

## SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-2020-0104 - Springdale Green PUD

DISTRICT: 3

REQUEST: Conduct a public hearing and approve second and third reading of an ordinance amending City Code Title 25 by rezoning property locally known as 1011 and 1017 Springdale Road (Boggy Creek and Tannehill Branch Watersheds). Applicant's Request: To rezone from community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district zoning and rural residence-conditional overlay-neighborhood plan (RR-CO-NP) combining district zoning to planned unit development-neighborhood plan (PUD-NP) combining district zoning. This ordinance may include waiver of fees, alternative funding methods, modifications of City regulations, and acquisition of property. First reading approved planned unit development-neighborhood plan (PUD-NP) combining district zoning on April 22, 2021. Vote: 7-0. Owner/Applicant: AUS Springdale LLC (Phillip A. Verinsky). Agent: Armbrust and Brown, PLLC (Michael Whellan). City Staff: Heather Chaffin, 512-974-2122.

DEPARTMENT COMMENTS: The public hearing was left open at 1<sup>st</sup> reading. Council added the following conditions: 1. Vehicular access to Saucedo Street is prohibited. 2. 2) Compatibility standards were modified to allow a building to reach 75 feet in height at 85 feet from the closest residential property line and 93 feet in height at 140 feet from the closest residential property line.

OWNER/APPLICANT: AUS Springdale LLC (Phillip A. Verinsky)

AGENT: Armbrust & Brown, LLP (Michael Whellan)

DATE OF FIRST READING: First reading approved on April 22, 2021.

CITY COUNCIL HEARING DATES/ACTION:

May 20, 2021:

April 22, 2021: To leave public hearing open and approve PUD-NP on first reading only. Council added the following conditions: 1. Vehicular access to Saucedo Street is prohibited. 2. 2) Compatibility standards were modified to allow a building to reach 75 feet in height at 85 feet from the closest residential property line and 93 feet in height at 140 feet from the closest residential property line.e. Vote: 7-0. [Council member Renteria- 1<sup>st</sup>, Mayor Pro-Tem Harper-Madison- 2<sup>nd</sup>; Council members Alter, Fuentes, and Kitchen- Abstained; Council member Kelly- Off the dais.]

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin  
e-mail: [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov)

## ZONING CHANGE REVIEW SHEET

CASE: C814-2020-0104

DISTRICT: 3

ZONING FROM: GR-MU-CO-NP and RR-CO-NP

TO: PUD-NP

ADDRESS: 1011 and 1017 Springdale Road

SITE AREA: 30.18 acres

PROPERTY OWNER:

Jay Paul Company

AGENT:

Armbrust & Brown, PLLC  
(Michael Whellan)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

### STAFF RECOMMENDATION:

**Staff supports the Applicant's request for rezoning to PUD-NP. In addition to the superiority items outlined in Exhibit D- Tier One and Tier Two Requirements Matrices, Staff recommends that the following land uses be prohibited on the property: Automotive rental, Automotive repair services, Automotive sales, Automotive washing (of any type), Drop-off recycling collection, Equipment repair services, Equipment sales, Exterminating services, Funeral services, Kennels, Community garden, and Service station. The Applicant is in agreement with these conditions.**

*For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

### ENVIRONMENTAL COMMISSION ACTION:

February 3, 2020: To recommend PUD-NP zoning as recommended by Staff, with conditions as follows: 1. Staff work with the applicant to meet LEED and Sustainable Site Certification for the project. 2. Street yard trees will be a minimum of 3 caliper inches (in lieu of the staff recommendation of 2 caliper inches). (8-0) [Commissioner Ramberg- 1<sup>st</sup>, Commissioner Coyne- 2<sup>nd</sup>; Commissioner Maceo- Absent] ***Please see Exhibit G- Environmental Commission Recommendation.***

### PLANNING COMMISSION ACTION / RECOMMENDATION:

March 23, 2021: To grant PUD-NP with the condition that 93 feet in height is permitted only in the building locations as shown on the Land Use Plan. (7-4) [Commissioner Shieh- 1st, Commissioner Azhar- 2nd; Commissioners Cox, Flores, Llanes-Pulido, and Schneider-Nay]

### CITY COUNCIL ACTION:

April 22, 2021:

### ORDINANCE NUMBER:

ISSUES:

The subject property is currently undeveloped but is in the area generally known as the former East Austin Tank Farm. The Tank Farm area was used for storage of petrochemicals for decades before the uses were removed and environmental remediation occurred. This site was remediated in the 1990s but not to a level that would allow redevelopment with residential land uses; only office, commercial, and limited industrial land uses are permitted. The property is also significantly constrained by waterways, floodplain, and water quality buffer zones. There are heritage trees on the site. ***Please see Exhibit C- 1987 Aerial Exhibit.***

CASE MANAGER COMMENTS:

The property owner is proposing to rezone a 30.18-acre parcel from GR-MU-CO-NP and RR-NP to PUD-NP zoning to allow redevelopment of the property with office and commercial land uses. The property is located east of the intersection of Springdale Road and Airport Boulevard. Railroad right-of-way (ROW) forms the southern boundary. The subject property was previously used for religious assembly and automotive sales but is currently vacant. As stated above, the site is significantly constrained by creek buffers and floodplain. Surrounding land uses include Springdale General- a development with a wide mix of office and commercial land uses- to the north. Springdale General is zoned CS-CO-NP. North and to the east of the subject property is a SF-3-NP zoned residential neighborhood. Immediately to the south is GR-MU-CO-NP property with automotive sales land use. Further south, across the railroad ROW are properties zoned GR-MU-CO-NP, and PUD-NP. These are developed primarily with multifamily land uses, but also a few office, commercial and limited industrial uses. Further south is Govalle Neighborhood Park, zoned P-NP. To the southwest is Springdale Station, a PUD-NP zoned development similar to Springdale General. To the west and northwest are properties zoned CS-MU-NP, CS-CO-NP, and SF-3-NP. These are developed with multifamily, limited industrial, and single family land uses, respectively. ***Please see Exhibits A and B- Zoning Map and Aerial Exhibit.***

The railroad ROW that forms the southern boundary of the subject property is part of the proposed Capital Metro Green Line, and Capital Metro bus stops are located adjacent to the property along Springdale Road. The Property is located within an Imagine Austin Neighborhood Center and along two Imagine Austin Activity Corridors.

The applicant has stated that the project will comply with all Tier One PUD development standards, as well as several Tier Two standards. Tier Two standards proposed include green infrastructure, 3-star Green Building rating, revegetation and restoration of environmentally sensitive areas. The applicant is proposing to reduce the permittable impervious coverage from 90% to 50% and provide tree mitigation at 50% more caliper inches than required by code. The applicant will pay a fee-in-lieu of onsite affordable housing based on increased building square footage since residential land uses are not permitted on the property. A more detailed list of proposed superiority items is attached. ***Please see Exhibit D- Tier One and Tier Two Requirements Matrices.***

As required, the applicant has provided a Carbon Impact Statement identifying some carbon offset features of the proposed PUD-NP rezoning. ***Please see Exhibit E- Carbon Impact Statement.***

The applicant proposes the following Code modifications: increase permitted building height from 60 feet to 93 feet, relax Compatibility Standards, and modify Critical Water Quality Zone requirements. The proposed Land Use Plan is attached, showing the location of the buildings and environmental features, as is a more detailed list of proposed code modifications. ***Please see Exhibits F and G- Land Use Plan and Code Modifications.***

The proposed PUD was reviewed February 3, 2021 by the Environmental Commission. The commission voted to support the request with additional conditions that Staff work with the Applicant on LEED certification and to increase street yard trees from 2 to 3 caliper inches. ***Please see Exhibits H and I- Environmental Commission Presentation and Environmental Commission Recommendation.***

Staff has received correspondence in support of the PUD-NP rezoning. ***Please see Exhibit J- Correspondence.***

Staff supports the applicant's request of PUD-NP, with additional conditions that are supported by the Applicant. Staff recommends prohibiting land uses that may contribute additional pollutants to the property (automotive uses, etc.) and land uses that are inappropriate for a brownfield site (community garden, etc.). The rezoning will remove the Mixed Use (MU) conditional overlay that exists on GR-MU-CO-NP portion of the site; removing the MU will reflect the fact that the brownfield has not been remediated to residential standards. The proposed height increase from 60 feet to 93 feet requires code modification of some Compatibility Standards, but the environmental constraints of the site dictate that development would be at least 675 feet from the single family neighborhood to the north and 700 feet to the neighborhood to the east. Additionally, Springdale General is located between the subject property and the neighborhood to the north; significant floodplain is located between the developable area of the site and the neighborhood to the east. The location of an office-commercial land use on the site is also appropriate adjacent to the proposed Green Line and the intersection of two arterials. The proposed PUD development is suitable for its location in an Imagine Austin Neighborhood Center and along two Imagine Austin Activity Corridors.

#### **BASIS FOR RECOMMENDATION:**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning should allow for reasonable use of the property.*
3. *Zoning changes should promote the health, welfare, and safety, and otherwise fulfill the purposes of zoning as set forth in the Texas Local Government Code or the zoning ordinance.*

The 30.18 property is a remediated brownfield site, and PUD-NP zoning will allow redevelopment with a much lower impact office/commercial use. Since the site cannot be developed with residential uses, the existing mixed use (MU) and rural residence (RR) zoning categories are not appropriate. The applicant has also agreed to prohibit certain land uses that may contribute pollutants, like automotive uses, etc. The applicant has also agreed to address some of the drainage and environmental issues on the site, which will improve

offsite drainage problems and onsite erosion. By developing the site with office/limited commercial uses and addressing drainage issues, the site can be reasonably used and contribute to improving the health and safety of the area.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	GR-MU-CO-NP, RR-NP	Vacant
North	CS-CO-NP, SF-3-NP	Mixed office/commercial/light industrial, Single family residential
South	GR-MU-CO-NP, PUD-NP	Automotive sales, CapMetro ROW, Mixed office/commercial/light industrial, Multifamily
East	SF-3-NP	Single family residential
West	CS-MU-NP, CS-CO-NP, SF-3-NP	Multifamily, Automotive rental, Single family residential

**NEIGHBORHOOD PLANNING AREA:** East MLK Combined (MLK-183)

**TIA/NTA:** A TIA was filed with an associated site plan, SP-2019-0512C and approved. Any development on the property will have to comply with the approved TIA.

**WATERSHEDS:** Boggy Creek and Tannehill Branch

**NEIGHBORHOOD ORGANIZATIONS:**

Homeless Neighborhood Association	AISSD
Capital Metro Transportation Authority	SELTexas
Preservation Austin	Neighbors United for Progress
Del Valle Community Coalition	Sierra Club
Claim Your Destiny Foundation	Bike Austin
Friends of Austin Neighborhoods	Austin Neighborhoods Council
Guadalupe Neighborhood Development Corporation	East Austin Conservancy
El Concilio Mexican American Neighborhood	Austin Lost and Found Pets
Govalle Neighborhood Association	
Springdale-Airport Neighborhood Association	
East MLK Combined Neighborhood Plan Contact Team	
Govalle/Johnston Terrace Neighborhood Plan Contact Team	

**AREA CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2021-0001 3707 Goodwin	CS-MU-NP to CS-MU-V-NP	March 23, 2021:	TBD
C14-2019-0041 3706 Goodwin	CS-MU-NP to CS-MU-V-NP	July 23, 2019: Approved CS-MU-V-NP. Anderson, Kenny 2nd. Vote: 9-0. Llanes-Pulido abstained. Shaw,	August 8, 2020: Approved Ord. No. 20190808-123 for CS-MU-V-NP. (8-1) Harper-Madison- 1 <sup>st</sup> , Pool- 2 <sup>nd</sup> .

