THIRD READING SUMMARY SHEET

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

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:

<table>
<thead>
<tr>
<th>ZONING</th>
<th>LAND USES</th>
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<tbody>
<tr>
<td>Site</td>
<td>SF-3-NP Single Family and accessory structures</td>
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<tr>
<td>North</td>
<td>SF-3-NP Single Family</td>
</tr>
<tr>
<td>South</td>
<td>Mopac Service Road, W 6th Street Mopac Service Road, W 6th Street</td>
</tr>
<tr>
<td>East</td>
<td>LO-NP, GR-NP, alley Office, alley</td>
</tr>
<tr>
<td>West</td>
<td>Theresa Ave, Mopac Service Road Theresa Ave, Mopac Service Road</td>
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</table>

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          Preservation Austin
Austin Neighborhoods Council                Save Barton Creek Assn
Bike Austin                                Seltexas
Friends of Austin Neighborhoods            Shoal Creek Conservancy
Homeless Neighborhood Association          Sierra Club, Austin Regional Group
Neighborhood Empowerment Foundation        Tarrytown Neighborhood Association
Old West Austin Neighborhood Assn          TNR BCP - Travis County Natural
Old West Austin Neighborhood Plan           Resources
Contact
AREA CASE HISTORIES:

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<th>REQUEST</th>
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<td>C14-02-0112</td>
<td>Old West Austin Neighborhood Plan Combining District</td>
<td>08-14-02 – Apvd NP</td>
<td>09-26-02 – Apvd NP, and related zoning changes</td>
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<td>C14-05-0025</td>
<td>NO-MU-CO-NP</td>
<td>05-24-05 – Apvd NO-MU-CO-NP with conditions</td>
<td>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</td>
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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:

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

- Rezonings 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 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. Aleksiina 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
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

EXHIBIT C

SCALE 1" = 20'

LEGEND
• 1/2'' PIPE FOUND
▲ 60-D NAIL FOUND
○ 1/2'' CAPPED IRON PIN SET
▲ 60-D NAIL SET
x X SET IN CONCRETE
▼ POWER POLE
□ DOWN GUARD
GS GROUND SHOT

JENNIFER ROBUCK
DOC. NO. 2000087762

WEST 6TH STREET
60' PUBLIC R.O.W.

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 Parcel No. 48453C 02056 for the City of Austin, Travis County, Texas, dated June 16, 1993.

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

TO: YACCA OF THE ROCKIES
PETER L. PEPPER
FIRST AMERICAN TITLE
INSURANCE COMPANY

The undersigned does hereby certify that this survey was 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.
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
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. 2018102828, 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 30, 2015, recorded in Document No. 2015204689, 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. 2004137687, 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.
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>
<thead>
<tr>
<th>Location</th>
<th>Speed</th>
<th>Required Stopping Sight Distance</th>
<th>Minimum Measured Sight Distance</th>
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</thead>
<tbody>
<tr>
<td>Theresa Avenue</td>
<td>30 mph</td>
<td>≥ 200 feet</td>
<td>250 feet</td>
</tr>
<tr>
<td>W. 6th Street</td>
<td>30 mph</td>
<td>≥ 200 feet</td>
<td>540 feet</td>
</tr>
</tbody>
</table>
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 facilities 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

<table>
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<tr>
<th>Land Use</th>
<th>Size</th>
<th>ITE Rate or Equation</th>
<th>24-Hour Two Way Volume</th>
<th>AM Peak Hour</th>
<th>FM Peak Hour</th>
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<td>109</td>
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*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.
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

2. Roadway Design Manual
   2018    Texas Department of Transportation, Austin, TX

3. Institute of Transportation Engineers

4. City of Austin
   2019    Land Development Code, Austin, TX
Appendix A. Technical Addendum
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Total     2543  5548
Percent    31.4%  68.6%

Grand Total 2543  5548
Percent 31.4%  68.6%

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January 28, 2019

Erin Alor 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
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 Winilo Drove, Austin 78703
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
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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 Applewhite
608 Patterson Ave, Austin, TX

Your Name (please print)

Your address(es) affected by this application

Signature

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

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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

MIGUEL D. RIVERA

703 PRAIRIEBROOK AVE

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 797 2980

Comments:

I am in favor

I object

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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

Carl Clark
716 Patterson Ave
Your Name (please print)

Your address(es) affected by this application

Signature

S/1/19

Daytime Telephone: 512 500 8013
Comments: I am opposed because we are a residential neighborhood. There are commercial establishments on 60th Street, but these offices are carefully restored houses, thus fitting into the neighborhood.

