

Rye, Stephen

C3/C4

From: Rye, Stephen
Sent: Thursday, November 03, 2011 3:43 PM
To: Rye, Stephen
Subject: FW: Support for Southern Walnut Creek Trail
Follow Up Flag: Follow up
Flag Status: Green

Stephen Rye
Senior Planner
City of Austin Planning and Development Review Department
Current Planning Division
(512) 974-7604
(512) 974-6054 fax

From: Matthew Kessing [mailto:~~matthew.kessing@gmail.com~~]
Sent: Thursday, November 03, 2011 3:31 PM
To: Rye, Stephen
Subject: Support for Southern Walnut Creek Trail

Stephen,

As a cyclist and a member of the racing community in Austin, I think this trail is an outstanding idea. Every Thursday evening from Mid-March to mid-October, hundreds of cyclists converge on the Driveway race track on Delwau Lane east of 183. Many of us choose to ride our bikes to the race, which means a trip down the 183 on-ramp from Bolm road, and crossing over 183 on our ways home after the race is over. The Driveway Race Series has grown into one of the best weekly criteriums in the country, and every year Andrew Willis continues to grow it and make it better. Without a doubt, more racers will attend next year. With increasing traffic to the Driveway, it makes sense to recognize the difficulty in traversing the area by making a better route, before there is an accident.

The trail would also provide access to training routes outside of town. We would be able to reach some of the rural areas without being exposed to high-traffic in-town riding. It would make motorists happier by getting cyclists off the road, and it would make the cyclists safer by not exposing them to motorists. It would be a win-win.

As a resident of Austin, I support the building of the Southern Walnut Creek Trail.

Thanks,

--
Matthew Kessing
www.mattvonkessing.com

11/8/2011

Rye, Stephen

C3/C4

From: David Wenger [mailto:~~dwenger@gmail.com~~]
Sent: Monday, November 07, 2011 9:11 PM
To: Rye, Stephen
Subject: Delwau Connector
Follow Up Flag: Follow up
Flag Status: Green

Hi Stephen,

I'm writing you in support of the trail connector to Delwau Ln. off of what could be the South Walnut Creek Trail. A connector would greatly increase my safety when returning from the riding at dusk, and make getting to the events much easier, as it would mitigate navigating Hwy 183 by bike. I consider bike safety a matter of workplace safety, I make my living from riding a bicycle.

More than the racers heading east would benefit from connecting trail. A range of cyclists attend the Driveway races to spectate, and frequently bring kids of all ages with them to the races. Often, they do this by bicycle. Thank you for your time and consideration.

David Wenger
USA Cycling South Central Regional Camp Manager
512 934 0131
<http://texascyclingcamps.com>
<http://duratatraining.com>

11/8/2011

Rye, Stephen

C3/C4

From: Ian Dille [mailto:~~ian.dille@gmail.com~~]
Sent: Monday, November 07, 2011 9:43 AM
To: Rye, Stephen
Cc: Lindy Alton
Subject: delwau ln trail connector
Follow Up Flag: Follow up
Flag Status: Green

Hi Stephen,

I'm writing you in support of the trail connector to Delwau Ln. off of the proposed South Walnut Creek Trail. My wife, Lindy, and I regularly ride from central Austin to the Driveway races at the end of Delwau Ln. A connector would greatly increase our safety when returning from the races at dusk, and make getting to the events much easier, as it would mitigate navigating Hwy 183 by bike.

But it's not just racers that would benefit from a connector trail. A wide variety of cyclists attend the Driveway races as spectators, and frequently bring their young children with them to the races by bike, as well.

Additionally, the Urban Roots youth farming program takes place at the Hands of the Earth Farm off of Delwau Ln. A connector trail would provide easy bike access for kids from East Austin who are participating in the Urban Roots program, and would get a considerable amount of use during the Bicycle Sport Short Urban Farm Bike Tour.