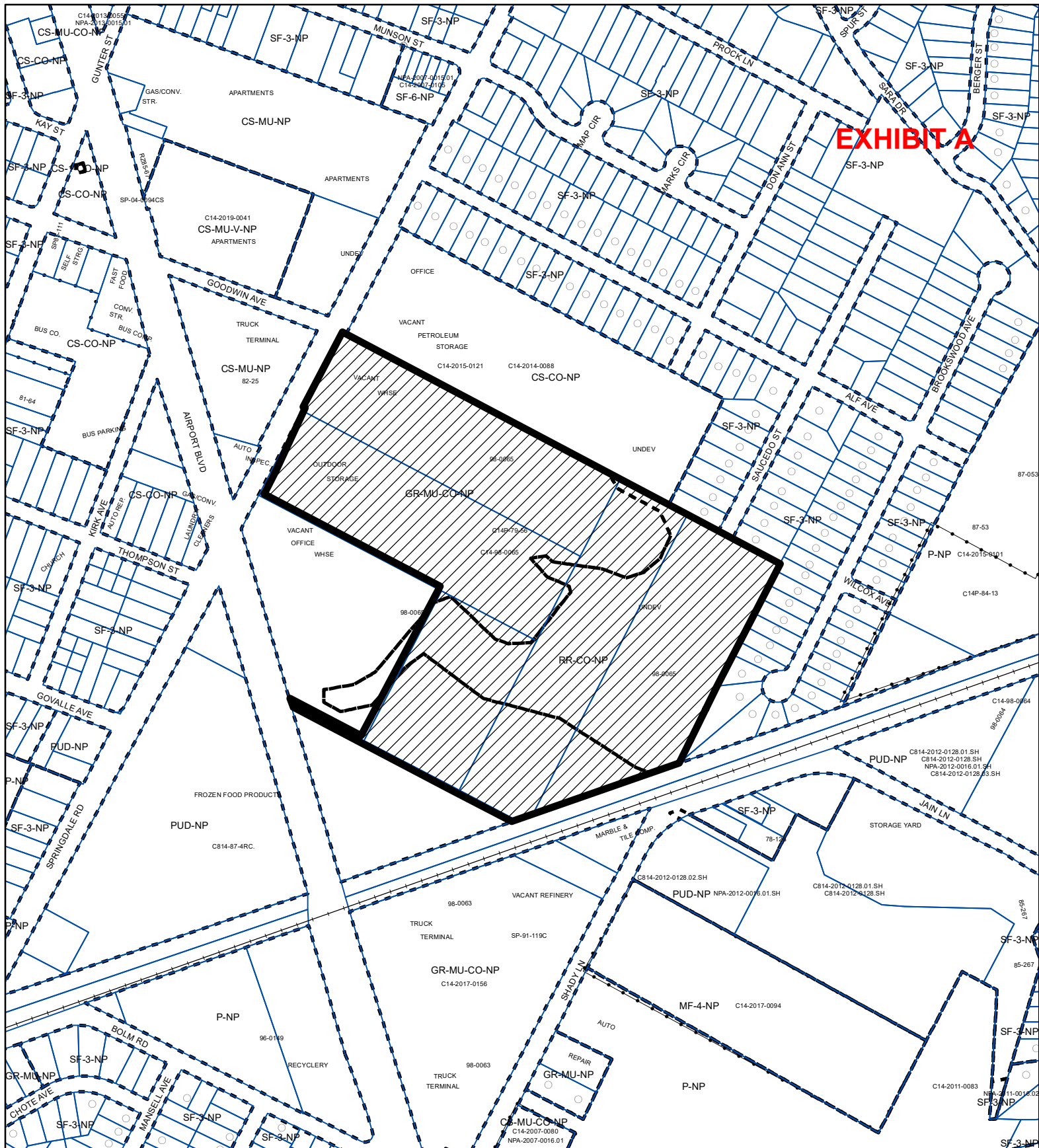
		Thompson and Schneider absent.	Casar- Nay; Garza, Alter-Off the dais
C14-2015-0121 1023 Springdale Road	CS-CO-NP to CS-CO-NP, to increase to 600 vpd	11/10/2015: to grant as rec. (11-0)	12/10/2015: to grant as rec. Ord. 20151210-066
C14-2014-0088 1023 Springdale	RR-CO-NP, GR-MU-CO-NP to CS-CO-NP Prohibit many land uses; 2,000 vpd	09/09/2014: To grant as rec. (6-0)	11/06/2014: 1st reading appvd with reduction to 400 vpd and 25' vegetative buffer to north; 2/3 appvd 11/20/2014, Ord . 20141120-138

EXISTING STREET CHARACTERISTICS:

NAME	ROW	PAVEMENT WIDTH	CLASS	SIDEWALK	BUS	BILE ROUTE
Springdale Road	66'	37'	Arterial	Yes, both sides	300-Govalle	#63

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. 1987 Aerial Exhibit
- D. Tier One and Tier Two Requirements Matrices
- E. Carbon Impact Statement
- F. Land Use Plan
- G. Code Modifications
- H. Environmental Commission Presentation
- I. Environmental Commission Recommendation
- J. Correspondence



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

## PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-2020-0104

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.





# EXHIBIT B





**Figure 1. Site Aerial (1987)**



## Tier One Requirements Matrix

## EXHIBIT D

SECTION	REQUIREMENT	MET	DISCUSSION
<b>2.3.1.A.</b>	Meet the objectives of City Code.	Yes	Springdale Green is an office project that addresses and corrects for Austin's "tank farm" past by providing an environmentally superior proposal with less than 50 percent impervious cover on a site that is in an Imagine Austin center and along two Imagine Austin corridors.
<b>2.3.1.B.</b>	Provide for development standards that achieve equal or greater consistency with the goals for PUDs outlined in City Code than development under the regulations in the Land Development Code generally.	Yes	Adopting the Springdale Green PUD will allow the City to deliver on its goals for correcting past environmental mistakes and directing growth in Imagine Austin centers and corridors in a way that would not be possible on this site under the existing Land Development Code.
<b>2.3.1.C.</b>	Provide open space that equals or exceeds 10 percent of the residential tracts, 15 percent of the industrial tracts, and 20 percent of the nonresidential tracts within the PUD. <sup>1</sup>	Yes	Springdale Green envisions extensive open space across the entire eastern portion of the site that meaningfully exceeds these baseline requirements and integrates environmental efforts. An open space plan has been submitted with the rezoning application and shows that 200 percent more open space is being provided.
<b>2.3.1.D.</b>	Provide a two-star Austin Energy Green Building Rating.	Yes	Springdale Green would provide a three-star Austin Energy Green Building rating for development.
<b>2.3.1.E.</b>	Be consistent with applicable neighborhood plans, neighborhood conservation combining district regulations, historic area and landmark regulations, and compatible with adjacent property and land uses.	Yes	The East MLK Combined Plan identified the sites at Airport and Springdale as "underused" and a "prime spot" for future growth. The plan also values environmental sensitivity and open space. Springdale Green would implement this vision.

<sup>1</sup> Except that (1) a detention or filtration area is excluded unless designed and maintained as an amenity, and (2) open space may be reduced for urban property with characteristics that make open space infeasible if other community benefits are provided.

SECTION	REQUIREMENT	MET	DISCUSSION
<b>2.3.1.F.</b>	Provide for environmental preservation and protection relating to air quality, water quality, trees, buffer zones and greenbelt areas, critical environmental features, soils, waterways, topography, and the natural and traditional character of the land.	Yes	Springdale Green addresses Austin's "tank farm" past by providing an environmentally enhanced project that provides native revegetation, restores woodlands, preserves and adds trees, and incorporates green infrastructure.
<b>2.3.1.G.</b>	Provide for public facilities and services that are adequate to support the proposed development including school, fire protection, emergency service, and police facilities.	Yes	As an infill project, the improvements Springdale Green makes will provide increased tax revenue to the City on an ongoing basis without adding any new land into its service area, helping fund public services in this area and across the City.
<b>2.3.1.H.</b>	Exceed the minimum landscaping requirements of the City Code.	Yes	Springdale Green will provide an environmentally enhanced project that, among other things, uses silva cells for tree plantings, and harvests rainwater and condensate to reduce water usage by 50% for irrigation.
<b>2.3.1.I.</b>	Provide for appropriate transportation and mass transit connections to areas adjacent to the PUD district and mitigation of adverse cumulative transportation impacts with sidewalks, trails, and roadways.	Yes	Springdale Green will support a robust public transit system by providing a quality office project that is served by four CapMetro bus lines, including two high-frequency routes and an existing bus stop at the site itself.
<b>2.3.1.J.</b>	Prohibit gated roadways.	Yes	Springdale Green will prohibit gated roadways.
<b>2.3.1.K.</b>	Protect, enhance and preserve areas that include structures or sites that are of architectural, historical, archaeological, or cultural significance.	N/A	There are no identified historic structures or landmarks on this site.

SECTION	REQUIREMENT	MET	DISCUSSION
<b>2.3.1.L.</b>	Include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.	Yes	Springdale Green will include over 30 acres of land.
<b>2.3.2.A.</b>	Comply with Chapter 25-2, Subchapter E.	Yes	Springdale Green will comply with Subchapter E or will provide Alternative Equivalent Compliance, including large plazas and restaurant space with an outdoor patio facing Springdale.
<b>2.3.2.B.</b>	Inside the urban roadway boundary, comply with the sidewalk standards in Section 2.2.2. of Subchapter E.	Yes	Springdale Green will comply with Subchapter E or will provide Alternative Equivalent Compliance, including large plazas and restaurant space with outdoor patio facing Springdale.
<b>2.3.2.C.</b>	Pay the tenant relocation fee if approval of the PUD would allow multi-family redevelopment that may result in tenant displacement.	N/A	Springdale Green does not contain existing multi-family and thus redevelopment would not result in displacement.
<b>2.3.2.D.</b>	Contain pedestrian-oriented uses (as defined in the Waterfront Overlay) on the first floor of a multi-story commercial or mixed-use building.	Yes	Springdale Green will include ground-floor pedestrian-oriented uses in Building C identified on the Land Use Plan.

### Tier Two Requirements Matrix

SECTION	REQUIREMENT	MET	DISCUSSION
<b>Open Space</b>	Provides open space at least 10 percent above the minimum requirements. Alternatively, within the urban roadway boundary, provide for proportional enhancements to existing or planned trails, parks, or other recreational common open space.	Yes	Springdale Green envisions a comprehensive and extensive open space plan featuring more than 200 percent more open space than the minimum requirements and seamlessly integrating key revegetation and environmental efforts.
<b>Environment/ Drainage</b>	Complies with current code instead of asserting entitlement to follow older code provisions by application of law or agreement.	Yes	Springdale Green is using the current Land Development Code as the baseline for its PUD proposal.
<b>Environment/ Drainage</b>	Provides water quality controls superior to those otherwise required by code.	Yes	Subject to TCEQ approval, 100 percent of water quality will be provided through Innovative Management Practices per Section 25-8-151 of City Code and the Environmental Criteria Manual. Springdale Green will also include environmentally enhanced elements, such as green infrastructure, cisterns, and low impact design with rain gardens, wet meadows, silva cells, and woodland restoration.
<b>Environment/ Drainage</b>	Uses green water quality controls as described in the Environmental Criteria Manual to treat at least 50 percent of the water quality volume required by code.	Yes	Subject to TCEQ approval, Springdale Green's use of water quality controls (such as rain gardens, biofiltration devices, stormwater capture and reuse, and more) will treat 100 percent of the water quality volume.
<b>Environment/ Drainage</b>	Provides water quality treatment for currently untreated, developed off-site areas of at least 10 acres in size.	No	Springdale Green addresses the site's "tank farm" history by putting forward a vision of sustainability and environmental stewardship. A key part of this vision is addressing these extensive issues on site rather than requesting off-site alternatives.



SECTION	REQUIREMENT	MET	DISCUSSION
<b>Environment/ Drainage</b>	Reduces impervious cover by five percent below the maximum otherwise allowed by code or includes off-site measures that lower overall impervious cover within the same watershed by five percent below that allowed by code.	Yes	Springdale Green envisions a forward-looking development distinguished by its commitment to sustainability. Along with stormwater reuse and other efforts, Springdale Green will also significantly reduce impervious cover below current entitlements, at less than 50 percent impervious cover overall.
<b>Environment/ Drainage</b>	Provides minimum 50-foot setback for at least 50 percent of all unclassified waterways with a drainage area of 32 acres.	N/A	There are no known unclassified waterways on the site.
<b>Environment/ Drainage</b>	Provides volumetric flood detention as described in the Drainage Criteria Manual.	Yes	Subject to TCEQ approval, Springdale Green will provide extensive on-site stormwater management strategies where none exist today, including significantly limiting impervious cover as well as detaining stormwater across the site through cisterns (for later irrigation use), meadows, rain gardens, and more.
<b>Environment/ Drainage</b>	Provides drainage upgrades to off-site drainage infrastructure that does not meet current criteria in the Drainage or Environmental Criteria Manuals, such as storm drains and culverts that provide a public benefit.	No	Springdale Green envisions a project in which all parts of the site – from the buildings to the open space – work together to provide superior stormwater management and water quality. This will be done on-site, without any applicant requests for alternative off-site measures.
<b>Environment/ Drainage</b>	Proposes no modifications to the existing 100-year floodplain.	Yes	Springdale Green is not proposing to amend the 100-year floodplain through the PUD. A Letter of Map Revision (LOMR) has been submitted in order to better define the location of the 100-year floodplain.