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W. Roger Wilson  
716 Patterson Avenue  
5/12/19

Signature

Daytime Telephone: 210/262-7109

Comments: I am strongly opposed to the subject development. Its size, character, and potential for increasing traffic congestion within the Patterson/Theresa Street area is inconsistent with the quiet residential nature of the neighborhood. Residential enclaves near the city center should be preserved, not eroded.

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 6, 2019, City Council

Dear Oblisk,

Your Name (please print)

604 Patterson Ave, Austin, 78703

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 813-787-1712

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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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

WALTER R. LEVERICH
Your Name (please print)
701 Patterson St., Austin, TX 78701

Your address(es) affected by this application
Signature
Date

Daytime Telephone:
(512) 478-1918
Comments: I'm opposed to this encroachment of commercial use into residential area. Particularly with regard to traffic and parking issues. These roads were not built when Model T Ford were in use. There's no way this property could be used wisely. Down commercial traffic for normal residential streets. Current zoning works fine.

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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):
Deborah Byrd
719 Patterson Ave.

Your address(es) affected by this application:

Signature:
Deborah Byrd
May 12, 2019

Daytime Telephone: 512-787-4344

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

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Scott Grantham
P. O. Box 1088
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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

I am in favor
I object

Your Name (please print)
Rick Patrick

Your address(es) affected by this application
1702 Francis Ave, Austin, TX 78703 5/11/19

Daytime Telephone: 512-577-9092

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
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)
Lex Henderson
608 Augusta Ave.

Your address(es) affected by this application

Signature
Lex Henderson
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
1704 Francis Ave

Your Name (please print)

I object

Your address(es) affected by this application

Signature
5/10/19

Daytime Telephone: 310-579-7178

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

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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

Lynne Dodge
719 Patterson Ave. 78703

Your Name (please print)

Your address(es) affected by this application

Signature

Daytime Telephone: 512.322.2633

Comments:

I am opposed to this u-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:
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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

Your Name (please print)

Your address(es) affected by this application

Signature

Date

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

Your Name (please print)

706 Patterson Ave

Your address(es) affected by this application

Signature 5/12/2019

Daytime Telephone: (512) 636-9440

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

Todd Eggston

607 Theresa Ave

Your Name (please print) I am in favor

Your address(es) affected by this application I object

T. R. W 5/9/2019

Signature

Date

Daytime Telephone: 512.293.9301

Comments: There is no access to have

15,000+ square feet of office

space (combined) at 1804, 1806, 1808.

This will create havoc for parking,

congestion in transit and unsafe

conditions in a one lane two way

alley.

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

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Planning & Zoning Department
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 6, 2019, City Council

Altrea Eggleston

[Signature]

607 & 609 Theresa Ave

Your Name (please print)

6/9/2019

Date

Your address(es) affected by this application

I am in favor

I object

Daytime Telephone:

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

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

[Form with check box options: I am in favor, I object]

Your Name (please print)
607 Patterson Ave

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-750-1379

Comments: The subject is located in the Mueller Urban District. 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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Case Number: C14-2018-0150
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
Daytime Telephone:
Comments: Oppose Commercial Zoning

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

Ron Polito
Your Name (please print)
1815 W. 8th St., Austin
Your address(es) affected by this application

Signature 5/11/19
Date

Daytime Telephone: 512-775-0834

Comments:

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

Galema Deitiker
Your Name (please print)

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

Mam I. D
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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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 6, 2019, City Council

Drew Buchanan

601 Theresa Ave.

[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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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 & Kim O'Brien

[Signature]

I am in favor
I object

Date

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:
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

Michelle Preusser, Manager
Your Name (please print)

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

Marianne T. Y
Signature 05/11/19 Date

Daytime Telephone: 512-766-4439

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 6, 2019, City Council

Louis Appel
721 Patterson Ave.