Sincerely,
Ian Dille

512-739-5095
www.iandille.com
twitter.com/iandille

11/8/2011

C3/C4

Rye, Stephen

From: Tomek [REDACTED]
Sent: Thursday, November 03, 2011 2:58 PM
To: Rye, Stephen
Subject: Delwau Road Connection
Follow Up Flag: Follow up
Flag Status: Green

Dear Stephen,

I would like to support considered bike path construction project connecting Bolm Road and Johnny Morris roads with extension to Delwau Road. Lack of proper roadways and increased cycling activities in this part of the city in recent few years due to fast traffic activities on Hwy 183 made traveling to and from the events quite dangerous.

Please count my voice in - I'm all in for safety and transportation development in our city.

Sincerely,

Tomek Baginski

C3/C4

Rye, Stephen

From: ~~D Bailey [deb_bai@yahoo.com]~~
Sent: Friday, November 04, 2011 8:35 AM
To: Rye, Stephen
Subject: I Support South/Eastern Extension
Follow Up Flag: Follow up
Flag Status: Green

Please continue to build connections for cyclist...I support the concrete trail from Bolm Road to Johnny Morris Road.

Thank you,

Debra Bailey
(512) 751-6157
www.baileysolutions.com

C3/C4

Rye, Stephen

From: Jesse Slate ~~jesse.slate@cityofaustin.com~~
Sent: Thursday, November 03, 2011 4:48 PM
To: Rye, Stephen
Subject: 10' wide concrete trail from Bolm Road to Johnny Morris Road
Follow Up Flag: Follow up
Flag Status: Green

Austin voter very much in favor of this trail. It's a nightmare intersection.

--
Jesse

Rye, Stephen

C3/C4

From: Adam Gaubert [redacted@gmail.com]
Sent: Thursday, November 03, 2011 2:56 PM
To: Rye, Stephen
Subject: Support for 10' wide concrete trail from Bolm to Johnny Morris Rd
Follow Up Flag: Follow up
Flag Status: Green

Dear Stephen,

I would like to support the plan for a bike corridor from Bolm Rd to Johnny Morris Rd. I am a bike commuter and racer and use the roads to and from Manor regularly for recreation and for work.

Thank you very much,

Adam Gaubert

Adam Gaubert
421 W 3RD ST APT 1804
AUSTIN, TX 78701-4175
512.554.7504

~~skype adamgaubert~~
skype adamgaubert

C3/C4

Rye, Stephen

From: leo buis [mailto:~~leo.buis@cityofraleigh.com~~]
Sent: Thursday, November 03, 2011 11:54 AM
To: Rye, Stephen
Follow Up Flag: Follow up
Flag Status: Green

I just wanted to say thanks for pushing this project forward, it will be good for the neighborhood! I am glad to see the city putting in some much needed work on the park behind my house. I live next door to Nadia and am looking forward to biking the trail when done! Thanks again,

Leo Buis

Rye, Stephen

C3/C4

From: Stefan Rothe [mailto:~~stefan@rothetraining.com~~]
Sent: Friday, November 04, 2011 11:00 AM
To: Rye, Stephen
Subject: Concrete trail from Bolm Road / Delwau Ln to Johnny Morris Road
Follow Up Flag: Follow up
Flag Status: Green

Good morning Mr. Rye,

as a cyclist, coach, and Austin resident I support the planned trail between Bolm Rd and Johnny Morris Rd. Having a cyclist and/or pedestrian trail would get more cyclists off a major Highway and be a quicker way to commute around East Austin.

Thank You,
Stefan

--

Stefan Rothe
ROTHE Training, LLC

~~stefan@rothetraining.com~~
cell - 512.203.2411
fax - 512.291.1193



Rye, Stephen

C3/C4

From: Christopher Stanton [mailto:cs@delaware.gov]
Sent: Tuesday, November 08, 2011 8:13 AM
To: Rye, Stephen
Subject: 10' wide concrete trail from Bolm Road to Johnny Morris Road

Follow Up Flag: Follow up
Flag Status: Green

Good morning Stephen. I just wanted to voice my support for a off road paved connector from Bolm to Delwau Road which would enable cyclists to access the road without riding on the shoulder of 183.