SECTION	REQUIREMENT	MET	DISCUSSION
<b>Environment/ Drainage</b>	Uses natural channel design techniques as described in the Drainage Criteria Manual.	Yes	Subject to City staff approval, Springdale Green could provide natural channel design techniques, including removing invasive species, providing native revegetation, soil amendment and habitat enhancement, and implementing an ongoing sustainable management plan.
<b>Environment/ Drainage</b>	Restores riparian vegetation in existing, degraded Critical Water Quality Zone areas.	Yes	Springdale Green will provide native revegetation within on-site existing Critical Water Quality Zone areas, such as the woodland and riparian woodland areas in the 25-year floodplain.
<b>Environment/ Drainage</b>	Removes existing impervious cover from the Critical Water Quality Zone.	Yes	Springdale Green will remove existing impervious cover from the Critical Water Quality Zone.
<b>Environment/ Drainage</b>	Preserves all heritage trees; preserves 75% of the caliper inches associated with native protected size trees; and preserves 75% of all of the native caliper inches.	Yes	Springdale Green will provide superior tree preservation and will restore and manage its existing woodlands, including removing invasive species. It will also meet the listed heritage and native protected tree standards with the exception of a single heritage tree determined to be in poor condition, for which mitigation will be provided.
<b>Environment/ Drainage</b>	Tree plantings use Central Texas seed stock native and with adequate soil volume.	Yes	Springdale Green will preserve on-site trees, as well as plant native trees, as part of its broader vision for the project's native wildflower meadows, and woodland restoration.
<b>Environment/ Drainage</b>	Provides at least a 50 percent increase in the minimum waterway and/or critical environmental feature setbacks required by code.	No	Springdale Green will extensively restore the meadows and woodlands within the 25-year floodplain. The only improvements proposed for the 100-year floodplain are elevated trails and elevated open space, which will be designed in a way that is environmentally sensitive and minimizes disturbance.

SECTION	REQUIREMENT	MET	DISCUSSION
<b>Environment/ Drainage</b>	Clusters impervious cover and disturbed areas in a manner that preserves the most environmentally sensitive areas of the site that are not otherwise protected.	Yes	Springdale Green will live up to its name by both restoring the natural beauty of the site's green spaces (to the east) and clustering the impervious cover – featuring integrated green infrastructure – along Springdale Road (to the west).
<b>Environment/ Drainage</b>	Provides porous pavement for at least 20 percent or more of all paved areas for non-pedestrian in non-aquifer recharge areas.	No	Springdale Green plans to use porous pavement strategies where feasible, such as using an approved grass-reinforced paving system in fire-lane construction. All parking is contained in a single parking structure and no surface parking is provided on the property.
<b>Environment/ Drainage</b>	Provides porous pavement for at least 50 percent or more of all paved areas limited to pedestrian use.	No	Springdale Green plans to use porous pavement strategies where feasible, and will use Silva Cells (with porous paving or gravel) more extensively than almost any other project in the City to date. It will also dedicate a large amount of site area to landscape planters featuring native shrubs, trees, and grasses.
<b>Environment/ Drainage</b>	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	Yes	Springdale Green will primarily use rainwater harvesting and condensate recovery for irrigation, ultimately achieving at least 50 percent reduction of irrigation water.
<b>Environment/ Drainage</b>	Directs stormwater runoff from impervious surfaces to a landscaped area at least equal to the total required landscape area.	Yes	Springdale Green will be designed to capture stormwater and reuse it on site for landscape irrigation. As noted above, we project this will help achieve a 50 percent reduction of irrigation water.
<b>Environment/ Drainage</b>	Employs other creative or innovative measures to provide environmental protection.	Yes	Springdale Green will address this site's "tank farm" past by not only restoring its natural spaces and sustaining them through an ongoing management plan, but also through integrating green infrastructure (including Silva Cells, rain gardens, and more) into the more developed areas of the project.

SECTION	REQUIREMENT	MET	DISCUSSION
<b>Austin Energy Green Building</b>	Provides an Austin Energy Green Building Rating of three stars or above.	Yes	Springdale Green will provide a three-star Austin Energy Green Building rating for development.
<b>Art</b>	Provides art approved by the Art in Public Places Program in open spaces, either by providing the art directly or by making a contribution to the City's Art in Public Places Program or a successor program.	No	While Springdale Green envisions incorporating private art into its overall plan at some point, the landowner is not participating in the Art in Public Places Program.
<b>Great Streets</b>	Complies with City's Great Streets Program, or a successor program. Applicable only to commercial, retail, or mixed-use development that is not subject to the requirements of Subchapter E.	N/A	Springdale Green is subject to Subchapter E.
<b>Community Amenities</b>	Provides community or public amenities, which may include spaces for community meetings, community gardens or urban farms, day care facilities, non-profit organizations, or other uses that fulfill an identified community need.	No	Springdale Green will contribute towards the City's Urban Trail system along Airport Blvd, specifically for that portion that connects Bolm Road with the trail along the railroad tracks.
<b>Community Amenities</b>	Provides publicly accessible multi-use trail and greenway along creek or waterway.	No	Springdale Green will contribute towards the City's Urban Trail Master Plan system along Airport Blvd, specifically for that portion that connects Bolm Road with the trail along the railroad tracks.
<b>Transportation</b>	Provides bicycle facilities that connect to existing or planned bicycle routes or provides other multi-modal transportation features not required by code.	Yes	Springdale Green will provide a unique, separated bicycle lane along Springdale Road, which is safer than what is otherwise required. In addition, Springdale Green will contribute towards the Urban Trails Master Plan.

SECTION	REQUIREMENT	MET	DISCUSSION
<b>Building Design</b>	Exceeds the minimum points required by the Building Design Options of Section 3.3.2. of Subchapter E.	Yes	Springdale Green will provide a building design that exceeds that required in Section 3.3.2. of Subchapter E, featuring a three-star AEGB rating and quality building materials, among other things.
<b>Parking Structure Frontage</b>	In a commercial or mixed-use development, at least 75 percent of the building frontage of all parking structures is designed for pedestrian-oriented uses (as defined in the Waterfront Overlay) in ground floor spaces.	Yes	Parking will be built to meet current and future project needs, with vine screens for visual buffering. Parking structures will be separate from other buildings to allow that space to be reutilized in the future if parking needs change. In the interim, at least 75 percent of the parking structure's Springdale frontage will include pedestrian-oriented uses.
<b>Affordable Housing</b>	Provides for affordable housing or participation in programs to achieve affordable housing.	Yes	Springdale Green is a commercial project. Although residential uses are prohibited on the property by deed restriction due to its environmentally challenged past, the applicant will make a contribution to the City of Austin's Housing Trust Fund in order to help produce affordable units.
<b>Historic Preservation</b>	Preserves historic structures, landmarks, or other features to a degree exceeding applicable legal requirements.	N/A	There are no identified historic structures or landmarks on this site.
<b>Accessibility</b>	Provides for accessibility for persons with disabilities to a degree exceeding applicable legal requirements.	Yes	In addition to complying with the ADA and all other legal requirements, Springdale Green will add electric assist doors to all main building entrances.
<b>Local Small Business</b>	Provides space at affordable rates to one or more independent retail or restaurant small businesses whose principal place of business is within the Austin metropolitan statistical area.	Yes	Springdale Green will strive to provide space to an Austin-area restaurant or small business in the pedestrian-oriented space fronting Springdale Road in Building C.





# Carbon Impact Statement

Project:

**EXHIBIT E**

## Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



	Response: Y=1, N=0	Documentation: Y/N
<b><u>Transportation</u></b>		
T1: Public Transit Connectivity	<input type="checkbox"/> Y	<input type="checkbox"/>
T2: Bicycle Infrastructure	<input type="checkbox"/> Y	<input type="checkbox"/>
T3: Walkability	<input type="checkbox"/> N	<input type="checkbox"/>
T4: Utilize TDM Strategies	<input type="checkbox"/> Y	<input type="checkbox"/>
T5: Electric Vehicle Charging	<input type="checkbox"/> Y	<input type="checkbox"/>
T6: Maximize Parking Reductions	<input type="checkbox"/> N	<input type="checkbox"/>
<b><u>Water + Energy</u></b>		
WE1: Onsite Renewable Energy	<input type="checkbox"/> N	<input type="checkbox"/>
WE2: Reclaimed Water	<input type="checkbox"/> Y	<input type="checkbox"/>
<b><u>Land Use</u></b>		
LU1: Imagine Austin Activity Center or Corridor	<input type="checkbox"/> Y	<input type="checkbox"/>
LU2: Floor-to-Area Ratio	<input type="checkbox"/> N	<input type="checkbox"/>
<b><u>Food</u></b>		
F1: Access to Food	<input type="checkbox"/> Y	<input type="checkbox"/>
<b><u>Materials</u></b>		
M1: Adaptive Reuse	<input type="checkbox"/> N	<input type="checkbox"/>
<b><u>Total Score: 7/12</u></b>		

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: Brief description of project, further explanation of score and what it means

T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

T2. Is there safe connectivity from the project site to an “all ages and abilities bicycle facility” as listed in the Austin Bicycle Master Plan?

T3. Is the property location “very walkable” with a minimum Walk Score of 70 (found at [walkscore.com](https://walkscore.com)), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code’s base ratios if there is no minimum parking capacity requirement)?

WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption?

WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility’s auxiliary water system to eliminate the use of potable water on landscape/irrigation?

LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map?

LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio?

F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

M1. Will the project reuse or deconstruct existing buildings on the project site?

## **Carbon Impact Statement: Springdale Green**

### **Project Description:**

Springdale Green envisions a Planned Unit Development project that can address mistakes from Austin's "tank farm" past and deliver on the vision of sustainability and managed growth contained in *Imagine Austin*.

The property is located on a former "tank farm" site, which housed environmentally challenging chemicals for decades. Springdale Green proposes addressing this past through meaningful environmental restoration, sustainable landscaping strategies, and sustainable building practices – while also offering quality open space and contributing to affordable housing efforts.

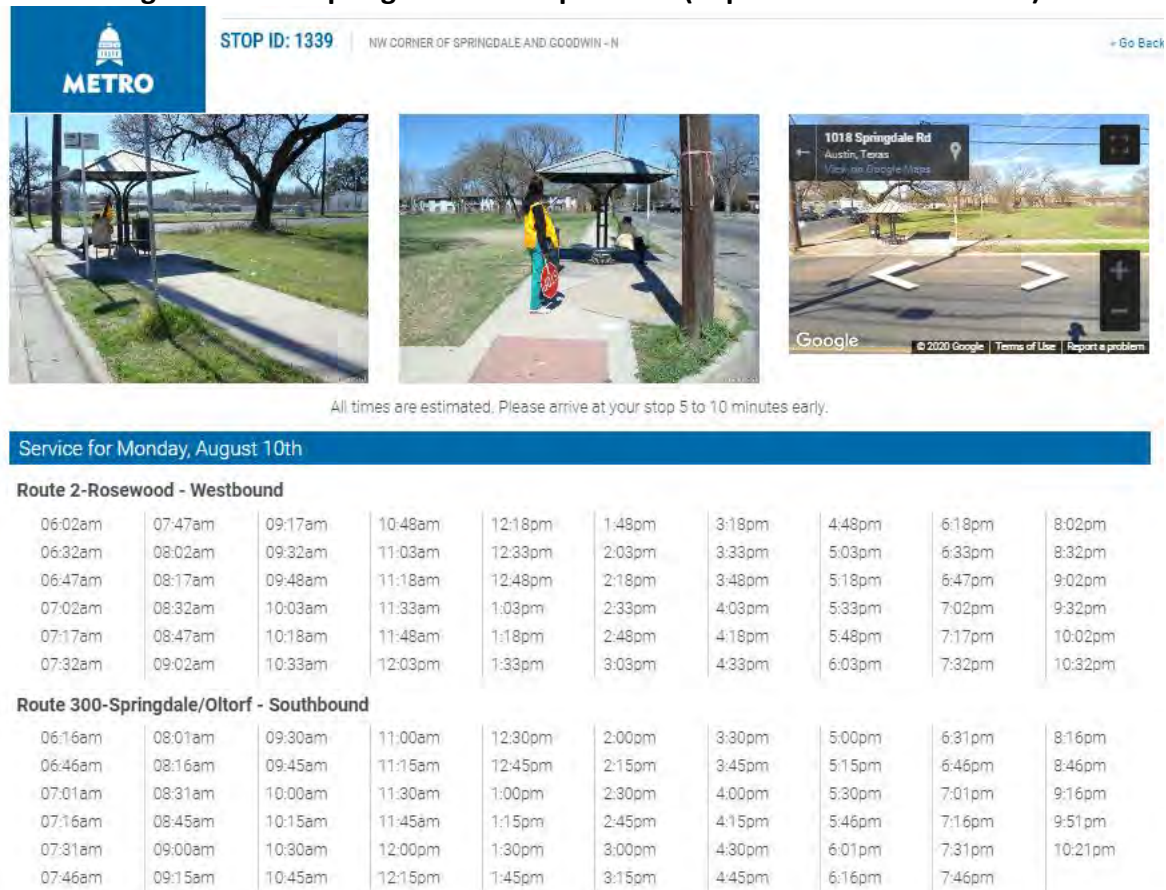
This proposal would also help deliver on the City's planning vision through a more sustainable development pattern. Springdale Green would provide managed growth within an Imagine Austin Center and along two Imagine Austin Corridors, and would connect with existing public transit routes and roadways designated on the Austin Bicycle Master Plan's All Ages and Abilities Network.

