

PLANNING COMMISSION



JUNE 25, 2013

Handouts

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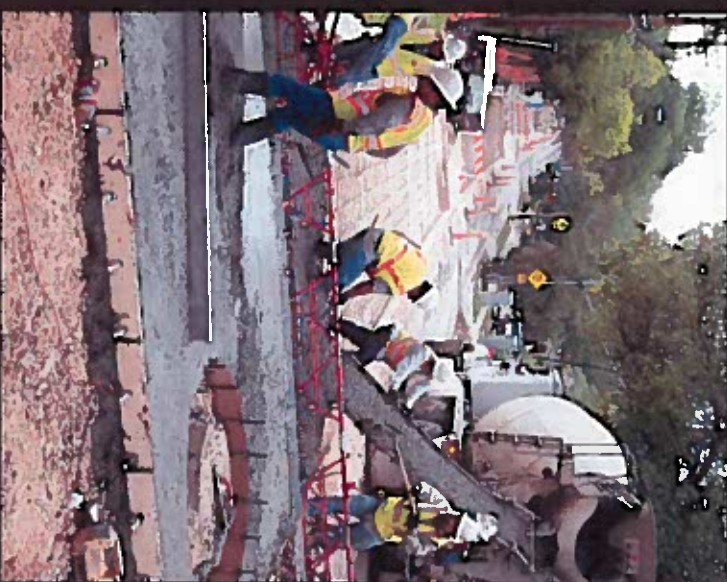




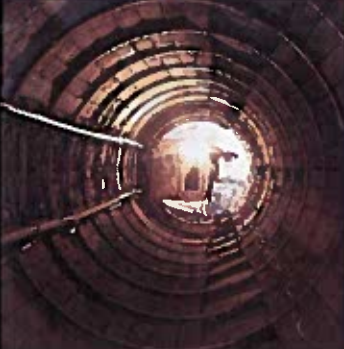


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Planning Commission Briefing

June 25, 2013

Capital Planning Office
Budget Office



		DRAFT	
		CAPITAL IMPROVEMENTS PROGRAM	
	Fiscal Year 2013-14		
	Five-Year Plan		
			



FY 2013-14 CIP Plan

➤ Purpose of the CIP Plan

- 5-year Plan, updated annually
- Identifies City's projected major capital improvements over the next five+ years
- Planning and budgeting tool
 - Identifies how we are planning on appropriating and spending capital funds
 - Identifies expected capital needs
 - Based on reasonably anticipated revenues
- Communication tool for public transparency

➤ Planning Commission makes annual recommendation on proposed CIP Plan



FY 2013-14 CIP Plan - Key Features

Volume One: CIP Planning

- PC Recommendation Letter
- Introduction
- FY 2013-14 Highlights
- Capital Funding & Spending Overview
- Spending & Appropriation Plan summaries by Dept.
- Department Narratives
 - Department Overview
 - Prior Year Accomplishments
 - FY 2013-14 Work Plan
 - Dept. Project Selection and Prioritization Process
 - Imagine Austin
 - CIP Funding Sources
 - Unfunded Capital Needs



FY 2013-14 CIP Plan - Key Features

Volume Two: Financial Info

- Spending & Appropriation Plan summaries by Department and by Project
- Dept. Project Plan Pages

Appendix - GO Bond Appropriations and Sale Schedule

Appendix - General Obligation Debt History



Capital Improvement Program Overview





Key Principles for the City's Capital Investments

- ***Provide adequate infrastructure*** and facilities to maintain City services
- Support ***investments reflecting Imagine Austin Vision*** and City Council policy directives
- Promote a ***sustainable community*** and high quality of life
- ***Balance community priorities***
- Encourage ***cross-departmental coordination*** and planning
- Seek ***cost-effectiveness*** in planning and delivery
- Abide by ***City financial policies***



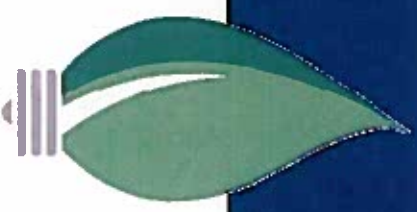
FY 2013-14 Strategic Priorities

- Continuation of on-going capital improvement programs
- Renovation and replacement of existing facilities
- GO bond program implementation
- Projects in support of *Imagine Austin*





Imagine Austin and the CIP Plan



➤ Many existing capital projects and programs are already in alignment with *Imagine Austin*.