Christopher Stanton

Rye, Stephen

CS/C4

From: hydratrod@gmail.com on behalf of Hydra | ~~hydratrod@gmail.com~~
Sent: Thursday, November 03, 2011 10:30 AM
To: Rye, Stephen
Subject: Southern Walnut Creek Trail

Dear Mr. Rye,

I am writing to show my support for the construction of the Southern Walnut Creek Trail. Northeast Austin is in need of a paved trail for outdoor exercise, transportation, recreation, and other uses. I especially support the design of the trail (10 ft wide, concrete) which can be traversed by multiple users and be used for roller skating in addition to bicycling, walking, and running.

Thank you,

--

* * * *

Jennifer Wilson
2200 Colgate Lane
Austin, TX 78723

C4

Rye, Stephen

From: Montes, Gregory
Sent: Wednesday, November 02, 2011 10:53 AM
To: Rye, Stephen
Subject: FW: Zoning cases for Govalle/Johnston Terrace Neighborhood Planning Area
Follow Up Flag: Follow up
Flag Status: Red

I noticed you weren't included on the original email.

Gregory Montes

City of Austin Parks and Recreation Department
512-974-9458

From: Daniel Llanes [mailto:~~mailto:llanes@cityofaustin.com~~]
Sent: Wednesday, November 02, 2011 10:50 AM
To: sully.jumpnet@sbcglobal.net
Cc: Danette Chimenti; vskirk@att.net; amdealey@aol.com; dave.anderson.07@gmail.com; mnrghatfield@yahoo.com; alfonsohernandez@gmail.com; commjms@sbcglobal.net; donna.plancom@gmail.com; Meredith, Maureen; Montes, Gregory; lee.lefingwell@austintexas.gov; Morrison, Laura; Martinez, Mike [Council Member]; Riley, Chris; Spelman, William; Cole, Sheryl; Tovo, Kathie; Texas PODER Austin; john Limon
Subject: Fwd: Zoning cases for Govalle/Johnston Terrace Neighborhood Planning Area

Dear Commissioners,

We are once again asking you to postpone the items listed below, C-14-2011-0083 and NPA-2011-0016.01, from you next meeting's agenda, and give the Community Development Commission time to review the situation.

The CDC will review this issue at their Nov. 8th meeting and we would like for them to review it first and settle the housing question, before it comes to your forum. We may, or may not, need a zoning change to accomplish what both PARD and the Neighborhood want. Our reasoning is listed on this previous email to you all.

We have been speaking to several of the Council members and they have indicated their support postponing and having the CDC review the issue first, interest in creating a situation where both PARD and the neighborhood come to agreement.

Please feel free to call me if you have any questions and thank you for you patience and cooperation.

Daniel Llanes on behalf of
Govalle/Johnston Terrace Neigh. Contact Team
431-9665

.....

Begin forwarded message:

C/6 & C7
Opposed

TO: City of Austin Planning Commission
and City Council Members

RE: Planning Commission Agenda – November 8, 2011 (Agenda
Items #6 & #7)
City Council Agenda – December 8, 2011

Application for rezoning – 6500 & 6402 Manor Road (C14-
2011-0087) (Kennie & Mildred Sneed, Applicants)

University Hills/Windsor Park Neighborhood Plan Amendment
Request (NPA-2011-0023.01)

DATE: November 8, 2011

Dear Planning Commission and City Council Members:

On September 6, 2011, October 4, 2011 and November 1, 2011, the University Hills Contact Team held meetings in accordance with its bylaws to discuss the applicants' proposed future land use amendment and zoning change from Limited Office ("LO") to General Commercial Services ("CS") for the properties located at 6500 Manor Road and 6402 Manor Road. Along with several contact team members, residents of the community were present during at least two of those public meetings. In September and October, contact team members received additional feedback from other surrounding neighbors which was taken into consideration by the contact team. On September 26, 2011, a public meeting was held with regard to the proposed plan amendment, which was noticed by and facilitated by Maureen Meredith of the City's Planning and Development Review Department. Several members of the community were present for that meeting. Ms. Meredith provided background and education with regard to the zoning and plan amendment process and answered questions from those present.

