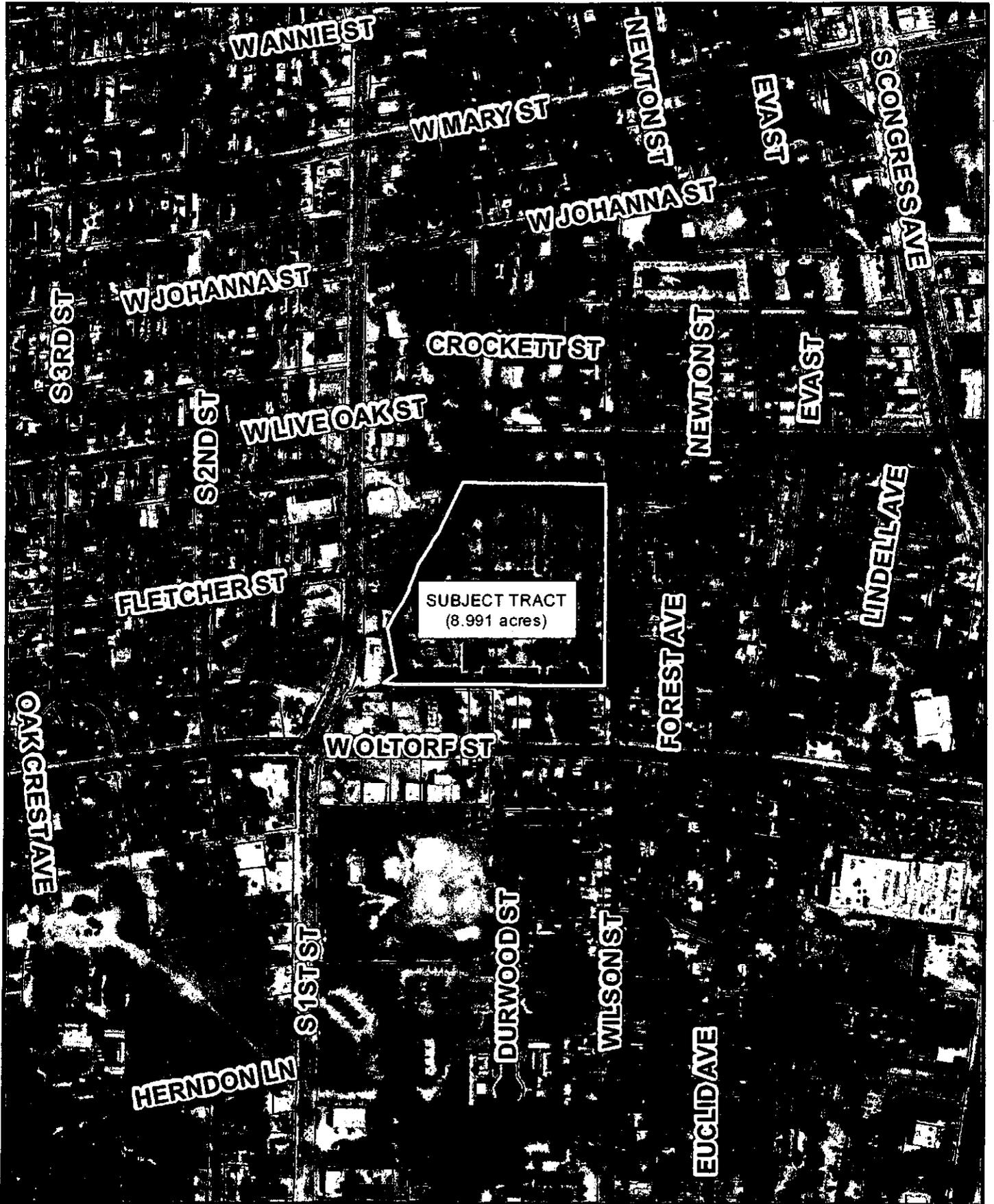




C14-2013-0020 / Oak Creek Village



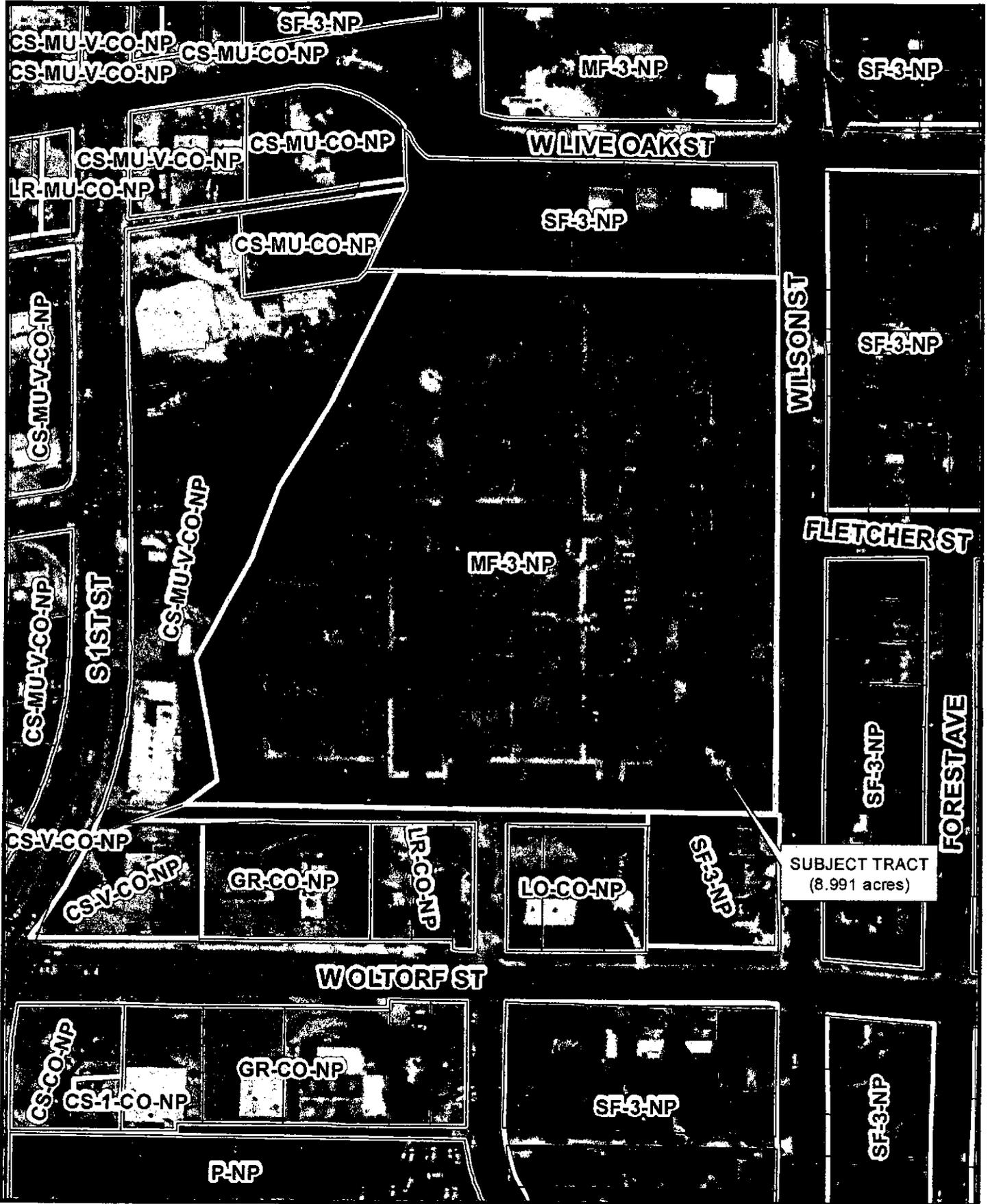
Imagery: 2011

Exhibit A-1:  
Aerial

0 200 400 800  
Feet

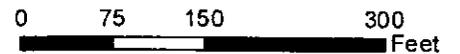
1 inch = 400 feet

# C14-2013-0020 / Oak Creek Village



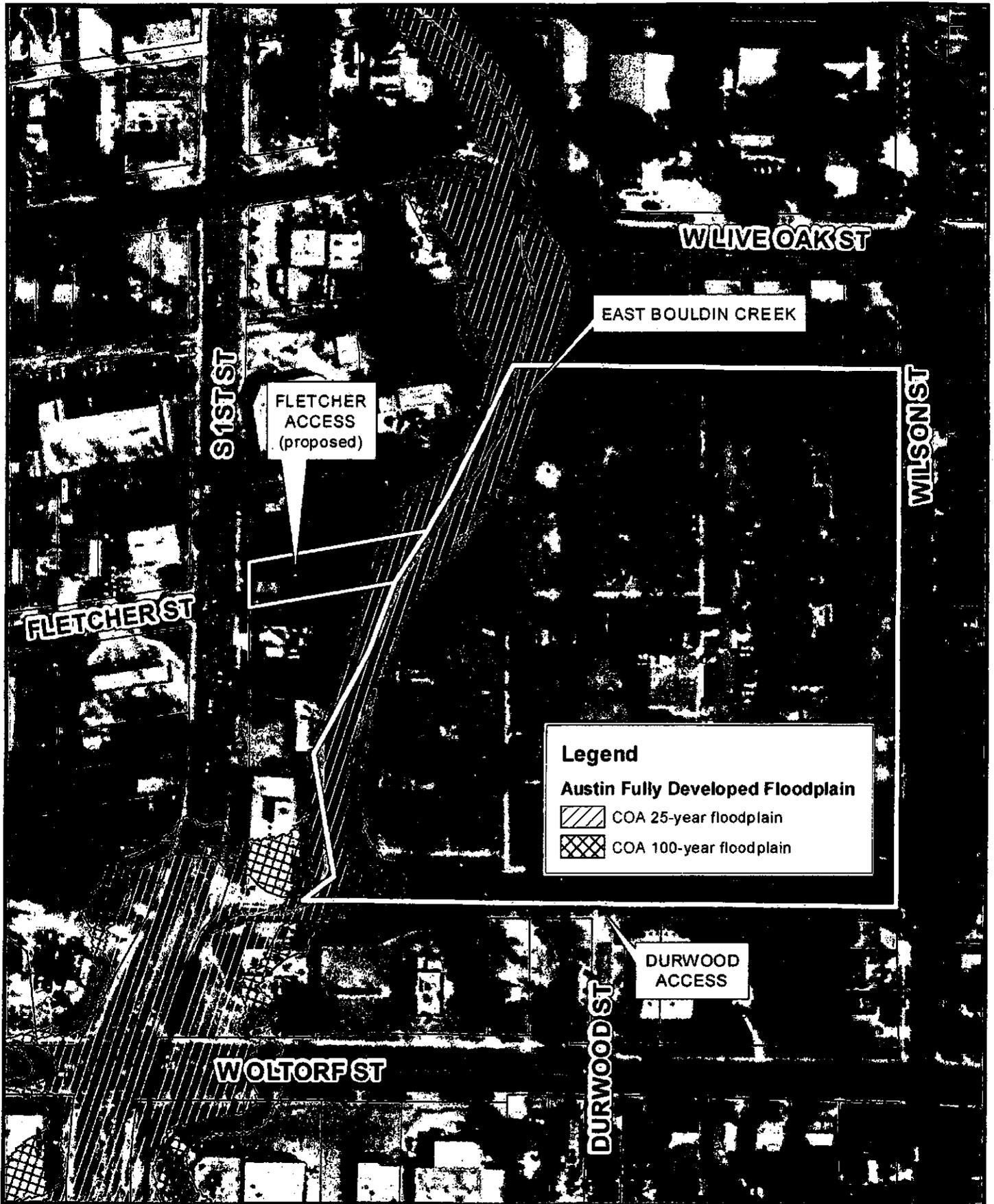
Imagery: 2011

Exhibit A-2:  
Aerial & Zoning



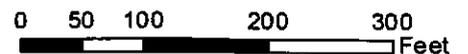
1 inch = 150 feet

# C14-20123-0020 / Oak Creek Village



Imagery: 2011

Exhibit B  
Proposed Access & Creek



1 inch = 150 feet

Tom Sechrest

**Sent:** Tuesday, March 19, 2013 7:06 AM

**To:** Heckman, Lee

**Subject:** RE: Wilson Street Rezoning CASE NUMBER C14-2013-0020

I am a long-time resident of this neighborhood (just around the corner from the proposed rezoning) and I am AGAINST this rezoning.

I am out of the country on business and unable to attend the hearings, but this neighborhood cannot easily handle the density that the developers are seeking. Worse, if these developers simply receive the rezoning and then sell, all bets are off. While I would not miss the "projects," as they have been a source of crime problems the entire time i have resided in the neighborhood (twenty plus years), adding that many more people to this side street would greatly diminish the quality of life in the neighborhood.

