. 4). Based on Figure 2 in Subchapter E of the LDC, both W. 6th Street and Theresa Avenue are classified as urban roadways. For urban roadways, a minimum five (5) foot paved sidewalk is required in addition to a minimum seven (7) foot wide planting zone between the curb and sidewalk that may be unpaved. Based on the conceptual site plan and the width of the buffer, a sidewalk easement may be necessary due to right-of-way constraints along Theresa Avenue.

Summary and Recommendations

Based on the conceptual site plan and applicable requirements, the following are recommended:

Driveway W

- Maintain existing location and widen to approximately 30 feet to allow both entering and exiting movements
- Coordinate with property owner of 1802 W. 6th Street to eliminate the ground-mounted sign and landscaping that may impact intersection sight distance for the Driveway W (these features do not impact stopping sight distance)

Driveway T

- Construct with a pavement width of approximately 30 feet to allow both entering and exiting movements
- Relocate as shown on conceptual site plan and modify with channelization island to facilitate only right-turn movements into and out of the site
- Extend physical gore point between the Loop 1 northbound entrance ramp and Theresa Avenue with flexible delineators, a concrete curb, or other barrier

Driveway A

- Construct with a pavement width of approximately 30 feet to allow entering and exiting movements

Sidewalks

- Provide sidewalks along both W. 6th Street and Theresa Avenue with a minimum width of five (5) feet and a seven (7) foot buffer

References

1. American Association of State Highway and Transportation Officials
2011 A Policy on Geometric Design of Highways and Streets, 6th Edition, Washington D.C.
2. Roadway Design Manual
2018 Texas Department of Transportation, Austin, TX
3. Institute of Transportation Engineers
2017 Trip Generation Manual, An Informational Report, 10th Edition, Washington D.C.
4. City of Austin
2019 Land Development Code, Austin, TX

Appendix A. Technical Addendum

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, Texas 78626
512-832-8650

Site Code: 1
Station ID:
NB Ramp to Mopac Expy
NW of Theresa Ave
Latitude: 0' 0.0000 Undefined

Start Time	28-Feb-19 Thu	Northbound		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		28	137		
12:15		25	125		
12:30		15	123		
12:45		20	146	88	531
01:00		16	134		
01:15		8	158		
01:30		12	130		
01:45		11	98	47	520
02:00		12	138		
02:15		9	127		
02:30		11	148		
02:45		9	134	41	547
03:00		9	137		
03:15		9	126		
03:30		4	143		
03:45		3	125	25	531
04:00		1	135		
04:15		3	109		
04:30		3	121		
04:45		7	125	14	490
05:00		7	134		
05:15		3	110		
05:30		11	133		
05:45		14	125	35	502
06:00		20	121		
06:15		21	133		
06:30		46	176		
06:45		39	152	126	582
07:00		45	137		
07:15		77	169		
07:30		93	150		
07:45		99	129	314	585
08:00		98	133		
08:15		108	132		
08:30		127	111		
08:45		145	107	478	483
09:00		129	82		
09:15		116	98		
09:30		108	84		
09:45		87	62	440	326
10:00		83	65		
10:15		106	60		
10:30		103	74		
10:45		126	64	418	263
11:00		126	70		
11:15		129	59		
11:30		128	37		
11:45		134	22	517	188
Total		2543	5548		
Percent		31.4%	68.6%		
Grand Total		2543	5548		
Percent		31.4%	68.6%		

ADT

ADT 8,091

AADT 8,091

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, Texas 78626
512-832-8650

Site Code: 2
Station ID:
Theresa Ave
NB of Ramp to Mopac Expy
Latitude: 0' 0.0000 Undefined

Start Time	28-Feb-19 Thu	Northbound		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		1	7		
12:15		0	2		
12:30		0	5		
12:45		1	4	2	18
01:00		0	12		
01:15		0	6		
01:30		0	8		
01:45		0	12	0	38
02:00		0	4		
02:15		0	9		
02:30		0	5		
02:45		0	6	0	24
03:00		0	14		
03:15		0	7		
03:30		0	6		
03:45		0	0	0	27
04:00		1	12		
04:15		0	11		
04:30		0	15		
04:45		0	16	1	54
05:00		0	6		
05:15		0	9		
05:30		0	11		
05:45		0	7	0	33
06:00		2	16		
06:15		0	13		
06:30		0	4		
06:45		0	7	2	40
07:00		4	3		
07:15		0	4		
07:30		6	2		
07:45		5	6	15	15
08:00		1	3		
08:15		6	5		
08:30		8	2		
08:45		4	4	19	14
09:00		3	4		
09:15		8	2		
09:30		8	7		
09:45		1	4	20	17
10:00		6	2		
10:15		4	0		
10:30		8	0		
10:45		3	2	21	4
11:00		15	0		
11:15		0	0		
11:30		4	0		
11:45		7	0	26	0
Total		106	284		
Percent		27.2%	72.8%		
Grand Total		106	284		
Percent		27.2%	72.8%		
ADT		ADT 390		AADT 390	

EXHIBIT E

January 28, 2019

Erin Ator Thomson
Chair
OWANA Zoning Committee

Re: Zoning Case # C14-2018-0150
1804,1806 and 1808 W6th St.
Austin, Texas

Dear Erin,

As requested by the OWANA Zoning Committee several neighbors (about 8) along the alley from Theresa and Patterson Avenue met this past weekend to discuss the above-mentioned Zoning Case.

The unanimous consensus and major topics discussed were the following:

- 1. Use: to maintain the residential use.** We feel strongly the need to maintain the residential use. The sense of neighborhood will only be reinforced by adding residences. Office space or mix-use is not desired, in fact it will be strongly opposed by the neighbors. The significant investments in the homes on Theresa, overlooking and adjacent to MoPac, underscores the residential demand for properties in that area of 6th and MoPac.
- 2. Alley access:** alley traffic and access are a serious concern in terms of safety and access for any new development. A mixed use with alley access for a residential component appears unworkable or unenforceable.
- 3. Parking:** with the amount of office space currently in our neighborhood the street parking during the weekdays is problematic. Any development should study carefully the parking requirements.
- 4. Impervious coverage, massing and height:** adding impervious coverage to those lots per the suggested zoning will change the landscape and fabric of our neighborhood. The massing and 40ft height of structures might change the character of the neighborhood.

We are open and available to meet with the Zoning Committee and the Owner of the lots to find ways that will improve the area. The neighbors are willing to support reasonable variances to help the Owner achieve multiple family residential units, such as town-houses etc.

Neighbors of Patterson and Theresa Avenue

Grantham, Scott

From: Ellen Justice <>
Sent: Thursday, January 03, 2019 12:06 PM
To: Grantham, Scott
Subject: rezoning of 1804, 1806, 1808 West 6th C14-201800150

Follow Up Flag: Follow up
Flag Status: Flagged

Scott,

Please count me opposed to the rezoning of these properties to allow for "Limited Office" development. Combining FOUR lots will allow a very large office development, and likely adversely affect the residential properties behind it on Theresa.