Although Mrs. & Mrs. Sneed's (the applicants) application for zoning filed in July 2011 listed a proposed use for the properties as "music studio," they have since stated this is no longer the case. According to the Sneeds, investors who have shown interest in purchasing the property at some point in the past included a funeral home and a clothing store; however, they have no serious potential buyers currently. Mr. & Mrs. Sneed were very clear

during our meetings that they simply want the highest zoning for the property for speculative purposes in order to sell at the highest price possible since they are retiring and closing their business.


On November 1, 2011, the University Hills Contact Team of the University Hills/Windsor Park Neighborhood Plan voted to oppose the applicants' application to rezone these properties from LO to CS. Some discussion occurred regarding a compromise to LR (staff's recommendation); however, it was felt by the majority that no change in circumstance has taken place that would be significant enough to go against the wishes of the community developed during the neighborhood plan process by agreeing to change the zoning from LO to any higher level of zoning. To address staff's historical statement in the backup material, it is our position that the fact a piece of property west of the subject property was rezoned in 2007 to LR should not be a determining factor in this instance since that property lies within the Windsor Park planning area of the neighborhood plan. Consequently, that decision was made solely by the Windsor Park Contact Team.

As background, it is our understanding that in the early 1970s Mr. and Mrs. Sneed requested that these properties be rezoned from Single Family Residential to LO for the express purpose of putting their real estate office at that location. Despite the considerable protest by the residents of University Hills at the time, the zoning was changed to LO. These properties adjoin several homes. From 2005 to 2007, the neighborhood planning process took place with regard to the University Hills and Windsor Park planning area. When the University Hills/Windsor Park Neighborhood Plan was submitted to the Planning Commission in 2007 for approval, City planners agreed with the University Hills planning team to keep the zoning on these properties to LO. Accordingly, the current zoning of LO was kept in place at that time and the corresponding FLUM was adopted. Based on the comments received by the contact team during its recent public meetings, the basis for the community's desire to maintain this property as LO during the 2005-2007 neighborhood planning process has not changed.

For the reasons stated above, the University Hills Contact Team opposes any change in zoning on the subject properties from LO-NP.

Thank you for your time and for your service to our City.

Sincerely,

A handwritten signature in black ink, appearing to read "Lou O'Hanlon". The signature is fluid and cursive, with the first name "Lou" and last name "O'Hanlon" clearly distinguishable.

Lou O'Hanlon, Chair

University Hills Contact Team

University Hills/Windsor Park Neighborhood Plan

Cc: Wendy Rhoades, Planning & Development Review Department
Maureen Meredith, Planning & Development Review Department



PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: <http://www.ci.austin.tx.us/planning/neighborhood/>.

PUBLIC HEARING COMMENT FORM

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

City of Austin

Planning and Development Review Department

Maureen Meredith

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED
11/17/2011

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2011-0015-01

Contact: Maureen Meredith

Public Hearings-

Planning Commission: 10/25/2011

City Council: 11/03/2011

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

NINA K. BATH

Your Name (please print)

5206 King Charles St. Austin, Texas 78724

Your address(es) affected by this application

Nina K. Bath

Signature

10/3/2011

Date

Comments:

I am very much in favor.
I have questions, request
for her time.

C/8
Support



PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: <http://www.ci.austin.tx.us/zoning/>.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2010-0012.01

Contact: Maureen Meredith

Public Hearings -

Planning Commission: Nov. 8, 2011

City Council: Dec. 8, 2011

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

HUNTER DOG & ASSO C FIN UP

Your Name (please print)

1706 E 21 ST

Your address(es) affected by this application

[Signature]

Signature

11.8.11

Date

Comments:

NOT IN FAVOR

9/10
Opposed



c/10 & c/11
Support

November 8, 2011

Wendy Rhoades
City of Austin
Planning and Development Review
One Texas Center, 5th Floor
505 Barton Springs Road
Austin, Texas

Re: City of Austin Case Numbers: C14-2010-0127 and NPA-2010-0012.01 for the properties located at 2001 and 2005 Chicon Street.

Dear Wendy Rhoades:

This letter is submitted by the Blackland Neighborhood Association (BNA) in response to the application by Youth and Family Alliance, dba Lifeworks, to rezone and amend the FLUM for the lots at 2001 and 2005 Chicon Street from SF-3-NP to LO-MU-CO-NP.