## Carbon Impact Statement Documentation

- T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

Yes. Springdale Green is located within walking distance of four CapMetro bus lines, including two high-frequency routes. Two of these bus lines stop at the site itself (See Figure 1).

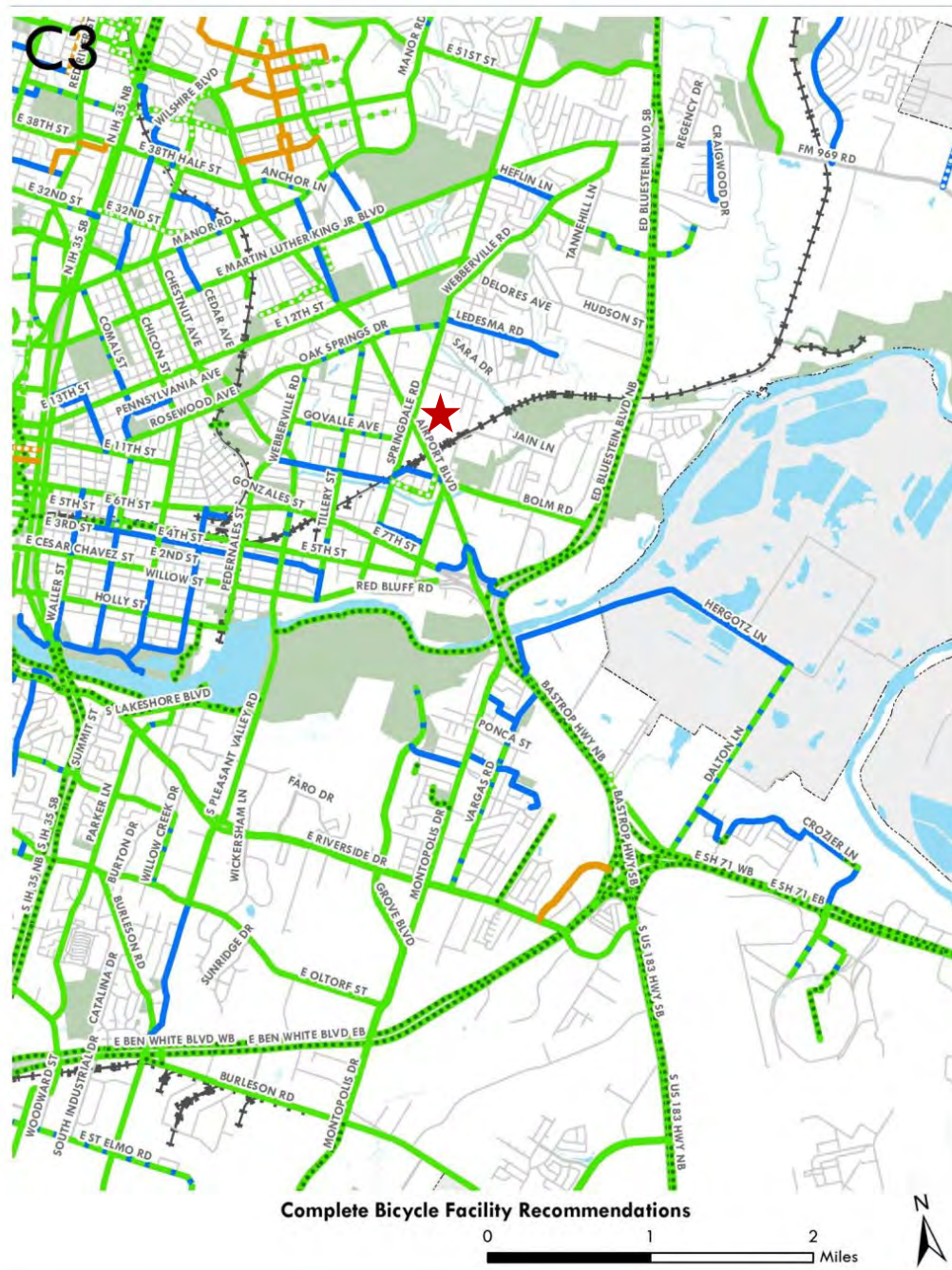
**Figure 1. 1018 Springdale Bus Stop Routes (Capital Metro Screenshot)**



- T2. Is there safe connectivity from the project site to an “all ages and abilities bicycle facility” as listed in the Austin Bicycle Master Plan?

Yes. The property is located on Springdale Road and connects to Airport Boulevard, both of which are identified in the Austin Bicycle Master Plan for “All Ages and Abilities Bicycle Facilities,” as shown in Figure 2 below.

**Figure 2. Bicycle Master Plan Page 105**

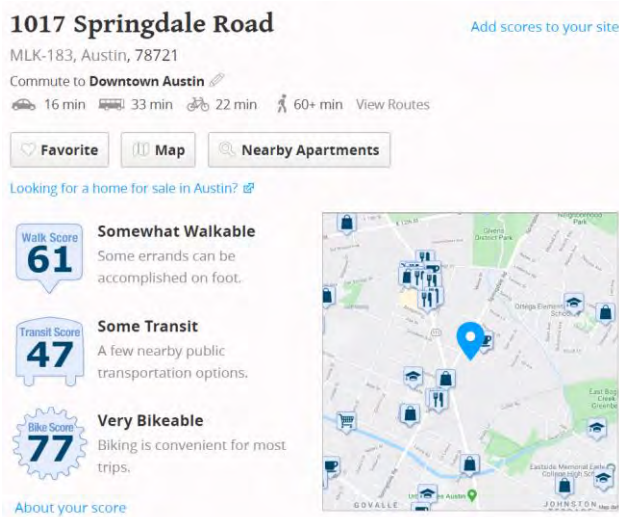




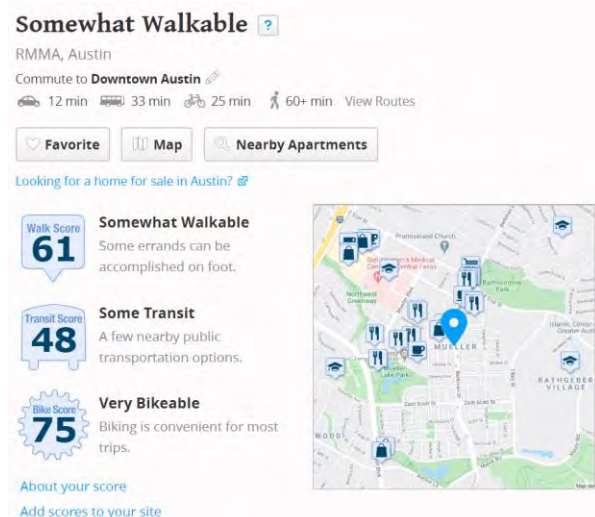
- T3. Is the property location “very walkable” with a minimum Walk Score of 70 (found at [walkscore.com](https://www.walkscore.com)), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

No. While the area is considered “Very Bikeable,” its Walk Score is 61 (See Figure 3) – roughly the same Walk Score as Mueller (See Figure 4).

**Figure 3. Springdale Green Walk Score**



**Figure 4. Mueller Walk Score**



- T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

Yes. Springdale Green plans to offer tenants secured bicycle storage space and shower facilities within the fitness center.

- T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

Yes, numerous electric vehicle stations are planned for the parking garage, including at least one DC Fast-Charging electric vehicle charging station.

- T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code's base ratios if there is no minimum parking capacity requirement)?

No, below-market parking ratios are not planned at this time. However, Springdale Green does plan to provide structured parking facilities rather than surface parking.

- *WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption?*

No, on-site renewable energy generation is not planned at this time.

- *WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility's auxiliary water system to eliminate the use of potable water on landscape/irrigation?*

Yes. Springdale Green plans to reduce irrigation water usage by at least 50 percent through stormwater and condensate capture and reuse strategies, including cisterns.

**Figure 5. Development Assessment Matrix Excerpt: Irrigation**

<b>Environment/ Drainage</b>	Provides rainwater harvesting for landscape irrigation to serve not less than 50% of the landscaped areas.	Yes	Springdale Green will primarily use rainwater harvesting and condensate recovery for irrigation, ultimately achieving at least 50 percent reduction of irrigation water.
----------------------------------	--	-----	--

**Figure 6. Development Assessment Matrix Excerpt: Cistern Use**

<b>Environment/ Drainage</b>	Provides water quality controls superior to those otherwise required by code.	Yes	Springdale Green will provide an environmentally superior project, with green infrastructure, cisterns, and low impact design with rain gardens, wet meadows, silva cells, and creek and woodland restoration.
----------------------------------	---	-----	--

- *LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map?*

Yes. Springdale Green is located within an Imagine Austin Center (Springdale Station) and along two Imagine Austin Corridors (Springdale Road and Airport Boulevard), as seen in Figure 7 below.

**Figure 7. Imagine Austin Centers and Corridors (Property Profile Tool)**

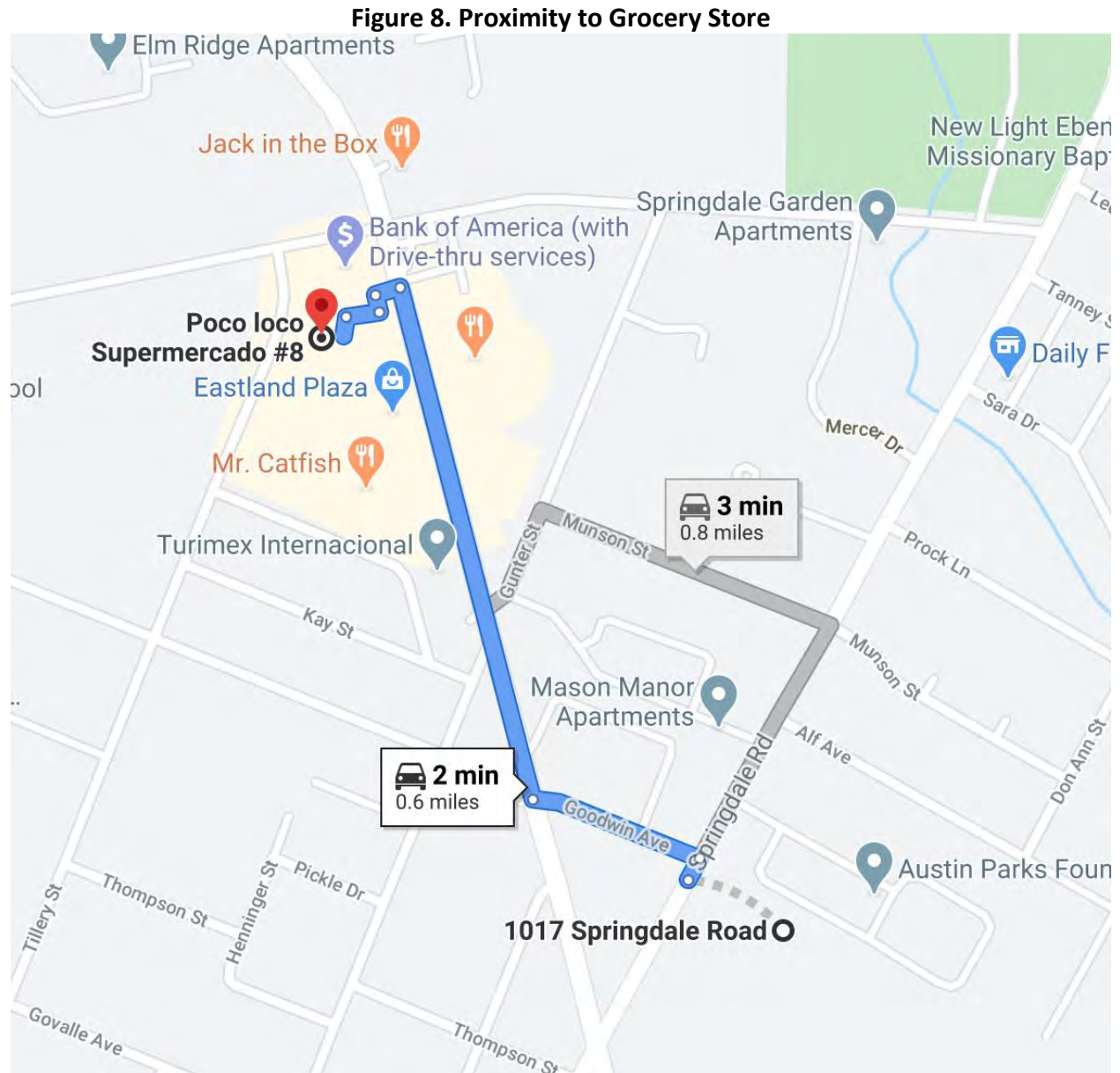


- *LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio?*

No. Springdale Green is proposing meaningful environmental restoration and other measures that necessitate a large portion of the land be used as green space. At the same time, the project balances these efforts with a request for additional height along the corridor in order to deliver on the type of project envisioned in the City's policies and plans.