This is exactly the opposite of what the City's stated purpose was in trying to pass CodeNext in our neighborhood, which was to increase residential housing. This development would displace one SF residence, one SF plus an ADU, and one SF duplex - for a seemingly giant-sized office complex. Please do not allow this.

— Ellen Justice, 802 Winflo Drove, Austin 78703

Grantham, Scott

From: Ellen Justice <>
Sent: Thursday, May 09, 2019 12:47 PM
To: Grantham, Scott
Subject: C14-2018-0150 -- 1804, 1806, 1808 W. 6th Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Scott,

I am opposed to the upzoning of these properties. It will be very deleterious for the residences nearby to allow a height of 40 feet for this building. Also, parking and flooding are already a big problems in our neighborhood. So, having more of it paved-over to accommodate cars for the business part of this building will make things even worse.

Another big concern is that cars for the residences part of this building would have to access it through the existing alley - which will also have a bad effect on neighboring residences.

This developer has not brought his plans to the OWANA Zoning Committee. I hope that this rezoning is postponed, if not refused, so that the OWANA neighborhood can have some input...

— Ellen Justice, 802 Winflo Drive

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

David Applewite

Your Name (please print)

608 Patterson Ave, Austin, TX

Your address(es) affected by this application 78703

David

5/6/18

Signature

Date

Daytime Telephone: 512-826-2012

Comments: This rezoning request is in conflict with the OWANA Neighborhood Plan and expressed needs of the immediate neighbors due to the commercial use of the property, the mass of the structure, the impervious cover allowed, and the limited parking available.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Genny Dalton
Your Name (please print)

I am in favor
 Object

717 Patterson Ave
Your address(es) affected by this application


Signature

Daytime Telephone: 512-669-9319

Comments: WE ARE CONCERNED ABOUT THE PARKING ON OUR STREET AND HOW THE INFUX OF BUSINESSES HAS AFFECTED LONG TIME RESIDENTS. EXISTING BUSINESSES PARKEASON & GVA THEMSELVES AFFECTS US DUE TO THE PARKING ISSUES CREATED. WE OPPOSE THIS CHANGE IN ZONING.

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Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

William Dalton
Your Name (please print)

717 Patterson Ave.
Your address(es) affected by this application

[Signature]
Signature

5/8/2019
Date

Daytime Telephone: 512 300 7278

Comments: Our neighborhood already has parking problems. The encroachment of more commercial spaces will only worsen this condition

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

MICHELLE D. PATERSON

Your Name (please print)

703 PATERSON AVE

Your address(es) affected by this application

[Handwritten signature]

Signature

Daytime Telephone: 512 977 2830

May 10 2019
 Date

I am in favor
 I object

Comments:

NEED THE MESSAGE MUD
 IMPROVUS WOULD BE
 COMPATIBLE WITH NEIGHBORS.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Scott Grantham
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Carol Clark
Your Name (please print)

716 Patterson Ave
Your address(es) affected by this application

I am in favor
 I object

[Signature]
Signature

5/12/19
Date

Daytime Telephone: 512 560 8013

Comments: I am opposed because we are a residential neighborhood. There are commercial establishments on both sides of the street, but these offices are in carefully sited houses, thus fitting into the neighborhood.

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Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

W. Roger Wilson

Your Name (please print)

716 Patterson Avenue

Your address(es) affected by this application

W. Roger Wilson

Signature

5/12/19

Date

Daytime Telephone: 210/262-7109

Comments: I am strongly opposed to

the subject development. Its size,

character, & potential for increasing

traffic congestion within the

Patterson/Theresa Street area is

inconsistent with the quiet residential

nature of the neighborhood. Residential

enclosures near the city center should be

preserved, not eroded.

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City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

I am in favor
 I object

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

David Oblisk
Your Name (please print)

606 Patterson Ave. Austin, TX 78703
Your address(es) affected by this application

I am in favor
 I object seriously

D. Oblisk 5/12/19
Signature Date

013 787-1742
Daytime Telephone:

Comments: The disruption to the neighborhood would be enormous. The alley is not wide enough to support additional traffic. It's not fair the city would change zoning in a historic neighborhood. My house is over 100 years old and a business unit would destroy the charm this house has had since 1917.

Please Keep and Protect our Neighborhoods Charm & history

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Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

WALTER R. LEVERETT

Your Name (please print)

701 Patterson Ave, Austin TX 78703

Your address(es) affected by this application

Walter Leverett

Signature

512 978-1913

Daytime Telephone:

5/12/2019

Date

I am in favor
 I object

Comments: I'm opposed to this encroachment of commercial use into residential area. Particularly with regard to traffic & parking issues. These roads were laid out when Model T Fords were in use. There's no way this property could be used without dangerous commercial traffic onto normal residential streets. Current zoning was done for a reason.

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Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Deborah Byrd
Your Name (please print)

I am in favor
 object

719 Patterson Ave.

Your address(es) affected by this application

Deborah Byrd
Signature
May 12, 2019
Date

Daytime Telephone: 512-787-6744

Comments:

This neighborhood - including Patterson and Theresa Streets - are Austin treasures. Please don't allow this unique residential neighborhood to be sealed by this development, which will surely only open the door for more.

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City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Rick Patrick

Your Name (please print)

Rick Patrick

Your address(es) affected by this application

1702 Francis Ave, Austin, TX 78703 5-11-19

Signature

Daytime Telephone: 512-577-9092

Date

Comments: Rezoning This property to
LO-OFFICE USE will harm the residential
character of our neighborhood. The property
is suitable for residential use, which will
have the smallest impact on traffic and
parking. The alley behind the property
is used by several families and changing
the zoning will increase car traffic
in that alley. Please keep the property
residential.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

I am in favor
 I object

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Lex Henderson
Your Name (please print)
608 Augusta Av.
Your address(es) affected by this application

Lex Henderson
Signature
Date

Daytime Telephone: 512-797-9790

Comments: Rezoning would be a
terrible idea for this
neighborhood -
It is the opposite of
a neighborhood if you allow
this rezoning -
We are definitely opposed !!

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

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Virginia Davidson

Your Name (please print)

1704 Francis Ave

Your address(es) affected by this application

MD

Signature

Daytime Telephone: 310-579-7178

Date

5/10/19

I am in favor
 I object

Comments: Please no more commercial properties in our tiny and wonderful residential neighborhood - there is NO parking as it is!

