

C-5 9C-6

Rhoades, Wendy

From: Lou O'Hanlon (~~lohanlon@austintexas.gov~~)
Sent: Sunday, December 11, 2011 2:16 PM
To: Rhoades, Wendy; Meredith, Maureen
Cc: 'Scooter Cheatham'; 'Lynn Marshall'; Seth Fowler; 'Al Weber'; 'Fannie Akinbala'
Subject: RE: 6500 and 6502 Manor Road meeting with University Hills representatives
Hi, Wendy & Maureen –

I'm sure Jerry has filled you in with regard to events at the University Hills Contact Team meeting on the 6th. We had quite a few stakeholders in attendance. 11 stakeholders voted to keep the zoning at LO, with 1 person voting to support LR, but with conditional overlays restricting gas stations, restaurants and convenience stores. As we discussed, I would like to take this issue to the University Hills NA which meets on 12/17 and would like to request another postponement of the Planning Commission to January. Please let me know if you or Maureen will have any objection to a postponement from the 12/13 setting.

Thanks,

*Lou O'Hanlon, Chair
University Hills Neighborhood Plan Contact Team*

From: Rhoades, Wendy [mailto:Wendy.Rhoades@austintexas.gov]
Sent: Friday, December 02, 2011 4:31 PM
To: Lou O'Hanlon
Subject: RE: 6500 and 6502 Manor Road meeting with University Hills representatives

Hi Lou,
Thanks for your email and offer to have this case taken up at the December 6th Contact Team meeting. My manager Jerry Rusthoven has offered to attend in my place, as I have three zoning cases up for discussion at the Zoning and Platting Commission that evening. I'll coordinate with him and also let Mr. and Mrs. Sneed know about the time and place of the meeting.

Thank you,
Wendy

12/12/2011

WE THE UNDERSIGNED SUPPORT THE CHANGE FROM LO TO LRC THAT HAS BEEN REQUESTED BY KENNIE SNEED AND BY MILDRED SNEED 12/13/12
PC

Permitted and Conditional Uses

Items #5 & 6

† For detail on marked uses in the Neighborhood Commercial district, see the Austin City Code 25-2-586.

Residential

Bed and Breakfast Residential (Group 1) *	Bed and Breakfast Residential (Group 2) *
Civic	
Club or Lodge (c)	Group Home Class I— Limited *
College and University Facilities *	Group Home Class II (c) *
Communication Service Facilities *	Guidance Services
Community Events *	Hospital Services— Limited (c)
Community Recreation— Private (c) *	Local Utility Services
Community Recreation— Public (c) *	Private Primary Educational Services *
Congregate Living (c)	Private Secondary Educational Services *
Counseling Services	Public Primary Educational Services *
Cultural Services	Public Secondary Educational Services *
Day Care Services— Commercial	Religious Assembly
Day Care Services— General	Residential Treatment (c)
Day Care Services— Limited	Safety Services
Family Home *	Telecommunication Tower (PC) *
Group Home Class I— General *	

LR (continued)

Commercial

Administrative Business Office	✓ Off-Site Accessory Parking
Art Gallery	✓ Personal Improvement Services - not exceeding 5,000 sq/ft of gross floor space
Art Workshop *	✓ Personal Services
✓ Consumer Convenience Services	✓ Pet Services
✓ Consumer Repair Services	Plant Nursery (c) *
✓ Financial Services	✓ Printing and Publishing
✓ Food Sales	✓ Professional Office
✓ General Retail Sales— Convenience	✓ Restaurant— Limited *
✓ General Retail Sales— General - not exceeding 5,000 sq. ft of gross floor space †	✓ Restaurant - General - not exceeding 4,000 sq/ft of gross floor space † *
✓ Medical Offices— not exceeding 5,000 sq/ft of gross floor space	Service Station *
Medical Offices— exceeding 5,000 sq/ft of gross floor space (c)	✓ Software Development
	Special Use Historic (c) *

Industrial

Custom Manufacturing (c)