After several discussions with Life Works representatives and consideration by the BNA Land Use Committee and the BNA general body, the BNA voted to approve rezoning for the lots at 2001 and 2005 Chicon Street from SF-3-NP to LO-MU-CO-NP with the conditions proposed by Life Works. The BNA therefore, does not oppose the requested zoning and future land use map amendment for these two lots.

Thank you for your consideration of this matter.

Sincerely,

/s Meghan Griffiths

Meghan Griffiths, BNA President

cc: Maureen Meredith



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0127

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: November 8, 2011, Planning Commission
December 8, 2011, City Council

DAVID KAYN. HUNTER DEC 4
AGREE PIN UP

I am in favor
 I object

Your Name (please print)

1801 E 20th

Your address(es) affected by this application

Signature

11.8.11
Date

Daytime Telephone: 512-426-5136

Comments: I DON'T THINK A
FACILITY OF THIS KIND
IS APPROPRIATE FOR THIS
NEIGHBORHOOD

C/11
opposed

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

City of Austin
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810





C/12
C/13

Montopolis Plan Amendment Meeting Minutes

NPA-2010-0005.03 – 526 & 626 Bastrop Hwy SB

- Proposed FLUM change from Single Family to Commercial

C14-2010-0138 – 526 & 626 Bastrop Hwy SB

- Proposed zoning from SF-2-NP to CS-NP
- Proposed on rest of property CS-NP, GR-CO-NP to CS-NP (FLUM is already Commercial, no plan amendment needed)

The ordinance-required plan amendment meeting was held on November 7, 201 at the Montopolis Recreation Center at 6:30 p.m. Approximately 280 meeting notices were mailed to property owners, utility account holders and registered neighborhood association and organizations within 500 feet of the property. Nineteen people attended the meeting, including John Donisi and Ashley Parsons, from Winstead, PC, Also in attendance John McElhenney and Amy Barbee, two of the owners of the property.

Maurcen Meredith, plan amendment planner, gave a brief presentation regarding the plan amendment and zoning change request, including an overview of the planning process.

John Donisi, attorney with Winstead, PC, said the McElhenney family has owned the property for over 50 years. Over this time, the land has been used for illegal dumping and homeless camps. Part of the property is affected by the Pipeline Ordinance and another part by the Airport Overlay #3. In addition, there is a large part within the Water Quality Protection Zone along the creek. Ultimately, the owners of the property proposed to donate 19 acres to the Watershed Protection Department and five acres to PARD. This land to be donated is not part of the zoning or plan amendment cases.

Fourteen acres are part of the rezoning case and plan amendment case. However, only a small portion is proposed for a FLUM change, the rest of the property does not need a change in the FLUM. See attached map.

John Donisi asked Pam Thompson to give an overview of how the land was donated to the City.

In 2010, Pam Thompson, Stefan Wray, and Susana Almanza, among other neighborhood representatives, approached the owners of the property about possibly donating the land to help the neighborhood realize the Montopolis Tributary Trail vision that was added to the plan document in 2010. (See attached ordinance). The property owners and the neighborhood residents subsequently worked with City staff from Parks and Recreation



and Watershed Protection to receive the land as a donation from the owners for watershed protection and to provide trails and open space.

Dr. Fred McGee, a member of the Montopolis Planning Contact Team, asked if anyone in attendance at the meeting had a copy of the Environmental Study conducted by the Real Estate Division of the City of Austin. Pam Thompson said she did not know one existed. Other people said they did not have a copy. He said he submitted a Public Information request from the city on Wednesday, Nov. 2, 2011 and was waiting to get a copy of it.

Dr. McGee said that he supports the plan amendment and zoning change request, but he does not support the process by which the land acquisition was done by the neighborhood and the city. He feels it should have been a more public process. He is also concerned that there appears to be nothing in writing between the neighborhood and the City, especially regarding the property proposed for PARD which is adjacent to the Burdett Prairie Cemetery. His concern is that a cultural resource study should be done to make sure there are no unmarked graves on the land.

Reverend Adams said he agreed with Dr. McGee that there should be something in writing to make sure verbal commitments on the part of the City are enforced.