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Your Name (please print) Lynne Dodge I am in favor I object
719 Patterson Ave. 78703

Your address(es) affected by this application Lynne Dodge 5/12/2019
Signature Date

Daytime Telephone: 512.322.2633

Comments:

I am opposed to this re-zoning request because our narrow residential street was never designed to handle traffic from a commercial building. Presently, the street is almost dangerous because it is so narrow. Two cars cannot fit if a car is parked on it.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

ROB MILLER
Your Name (please print)

1711 FRANCIS AVE
Your address(es) affected by this application


Signature

5/12/19
Date

I am in favor
 Object

Daytime Telephone: 512 300-3857
Comments:

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

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Sonia Roncador
Your Name (please print)

I am in favor
 I object

706 Patterson Ave
Your address(es) affected by this application

Sonia Roncador
Signature

5/12/2019
Date

Daytime Telephone: (512) 636 9440

Comments: _____

If you use this form to comment, it may be returned to:
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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Todd Eggleston
Your Name (please print)

607 Theresa Ave
Your address(es) affected by this application

T. Eggleston
Signature

512.293.9301
Daytime Telephone:

There is no access to have
15,000+ square feet of office
space (combined) at 1804, 1806, 1808.Comments:

This will create havoc for parking,
Congestion in transit and unsafe
conditions in a one lane two way
alley.Date: 5/9/2019

I am in favor
 I object

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Planning & Zoning Department
Scott Grantham
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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Althea Eggleston
Your Name (please print)

607 & 609 Theresa Ave
Your address(es) affected by this application

A Eggleston
Signature

5/9/2019
Date

Daytime Telephone: _____

Comments: I object to business use
that will further congest traffic
along Theresa Avenue and the
alley behind our home(s).

I am in favor
 I object

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

I am in favor
 Object

Your Name (please print) Beverly Dean

607 Patterson Ave

Your address(es) affected by this application

Beverly Dean

Signature

Daytime Telephone: 512-750-1379

5/9/19

Date

Comments: The subject to change of character in the neighborhood increased traffic parking problems, increased impervious coverage.

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Scott Grantham
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

PAUL SEALS

Your Name (please print)

1709 FRANCIS AVE, AUSTIN, TX

Your address(es) affected by this application 78703

Paul Seals

Signature

5/9/19

Date

Daytime Telephone:

Comments: *Oppose commercial zoning*

I am in favor
 I object

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Ron Felte
Your Name (please print)

1815 W 8th St. Austin

Your address(es) affected by this application

Ron Felte

Signature

5/11/19

Date

Daytime Telephone: 512 775 0831

Comments:

If you use this form to comment, it may be returned to:

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

I am in favor
 I object

Alena Deitiker
 Your Name (please print)

708 Patterson Ave
 Your address(es) affected by this application

Ann L. Deitiker
 Signature
 5-11-2019
 Date

Daytime Telephone: 972-342-9395

Comments:

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

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Drew Buchanan
Your Name (please print)

I am in favor
 object

601 Theresa Ave.
Your address(es) affected by this application

Drew Buchanan 5/7/19
Signature Date

Daytime Telephone: 512-228-1579

Comments: Potential to decrease property value
Volume control / Increased traffic

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

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

JOHN & KIM O'BRIEN
Your Name (please print)

I am in favor
 I object

733 Paterson Av.
Your Address (or affected by this application)

[Signature]
Signature

5-12-19
Date

Daytime Telephone: 512-5170295

Comments: We oppose this zoning change because of increased traffic and it's not in line with the Neighborhood Plan

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

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Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

I am in favor
 I object

MicHELLE DREMPER McGARY
Your Name (please print)

713 PATTERSON AVE
Your address(es) affected by this application

M. Mueller Z. G. *05/11/19*
Signature Date

Daytime Telephone: *512-766-4439*

Comments: _____

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

Louis Appel
 Your Name (please print)

721 Patterson Ave.

Your address(es) affected by this application

Lin Lynd
 Signature

Daytime Telephone: 512-619-9003

Comments: *This is too large a commercial development for this area - this is the current zoning. I am particularly concerned about the traffic implications & the parking situation also concerned it's simply out of place to put this large commercial development in this location.*

I am in favor
 I object

If you use this form to comment, it may be returned to:
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 Scott Grantham
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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

JOEL PARKER
Your Name (please print)

124 PATTERSON AVE

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-569-8191

5/10/19
Date

I am in favor
 I object

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Your Name (please print) Julia Remington I am in favor I object

705 Theresia Ave 78703

Your address(es) affected by this application Julia Remington 5-11-19

Daytime Telephone: 773-209-6310 Signature Date

Comments: We are a family neighborhood and the traffic this would cause would put our children, who play in front of the house at risk.

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

K. Doyle
Your Name (please print)

1806 West 8th St.
Your address(es) affected by this application

K. Doyle
Signature

Date

Daytime Telephone: 512 474-4362

Comments: This zoning change is
a bad idea. It will adversely
impact the neighborhood by
increasing traffic and parking on
the narrow streets that don't have
sidewalks endangering the large
amount of pedestrian traffic we have.
It will also set a precedent for more
commercial development in a close knit
residential community. This zoning change
if you use this form to comment, it may be returned to:
City of Austin
S should NOT be allowed.

I am in favor
 I object

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

John Henneberger
Your Name (please print)

603 Theresa

Your address(es) affected by this application

603 Theresa

Signature

Daytime Telephone: 512-963-4385

Date

May 10 2019

Comments: The traffic plan is inadequate. The exit onto the alley will generate excessive traffic. Exit on Theresa will be hazared with illegal turns onto Mo-Pac Ramp. Height is excessive. Erodes status of historic district. The development should be NO at the most residential.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Francis Anne Borton
Your Name (please print)

701 Patterson Ave. Austin 78703
Your address(es) affected by this application

Francis Anne Borton 5-12-2019
Signature Date

Daytime Telephone: 512-478-1913

Comments: This large commercial development is completely inappropriate for this residential neighborhood. Our streets cannot handle this kind of traffic.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

SaraLyn Stewart
Your Name (please print) I am in favor. I object

700 Patterson Ave
Your address(es) affected by this application
SaraLyn Stewart 5/12/19
Signature Date

Daytime Telephone: 512 694 2320
Comments: No commercial due to the neighborhood concern for increased traffic parking demand, and structural density.

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

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

THOMAS BARBOUR

Your Name (please print)

1707 FRANCIS AVE.

Your address(es) affected by this application

Thomas Barbour

Signature

Daytime Telephone: 512 473 8690

Date

5/11/2019

I am in favor
 I object

Comments: This does not conform to the neighborhood plan and will increase traffic density

If you use this form to comment, it may be returned to:

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Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Thomas Popovt Family

I am in favor
 I object

Your Name (please print)
FOZ Patterson Ave

Your address(es) affected by this application

Signature: [Handwritten Signature]

Date

Daytime Telephone: (512) 563-8484

Comments: I have taught two children to drive in the last five years and had to stress extreme defensive driving due to the office traffic such as the bottom of the alley.