➤ CIP Plan reflects *Imagine Austin* through:

- Continuation of on-going CIP programs that further priority programs, policies and actions
- Integration of sustainability elements throughout the CIP
- Larger-scale and transformative CIP projects
- Cross-departmental partnering on CIP projects



CIP Plan Financial Information



CIP Plan Financial Information

- General Government CIP (GGCIP)
 - Financial Policies
 - Appropriation and Spending Summaries
 - Bond Programs
 - Project Highlights
- Enterprise CIP (Ent. CIP)
 - Financial Policies
 - Appropriation and Spending Summaries
 - Project Highlights



GGCIP Financial Policies

- General Government Capital Contingency
 - 3% of capital expenditures, but not less than \$2M budgeted annually
- Extensive debt financing policies
 - Expected useful life
 - Reimbursement Resolutions
 - Priority to fund capital expenditures with cash or voter approved debt
 - Non-voter approved debt used when:
 - Urgent, unanticipated, necessary to prevent economic loss, results in an economic gain, most cost effective



GGCIP Spending & Appropriation

- FY14 Estimated Spending Plan: \$256M
- Total actual and estimated spending for FY13-FY18: \$1.25B
- Requested new FY14 appropriation: \$207.3M
- Total actual and new appropriation requests for FY13-FY18: \$1.45B
- Notes:
 - General Govt. project appropriation requests/spending plan include funding from some enterprise departments because of enterprise department roles in those projects. (Ex. AWU funds included in requests for Public Works street reconstruction projects)
 - Austin Transportation and Public Works Departments are combined
 - Figures do not include Communications and Technology Management



Bond Programs

2006 Bond Program (\$567.4M)

- Projected 5-year spending plan = \$175.5M
- Substantially complete by FY16
- FY14 Spending Highlights
 - New Central Library (\$44M)
 - Drainage (\$19.6M)
 - Street Reconstruction (\$5.2M)
 - Bartholomew Pool (\$3.6M)
 - Trails (\$2.3M)
 - Parks Facilities (\$2.0M)

2010 Bond Program (\$90.0M)

- Projected 5-year spending plan = \$156.8M
- Substantially complete by FY16
- FY14 Spending Highlights
 - Boardwalk Trail at Lady Bird Lake (\$9.5M)
 - Mobility Enhancement (\$5.25M)
 - Bikeways/ADA/Pedestrian (\$3.3M)
 - Street Reconstruction (\$2.2M)
 - Signals (\$571K)



2012 Bond Program – \$306.6 Million

- First installment of appropriation approved by Council on May 9th
- FY14 Project Highlights include:
 - P12 Transportation (Total authorization - \$143.3M)
 - IH-35 Corridor, East 51st Street signals, MoPac Bicycle Bridge, Shoal Creek restoration, sidewalks, Colorado and Rio Grande street reconstruction
 - P13 Open Space (Total authorization - \$30.0M)
 - Various acquisitions
 - P14 Parks and Recreation (Total authorization - \$77.7M)
 - Cemetery renovations, Montopolis Community Center, Elisabet Ney Museum, West Enfield Pool, various improvements to parks, playscapes, trails, and aquatic facilities



2012 Bond Program – \$306.6 Million

➤ FY14 Highlights include:

- P16 Public Safety (Total authorization - \$31.1M)
 - AFD: Onion Creek Fire Station and women's locker rooms
 - APD: Northwest Substation, Mounted Patrol facility, and Park Patrol facility
 - EMS: Ambulance bay expansions
- P17 Health and Human Services (Total authorization - \$11.1M)
 - Betty Dunkerley Campus infrastructure improvements and Women and Children's Shelter renovation/expansion
- P18 Library and Cultural (Total authorization - \$13.4M)
 - Branch library improvements (Milwood, Pleasant Hill, and University Hills) and Austin Film Studios