TOM SECHREST  
2109 Newton Street  
Austin TX 78704

**From:** Laura Raun  
**Sent:** Sunday, March 24, 2013 5:06 PM  
**To:** Heckman, Lee  
**Subject:** Case # C-14-2013-0020

Dear Lee Heckman:

We reside at 206 Fletcher St. and would like to formally oppose this rezoning application on the grounds of excessive density that conflicts with the Bouldin Creek Neighborhood Plan in 3 ways.

When is the public hearing scheduled on this application?

1. MF6 does not maintain established neighborhood character and assets
2. MF 6 does not manage growth by encouraging development in existing higher-density nodes
3. MF 6 does not create a transportation network that allows residents to walk, bike, ride, roll, and drive safely

Please acknowledge that our opposition will be formally included in this application.

Thank you,

John S. and Laura R. Carroll

206 Fletcher St.  
Austin, TX 78704

**From:** Heckman, Lee  
**Sent:** Monday, March 25, 2013 11:44 AM  
**To:** 'Laura Raun'  
**Subject:** RE: Case # C-14-2013-0020

Ms. Raun:

Your correspondence will be included in any staff report submitted to the Planning Commission and City Council. Public hearing dates have not been scheduled by staff at this time. If you live within 500' of the subject property and received a Notice of Filing, you will also receive mailed notice of the public hearings.

Lee Heckman, AICP  
City of Austin  
Planning & Development Review Dept.  
One Texas Center  
505 Barton Springs Road, 5th Fl  
Austin, Texas 78704

Tel: 512 – 974 – 7604  
Fax: 512 – 974 – 6054  
Email: [lee.heckman@austintexas.gov](mailto:lee.heckman@austintexas.gov)

**Exhibit C - 2**

**From:** Ashley McLain  
**Sent:** Wednesday, March 20, 2013 9:42 PM  
**To:** Heckman, Lee  
**Cc:** JC Gmail  
**Subject:** 2324 Wilson Street

Hi Lee. How are you?

I'm writing about the Wilson Street case. We live just down the street. We support the housing redevelopment that retains the affordable housing component, since our kids have attended Travis Heights Elementary and we understand there are about 80 kids that would be affected if the affordable housing is not retained.

We support the proposal to move ingress/egress off of Wilson Street. Still, there will be a large increase in traffic. There is already high speed traffic on Wilson Street in front of our house between West Live Oak and Johanna Street, despite Johanna representing a deadend for Wilson Street. What can we do to request a traffic control device in front of our house (near Crockett and Phoenix Academy?) That would be very helpful since we have many neighbors with small children and pets.

Thanks for considering my thoughts, Ashley

L. Ashley McLain, AICP  
Principal  
Cox|McLain Environmental Consulting, Inc.  
6010 Balcones Dr. Suite 210  
Austin, TX 78731  
(office) 512-338-2223  
(cell) 512-299-6856  
[www.coxmclain.com](http://www.coxmclain.com)

**From:** Linda  
**Sent:** Tuesday, May 07, 2013 3:16 PM  
**To:** Heckman, Lee  
**Subject:** Re: C14-2013-0020, Oak Creek Village @ 2324 Wilson, Austin, Texas 78704

Mr. Heckman,

I received the Public Hearing Information regarding Oak Creek and there is not enough space on the form to articulate how wrong this appears to be.

The owner/developer presented the project as a redevelopment of existing Section 8/Low Income Housing and "Multi-Use/Market Rate" rentals to garner favor and a 200 million dollar tax credits to the neighborhood/Bouldin Creek Neighborhood Association (BCNA) and the City of Austin. We were all lied to which makes me mistrust or endorse any future project at this location for the same owner. Section 8 is a cash cow for an owner; a guaranteed income and Federal Government backing/guarantees unlike any other "landlord".

The added upscale apartments were meant to serve as a "movin on up" experience and abate the "us versus them" feelings expressed by current residents. Another concern is that the future Home Owners Assoc. *will not/cannot* be the same management company; difficult to manage the 9+ acres in such close proximity and promotes the *us versus them* scenario.

This project will take years from start to finish and down grade my property value with construction noise, traffic, dust, and dirt as it is directly across the street. No one sells property next to an ongoing construction site.

There is still no assurance that the additional 3rd story (currently 2 story structure) will not adversely affect my view to the west. It was reported by the developer during the meeting at St Ignacius church, that my view would lose 4-6 feet as the building along Wilson street would be dug/dropped to accommodate the 3rd story and not impede the view. My question still is and what is atop the roof (air conditioner units, heaters, air ducts, elevator equipment...).