Pam Thompson noted that the Cemetery Board did not want the land due to maintenance issues, so the land was donated to the PARD.

Charles Hurst, a member of the Cemetery Board, said he supports the land transfer to the City.

John Donisi said he would be happy to work on documents that address a cultural resource study be done by the City of Austin on the land.

At the end of the meeting, Ann Barbee said her family would like the neighborhood's support for the plan amendment and zoning change request, along with the land donation so the cases could be approved by the end of the year. The family would not like the cases to continue to year 2012 because they do not want to pay another year of property taxes.

After the City-sponsored meeting, the Montopolis Planning Contact Team convened their meeting and voted 13 to 1 to support the plan amendment and zoning change requests by the applicants.



C/12 & C/13 Support

Nov 7, 2010

We the Montopolis Neighborhood
Contact Team met with a
quorum & voted 13-1 to pass
the plan amendment for
Case NPA - 2010 - 0005.03 to
change the FLUM from SF
to Commercial & zoning from SF ~~24P~~
to CSMP C14-2010-0138.

Thank you,

Jack J. Monroe
Pam Thompson
Mona Malmyalita
Monica K. Allen



C14

Rye, Stephen

From: Phillips, Marcy [REDACTED]
Sent: Tuesday, November 08, 2011 10:03 AM
To: Rye, Stephen
Cc: thouse@phonelaw.com; jlong91@austin.rr.com; Bowen, Taylor; aliceglasco@mindspring.com
Subject: 1620 E Riverside Drive - AMLI South Shore - Agreement with EROC Neighborhood - CONSENT
Importance: High

Stephen:

The neighborhood group and AMLI have had discussions the past 2 days regarding the requested amended RC. EROC and AMLI agree to the following and EROC will not oppose the following amended RC:

- Additional maximum 75 multifamily units (Total maximum 450 multifamily units on the entire site).
- 5% of these developed/built multifamily units will be reserved for households earning no more than 80% MFI.
- No requested change to the minimum 45 for-sale requirement. The market will be the driver on the timing.
- No requested change to previously approved impervious cover, height, utility capacity, TIA, etc.
- Locations of For-sale and multifamily within the approved buildable area are to be determined by market – no restrictions.

Toni, per our discussion, can you please respond to this email so Stephen is aware of this consent agreement and the fact the neighborhood will not be in opposition? It's my understanding you and Jan will be in attendance tonight to confirm the neighborhood supports this should the question arise. Additionally, the neighborhood group will support this as a consent item at City Council next month.

Thank you to all.

Marcy Phillips

Vice President Development

AMLI Residential | 3701 Executive Center Drive Ste 263 | Austin, TX 78731 |
 512-745-8407 Office | 512-748-7117 Cell | 512-745-8411 Fax

 Please join AMLI and consider our environment before printing this e-mail.

This Message (including any attachments) contains confidential information intended for a specific individual and purpose, and is protected by law. Any dissemination, disclosure, copying, or distribution of this message, or the taking of any action based on it, is strictly prohibited. If you have received this message in error, please notify the sender and destroy the original message and all attachments. Thank you.

11/8/2011

10

11

Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

C14

October 7, 2011

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Amendment to Restrictive Covenant for AMLI South Shore
(C14-05-0112)

Dear Greg:

I represent AMLI Residential, the owner of the above referenced property. In 2007, the subject property was encumbered with a restrictive covenant that is associated with zoning case number C14-05-0112. As part of the rezoning process, AMLI agreed to 11 conditions that are listed in the attached restrictive covenant. Two of the 11 conditions require a minimum of 45 for sale residential units, and caps rental units at 375.

My request is to amend the restrictive covenant relating to condition number 8 by increasing the number of rental units from 375 to 475 - an increase of 100 units. When AMLI agreed to a minimum of 45 for sale units, it made it clear that the company only builds and manages rental units. As a result, AMI agreed to find a developer that builds for sale units to acquire that portion of the property set aside for non-rental units. However, due to the lack of financing for townhomes/condos, AMLI Residential has been unable to find a developer who can obtain funding to acquire the townhome/condo site.