- F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

Yes, a full-service grocery store (Poco Loco Supermercado) is located within one mile of Springdale Green, as identified in Figure 8.







- M1. Will the project reuse or deconstruct existing buildings on the project site?

No. Reuse and/or deconstruction are not planned at this time.





## LEGEND

 PARCEL BOUNDARY  
 100YR 100-YEAR FLOODPLAIN  
 25YR 25-YEAR FLOODPLAIN  
 555 EXISTING CONTOUR

**NOTES:**

1. BUILDING SQUARE FOOTAGE IS APPROXIMATE AND CAN BE TRANSFERRED AMONG BUILDINGS SO LONG AS THE TOTAL LEASABLE SQUARE FOOTAGE DOES NOT EXCEED 850,000 SQUARE FEET.
2. OVERALL IMPERVIOUS COVER WILL NOT EXCEED 50% AND FAR WILL NOT EXCEED 0.8:1.
3. THE BUILDINGS, STRUCTURES, PARKING, SIDEWALKS, TRAILS AND OTHER IMPROVEMENTS SHOWN ON THIS EXHIBIT ARE GRAPHIC REPRESENTATIONS AND ARE NOT EXACT. THE EXACT LOCATIONS AND SPECIFICATIONS FOR THE BUILDINGS, STRUCTURES, PARKING AND OTHER IMPROVEMENTS SHALL BE DETERMINED AS SITE DEVELOPMENT PERMITS ARE ISSUED AS IS CONSISTENT WITH THE PROVISIONS AND INTENT OF THIS ORDINANCE.

**UTILITY NOTES:**

1. WATER SERVICE TO CONNECT TO CITY OF AUSTIN EXISTING 8" CI PUBLIC WATER LINE IN SPRINGDALE ROAD.
2. WASTEWATER SERVICE TO EXTEND AND CONNECT TO CITY OF AUSTIN EXISTING 8" CONC. WASTEWATER LINE IN SAUCEDO STREET.
3. WATER QUALITY AND DETENTION TO BE PROVIDED BY A MIXTURE OF RAIN GARDENS AND BIORETENTION PONDS.

Parcel	Acreage	Land Use Classification	Building No.	No. Floors	Maximum Building Height (ft)	Building Height (ft)	Approximate Building Square Footage (sf)
1	19.148	Office	B / C	6	90	90	383,257
2	6.659	Office	A / B	6	90	90	463,000
3	4.376	Office	-	-	-	-	-
<b>Total</b>	<b>30.18</b>						<b>846,257</b>

Parking Garage Summary			
Parcel	Garage No.	No. Levels	Garage Height (ft)
1	C	8	90
2	-	-	-
3	-	-	-

The cover page features a light blue background with abstract, darker blue wavy shapes on the left side. The title "SPRINGDALE COMMERCIAL" is in large, bold, black, sans-serif capital letters at the top. Below it, "LAND USE PLAN" is in a smaller, regular, black, sans-serif font. At the bottom, "DRAFT" is in large, bold, black, sans-serif capital letters. On the left, "Austin, Texas" and "May 2020" are written in a smaller, regular, black, sans-serif font, stacked vertically.

# SPRINGDALE COMMERCIAL

Austin, Texas  
May 2020

## LAND USE PLAN

# DRAFT

Austin, Texas  
May 2020

**Kimley»Horn**

2600 Via Fortuna, Terrace I, Suite 300  
Austin, Texas 78746  
512-418-1771  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.



# Springdale Green Code Modifications

## EXHIBIT G

In accordance with City Code Chapter 25-2, Subchapter B, Article 2, Division 5 (*Planned Unit Development*), the following site development regulations apply to the Springdale Green Property instead of otherwise applicable City regulations:

### A. Zoning.

1. Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) is modified as follows:
  - a. Because only approximately 20 feet of the property fronts Airport Boulevard and to avoid any future confusion, Subsections 2.2.2.B.-E. (Core Transit Corridors: Sidewalks and Building Placement) of Article 2 (Site Development Standards), Section 2.2 (Relationship of Buildings to Streets and Walkways) are modified so that regulations for the construction of sidewalks, the supplemental zone, building placement, and off-street parking do not apply within the Springdale Green Property.
  - b. Subsection 2.2.3.C. (Urban Roadways: Supplemental Zone) of Article 2 (Site Development Standards), Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified so that regulations related to the supplemental zone do not apply within the Springdale Green Property, and the Landowner may provide a supplemental zone of any width and with any elements.
  - c. Subsection 2.2.5.E.1 (Internal Circulation Routes: Sidewalks) of Article 2 (Site Development Standards), Section 2.2 (Relationship of Buildings to Streets and Walkways) is modified so that regulations for the construction of sidewalks on Internal Circulation Routes do not apply within the Springdale Green Property, because a sidewalk and larger supplemental zone area are being provided on one side of the Internal Circulation Route.
  - d. Subsection 2.3.1.B.1 (Improvements to Encourage Pedestrian, Bicycle, and Vehicular Connectivity: Vehicular and Pedestrian Connections Between Sites) of Article 2 (Site Development Standards), Section 2.3 (Connectivity Between Sites) is modified so that regulations for the connection to an existing public street do not apply within the Springdale Green Property.

- e. Subsection 3.2.2.E of Article 3 (Building Design Standards), Section 3.2.2 (Glazing and Façade Relief on Building Facades) is modified so that at least one-half of the total area of all glazing on facades that face the principal street shall have a Visible Transmittance (VT) of 0.3 or higher.
  - f. Subsection 3.3.2 (Building Design Options) of Article 3 (Building Design Standards), Section 3.3 (Options to Improve Building Design) is modified to require a minimum total of four base points in the aggregate for all buildings within the Springdale Green Property.
2. Section 25-2-531 (*Height Limit Exceptions*) is modified to add light poles to subsection (B)(1), and a new subsection (B)(3) that includes an elevator lobby and restrooms appurtenant to outdoor amenities; and to further allow a structure described in Subsection (B) to exceed the zoning district height limit set forth in this PUD Ordinance by the greater of: (a) 18 percent; (b) the amount necessary to comply with a federal or state regulation; (c) for a stack or vent, the amount necessary to comply with generally accepted engineering standards; (d) for a light pole, 35 feet, or (e) for a spire, light pole, or an elevator penthouse with enclosed equipment, 30 percent.
  3. Section 25-2-1063 (*Height Limitations and Setbacks for Large Sites*) is modified to waive compatibility standards to allow for increased heights as shown on the Land Use Plan.
  4. Section 25-2-1065 (*Scale and Clustering Requirements*) is modified to allow massing, clustering, and building placement within the Springdale Green Property as shown on the Land Use Plan.
  5. Community commercial (GR) district shall serve as the base zoning district, subject to the modifications set forth in the PUD and the PUD exhibits, including the following:
    - a. All uses in effect on the date of this ordinance specified as permitted uses and conditional uses in the community commercial (GR) district, and Electronic Prototype Assembly, Electronic Testing, Research Assembly Services, and Research Testing Services uses, as provided in the City Code are permitted uses in the Springdale Green PUD.

- b. The following land uses are prohibited in the Springdale Green PUD: Automotive rental, Automotive repair services, Automotive sales, Automotive washing (of any type), Drop-off recycling collection, Equipment repair services, Equipment sales, Exterminating services, Funeral services, Kennels, Community garden, and Service station.
- c. The site development regulations of City Code Section 25-2-492 are modified to reduce the Maximum Impervious Cover to 50% and reduce the Maximum Floor Area Ratio to 0.8:1.
- d. Section 25-1-21 (46) (Definition) is modified so “Gross Floor Area” does not include balconies and outdoor terraces.

B. Environmental

- 1. Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified to allow for the construction in the Critical Water Quality Zone of elevated boardwalks with shaded areas and support piers (that are larger than 12 feet wide in some places); however, the areas augmented by expanded decks (open space) that are greater than 12 feet wide shall not exceed 25% of the total linear feet of the boardwalk within the Critical Water Quality Zone.
- 2. During construction at the Springdale Green Property, the requirements under Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-262 (*Critical Water Quality Zone Crossings*) are modified to allow the following:
  - a. Construction staging areas, including laydown areas for building materials, temporary construction offices, storage of building construction equipment and vehicles, and daytime parking of personal vehicles, shall be permitted within the Critical Water Quality Zone outside the 25-year floodplain.
  - b. Within the 25-yr floodplain, construction activities associated with permitted structures, temporary access roads, and no more than three bridges (no greater than 16' wide) to provide crossings of the Boggy Creek Tributary 1.
- 3. Sections 25-8-621 (Permit Required for Removal of Protected Trees: Exceptions) and 25-8-641(B) (Removal Prohibited) are modified to allow the removal of the following trees identified in the Tree Survey dated

April 21, 2020 prepared by 4Ward Land Surveying and filed in connection with site plan application No. SP-2019-0512C: 5214, 5241, 5245, 5258, 5293, 5303, 5305, and 5309.

C. Sign Regulations

1. Section 25-10-101(B)(1) (*General On-Premise Signs*) is modified to provide that freestanding or wall signs, such as those typically used to direct the movement or placement of vehicular, bicycle, or pedestrian traffic that are within 20 feet of the public right-of-way are allowed, provided that:
  - a. no more than five signs are allowed for each building;
  - b. sign area may not exceed 18 square feet; and
  - c. sign height may not exceed six feet, for a freestanding sign; or the height of the building façade, for a wall sign.

The Landowner may otherwise provide freestanding or wall signs, such as those typically used to direct the movement or placement of vehicular, bicycle, or pedestrian traffic, with as much frequency, height, and sign area as the Landowner deems necessary within Springdale Green Property.

2. The provisions of Section 25-10-130 (*Commercial Sign District Regulations*) apply to the Springdale Green Property.
3. Section 25-10-191(B), (C), (D), (E), and (F) (*Sign Setback Requirements*) are replaced to provide that any sign may be located within twelve feet of a street right-of-way, so long as the sign is not located within 10 feet of a driveway entrance or exit.

- D. During construction of any phase of the Springdale Green Property, a construction office and a sales and leasing office may be located in the commercial or garage portions of the building within such phase.



**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA**

COMMISSION MEETING  
DATE: February 3, 2021

NAME & NUMBER OF PROJECT: Springdale Green PUD  
C814-2020-0104

NAME OF APPLICANT OR ORGANIZATION: Michael Whellan  
Armbrust & Brown, PLLC

LOCATION: 1011 AND 1017 Springdale Road

COUNCIL DISTRICT: 3

WPD/ENVIRONMENTAL STAFF: Atha Phillips, Environmental Officer's Office  
(512) 974-2132, Atha.Phillips@austintexas.gov

WATERSHED: Boggy Creek and Tannehill Branch Watersheds, Urban Watershed  
Classification, Desired Development Zone

ORDINANCE: Watershed Protection Ordinance

REQUEST: To create a Planned Unit Development (PUD)

STAFF  
RECOMMENDATION: Staff recommends the PUD with conditions.