Difficult to believe the owner-builder-developer now. It is clear that this was the intent from the beginning. A project this large does not change overnight and I would recommend the tax credit be withdrawn. If the owner cannot bank roll what is turning out to be a spec project; sell it and let a new developer come in.

Looking forward to the Hearing dates to uncover the truth of the project.

Linda Yost  
218 Fletcher  
Austin, Texas 78704

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

From: Linda  
To: joi.harden <[joi.harden@austintexas.gov](mailto:joi.harden@austintexas.gov)>; laura.morrison <[laura.morrison@austintexas.gov](mailto:laura.morrison@austintexas.gov)>; lee.leffingwell <[lee.leffingwell@austintexas.gov](mailto:lee.leffingwell@austintexas.gov)>  
Sent: Fri, Apr 26, 2013 12:47 pm  
Subject: RE: C14-2013-0020, Oak Creek Village @ 2324 Wilson, Austin, Texas 78704  
Neighbors,

I received an E-mail indicating that since receiving our Bouldin Creek Neighborhood Assoc. (BCNA's) endorsement for the 200+ million in "tax credits", the owner is now changing the "multi-use" rental 2/3 portion of the project to selling them. Let's keep informed as I am always leery of projects that change so quickly without our knowledge and prior to the zoning/planning approval.

My questions/suggestions RE: C14-2013-0020, Oak Creek Village @ 2324 Wilson, Austin, Texas 78704

**Exhibit C - 4**

1-what will be atop of the three story buildings along Wilson (heating, air conditioners...), and 2- that my vertical view impact ("compatible-along Wilson Street) will only loose approximately 4-6 feet with the third story addition as the grading will go DOWN to accommodate the new sloping of the property/addition.

Suggestions:

- \*Impermeable fencing along Wilson Street
- \*No Pedestrian gates (use office gate on south end of Wilson)
- \*Security Cameras through out complex (welcome to post on my trees to face apartments/Wilson Street)
- \*Austin Police Department (APD) to actually ticket/tow illegally parked cars/trucks along the west side of Wilson Street. It is not being enforced. APD responds and have waited up to 25 mins for cars to leave rather than ticket (still).
- \*Noise complaints (late night parties) are being dealt with by Austin Police or the management company. There is a HIGH amount of foot and vehicle traffic (illegally parked on Wilson) going in and out of several apartments along Wilson, especially on Weds and Thurs nights.
- \*Dogs running loose (no leashes)
- \*Alcohol use and loud music out of illegally parked cars on Wilson (beer can litter)
- \*Litter along Fletcher and Wilson street
- \*Men working on their cars on Wilson (often illegally parked on the west or east side with doors wide open; creating driving hazards
- \*Add speed bumps to lower vehicle speed
- \*Add sidewalks on the south side of Fletcher Street (effect only 3 properties; none of which have curbside "improvements". These properties all have telephone poles/easements that would be conducive to adding sidewalks and would cut down on owners "lawn care"; providing somewhere for all of the pedestrian traffic to walk. Wilson already has sidewalks on the west side and Oltorf and Live Oak both had sidewalks.
- \*Add Resident Restricted Parking (RPP) which would not include apartment/renters (they will have "enough parking for themselves and visitors) and that APD WILL enforce it.

Grateful,  
Linda Yost  
218 Fletcher Street  
512-518-3623

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5/5/13 Just A Note

CASE#

Dear Lee : C14-2013-0020

My husband's age (81) and ill health make it impossible for us to attend the scheduled hearings. I am 75 and try to not drive after dark any more.

Please make sure that our opposition, strong opposition to this zoning change and our reasons for it, are incorporated into your summary of neighborhood feedback. Thank you and best regards.



[www.austintexas.gov](http://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: C14-2013-0020

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 14, 2013, Planning Commission

May 23, 2013, City Council

DAGMAR & TERENCE GRIEDER

Your Name (please print)

I am in favor  
 I object

502 W. LIVE OAK ST.

Your address(es) affected by this application

Dagmar Grieder

Signature

5/5/13

Date

Daytime Telephone: 512-916-8961

Comments: WE ARE STRONGLY OPPOSED TO THIS AGGRESSIVE ZONING CHANGE ON THE GROUNDS THAT IT WOULD DESTROY AN ORGANICALLY NEIGHBORHOOD WHICH SURROUNDS IT COMPLETELY. THIS ZONING CHANGE IS NOT LIKE OTHER PROJECTS RECENTLY APPROVED. IT DOES NOT FRONT ONTO A MAJOR THOROUGHFARE WHICH CAN ABSORB THE HUGE INCREASE IN TRAFFIC, PARKING, TRASH AND STREET CRIME.