The plan adds far too much traffic to the alley.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

Wanda S. Pinedas

Your Name (please print)

FOY PATTERSON MGE

Your Address(es) affected by this application

512 797 2830

Signature

Date

Daytime Telephone: 512 797 2830

I am in favor
 I object

May 14 2019

Comments:

RESIDENTIAL USE BOUND
 WANTED CIVIL. RECORDS OF THE
 ALLEY IS PAVED

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Scott Grantham
 P. O. Box 1088
 Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

1/5
 [Handwritten initials]

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

Austins Associates LLC
 Your Name (please print)

I am in favor
 I object

506 Austins Ave
 Your address(es) affected by this application

[Handwritten Signature] 5-6-19
 Signature Date

Daytime Telephone: 512-473-9930

Comments: _____

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Scott Grantham
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

Paula Heron
 Your Name (please print)

I am in favor
 I object

1707 Francis Ave
 Your address(es) affected by this application
Paula Heron

5/9/19
 Date

Daytime Telephone: (512) 438-9046

Comments: *I strongly object to the rezoning request. The change you are asking for will be detrimental to the area. It opens up traffic concerns for residential neighbors and regulates how many affordable housing*

If you use this form to comment, it may be returned to:

City of Austin
 Planning & Zoning Department
 Scott Grantham
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

Julie Gold
 Your Name (please print)

I am in favor
 I object

714 Patterson Ave
 Your address(es) affected by this application

Austin TX 78703

Julie Gold
 Signature

5/13/19
 Date

Daytime Telephone: 512-584-9744

Comments:

I certainly don't want
 a 1400 sq. foot office
 building coming up
 pretty much in the midst
 of residential areas with
 many historic homes.

If you use this form to comment, it may be returned to:

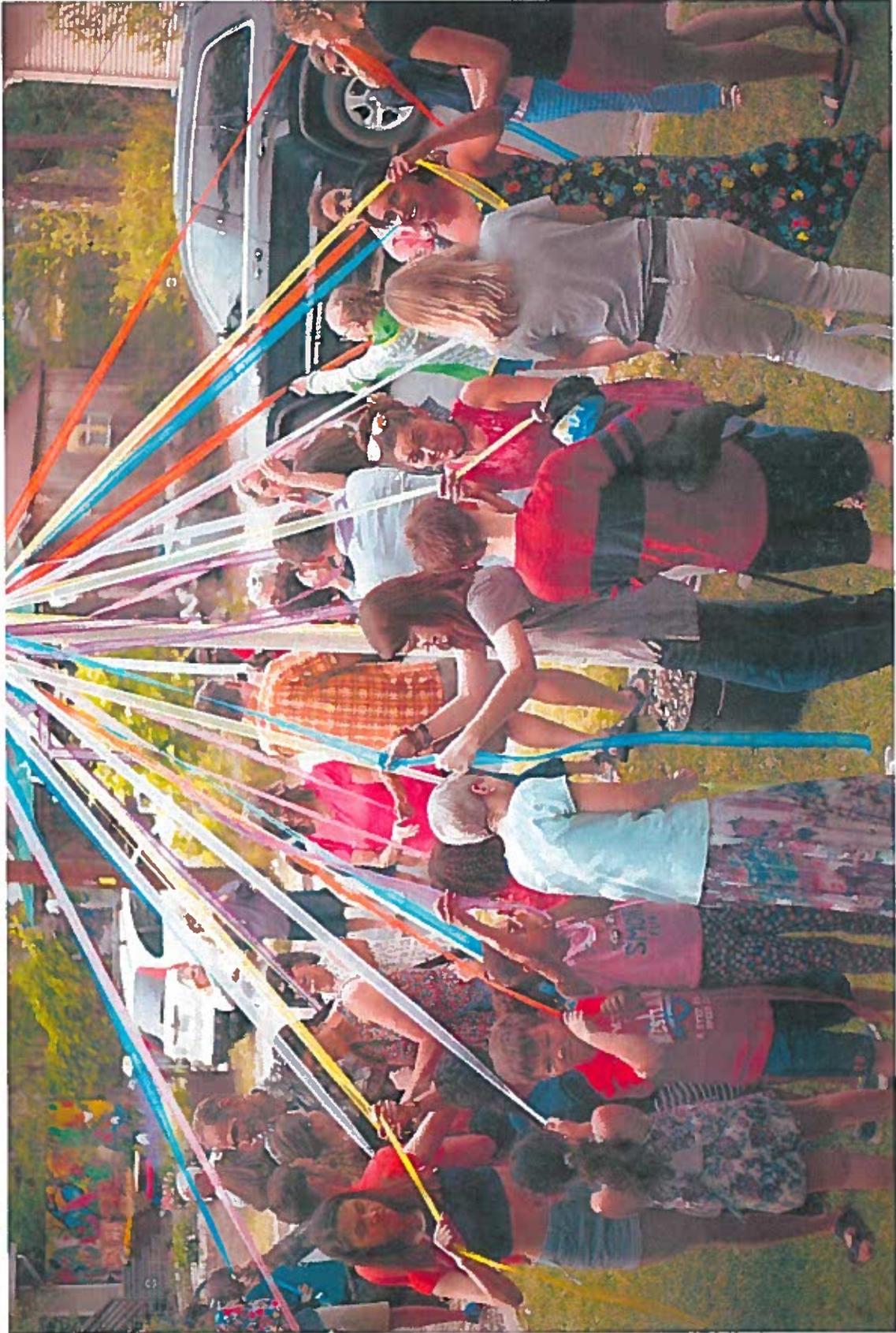
City of Austin
 Planning & Zoning Department
 Scott Grantham
 P. O. Box 1088
 Austin, TX 78767-8810