STAFF CONDITIONS: PUD will provide the following:

1. Street yard trees will be a minimum of 2 caliper inches.
2. Street yard landscape area shall be increased to a minimum of 30% of street yard area.
3. Code required tree mitigation will be increased by 50%.
4. A minimum will be 15 trees will utilize silva cell technology.
5. 15 acres of creek and floodplain will be restored per exhibits.
6. 100% Green Stormwater Infrastructure for water quality.
7. Modify watershed boundaries to redirect flow of storm water away from the single-family homes located on Saucedo Street.
8. Cap impervious cover at 50% gross site area.
9. Provide 20.71 acres of Open Space.

10. Remove existing impervious cover from the critical water quality zone and restore with native vegetation.
11. Capture rainwater and condensate to reduce landscape water usage by 50%.
12. Meet 3-Star green building rating for all buildings on-site.

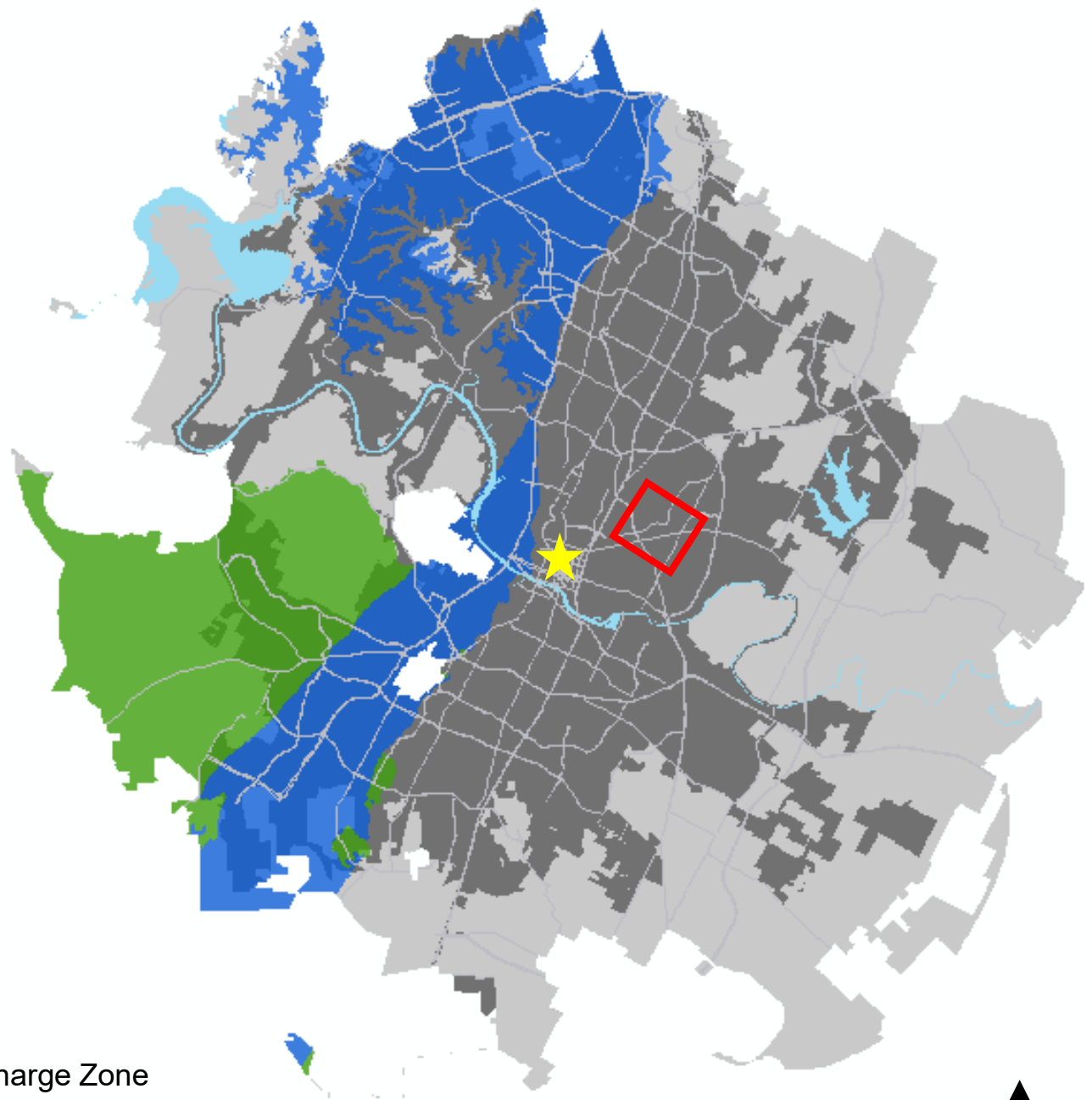







# Springdale Green PUD

C814-2020-0104

Atha Phillips

Environmental Officer's Office



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone







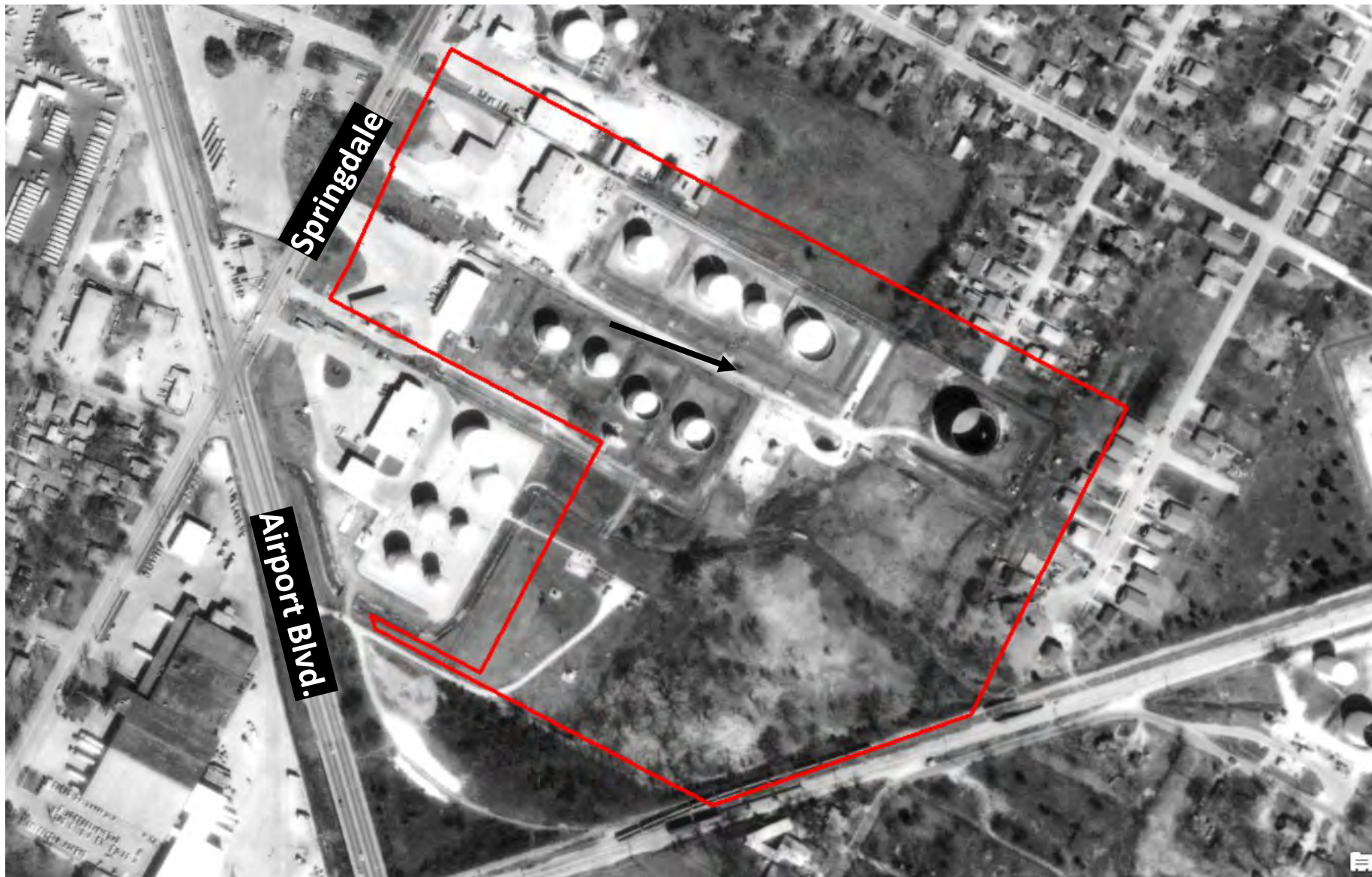
 Site Location

 North

# Background:

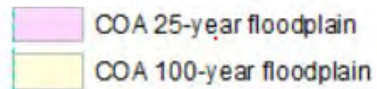
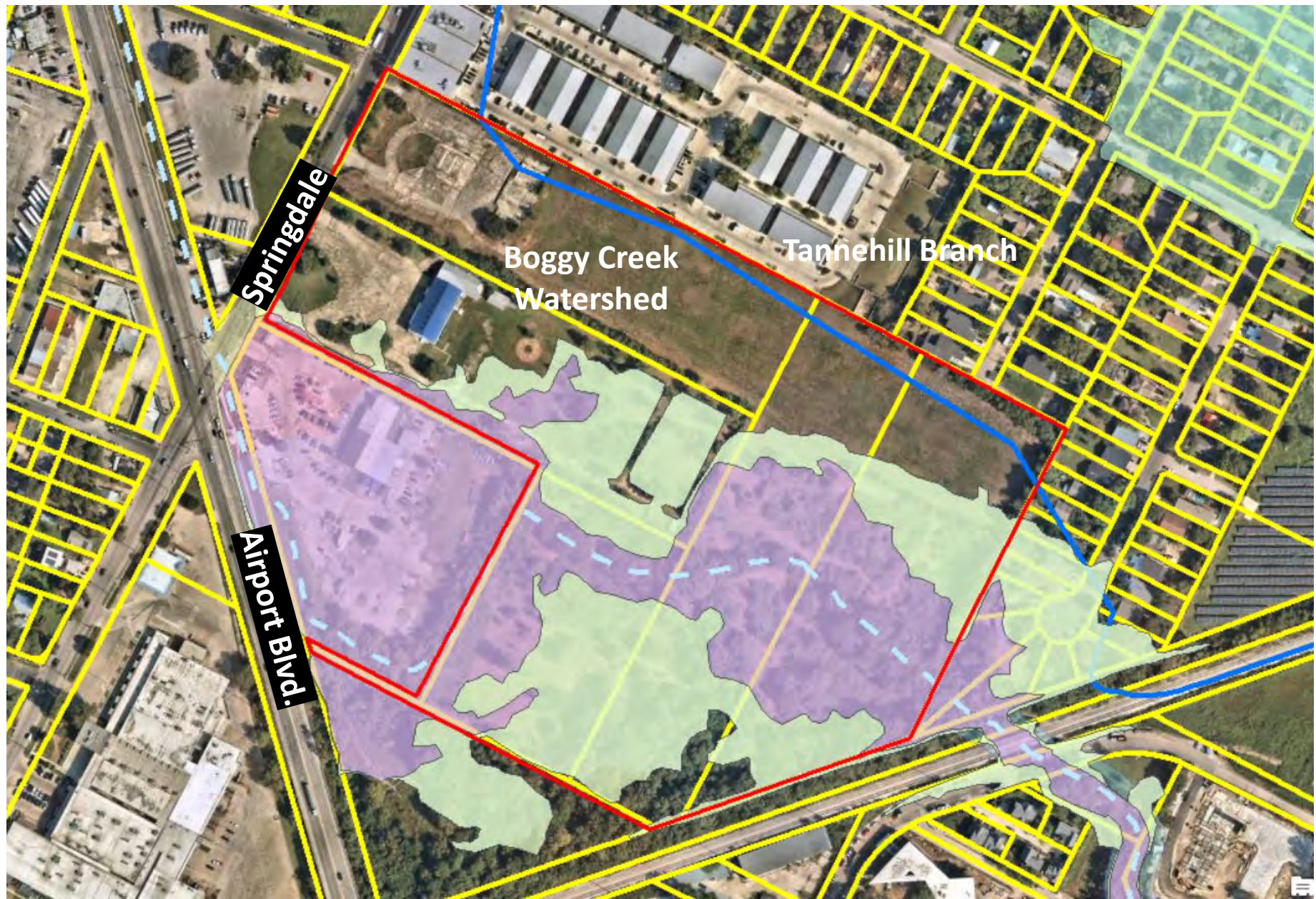
- 30.18 acres
- Boggy Creek and Tannehill Branch Watersheds
- Urban Watershed Classification
- Desire Development Zone
- Brown Field site
- Proposed Use: Office
- Council District: 3