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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R 5/8/13

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.

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[www.austintexas.gov](http://www.austintexas.gov)

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Case Number: C14-2013-0020

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 14, 2013, Planning Commission  
May 23, 2013, City Council

Patrick GRAY

Your Name (please print)

2305 Forest Ave, Austin, Tx 78704

Your address(es) affected by this application

Patrick Gray

Signature

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

5-4-13

Date

Daytime Telephone: 432-967-5373

Comments: There is already off premises parking issues with residence from this complex. The feel any additional occupants will further compound this problem as well as increase the frequency of law enforcement issues which is also an on going problem. We pray you maintain the existing zoning status & concentrate on resolving the problems at hand. Thank you.

most sincerely,

Patrick & Lea Gray

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

Continued / - OVER →

### PUBLIC HEARING INFORMATION

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1022

Case Number: C14-2013-0020  
Contact: Lee Heckman, 512-974-7604  
Public Hearing: May 14, 2013, Planning Commission  
May 23, 2013, City Council

LINDA YOST  
Your Name (please print)  
218 FLETCHER STREET  
Your address(es) affected by this application  
Austin, TX 78704  
Linda Yost  
Signature  
5/6/2013  
Date  
 I am in favor  
 I object

Daytime Telephone: 512-518-3623

Comments: THE OWNER/DEVELOPER LIE ABOUT THE PROJECT WITH A RE-DO ON THE SECTION OF HOUSING PORTION AND "MIXED-USE" "MARKET RATE" RENTALS, BUT THE 200 MILLION TAX CREDIT WAS AWARDED AND ENJOINED BY BOWLING GREEN NEIGHBORHOOD ASSOC. (BGA) THE PROJECT "CHANGED" TO SEVERAL THE UNUSUAL UNITS. THIS DOES NOT FIT THE LOW INCOME "MIXED USE" / MIXED USE CARED. CREATES THE "US VS THEM" IN CLASSES

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

proximity. How can they manage both properties now?

Exhibit C-8

## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / re zonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

R 05/08/13

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*:

[www.austintexas.gov](http://www.austintexas.gov)

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

*(Handwritten initials)*

Numero de caso: C14-2013-0020  
 Persona designada: Lee Heckman, 512-974-7604  
 Audiencia Publica: May 14, 2013, Planning Commission  
 May 23, 2013, City Council

Su nombre (en letra de molde)

I am in favor  
 I object

Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Daytime Telephone: \_\_\_\_\_

Comments: *BCNA + NEIGHBORS WERE DEPRESSED  
 (AND ENJOYING 700 MILLION IN  
 TAX CREDITS TO SUPPORT A PROJECT  
 MAKING PART OF SELLING OFF OTHER  
 UNITS NOT PART OF SELLING LAND IN AREA).  
 THIS WILL TAKE YEARS FROM START TO  
 FINISH AND WAS CLEARLY NOT  
 REPRESENTED FROM THE START.  
 \* I've mailed you...*

Si usted usa esta forma para proveer comentarios, puede retornarlos :  
 City of Austin  
 Planning & Development Review Department  
 Lee Heckman  
 P. O. Box 1088  
 Austin, TX 78767-8810

Exhibit C - 9

## PUBLIC HEARING INFORMATION

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R 5/20/13

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.

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Case Number: C14-2013-0020

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 14, 2013, Planning Commission

May 23, 2013, City Council

DAW SCHULMAN

Your Name (please print)

603 W. LIVE OAK

I am in favor  
 Object

Your address(es) affected by this application

*[Signature]*

Signature

5-14-13

Date

Daytime Telephone:

512-4418495

Comments

HIDENSITY WILL ONLY ADD  
TO ALREADY CONGESTED  
S. 1ST. There are numerous traffic  
accidents in this area. This  
zoning change is not congruent  
with safety in the Bouldin  
Creek Neighborhood, especially  
in lieu of the enormous condo/pt  
development near S 1st / Ben White.

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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R 5114113

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.