Your Name (please print)

I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date: 5/15/2019

Daytime Telephone: 512-619-9083

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

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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

Joel Parker

Your Name (please print)

724 Patterson Ave

Your address(es) affected by this application

Signature 5/10/19

Daytime Telephone: 512-569-8191

Comments:

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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

K. Doyle
Your Name (please print)
1806 West 47th St.
Your address(es) affected by this application

Signature

Daytime Telephone: 512-774-4362
Comments: This zoning change is a bad idea. It will adversely impact the neighborhood by increasing traffic and parking on the narrow streets that do not have sidewalks, endangering the large amount of pedestrian traffic we have. It will also set a precedent for more commercial development in close knit residential community. This zoning change should not be allowed.

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

John Henebeger
603 Thereut

Your Name (please print)

Your address (s) affected by this application

Signature

Daytime Telephone: 512-963-1385

Date: May 10, 2019

Comments: The traffic plan is inadequate. The exit onto the alley will generate excessive traffic. Exit on Thereut will be razed with illegal turns onto Mo-Pe Ramp. Height is excessive. Erades status of historic district. The development should be NQ at the most an residential.

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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 6, 2019, City Council

[Signature]

Daytime Telephone: 512-478-1913

Comments: [Handwritten text]

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 BARBOUR
Your Name (please print)

1707 FRANCIS AVE.
Your address(es) affected by this application

THOMAS BARBOUR
Signature

5/11/2019
Date

Daytime Telephone: 512 473 8690

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:
City of Austin
Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2013-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 6, 2019, City Council

Thomas Popov (Family)
702 Patterson Ave

Your Name (please print)

Your address(es) affected by this application

Your I am in favor
I object

Signature

Daytime Telephone: (512) 563 - 8464

Date

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 rush at 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 6, 2019, City Council

Your Name (please print)

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-797-2830

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
WWW.AUSTINTX.GOV/PLANNING

development process, visit our website:
For additional information on the City of Austin’s land

Within a single development,

combination of office, retail, commercial, and residential uses
districts. As a result, the mixed-use districts allow the
districts that are already allowed in the seven commercial zones
mixed-use districts, but allow residential use. In addition
mixed-use districts. The mixed-use district is intended to allow
for mixed-use development, the

However, in order to allow for mixed-use development, the

During its public hearing, the City Council may grant or deny a

During its public hearing, the board of commission may

The city attorney has determined that this application meets the requirements
for a public hearing. The board of commission has the authority to

PUBLIC HEARING INFORMATION

This zoning ordinance request will be reviewed and acted upon

June 06, 2019, City Council

The public hearing for this application is set for May 14, 2019, at 9:00 a.m.

City Council meeting.

If you are concerned about your neighborhood or environment

You may also contact a neighborhood or environmental

When comments are submitted to the board of commission, they will be

Comments:

Daytime Telephone: 512-473-9920

Date: 5-17-19

Signature:

Comments (please print):
An email from a local government body discussing a proposed development. The email includes a form for public review and comments, with a deadline for submissions.

The email outlines the process for public review, including a deadline for comments.

The document also contains a section titled "PUBLIC HEARING INFORMATION," indicating that a public hearing will be held to discuss the proposed development.

The email is written in a formal tone, typical of government communications, and includes references to specific dates and deadlines for public involvement.

The document is a mix of text and form elements, with a clear call to action for public involvement in the decision-making process.
Within the single development combination of office, retail, commercial, and residential uses the existing office and retail uses are allowed in the seven Commercial Zones. The MU Combining District simply allows residential uses in addition to those already allowed in the seven Commercial Zones. The MU Combining District is to certain Commercial districts. The MU Combining District may add the MIXED USE (MIX) combining zone to allow for mixed use development. However, in order to allow for mixed use development the Council may grant a more intensive zoning overlay or rezoning to a less intensive zoning district.