Other Project Highlights

- Fire station structural improvements (FY14 SP = \$200K)
- GATRRS replacement (FY14 SP = \$5.3M)
- Seaholm District (FY14 SP = \$26.7M)
- Fleet facility improvements (FY14 SP = \$1.2M)
- Land Development Code Revision (FY14 SP = \$700K)
- Affordable housing investments (FY14 SP = TBD)
- Municipal Court Case Management System upgrade to AMANDA (FY14 SP = TBD)
- Art in Public Places (FY14 SP included in various project budgets)



Ent. CIP Financial Policies

- Austin Energy
 - Finance capital projects through a combination of cash and debt
 - Equity contribution ratio between 35% and 60%
 - Spending and appropriation figures are not included in CIP Plan for proprietary reasons
- Austin Water Utility
 - Finance capital projects through a combination of cash and debt
 - Equity contribution ratio of at least 20%



Ent. CIP Spending & Appropriation

- FY14 Estimated Spending Plan: \$438.4M
- Total actual and estimated spending for FY13-FY18 : \$5.3B
- Requested new FY14 appropriation: \$288M
- Total actual and new appropriation requests for FY13-FY18 : \$5.3B
- Notes:
 - Austin Water Utility appropriation request in capital budget will not match CIP Plan
 - Figures do not include Austin Energy



Project Highlights

- Convention Center facility improvements, including escalator replacement (FY14 SP = \$5.8M)
- System upgrades at Decker Power Station, Sand Hill Energy Center, and Fayette Power Project (AE projects)
- Streetlight monitoring system and Dark Sky streetlight infrastructure upgrades (AE projects)
- Eco-Industrial Park (FY14 SP = \$2.5M)
- ARR fleet conversion from diesel to alternative fuels (FY14 SP = \$15.5M)



Project Highlights

- Annexation Water/Wastewater Service Extension
(FY14 SP = \$12.4M)
- Water Treatment Plant #4 (FY14 SP = \$54.4M)
- Replacement Of Deteriorated AWU Infrastructure
(FY14 SP = \$38.1M)
- Terminal East Infill construction (FY14 SP = \$3M)
- Consolidated Rental Car Facility (P3 Effort; FY14 SP = \$30M)
- Waller Creek Tunnel (FY14 SP = \$53.6M)



CIP Committee Comments & Recommendations

➤ Recommends the FY 2013-14 CIP Plan and PC letter in support of the plan

1. Importance of Imagine Austin as a guide
 - Compact and connected city realized through transportation, sidewalk and bicycle lane improvements, and household affordability, among other things.
2. Supports continued use of GIS to map overlap between adopted neighborhood plan CIP requests and other CIP needs.
3. Recommends alternative ways to control traffic while simultaneously making roads and thoroughfares safer.



CIP Committee Comments & Recommendations

➤ Top Priorities:

- Household affordability: provide additional rental and ownership opportunities in the 30-80% MFI range, emphasizing the 30% MFI range.
- Water:
 - Continue to study and address issues related to drainage and water quality.
 - Water conservation is also increasingly important in the face of regional drought.
- Sidewalks: Look for ways to increase funding for sidewalks in the future for improved safety.



Questions?

ORDINANCE NO. 20110526-098

AN ORDINANCE RELATING TO SPECIAL EXCEPTIONS AND FEE WAIVERS FOR CITY CODE VIOLATIONS; AMENDING CITY CODE SECTIONS 2-1-111, 25-1-211, 25-1-212, 25-1-214, 25-1-215, 25-1-216, 25-1-217, AND 25-1-218; AND ADDING NEW SECTIONS 25-1-366 AND 25-2-476.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The city council finds that:

- (A) Certain technical code and zoning violations exist on residential properties throughout the City of Austin. In some cases, these violations have existed compatibly with the surrounding neighborhoods for 25 or more years with no known adverse impacts to public health, safety, or welfare.
- (B) In such cases, the City's existing amnesty program, as codified in Section 25-1-365 of the Land Development Code, provides a mechanism for excusing full compliance with city regulations for certain minor violations existing on or before adoption of the current zoning code on March 1, 1986.
- (C) To address setback violations that meet all requirements for administrative amnesty except for the 1986 cutoff date, the Board of Adjustment could be authorized to grant a special exception in limited circumstances. A special exception, as authorized under state law, may be granted without a hardship finding required for a traditional zoning variance.
- (D) Together with the City's existing amnesty program, authorizing special exceptions and waiving fees for landowners seeking to address minor zoning setback violations would allow enforcement staff to focus on more significant violations of city code.