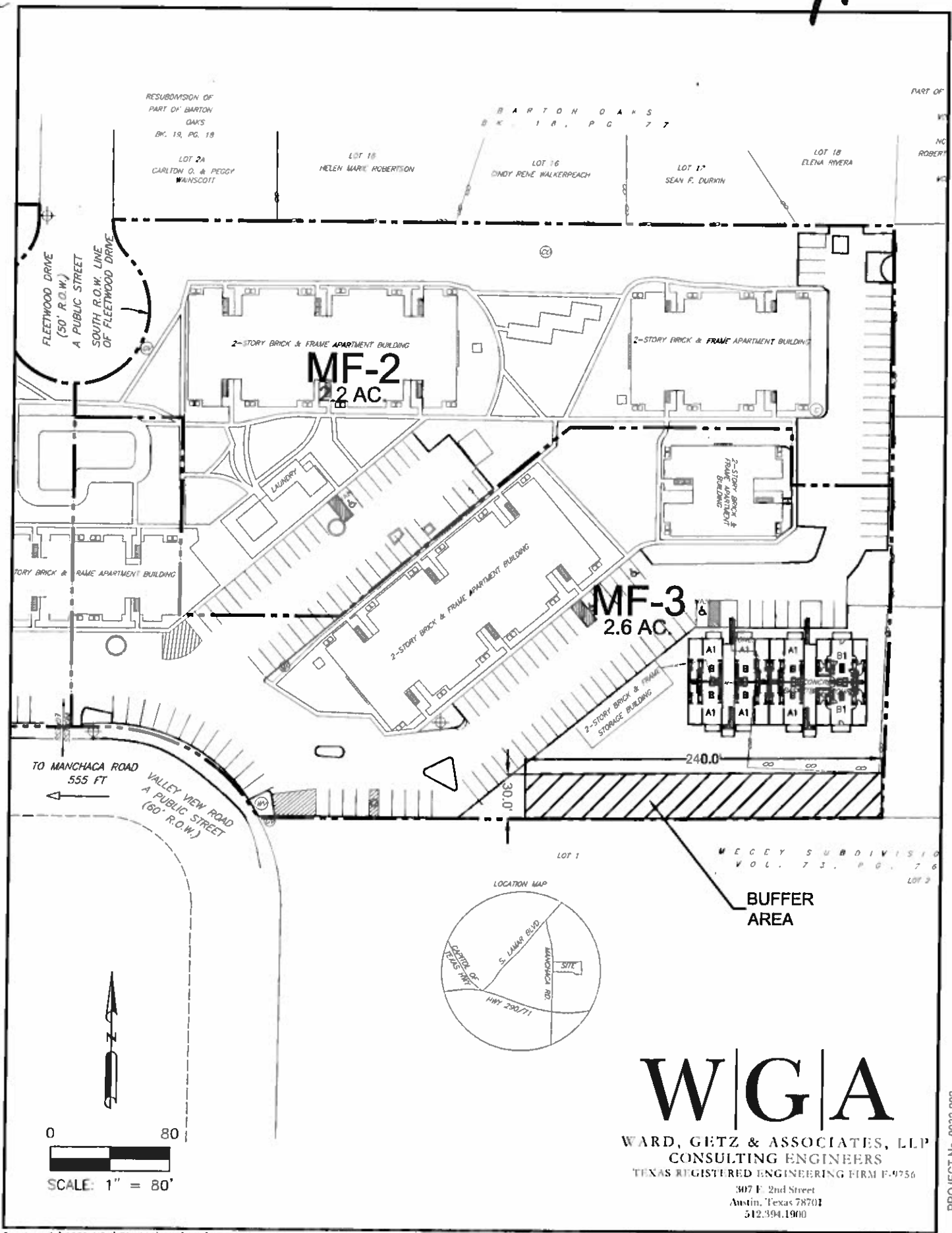
Agricultural

Urban Farm *

Name	Address	Phone
Mildred C. Sneed	6606 GREENSBRO	928-1134
Larry Colvin	2607 Loyola Lane	929-8117
Dorothy Colvin	2607 Loyola Lane	929-8117
Clyde L. Sneed	3101 Loyola Lane	928-8155
Pauline L. Sneed	2101 Loyola Lane	928-8155