During the 45-day period, the City Council may grant or deny a variance.

From the announcement, no further notice is required.

The City Council may continue to hear applications received during the period.

The City Council may continue to hear applications received during the period.

During the public hearing, the board of commission may approve an application or continue to hear applications.

If you are interested in an application or if you wish to express an interest in an application that has expressed an interest in an application or if you wish to express a neighborhood or environmental concern to the City Council, you may also contact a neighborhood or environmental concern to the City Council. Although applications for other reasons are open at two public hearings: before the Land Use Commission and before the public hearing.

PUBLIC HEARING INFORMATION
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
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
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 everyday 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.
PETITION

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)

Signature

Printed Name

Address

David Applewhite
608 Patterson Ave.

Saralyn Stewart
700 Patterson Ave

Anne R. Bertholet
704 7th 3 PATTERSON

Walter R. Leverich
704 Patterson Ave

Sonia Roczak
607 Patterson Ave

Date: 1/31/2019
Contact Name: David Applewhite
Phone Number: 512-826-2012
guitarkota@yahoo.com
PETITION

Case Number: C14-2018-0150

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.

<table>
<thead>
<tr>
<th>TCAD ID</th>
<th>Address</th>
<th>Owner</th>
<th>Signature</th>
<th>Petition Area</th>
<th>Percent</th>
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<tbody>
<tr>
<td>0109040215</td>
<td>1710 W 6 ST</td>
<td>6TH &amp; PATTERSON LLC</td>
<td>no</td>
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<td>0.00%</td>
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<tr>
<td>0110050926</td>
<td>704 PATTERSON AVE 78703</td>
<td>AGOSTO MIGUEL A RIVERA</td>
<td>yes</td>
<td>4335.26</td>
<td>1.65%</td>
</tr>
<tr>
<td>0110050929</td>
<td>608 PATTERSON AVE 78703</td>
<td>APPLE-WHITE DAVID WILLIAM &amp; MONICA LISA</td>
<td>yes</td>
<td>9143.77</td>
<td>3.47%</td>
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<tr>
<td>0110050930</td>
<td>606 PATTERSON AVE 78703</td>
<td>BERTHOLF ANNE R</td>
<td>yes</td>
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<tr>
<td>0109040202</td>
<td>609 PATTERSON AVE 78703</td>
<td>BRADFIEL GETHREL TRUSTEE OF THE MARITAL TRUST</td>
<td>no</td>
<td>4465.61</td>
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<td>0109040201</td>
<td>607 PATTERSON AVE 78703</td>
<td>JENN THOMAS &amp; BEVERLY REVOCABLE TRUST</td>
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<td>EGGLESTON ALTHEA &amp; TODD</td>
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<td>0110050903</td>
<td>603 THERESA AVE 78703</td>
<td>HENNEBERGER JOHN J SR &amp; JOHN J JOHN J HENNEBERGER JR</td>
<td>no</td>
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<td>0.00%</td>
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<td>BUCHANAN MELODY DREW</td>
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<td>OHICKEY JACALYN LEE</td>
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<td>0.00%</td>
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<td>702 PATTERSON AVE 78703</td>
<td>POPOFF THOMAS FRANK</td>
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<td>700 PATTERSON AVE 78703</td>
<td>STEWART SARALYN WHITE</td>
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<td>0110050932</td>
<td>1802 W 6 ST 78703</td>
<td>VAILA PROPERTIES LTD ATTN PETER PFEIFFER</td>
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<td>19215.99</td>
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<td>1800 W 6 ST 78703</td>
<td>VAILA PROPERTIES LTD ATTN PETER PFEIFFER</td>
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<td></td>
<td><strong>166277.43</strong></td>
<td><strong>27.10%</strong></td>
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PETITION

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)

Signature

Printed Name

Address

David Applewhite

608 Patterson Ave.

Date: 1/31/2019
Contact Name: David Applewhite
Phone Number: 512-826-2012