PART 2. Subsection (F) of City Code Section 2-1-111 (*Board of Adjustment*) is amended to read:

- (F) The board shall:
 - (1) hear and decide a request for a variance from the requirements of Chapter 25-2 (*Zoning*), except as otherwise provided by the Code;
 - (2) hear and decide an appeal of an administrative action under Chapter 25-2 (*Zoning*);

- (3) hear and decide a request for a variance from the requirements of airport zoning regulations under Section 241.034, Local Government Code; [and]
- (4) hear and decide a request for a special exception under Chapter 25-2 (Zoning); and
- (5)[(4)] perform other duties prescribed by ordinance or state law.

PART 3. City Code Chapter 25-2 (*Zoning*), Article 2 (*Appeals, Variances, Special Exceptions, and Adjustments*) is amended to amend the title of Division 2 (*Variances*) and to amend Sections 25-1-211 (*Application for a Variance*), 25-1-212 (*Report*), 25-1-214 (*Public Hearing and Notice*), 25-1-215 (*Action on Application*), 25-1-216 (*Effective Date of Variance*), 25-1-217 (*Expiration of Variance*), and 25-1-218 (*Restrictions on Similar Applications*) to read as follows:

Division 2. Variances and Special Exceptions.

§ 25-1-211 APPLICATION FOR A VARIANCE OR SPECIAL EXCEPTION.

- (A) A person may file an application for a variance or a special exception with:
 - (1) the building official for a variance or special exception granted by the Board of Adjustment; or
 - (2) the responsible director for a variance granted by the Land Use Commission or the council.
- (B) An application may include a request for:
 - (1) variances or special exceptions from regulations applicable to the same site; or
 - (2) similar variances or special exceptions on two or more adjacent parcels with similar characteristics.
- (C) The building official or responsible director may require that the applicant provide information that the building official or responsible director determines is necessary to evaluate the variance or special exception request.

§ 25-1-212 REPORT.

- (A) For an application for a variance or special exception requiring consideration by the Board of Adjustment, the building official shall prepare and file a report with the board not later than the 11th day before the public hearing.

- (B) For an application for a variance requiring consideration by the Land Use Commission, the responsible director shall prepare and file a report with the Land Use Commission not later than the 11th day before the public hearing.
- (C) The building official shall make a report described in this section available to the public when the report is filed with the Board of Adjustment or Land Use Commission.
- (D) This subsection applies to an application for a zoning variance or special exception for property zoned as a family residence (SF-3) or more restrictive district.
 - (1) The building official shall waive the application fee if the official determines that the variance or special exception is supported by the notice owners of 80 percent or more of the property located within 300 feet of the property for which the variance is sought.
 - (2) An applicant who seeks a fee waiver must:
 - (a) obtain the signature of each notice owner who supports the variance or special exception, on a form provided by the building official; and
 - (b) submit the completed form to the building official.

§ 25-1-214 PUBLIC HEARING AND NOTICE.

- (A) The Board of Adjustment or Land Use Commission, as applicable, shall hold a public hearing on an application for a variance or special exception not later than the 45th day after the date the application is filed.
- (B) The building official or responsible director, as applicable, shall give notice under Section 25-1-132(A) (*Notice Of Public Hearing*) of a public hearing on an application for a variance or special exception, and, for a variance or special exception heard by the Board of Adjustment, by posting one or more signs.

§ 25-1-215 ACTION ON AN APPLICATION.

- (A) Except as otherwise provided in this chapter, the Board of Adjustment or the Land Use Commission shall act on an application for a variance or special exception not later than the next meeting after the public hearing is closed.
- (B) The Board of Adjustment or the Land Use Commission may:
 - (1) approve an application for a variance;
 - (2) approve an application for a variance with modifications; or

- (3) deny an application for a variance.
- (C) The Board of Adjustment or the Land Use Commission may require that a variance be:
 - (1) revocable;
 - (2) effective for a specified time period; or
 - (3) subject to one or more conditions.
- (D) The Board of Adjustment may act on a request for a special exception in the manner provided for variances under Subsections (B) and (C) of this section.