1	Tijford J. Satterwhite	6308 Waynesburg Cove	9290164
2	George J. Arnold	6306 Waynesburg Cove	512-928-286
3	Gregory L. Over	6305 Waynesburg CV	512-5240-015
4	Delia Yurces	6309 Waynesburg C.V	512-799-052
5	Willie Collins	6311 Waynesburg CV	512/743 832
6	Ashika Coleman	6311 Waynesburg CV	928-2740 512-317-9998
7	Ruth L. Price	6404 Hartwick Place	5129280111
8	Earnest Price	6404 Hartwick Place	512-928-0 512-928-011
9	Mitchell L. Parish	6403 Hartwick Pl.	512573-7726
10	Linda Moore	6801 Millikin CV	512 9267418
11	Therent T. Moore	6801 Millikin CV	5129267418
12	Skulleno Castareda	6802 Langston DE	512-7379
13	Roy Eldred	6611 Greensboro Dr	926-3140
14			
15			

C/12



WGA

WARD, GETZ & ASSOCIATES, L.L.P.
CONSULTING ENGINEERS

October 18, 2011
Revised December 9, 2011

HIBBLORE APARTMENTS L.P.
C/o Mr. Braeton (Trac) Bledsoe
Hughes Capital Management, Inc.
1301 S. Capital of Texas Highway
Suite A-500
Austin, TX 78746

RE: Preliminary Drainage Analysis
The Grove Multifamily Complex Redevelopment
3707 Manchaca Rd
City of Austin, Travis County, Texas

Dear Mr. Bledsoe,

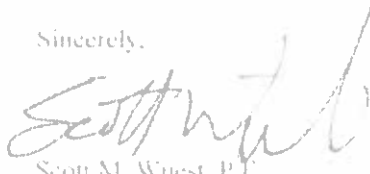
Please accept this letter as a preliminary recommendation for drainage runoff for the above referenced project. This recommendation was prepared by Ward, Getz & Associates, L.L.P. (WGA) and is based upon the existing topography study and visual inspection of the site. The purpose of this letter is to identify construction methods to help alleviate the adjacent single family homes located on the north property line east of Fleetwood Circle. This letter does not supersede any city, county, or state requirements, codes, or specifications.

According to the topography of the site, a portion of the runoff flowing to the north property line is diverted east and eventually south to the southeast corner of the property via a grass swale. If the intention of this grass swale was to divert all runoff east, then the swale would need to be sized accordingly. Upon visual inspection, the swale has been compromised over the years by natural erosion. In addition, silt has reduced its capacity.

In order to restore the original drainage pattern as designed during the construction of the property, the owner would need to regrade the swale and berm to convey the runoff east. Since the runoff to the berm and swale is minimal, any additional berm height will create a significant increase in capacity. In order to minimize impact to the trees in the area, the regrade of the swale should be limited to 10-15' in width. The berm height should be regraded to be even sloped with the swale. Any portion of the swale that has been compromised should be rebuilt. Sod or another revegetation method should be used in all areas of disturbance to stabilize the soil. The scope of the construction work has been estimated to be a maximum of 20 cubic yards of dirt to be relocated.

If there are any questions, please feel free to contact me at (512) 394-1900 or on my cell at (512) 784-7978.

Sincerely,



Scott M. Wuest, P.E.

Partner

Texas Firm Registration No. 9756

Phone: 512-394-1900 307 E. 2nd Street, Austin, TX 78701



C
14 + 15

MEMORANDUM

TO: Dave Sullivan, Chairperson
Planning Commission Members

FROM: Clark Patterson, AICP
Planning and Development Review

DATE: December 13, 2011

RE: C14-01-0046.01 Hyde Park NCCD Amendment #1
C14-04-0196.03 North Hyde Park NCCD Amendment #3

The staff recommendation has been modified slightly by deleting the listed permitted uses in the Floor-to-Area-Ratio modification and using the Land Development Code citation instead in both cases.

New Recommendation for both cases should read as follows:

The maximum amount of development permitted on a property subject to the City of Austin Land Development Code, Subchapter F, Article 2, Section 2.1 and this NCCD is limited to 0.4 to 1.0 floor-to-area ratio.

4000 \square = 1600 \square
5750 " = 2300 "
8000 = 3200 "