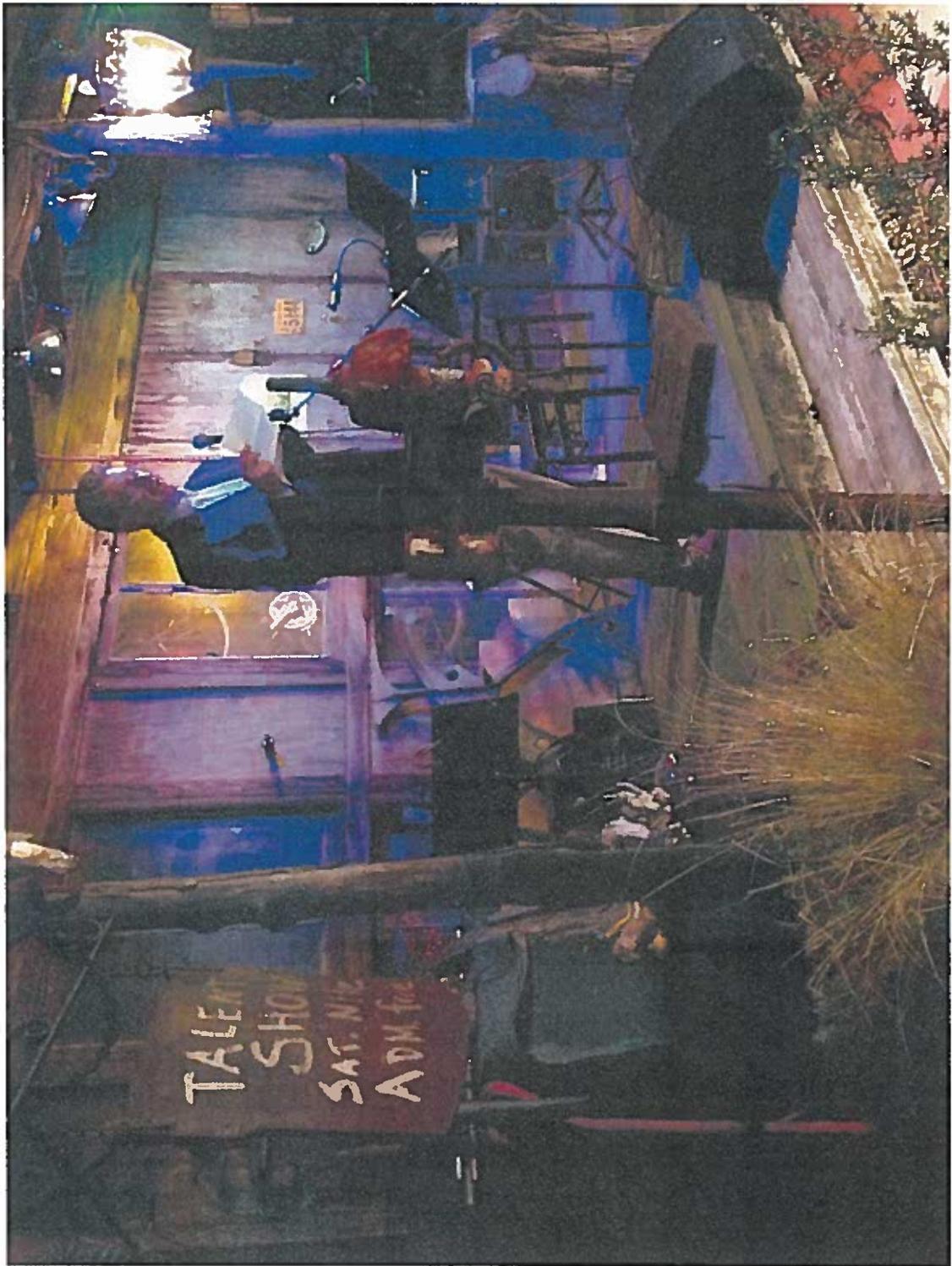
Patterson, Theresa, & Francis Neighborhood

- A. Over 20 school aged kids in the neighborhood
- B. Mathews Elementary, O'Henry Middle School Austin High are all within walking distance
- C. Neighborhood gatherings
 - I. May Day - May
 - II. Talent Show – October



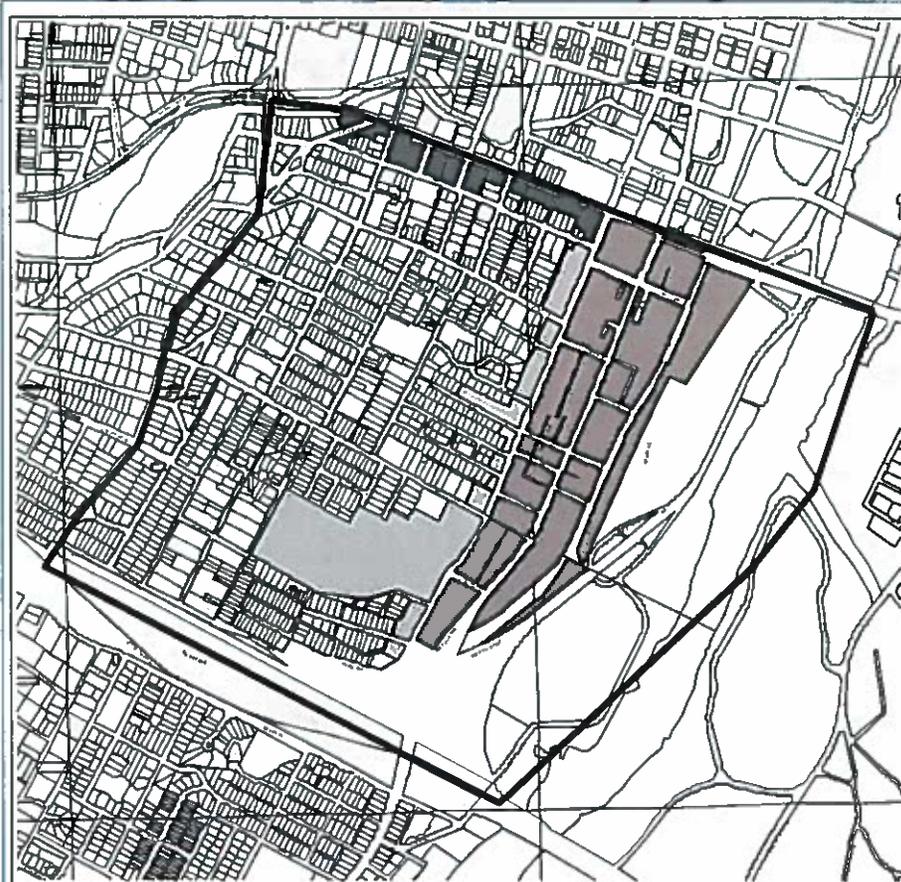






Local Neighbors strongly oppose the Rezoning

- A. Valid Petition submitted 1/29
- B. Met with owner's representative
& owners and prospective buyer, last meeting 5/9
- C. Over 33 immediately neighbors signed in opposition to rezoning



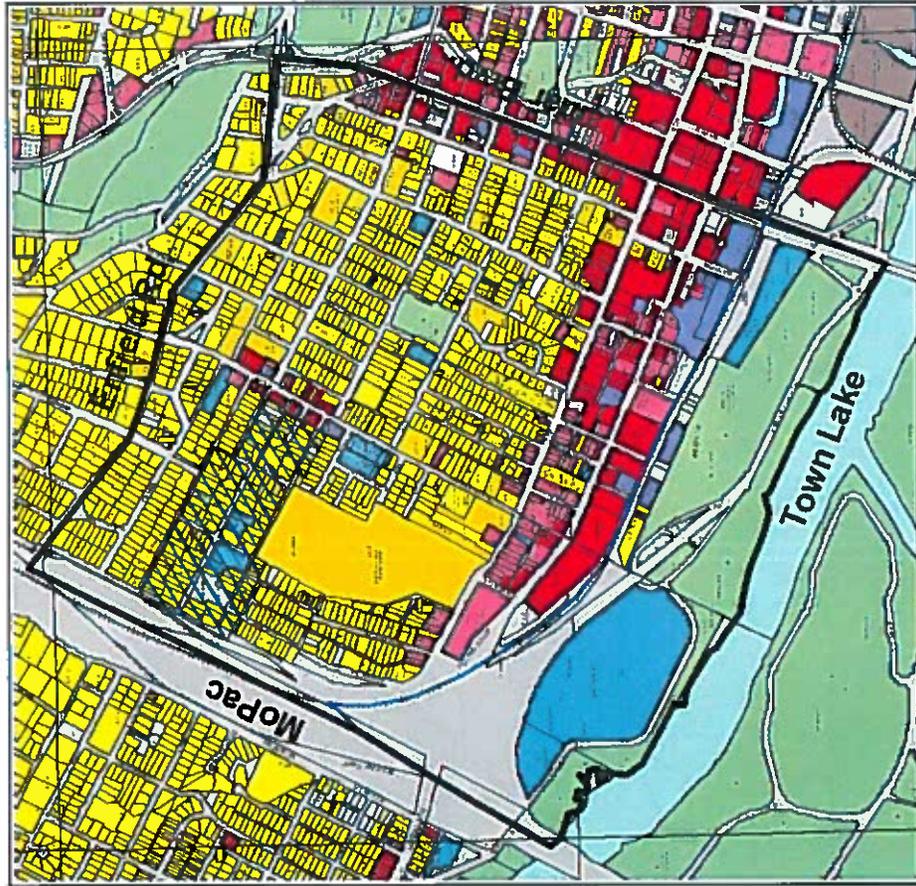
Old West Austin Neighborhood Plan
Neighborhood Districts