1987 Aerial – Tank Farm





Watershed Boundary

Site Location

North









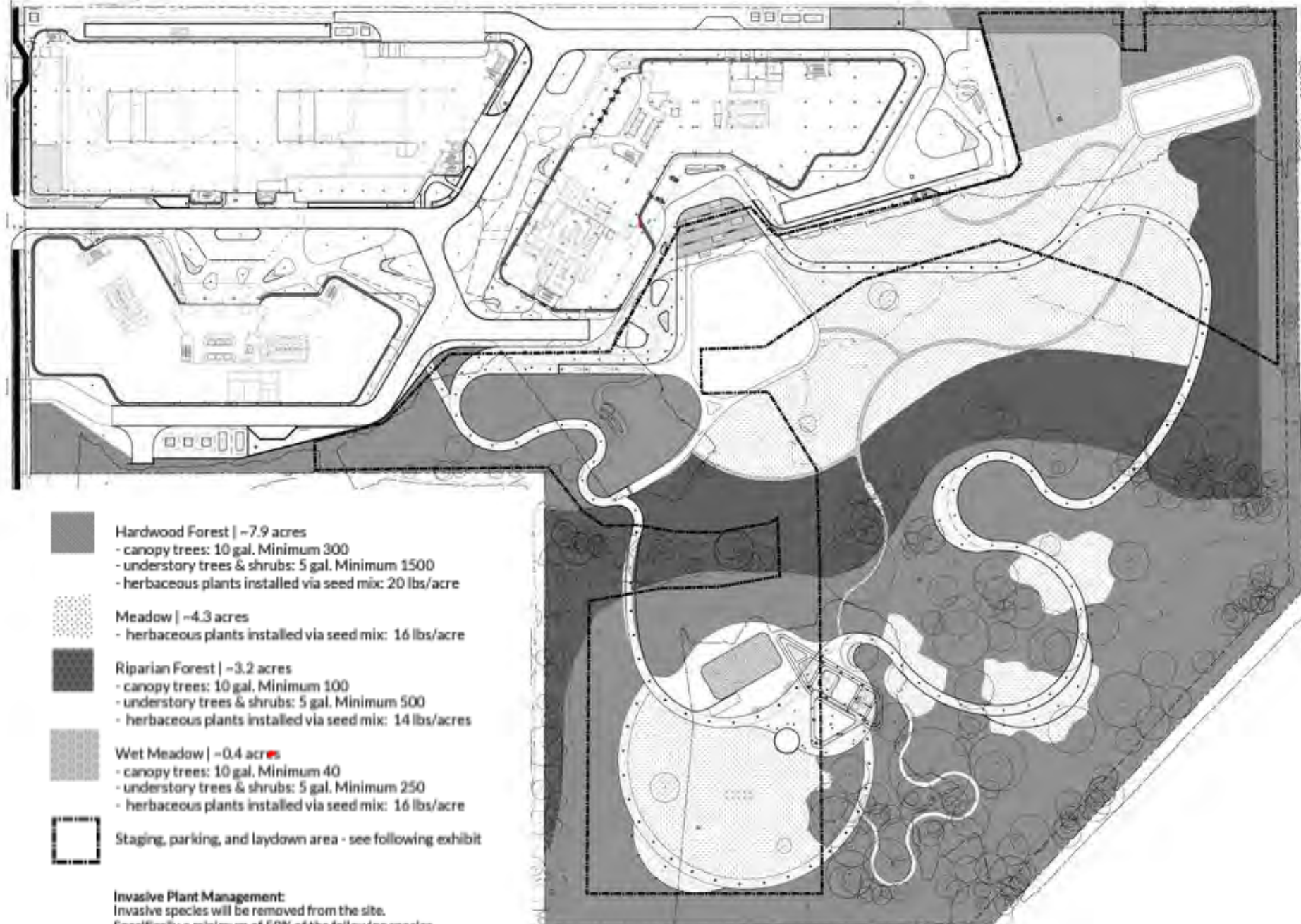
View from Springdale



View from Airport Blvd.







# Comparison:

	Existing Code	Proposed PUD	
<b>Water Quality</b>	100% capture volume or payment in lieu	100% Green Stormwater Infrastructure	✓
<b>Drainage</b>	No adverse impact	No adverse impact. Site will modify watershed boundaries to pull flow of storm water away the single-family homes located on Saucedo Street	✓
<b>Impervious Cover</b>	90% Commercial	Less than 50%	✓
<b>Open Space</b>	20% of non-residential tracts (Tier 1) Additional 20% (Tier 2) 6.04 acres	20.71 acres	✓
<b>Floodplain &amp; CWQZ Restoration</b>	Restored as required in the ECM.	Open space areas and critical water quality zones shall be restored with appropriate native vegetation outlined in the PUD. Restoration goes beyond what is required by code.	✓
<b>CWQZ</b>	Commercial impervious cover is not allowed within the buffer.	PUD will remove existing impervious cover and restore the creek buffer with native vegetation.	✓



# Comparison:

	Existing Code	Proposed PUD	
<b>Critical Water Quality Zone</b>	Trails within the buffer are limited to 12'	Trails within the CWQZ will be wider in some places and should match the Open Space exhibit.	
<b>Critical Water Quality Zone</b>	Staging within the CWQZ buffer	Temporary staging will be allowed within the CWQZ during construction in the areas designated on the plan. After construction, the site will be de-compacted and restored per the restoration plan.	
<b>Landscape Irrigation</b>	Potable water	Capture rainwater and condensate to reduce water usage by 50%	✓
<b>Landscape</b>	Current code	<ul style="list-style-type: none"> <li>-Will provide silva cells for a minimum of 15 trees</li> <li>-Street yard trees increased by ½" caliper</li> <li>-Will provide trees and vegetation for 30% of street yard</li> </ul>	✓
<b>Dark Sky Initiative</b>	Full cut-off or shielded per Subchapter E	Full cut-off or shielded per Subchapter E	
<b>Green Building</b>	2-Star Certified	3-Star Certified	✓

# Environmental Code Modifications

## 25-8-261 Critical Water Quality Zone Development

1. 25-8-261(B)(3)(C) is modified to allow a trail wider than 12 feet as shown on the Creek Plan.
2. 25-8-261 is modified to allow temporary construction staging within the CWQZ buffer per the Construction Laydown and Staging Limits exhibit.

# Recommendation

## Recommended with the following conditions:

1. Street yard trees will be a minimum of 2 caliper inches.
2. Street yard landscape area shall be increased to a minimum of 30% of street yard area.
3. Code required tree mitigation will be increased by 50%.
4. A minimum will be 15 trees will utilize silva cell technology.
5. 15 acres of creek and floodplain will be restored per exhibits.
6. 100% Green Stormwater Infrastructure for water quality.
7. Modify watershed boundaries to redirect flow of storm water away from the single-family homes located on Saucedo Street.
8. Cap impervious cover at 50% gross site area.
9. Provide 20.71 acres of Open Space.
10. Remove existing impervious cover from the critical water quality zone and restore with native vegetation.
11. Capture rainwater and condensate to reduce landscape water usage by 50%.
12. Meet 3-Star green building rating for all buildings on-site.

# Questions?

Atha Phillips

Environmental Officer's Office

(512) 974-2132

[Atha.Phillips@austintexas.gov](mailto:Atha.Phillips@austintexas.gov)



## EXHIBIT I

### ENVIRONMENTAL COMMISSION MOTION 20210203 003b

**Date:** February 3, 2021

**Subject:** Springdale Green Planned Unit Development (PUD), C814-2020-0104

**Motion by:** Kevin Ramberg

**Seconded by:** Katie Coyne

#### **RATIONALE:**

**WHEREAS**, the Environmental Commission recognizes the applicant is requesting rezoning to PUD-NP; and

**WHEREAS**, the Environmental Commission recognizes the proposed PUD would require two environmental code modifications:

1. from 25-8-261(B)(3)(C) is modified to allow a trail wider than 12 feet as shown on the Creek Plan; and
2. from 25-8-261 is modified to allow temporary construction staging within the CWQZ buffer per the Construction Laydown and Staging Limits exhibit; and

**WHEREAS**, the Environmental Commission also recognizes that Staff recommends the rezoning to PUD-NP (with conditions).

**THEREFORE**, the Environmental Commission recommends the requested rezoning to PUD-NP with the following Staff Conditions:

1. Street yard trees will be a minimum of 2 caliper inches.
2. Street yard landscape area shall be increased to a minimum of 30% of street yard area.
3. Code required tree mitigation will be increased by 50%.
4. A minimum of 15 trees will utilize silva cell technology and provide 1000 cubic feet of soil volume, which can be shared between a maximum of two trees. Adjacent landscape areas can also count towards the requirement.
5. 15 acres of creek and floodplain will be restored per exhibits.
6. 100% Green Stormwater Infrastructure for water quality.
7. (a) Modify watershed boundaries and neighboring property pond to redirect flow of storm water away from the single-family homes located on Saucedo Street (b) If solution in (a) is not feasible due to impasse with neighbor, PUD will donate \$400,000 towards a stormwater infrastructure solution that will benefit the houses on Saucedo Street.
8. Cap impervious cover at 50% gross site area.
9. Provide 19.82 acres of Open Space.
10. Remove existing impervious cover not associated with Boggy Creek armoring from the critical water quality zone and restore with native vegetation.
11. Capture rainwater and condensate to reduce landscape potable water usage by 50%.

12. Meet 3-Star green building rating for all buildings on-site.
13. Staff recommends that the following land uses be prohibited on the property: Automotive rental, Automotive repair services, Automotive sales, Automotive washing (of any type), Drop-off recycling collection, Equipment repair services, Equipment sales, Exterminating services, Funeral services, Kennels, Community garden, and Service station.

**and the following Environmental Commission Conditions:**

1. Staff work with the applicant to meet LEED and Sustainable Site Certification for the project.
2. Street yard trees will be a minimum of 3 caliper inches (in lieu of the staff recommendation of 2 caliper inches)

**VOTE 8-0**

For: Creel, Thompson, Ramberg, Guerrero, Bedford, Coyne, Gordon, and Barrett Bixler

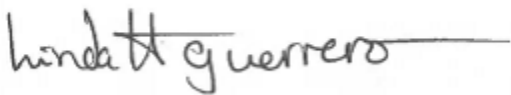
Against: None

Abstain: None

Recuse: None

Absent: Maceo

Approved By:

A handwritten signature in dark ink, appearing to read "Linda Guerrero", with a horizontal line extending to the right.

Linda Guerrero, Environmental Commission Chair

January 11, 2021

**EXHIBIT J**

Subject: Springdale Green Rezoning -- Case C814-2020-0104; Neighbors' Support Letter

Dear Mayor, Mayor Pro Tem, and Council Members:

We are residents of the Springdale-Airport Neighborhood who live on Saucedo Street, directly adjacent to the proposed Springdale Green PUD. As Saucedo Street residents, we not only neighbor the Springdale Green site, but we are the closest residents to its proposed buildings.

We support the Springdale Green PUD, with the conditions outlined below, and would respectfully ask you to support the PUD with these conditions, as well.

The applicant has presented us with a project that would allow additional height while also providing important environmental and community benefits. Specifically, it would allow up to 75 ft. of height at 85 ft. from the closest single-family lot line – which are our Saucedo Street properties – and up to 93 ft. of height at 140 ft. from the closest single-family property lot line.

In return, Springdale Green would provide, among other things, native revegetation, rainwater harvesting and reuse, silva cells, tree preservation, woodland restoration, and less than 50 percent impervious cover. While the project is prohibited from providing housing due to its past use as a tank farm, the applicant has indicated they would contribute to help the city fund affordable housing.

We support these efforts. In addition, the applicant has engaged with Saucedo Street residents extensively to hear and address our concerns. Two of our highest-priority items have been addressing flooding that we experience as well as ensuring that Saucedo Street does not become an entrance into the property after construction is complete and the buildings are occupied. The applicant has committed to the following to address these items:

- **Interbasin Transfer.** The applicant has committed to seeking an interbasin transfer and coordinating with Springdale General to allow Springdale Green's detention facility to receive stormwater from north of their site. This would help directly address our flooding issues.
- **Saucedo Street Access.** The applicant has agreed that, after construction is complete and the buildings are occupied, the Springdale Green property will not use Saucedo Street as an entrance and the Land Use Plan attached to the PUD rezoning ordinance will reflect this.