§ 25-1-216 EFFECTIVE DATE OF VARIANCE OR SPECIAL EXCEPTION.

- (A) Except as provided in Subsection (B), a decision on a variance or special exception is effective immediately.
- (B) If a variance or special exception is appealable, a decision on the variance is effective:
 - (1) except as provided in Subsection (B)(2), at the expiration of the time period during which an appeal may be filed; or
 - (2) if a notice of appeal is filed, when a final decision on the appeal is made.

§ 25-1-217 EXPIRATION OF VARIANCE OR SPECIAL EXCEPTION.

- (A) Except as provided in Subsection (B), a variance or special exception expires:
 - (1) except as provided in Subsection (A)(2), one year after the effective date of the variance or special exception; or
 - (2) on the date established as a condition of approval.
- (B) A variance or special exception expires on the date an approved plan or permit expires if:
 - (1) an application for approval of a plan or permit is submitted before a variance or special exception expires under Subsection (A); or
 - (2) the variance or special exception is granted in association with the approved plan or permit.

§ 25-1-218 RESTRICTION ON SIMILAR APPLICATIONS.

If an application for a variance or special exception is denied, or if a variance or special exception is revoked, a person may not file an application for the same or a similar variance or special exception on the same or [a] substantially the same site for a period of one year from the date of denial or revocation.

PART 4. City Code Chapter 25-2 (*Zoning*) is amended to repeal and replace Article 7, Division 3 (*Special Exceptions*) with a new Division 3 to read as follows:

Division 3. Reserved.

PART 5. City Code Chapter 25-2 (*Zoning*) is amended to add a new Section 25-2-476 to read:

§ 25-2-476 SPECIAL EXCEPTIONS.

- (A) Subject to the limitations under Subsection (B) of this section, the Board of Adjustment may grant a special exception for an existing residential structure, or portion of an existing structure, that violates a setback required under Chapter 25-2 (*Zoning*).
- (B) The Board may grant a special exception under Subsection (A) of this section if:
 - (1) the residential use for which the special exception is sought is allowed in an SF-3 or more restrictive zoning district;
 - (2) the building official performs an inspection and determines that the violation does not pose a hazard to life, health, or public safety; and
 - (3) the Board finds that:
 - (a) the violation has existed for:
 - (i) at least 25 years; or
 - (ii) at least 15 years, if the application for a special exception is submitted on or before June 6, 2013;
 - (b) the use is a permitted use or a nonconforming use;
 - (c) the structure does not share a lot with more than one other primary residence; and
 - (d) granting a special exception would not:
 - (i) alter the character of the area;

- (ii) impair the use of adjacent property that is developed in compliance with city code; or
 - (iii) grant a special privilege that is inconsistent with other properties in the area or in the district in which the property is located.
- (C) A special exception granted under this section:
 - (1) applies only to the structure, or portion of a structure, for which the special exception was granted and does not run with the land;
 - (2) may not authorize an increase in the degree of noncompliance or excuse compliance with minimum health and safety requirements; and
 - (3) may not authorize a remodel or addition to the existing structure, except to the extent required by the building official to meet minimum life and safety requirements.
- (D) A structure granted a special exception under this section shall be treated as a non-complying structure under Chapter 25-2, Article 8 (*Noncomplying Structures*).

PART 6. City Code Section 25-2 (*Zoning*) is amended to add a new Section 25-1-366 to read:

§ 25-1-366 FEE WAIVER PROGRAM FOR EXISTING RESIDENTIAL STRUCTURES.

- (A) Subject to the requirements of Subsection (B) of this section, the director shall:
 - (1) waive the fee for a variance application to the Board of Adjustment under Section 25-2-473 (*Variance Requirements*) or a special exception under 25-2-476 (*Special Exceptions*); and
 - (2) refund permitting and inspection fees if:
 - (a) the building official determines, based on a minimum life-safety inspection, that the structure does not pose a hazard to life, health, or public safety; and
 - (b) the structure:
 - (i) complies with current zoning regulations; or
 - (ii) the structure receives a special exception or variance from the Board of Adjustment or certificate of occupancy or

compliance from the building official under Section 25-1-365 (*Exemption from Compliance*).