City of Austin
Planning, Environmental and
Community Services Department
Neighborhood Planning

OWANA Neighborhood Plan

- A. These properties are defined as part of the Neighborhood Residential Core. See Map
- B. "Residential Core (See the attached Neighborhood District Map)...No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged." Pg 11 & 13 Old West Austin Neighborhood Plan



**Old West Austin Neighborhood Plan
Existing Land Use and Zoning**

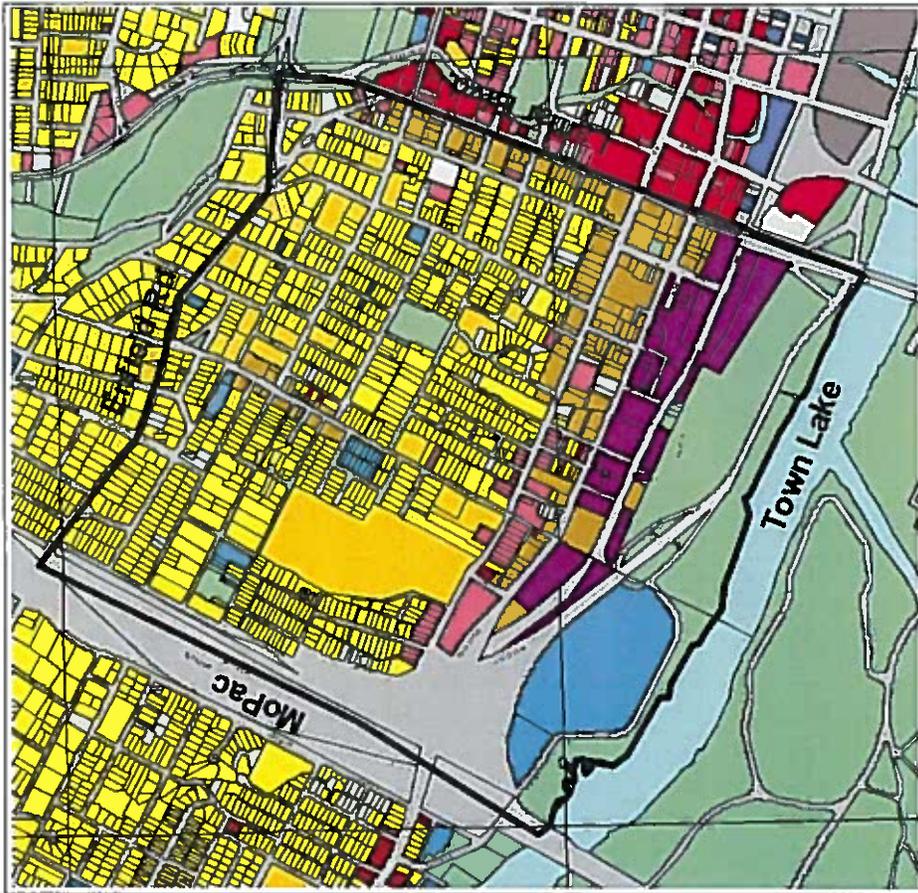
June 15, 2000

City of Austin
Planning, Parks, Recreation and
Community Services Department
Neighborhood Planning



Old West Austin Neighborhood Plan
Existing Land Use and Zoning

City of Austin, Texas



**Old West Austin
Neighborhood Plan
Proposed Land Use
and Zoning Changes**

DRAFT - 5/01/00

City of Austin
Planning, Environmental and
Community Services Department
Neighborhood Planning

Changes from Chapter 206 Section 206.03 and 206.04 to be adopted by the City Council and the City Commission on or before 5/15/00. The proposed changes are intended to clarify the language and to provide for consistency with the City of Austin Comprehensive Zoning Ordinance. The proposed changes are intended to provide for consistency with the City of Austin Comprehensive Zoning Ordinance. The proposed changes are intended to provide for consistency with the City of Austin Comprehensive Zoning Ordinance.

Existing Land Use

50	Large Lot Single Family
100	Single Family
200	Multi-Family
300	Commercial
400	Industrial
500	Light Office
600	Office
700	Medium Density Residential
800	High Density Residential
900	Unimproved
1000	Water
1100	Other

Neighborhood Planning

Neighborhood Planning



City of Austin - Planning, Environmental and Community Services Department

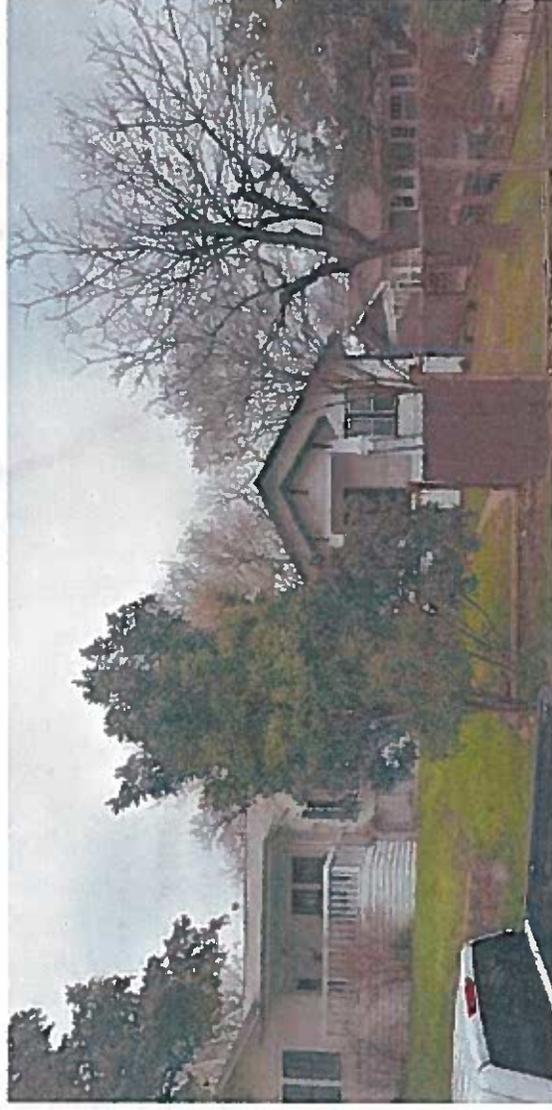
Why we object

- A. Commercial property at this location would substantially change the nature of our community
 - I. LO allows for the possibility of over 70 employees on these properties
 - 29,688 sq ft lots * 70% conditioned area = 20,000 square feet building * .70/200 sq feet per office
 - II. Commercial brings in transient traffic to the neighborhood
 - III. We have repeatedly asked the owners and developers to look at a residential option
 - More affordable housing options are welcomed