We support the applicant's requested Springdale Green PUD, including their requested height, conditional upon City approval of the interbasin transfer and the restriction on access through Saucedo Street once the buildings are constructed and occupied.

Thank you for your consideration, and we hope we can count on your support.

Signed,

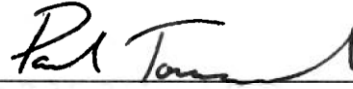
Saucedo Street Residents

*(See Next Page for Names and Signatures)*





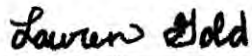
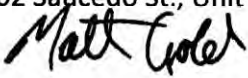
Christopher Marroquin  
1100 Saucedo St., Unit A  
1101 Saucedo St.



Paul Townsend  
1100 Saucedo St., Unit B



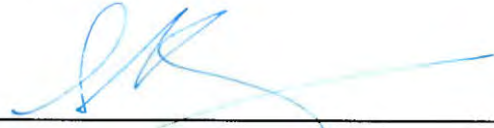
Patrick Curby-Lucier & Mona H. Ashour  
1102 Saucedo St., Unit A



Matthew & Lauren Gold  
1103 Saucedo St., Unit A



Powell Kellen & Kristen Hemmi  
1102 Saucedo St., Unit B



Sam & Grace Rodriguez  
1103 Saucedo St, Unit B



Robin West  
1104 Saucedo St.

**From:** ben ramirez  
**Sent:** Friday, March 19, 2021 11:36 AM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** 1011 &1017 Springdale Rd

\*\*\* External Email - Exercise Caution \*\*\*

My name is Ben Ramirez and I am a member of GoValle/ Johnston Terrance neighborhood contact team and also a member of SANA. This case is coming before the planning commission on Tuesday the 23. I just want to make sure you know that the developer has no community support. SANA sent a letter stating that we were in support of the project so long as it stayed under the current zoning of 60 Ft tall. There has been absolutely 0% support of the community for this project at the proposed 90 feet. My number is 512-557-8919 please give me a call at your earliest convenience. Thank you

**From:** Daniel Llanes

**Sent:** Tuesday, March 23, 2021 10:21 AM

**To:** Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Teich, Ann - BC <BC-Ann.Teich@austintexas.gov>

**Cc:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Ben Ramirez ;Michael Floyd

**Subject:** Springdale/Airport zoning case # 814-2020-0104

\*\*\* External Email - Exercise Caution \*\*\*

Dear Commissioners,

I am writing on behalf of the Govalle/Johnston Terrace Neighborhood Plan Contact team to clarify the Neighborhood position on this project.

The developer made a presentation to our contact team some time last year regarding this project and seeking our support. We realized that the developer had not mention the 90' issue to the SANA Neighborhood association and did not mention that they were seeking at 90' height limit extension.

It was only when the G/JTNP contact team asked the question about the height did it become known that the developer was asking for the 90' extension.

We communicated to SANA about the height discrepancy. Consequently SANA wrote a second letter (included below) stating what our Contact Team had also come up with:

We only **support** the project **at the 60'** height limit.

We **oppose** the project **at the 90'** height limit.

Thank you for your attention to this issue and please feel free to contact me directly with any question or comment.

Daniel Llanes, Chair  
G/JTNP Contact Team  
512-431-9665

**From:** Michael Whellan

**Sent:** Tuesday, March 23, 2021 11:09 AM

**To:** Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>

**Cc:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Daniel Llanes; Ben Ramirez; Michael Whellan

**Subject:** Chronology of neighborhood discussions - - Tank Farm Case - Agenda Item #3 - - 3/23 PC hearing

\*\*\* External Email - Exercise Caution \*\*\*

I thought it would be helpful to layout the sequence of events and correspondence, so we would all be on the same page tonight. I have copied Daniel Llanes and Ben Ramirez.

1. June 27, 2020 Springdale Airport Neighborhood Association (SANA) Letter of Support specifically identified the 90' of height in the letter itself; this was a topic of discussion and has been on all the materials we have provided during the development assessment process (**as early as May 18, 2020 East MLK Combined Contact Team Meeting materials**) and the subsequent rezoning case. [SAN Letter attached]
2. November 12, 2020 SANA sends another letter supporting all the community benefits, but asking that the height remain at 60' [Springdale Commercial memo, attached and Mr. Llanes sent earlier]
3. January 11, 2021 letter of support from the Saucedo Street residents who reside closest to the site that explicitly specifies the 93' of height and the distance of the building [Saucedo Residents Support Letter attached and in staff backup].
4. February 22, 2021 Letter of support from Pete Rivera in his individual capacity identifying the 93' of height and the distance of the buildings. [PR letter attached and at the end of the staff back-up].

We understand that height is an issue for some, not all, of the neighbors; and it is the way in which we are able to deliver meaningful environmental, ecological, and community benefits.

I want to specifically thank Daniel Llanes and Ben Ramirez for their willingness to allow us to speak to stakeholders and engage in a good discussion over the past several months about the different benefits of the project; in fact, Ben Ramirez directed us to a portion of the Urban Trail effort that needed funding which we have added as a community benefit.

I will be happy to answer any questions during tonight's hearing.

Michael Whellan.

**From:** Gilberto Rivera

**Sent:** Tuesday, March 23, 2021 12:37 PM

**To:** Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Teich, Ann - BC <BC-Ann.Teich@austintexas.gov>

**Cc:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>; 'Ben Ramirez' 'Michael Floyd'

**Subject:** 1011 Springdale Rd. Case # 814-2020-0104

\*\*\* External Email - Exercise Caution \*\*\*

Dear Commissioners,

We are in support of the proposed PUD for 1011 Springdale Rd. Given the past history of the toxic “tank farm” this proposed development is a welcome improvement for our community.

We however do not support the 90’ height limit. We support the project at the 60’ height limit.

Gilbert and Jane Rivera  
512-971-8307

\*\*\* External Email - Exercise Caution \*\*\*

I want to see if this letter and other letters of opposition can be put in the backup for city council.  
Thankyou.

----- Forwarded message -----

**From:** Michael Floyd

**Date:** Tue, Mar 23, 2021, 4:30 PM

**Subject:** Fw: Springdale/Airport zoning case # 814-2020-0104

**To:** ben ramirez <

Hi, Ben. Here's my letter. Michael

----- Forwarded Message -----

**From:** Michael Floyd

**To:** [bc-awais.azhar@austintexas.gov](mailto:bc-awais.azhar@austintexas.gov) <[bc-awais.azhar@austintexas.gov](mailto:bc-awais.azhar@austintexas.gov)>; [bc-jeffrey.thompson@austintexas.gov](mailto:bc-jeffrey.thompson@austintexas.gov) <[bc-jeffrey.thompson@austintexas.gov](mailto:bc-jeffrey.thompson@austintexas.gov)>; [bc-robert.schneider@austintexas.gov](mailto:bc-robert.schneider@austintexas.gov) <[bc-robert.schneider@austintexas.gov](mailto:bc-robert.schneider@austintexas.gov)>; [bc-carmen.llanes@austintexas.gov](mailto:bc-carmen.llanes@austintexas.gov) <[bc-carmen.llanes@austintexas.gov](mailto:bc-carmen.llanes@austintexas.gov)>; [bc-todd.shaw@austintexas.gov](mailto:bc-todd.shaw@austintexas.gov) <[bc-todd.shaw@austintexas.gov](mailto:bc-todd.shaw@austintexas.gov)>; [bc-james.shieh@austintexas.gov](mailto:bc-james.shieh@austintexas.gov) <[bc-james.shieh@austintexas.gov](mailto:bc-james.shieh@austintexas.gov)>; [bc-claire.hempel@austintexas.gov](mailto:bc-claire.hempel@austintexas.gov) <[bc-claire.hempel@austintexas.gov](mailto:bc-claire.hempel@austintexas.gov)>; [bc-joao.connolly@austintexas.gov](mailto:bc-joao.connolly@austintexas.gov) <[bc-joao.connolly@austintexas.gov](mailto:bc-joao.connolly@austintexas.gov)>; [bc-patrick.howard@austintexas.gov](mailto:bc-patrick.howard@austintexas.gov) <[bc-patrick.howard@austintexas.gov](mailto:bc-patrick.howard@austintexas.gov)>; [bc-yvette.flores@austintexas.gov](mailto:bc-yvette.flores@austintexas.gov) <[bc-yvette.flores@austintexas.gov](mailto:bc-yvette.flores@austintexas.gov)>; [bc-grayson.cox@austintexas.gov](mailto:bc-grayson.cox@austintexas.gov) <[bc-grayson.cox@austintexas.gov](mailto:bc-grayson.cox@austintexas.gov)>; [bc-ann.teich@austintexas.gov](mailto:bc-ann.teich@austintexas.gov) <[bc-ann.teich@austintexas.gov](mailto:bc-ann.teich@austintexas.gov)>

**Sent:** Tuesday, March 23, 2021, 4:29:16 PM CDT

**Subject:** Springdale/Airport zoning case # 814-2020-0104

With regard to the upcoming zoning case 814-2020-0104, I would like to reiterate the position taken by various neighbors and neighborhood groups. Local sentiment is in favor of giving qualified support to this proposal. The concept of making good use of the old tank farm land and restoring the area environmentally is commendable. The sticking point is the request for a variance allowing a 90-foot height. This is about twice as high as the tallest buildings in the vicinity, buildings of whatever sort, and totally out of keeping with the scale of the neighborhood. This would set a dangerous precedent. We strongly urge that this proposal be approved only if it retains the 60-foot height limit.

Thanks for your consideration of this matter and for your service to our city.

Michael Floyd  
5505 B Stuart Circle  
Austin, TX 78721



**From:** Jon Hagar  
**Sent:** Saturday, March 27, 2021 3:49 PM  
**To:** Chaffin, Heather <Heather.Chaffin@austintexas.gov>  
**Subject:** C814-2020-0104 Springdale Green PUD

\*\*\* External Email - Exercise Caution \*\*\*

Hi Lauren,

I learned recently that there are apparently several nearby Contact Teams - including Govalle/JT, Rosewood, and maybe Montopolis - who are providing letters of opposition to the Springdale Green PUD (C814-2020-0104) even though that site falls within the East MLK Combined Neighborhood Plan and doesn't require a FLUM change. I didn't realize a Contact Team could provide a letter for a case outside of their planning area; does Planning Commission or City Council take those kinds of letters in to account? Our group, the East MLK NPCT, decided not to submit a letter one way or the other because the case isn't a Plan Amendment and there seemed to be some disagreement among the immediate neighbors about whether to support the height increase.

If letters from other Contact Teams are going to be included as backup when this goes to Council then I'd like to write something explaining our neutral stance so that there's no assumption that other groups are speaking on our behalf.

Thanks,

Jon Hagar  
Chair, East MLK NPCT

1 April 2021

To: Heather Chaffin, Members of City Council


Re: C814-2020-0104 Springdale Green PUD

**The East MLK Combined Neighborhood Plan Contact Team (EMLK NPCT) takes a neutral position on the proposed zoning change from *GR-MU-CO-NP* to *PUD-NP*.**

The East MLK NPCT discussed this project several times during the fall/winter of 2020-21, and the owner's representative, Michael Whellan, presented the project and provided us with all the relevant case information.

Based on feedback we received from residents in the immediate area -- both members of the Springdale/Airport Neighborhood Association (SANA) and residents not affiliated with that NA -- we determined that there was general consensus among the neighborhood in support of the development and the promise to ameliorate the ugly environmental situation at the "tank farm" site. The only disagreement seems to be over the proposed height. Some neighbors have shown support for the height increase, including residents of Saucedo Street who, in addition to being those most closely situated to the proposed buildings, would benefit the most from the environmental improvements being offered by the owner. Others, including members of SANA, have shown support but only if the height is capped at 60 feet. The NPCT feels that any discussion by City Council should focus on the nuances of this disagreement among the immediate neighbors of the project. Because of that, we choose not to side with either position, as doing so would necessarily pit us against some of the residents we're charged with representing. Considering that there is broad support for the project in general (aside from the height issue), and considering that there is no Neighborhood Plan Amendment at play (the proposed zoning is compatible with the "Mixed Use" FLUM designation), we choose not to "pick sides" and unbalance the discussion. Instead, we choose to yield the floor to those residents most immediately affected by the proposed project. I request that members of City Council interpret our position not as one of disinterest, but as one of deference and respect to our neighbors who have the most at stake.

Sincerely,



Jon Hagar  
Co-Chair, EMLK NPCT

(512) 739-4101