(B) A fee waiver or refund authorized under Subsection (A) of this section:

- (1) applies only to existing residential structures and does not cover permits for remodels, except to the extent required by the building official to address minimum life and safety requirements;
- (2) applies only if the residential use for which a special exception is sought is allowed in an SF-3 or more restrictive zoning district;
- (3) does not cover fees for re-inspections or for after-hours inspections; and
- (4) expires on June 6, 2013.

(C) The director shall refund fees collected after June 6, 2012 if the requirements for waiver under this section are met.

PART 7. This ordinance takes effect on June 6, 2011.

PASSED AND APPROVED

_____, May 26, 2011 §
 § Lee Leffingwell
 § Lee Leffingwell
 Mayor

APPROVED: Karen M. Kennard ATTEST: Shirley A. Gentry
 Karen M. Kennard Shirley A. Gentry
 City Attorney City Clerk



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MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: June 25, 2013

SUBJECT: C14-2013-0031 & C14-2013-0032 / Clawson Patio Homes (I & II)
Postponement Until July 23, 2013
Comment Form

Attached please find a postponement request from the South Lamar Neighborhood Association. This is their second postponement request. Because the case is currently scheduled for City Council consideration on August 8, 2013, the postponement, if granted, would not delay consideration by the City Council.

Also attached is a comment form returned in response to mailed public notice. This was inadvertently left out of the backup materials, and is the only form returned to staff at this time.

Lee Heckman
Planning and Development Review Department

From: Justin Scanio

Sent: Monday, June 24, 2013 8:03 AM

To: Heckman, Lee

Cc: SLNAZone

Subject: Clawson Patio Homes PC Postponement Request

Lee,

Please accept this email as a formal request that the zoning cases C14-2013-0031 and C14-2013-0032 scheduled for June 25 at Planning Commission be postponed until July 23, 2013, with the understanding that this will not affect the City Council meeting that will be hearing this case.

Regards,

--

Justin Scanio

South Lamar Neighborhood Association Zoning Committee

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.

R 5/22/13

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.austintexas.gov

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: C14-2013-0031

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 28, 2013, Planning Commission
June 6, 2013, City Council

DARDANELLA VILAFRANCA

Your Name (please print)

1508 SOUTHPORT DR #248

Your address(es) affected by this application

Dardanella Vilafanca

Signature

5-24-13

Date

Daytime Telephone: 512 707-0500

Comments:

Enough is Enough!

We don't need the added

traffic or crowding.

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

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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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.

5/22/13

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:

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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: C14-2013-0032

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 28, 2013, Planning Commission

June 6, 2013, City Council

DARDANELLA VILLAFRANCA
Your Name (please print)

1508 SOUTHPORT DR #248
Your address(es) affected by this application

Dardanelle Villafrañca 5-21-13
Signature Date

Daytime Telephone: 512 707-0500

Comments: Enough is Enough!
We don't need the added
traffic or crowding.

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

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





MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: June 25, 2013

SUBJECT: C14-2012-0100 / Woodland Commercial Park
Postponement Request to July 9, 2013

Attached please find a postponement request from the South River City Citizens Neighborhood Association.



Lee Heckman
Planning and Development Review Department

-----Original Message-----

From: Marc Davis

Sent: Tuesday, June 25, 2013 3:30 PM

To: Heckman, Lee

Subject: Requesting postponement of C14-2012-0100 Reagan Signs Re-Zoning case

Lee,

Since our last postponement, we have been working with the applicant more and feel that there is a possible path to compromise. At this point the applicant is still pulling together a final document that outlines the various concessions and restrictions they are willing to agree to (based, in part, upon our input) and we are, unfortunately, not ready to make a final judgment on this at tonight's Planning Commission meeting. Instead, we would like to request a postponement to the July 9th Planning Commission meeting. We feel very confident that will give us enough time to work with the applicant and evaluate the proposal and have a final judgment.

Thank you,
Marc Davis
SRCC President

June 20, 2013

3511 Manor Rd – Re-Zoning Conditions and Agreements

The following items are understood to express the agreement between the JJ Seabrook Neighborhood Association and the City of Austin Public Works Department in resolving the issues concerning PWD's request for CS zoning on the 3511 Manor Rd property.