Why we object

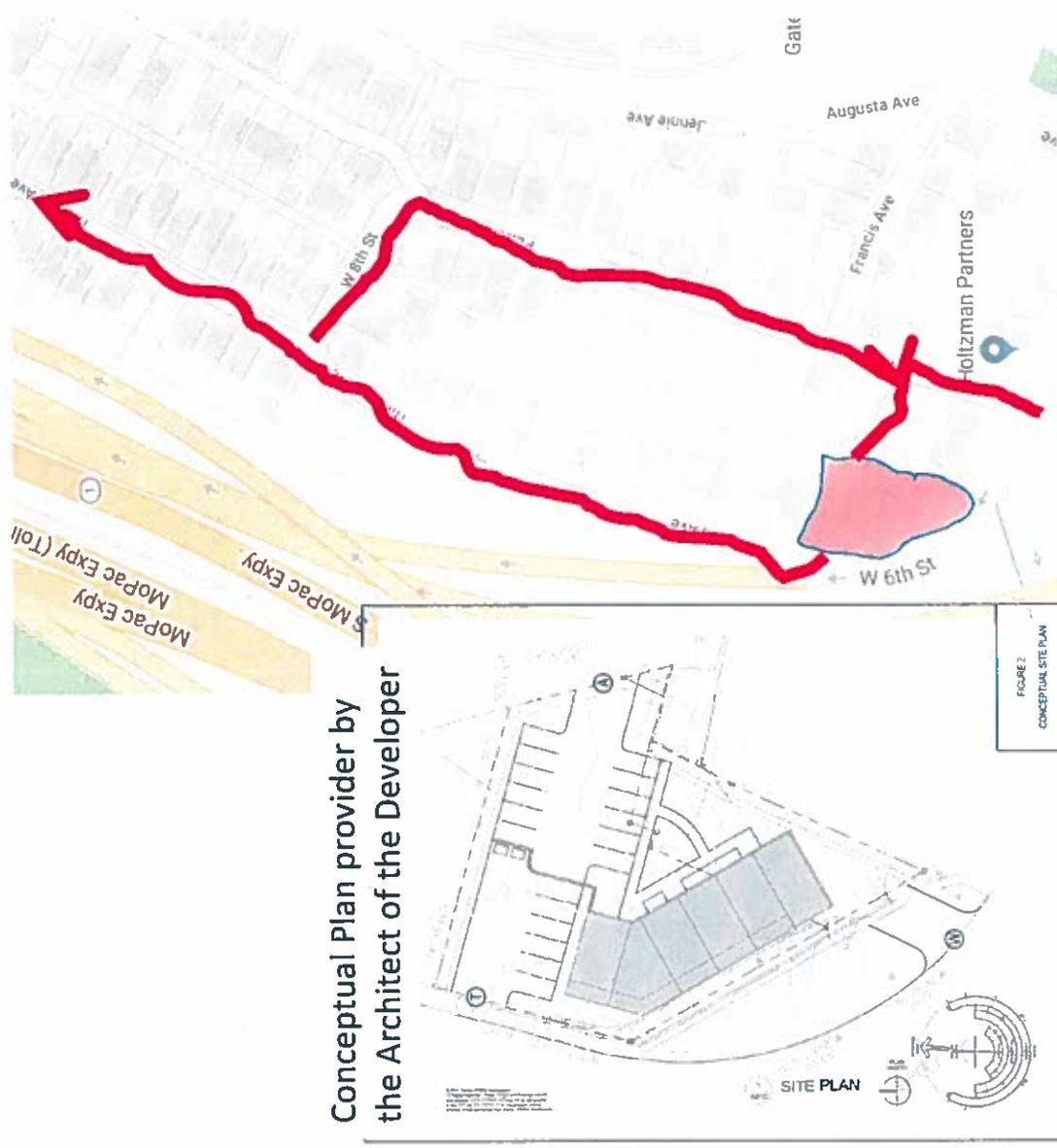
- B. The increase of building mass and impervious cover
 - I. 70% impervious cover would remove current green space and possibly remove heritage oak trees
 - II. 20,000 square feet of commercial (14000 designed for 1806 & 1808 alone)
 - III. 601 Theresa – 952 sq feet
 - IV. Neighborhood houses are under 2500 square feet, this structure is 6 times the average residential size



Why we object

C. Major concerns with access and parking

- I. 109 Vehicles per day based on the HDR Access Study – can only go up with more commercial
- II. 44 through the alley – 12 foot wide dead-end alley
- III. 65 are anticipated to go up Theresa and through neighborhood
- IV. 14,000 square foot commercial property could permit over 50 employees – 18 parking spaces proposed
 - Our streets are currently full ever day with employees in the existing businesses on 6th street
- V. 20,000 square feet – over seventy employees



Comments from the objections of 33 neighbors

- *Rezoning this property will harm the residential character of our neighborhood. The alley is used by families. Please keep the property residential.*
- *The commercial establishments on 6th street are carefully retrofitted houses that fit into the neighborhood. We are a residential neighborhood.*
- *These roads were laid out when the Model T Fords were in use. We have narrow, residential streets. Current zoning is there for a reason.*
- *This neighborhood – including Patterson and Theresa – are Austin treasures. Please don't all this unique residential neighborhood to be spoiled by this development.*
- *Residential enclaves near the city center should be preserved, not eroded.*
- *A business unit at this location would spoil the charm our home has had since 1917. Please keep and protect our neighborhood's charm and history.*

EXHIBIT F

P E T I T I O N

Date: 1/29/2019

File Number: C14-2018-0150

Address of
Rezoning Request: 1804, 1806 & 1808
W 6th St

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 Residential Use.