Meanwhile, for the past four years, AMLI Residential has been and continues to be burdened with costs associated with the undeveloped townhome/condo site. Since it is uncertain how long it will take banks to begin lending developers money to build for sale townhome/condos, the additional 100 rental units AMLI Residential is requesting will help lessen the financial burden associated with holding on to the land until it is purchased to develop for sale units.

Greg Guernsey, Director
Planning and Development Review Department

To date, 375 apartment units have been built, and all the conditions listed in the restrictive covenant have been adhered to, with the exception of condition number 8, which relates to the development of 45 for sale units. AMLI is not requesting to amend this condition and continues to seek a for-sale developer. However, it is important to note that AMLI has no control over market factors and therefore the timing of this for-sale development condition is unknown.

The recorded restrictive covenant AMLI Residential is seeking to amend is attached, including a copy of the approved site plan for the site (SP-2007-0710C). Please let me know if you have any questions or need additional information.

Sincerely,



Alice Glasco, President
AG Consulting

Cc: Marcy Phillips, VP, AMLI Residential
Jerry Rusthoven, Zoning Division Manager
Stephen Rye, Zoning Planner

Attachments

C-18

City of Austin
Planning Commission
November 8, 2001

Case # C14-2011-0130.SH

Dear Commissioners,

As Chair of the Chestnut Neighborhood Plan Contact Team, I would like to submit this letter of support for a proposed rezoning of the property at 2712 E 12th St, from TOD Low Density Residential to TOD Live-Work-Flex.

The property has significant historical aspects and there have been productive talks with the developer regarding ways in which they can give back to the community in return for our endorsement. We have agreed that the developer will:

- The development will incorporate a designated area for reflection. This area should include, but not be limited to, artifacts associated with the property's past use as Emancipation Park, inscriptions, and the history of the park. It should be inviting and accessible from the street. It should include seating, landscaping, and perhaps a monument. This area will be designed and constructed in the floodplain and/or within the drainage easement area. If, during site plan review the City does not allow this, then there will still be a commitment to incorporating related-artifacts into the common space such as in the dining hall. An attempt will be made to work with Chestnut artists in the design and installation.
- At least 40% of the units will be affordable for those making less than 80% of the median family income levels. As much as possible, first marketing will be made to residents of Chestnut neighborhood. While respecting Fair Housing rules, the developer will work with qualified and interested Chestnut residents for priority to the affordable and market-rate units.
- The development is connected to the rest of the MLK TOD via a walkable route.

Thank you for your consideration. We at the Chestnut NPCT spent a lot of time and effort making sure our response to this case was inclusive within our community and carefully vetted by all those who contributed their input.

Respectfully submitted,

Greg Goeken
Chair
Chestnut NPCT
830-613-5553



C.19

To: City of Austin Planning Commission
Re: Case C-14-2011-0128
Date: November 6, 2011

On Wednesday November 2, 2011 the East MLK Combined Neighborhood Contact Team held a meeting in which Carl McClendon presented his client's proposal of building a gas station at the northwest corner of 51st and Springdale Streets (4500 E. 51st St.). Currently, the property is zoned as GR-CO-NP but there is a neighborhood Conditional Overlay that prohibits service stations to be constructed on this particular piece of property. Carl McClendon's client wishes to remove service station from the list of prohibited uses of the property.

Prior to the EMLK Combined Neighborhood Contact Team's meeting on November 2nd, Carl McClendon presented to the Pecan Springs-Springdale Neighborhood Association (PSSNA). After that meeting, the Association voted in favor of keeping the Conditional Overlay as is, so as to continue to prohibit a service station to be built at 4500 E. 51st Street.