SF Zoning for Greenwood Frontage:

The City and Neighborhood will endeavor to produce a quality project to provide affordable housing units on the section of the site fronting Greenwood Avenue as indicated on the Conceptual Site Plan provided by Public Works dated May 21, 2013. Therefore, the zoning request will be modified to designate the western portion of the site as SF-6 adjacent to Greenwood Avenue and extending 65(?) feet to the East.

The next 65(?) feet of the site, (adjacent to the SF-6 designated zone) will be maintained with a permanent vegetative cover (grass) suitable for recreational activities. Though this section will be within the CS Base Zone, all uses will be excluded except those required for emergency conditions and for neighborhood recreation or other suitable public uses.

Conditions of CS Base Zone:

For all uses associated with the Public Works Department facility or all other activities allowed under "Construction Sales and Services, Vehicle Storage, and/or Building Maintenance Services," the following conditions apply:

Hours of operation are limited to Monday • Sunday between the hours of 7:00am • 7:00pm.

All vehicles will enter and exit the property onto Manor Road. Vehicles will use Airport Blvd and avoid cutting through neighborhood for southern destinations.

Material storage will be limited to the minimal amounts required to perform local minor repairs and address emergency situations.

All materials will be contained within permanent enclosures. Materials for emergency situations will be covered.

Waste materials will not be stored on the ground. All waste materials, gathered from normal operational services, will be stored in dumpsters that are emptied regularly.

Non-Zoning Agreements:

PWD will add water as necessary to minimize dust when moving stored materials.

PWD will reverse vehicles into parking spaces at the end of the work day to eliminate backing warning noise in the mornings.

PWD will maintain best management practices agreed with Water Protection Department for controlling surface storm water runoff.

Two staff members will be on call beyond the limited service hours for responding to 311/Customer Service Requests.

PWD will maintain the grass field along the western edge of the CS zoned area. The neighborhood will be allowed use of the field for recreational activities or gatherings with access or reservations determined by a joint agreement between the JJ Seabrook NA and PWD.

Emergency use by PWD of the neighborhood field will be only upon the declaration by the PWD Director that a major emergency exists and neighborhood access to the property may be curtailed until such emergency is over. Once such emergency declaration is over, then PWD will expedite the restoration of the neighborhood field to re-establish neighborhood uses as soon as possible.

PWD will implement a planning process to develop new facilities on the site. The new PWD facility will include approx. 8,000 sf. of new construction, replacing the existing building on the site. The new construction will provide offices for PWD and/or other City agencies and will include a Community Events Room that will be available for neighborhood uses and activities.

PWD will work with JJ Seabrook NA and other groups to determine suitable sites for relocation of the Street and Bridge Central District operations. Though such relocation is not guaranteed within a specified time-frame, all parties agree that the present location is not ideally suited for such operations and that the operations, reduced and limited as outlined in these agreements, are to be on a transitional basis only.

Submitted by:

Ben Heimsath
Chair, Ad-Hoc Manor Zoning Committee
JJ Seabrook Neighborhood Association



PERALES ENGINEERING, LLC
Land Development and Environmental Consulting

C14

May 7, 2013

Mr. David Wahlgren
Planning and Development Review
505 Barton Springs Road,
Austin, Texas 78704

RE: Planning Commission Postponement Request
Bockhorn Lot 1; Resubdivision - CB-2013-0002.0A

Dear Mr. Wahlgren:

We have been informed that a postponement request has been submitted for our Planning Commission hearing this month. Please accept this letter as our formal request to allow a postponement from the public hearing until the next meeting date of July 9th, 2013.

There is no need to postpone the case but as an act of good faith we are open to the request. We would like to remind the commission that the neighbors have had a great deal of time to review this very simple project which is requesting no variances or special exceptions from the City or our neighbors. This re-plat is retuning the site to the original configuration, created in the original subdivision and is in the same configuration as the neighbors to the site.

If you would like to discuss further or need additional information, please don't hesitate to contact our office. We look forward to working with you and your team on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "JP", with a long horizontal line extending to the right.

Jerry Perales, PE
President

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