The owners want to maintain a sense of neighborhood and this Rezoning Request does not promote residential use. Office space and/or mix use are not desired.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	David Applewhite	608 Patterson Ave.
	Thomas P. Papp	702 Patterson Ave
	Saralyn Stewart	700 Patterson Ave
	ANNE R BERTHOFF	606 Patterson AVE
	JEWEL B. RIVERUS	704 & 703 PATTERSON AVE.
	Walter R. Leverich	701 Patterson Ave
	Beverly Dunn	607 Patterson Ave
	Todd Eggleston	607 Theresa
	Athena Eggleston	609 Theresa
	BJ HEINL	613 Theresa Ave Unit B,
	Sonia Koncador	706 Patterson Ave

Date: 1/31/2019

Contact Name: David Applewhite
Phone Number: 512-826-2012
guitarikota@yahoo.com

Case Number:

C14-2018-0150

PETITION

Date:

6/4/2019

Total Square Footage of Buffer:

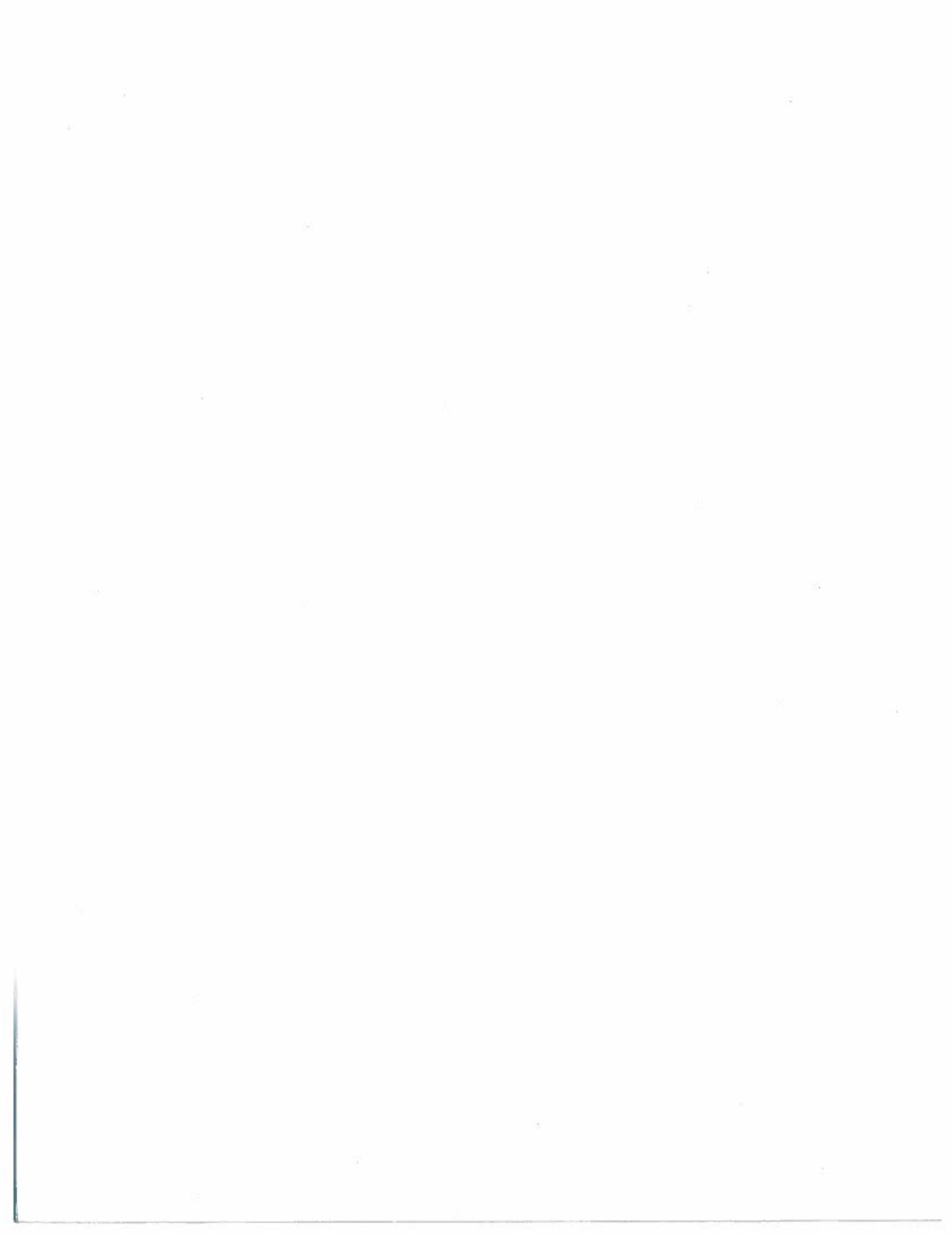
263138.453

Percentage of Square Footage Owned by Petitioners Within Buffer:

27.10%

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

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0109040215	1710 W 6 ST	6TH & PATTERSON LLC	no	13091.44	0.00%
0110050926	704 PATTERSON AVE 78703	AGOSTO MIGUEL A RIVERA	yes	4335.26	1.65%
0110050929	608 PATTERSON AVE 78703	APPLEWHITE DAVID WILLIAM & MONICA LISA	yes	9143.77	3.47%
0110050930	606 PATTERSON AVE 78703	BERTHOLF ANNE R	yes	11063.10	4.20%
0109040202	609 PATTERSON AVE 78703	BRADFIELD GETHREL TRUSTEE OF THE MARITAL TRUST	no	4465.61	0.00%
0109040201	607 PATTERSON AVE 78703	DUNN THOMAS & BEVERLY REVOCABLE TRUST	yes	3821.14	1.45%
0110050905	607 THERESA AVE 78703	EGGLESTON ALTHEA & TODD	yes	10102.92	3.84%
0110050903	603 THERESA AVE 78703	HENNEBERGER JOHN J SR & JOHN J JOHN J HENNEBERGER JR	no	17583.92	0.00%
0110050902	601 THERESA AVE 78703	BUCHANAN MELODY DREW	yes	13866.59	5.27%
0110050904	605 THERESA AVE 78703	OHICKEY JACALYN LEE	no	12340.04	0.00%
0110050927	702 PATTERSON AVE 78703	POPOFF THOMAS FRANK	yes	8838.47	3.36%
0110050928	700 PATTERSON AVE 78703	STEWART SARALYN WHITE	yes	10135.36	3.85%
0110050932	1802 W 6 ST 78703	VAIREA PROPERTIES LTD ATTN PETER PFEIFFER	no	19215.99	0.00%
0110050931	1800 W 6 ST 78703	VAIREA PROPERTIES LTD ATTN PETER PFEIFFER	no	28273.82	0.00%
Total				166277.43	27.10%



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	Walter R. Leverich	701 Patterson Ave -
	Beverly Dunn	607 Patterson Ave
	Todd Eggleston	607 Theresa
	Athena Eggleston	609 Theresa
	BJ HEINLE	613 Theresa Avenue, B -
	Sonia Koncador	706 Patterson Ave -
	David Obuse	606 Patterson 5/24/19 -
	Drew Buchanan	601 Theresa 5/29/19

Date: 1/31/2019

Contact Name: David Applewhite
Phone Number: 512-826-2012