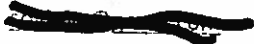
Upon the conclusion of Mr. McClendon's presentation and feedback from the PPSNA, the East MLK Combined Neighborhood Contact Team voted to keep the Conditional Overlay from allowing service stations on the property for the following reasons:

- (1) The intent of the Conditional Overlay was to prohibit gas stations from being built at the corner of 51st St. and Springdale Rd because there are already many gas stations on neighboring corners. For example:
 - There are 4 gas stations (Shell, Valero, Conoco Phillips, and Double RR Grocery) located .5 miles from the subject property at the intersection of East Martin Luther King Blvd and Springdale Road
 - There is one gas (Conoco Phillips) station at the corner of Manor Road and Loyola Ln., which is 1.3 miles north of the subject property
 - There is one gas station (Citgo) at the corner of Manor Road and 51st Street, which is .6 miles west of the subject property
- (2) By prohibiting gas stations, other mixed use/commercial enterprises could be developed *currently and in the future*. The future use of the subject property is very important given that the EMLK Combined Area, including the Pecan Springs neighborhood is undergoing tremendous change. Because gas station conversion/remediation is costly and time consuming, it is very unlikely that the proposed gas station could easily be transformed from a gas station into another business in the coming years to reflect the neighborhood's character and desire. To be more direct—once a gas station, almost always a gas station.
- (3) Additionally, one of the priorities of Pecan Springs Neighborhood Plan specifically states that it "would like more pedestrian-oriented commercial development and fewer auto-related businesses." The gas station does not bring additional needed services or value to the neighborhood.

Please contact us if you have any questions or concerns.

Respectfully submitted,

Joy Casnovsky, East MLK Combined Neighborhood Contact Team Chair
512.589.1090



1000

224

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2011-0026.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Casillas, (512) 974-3437

Public Hearing: Planning Commission, November 8, 2011

GEORGIE WERT

Your Name (please print)

2108 FOREVIEW RD.

Your address(es) affected by this application

gwert

Signature

11/2/11

Date

Daytime Telephone: (512) 507-5266

Comments: I'm opposed to the creation of 3 lots

where there is currently one. Under current

zoning this would allow for up to six residences,

A dramatic increase in density on an already

contested street. I would be willing to

support the rezoning but would like to

limit the rezoning to 4 dwellings. I feel

this would allow for increased density without

condemning the character of the street.

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

City of Austin - Planning & Development Review Dept. /4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

I am in favor

C.24

Case Number: C8-2011-0026.0A
2110 Fort View rd. Austin, Tx. 78704

Dear Austin Planning Commission,

I am the next door neighbor to the property 2110 Fort View rd. Austin, Tx. 78704 and I **object** to the proposed re-subdivision. I spoke with the property owner Mr. Gerald Richard Wagner and he plans to take this small property and build three to six rental houses on it for the sheer reason of increasing profits. This is an older established Austin neighborhood and the reason I moved to this area was due to the charm of having a backyard. This charm could soon come to an end with multiple rental families squeezed together beside my property.

The developer Mr. Wagner cares nothing for the neighborhood and neither does his cohort, realtor Mike McHone who has a bad tract record for re-subdividing neighborhood tracts in the University of Texas area and squeezing as much profit out of a property as he can by building numerous homes on small properties.

Mr. Wagner's re-subdivision is not befitting to the family oriented spirit of what this South Austin neighborhood needs. This will ruin the charm of this historic neighborhood and ultimately devalue the surrounding properties due to the influx of rental tenants.

On Fort View road there is not enough parking for all of the proposed tenants. Also, the drainage area behind the property has a slope and does not properly drain and retains pools of water. The city will have a large bill on their hand to adjust this drain issue to accommodate the development on this property.

Thank you for your time,
Scott Hartzog
2112 Fort View rd. Austin, Tx. 78704

PROTEST OF SUBDIVISION:

NOV. 8, 2011 TUESDAY (6PM)

CITY HALL CHAMBERS, 301 WEST 2nd STREET



254

PUBLIC HEARING INFORMATION

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- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8-2011-0026.0A
 Contact: Sylvia Limon, (512) 974-2767
 Cindy Casillas, (512) 974-3437
 Public Hearing: Planning Commission, November 8, 2011

Scott Haptag
 Your Name (please print) _____
 2112 Fort View Rd.
 Your address(es) affected by this application _____

I am in favor
 I object

Scott R
 Signature _____
 11-01-11
 Date _____

Daytime Telephone: _____

Comments: *see attachment*

If you use this form to comment, it may be returned to:
 City of Austin -- Planning & Development Review Dept. /4th Fl
 Sylvia Limon
 P. O. Box 1088
 Austin, TX 78767-8810