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[www.austintexas.gov](http://www.austintexas.gov)

Exhibit C - 11

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Case Number: C14-2013-0020  
 Contact: Lee Heckman, 512-974-7604  
 Public Hearing: May 14, 2013, Planning Commission  
 May 23, 2013, City Council

MICHAEL MADDUX

Your Name (please print)

216 FLETCHER ST.

Your address(es) affected by this application

J. Michael Maddux

Signature

5/14/2013

Date

Daytime Telephone: \_\_\_\_\_

I am in favor  
 I object

Comments: Concerned that extra height and density may harm the creek and wldf wildlife around the creek.  
 I'm concerned as to what will happen to current residents of the apartments during construction. I am concerned about possible effects on the neighborhood plan.

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

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.

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R 5/14/13

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[www.austintexas.gov](http://www.austintexas.gov)

Exhibit C - 12

Contact: Lee Heckman, 512-974-7604  
Public Hearing: May 14, 2013, Planning Commission  
May 23, 2013, City Council

Sidney Brammer

Your Name (please print)

I am in favor  
 Object

216 Fletcher St.

Your address(es) affected by this application



Signature

5/14/13

Date

Daytime Telephone: 512/657-8101

I am opposed to the rezoning application because:

- Traffic impact analysis is required and I feel certain that the impact will equate to increased traffic and parking problems in a neighborhood already beset with these issues, and a higher level of danger for pedestrians, especially children walking to school or playing in the neighborhood (schools in the immediate vicinity include Fulmore, Dawson, Becker, Galindo, Travis High, Travis Heights, St. Ignatius, not to mention the Boys and Girls Club and Gillis Park and Rec Center).
- An analysis of how the developer's plans comply or don't comply with the Bouldin Creek Neighborhood Plan. I feel certain there are many reasons why the proposed high density development will not fit the plan. Where is the design at this point?
- An analysis of the impact on the eastern flood plain along Bouldin Creek has not been done that I know of. The property line runs along the creek in back. Right now there is open space between two story apartment buildings and the watershed. What are height restrictions along an eastern watershed? I expect MF6 can go higher than MF3, so what will the lack of morning sun do to the health of the creek and its wildlife?
- The owner is 2007 Travis Heights LP, a subsidiary of Eureka Holdings, which is an out-of-town company that has only owned the property since 2007. This hardly indicates deep roots in the Bouldin Creek neighborhood community. Also, the company has shown itself to be VERY POOR MANAGERS of their property, not cracking down on the bad element that threatens the other members of the Oak Creek Village community and other nearby residents. There have been shootings, drug deals, sound complaints, trash complaints, and parking complaints that have NEVER been dealt with by this out-of-town company's management. Why should we assume that they'll do a better job with the property when it is higher density, i.e., more people problems?
- What will happen to the Title VIII working poor families who live in Oak Creek Village while the re-development is happening? I don't trust the owner to take care of these longtime neighbors and their children. Will their children be uprooted from their neighborhood schools?
- For me personally? I lose all afternoon sunlight from my sixty year old vegetable garden (4-5 hours of sunlight were already stolen when the city allowed a third turnover property owner next to me to build a second story on the original house next door and add a garage as big as the house right behind it. They also killed the 60 year old honeysuckle vines along the property line by shattering the roots with their bulldozer. With a 4-5 story edifice across the street, my family will lose the very food we eat. Lastly, I will never see another sunset from my front porch or living room window again. Not to mention that there will be 2-3 years of constant construction noise and back-up truck beeping, and caliche dust in the neighborhood, no more children around, and the wild life that we have loved watching from Bouldin Creek will be driven away for good.

## PUBLIC HEARING INFORMATION

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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 5/13/13  
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.

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[www.austintexas.gov](http://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: C14-2013-0020

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 14, 2013, Planning Commission  
May 23, 2013, City Council

Randy & Suzie Harriman

Your Name (please print)

I am in favor  
 Object

2304 Euclid Ave.

Your address(es) affected by this application

*[Signature]*

Signature

5/7/13  
Date

Daytime Telephone: 441-2505

Comments: The developer is requesting extremely high density housing in this Bouldin Creek neighborhood. What will they do to offset the negative impact to the area, regarding traffic especially? We do not object to the low income housing - we object to the high number of all units this developer wants to build.

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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R 5114113

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.

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Exhibit C - 14

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Case Number: C14-2013-0020

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 14, 2013, Planning Commission  
May 23, 2013, City Council

Connie Seibert

Your Name (please print)

2310 Forest Ave

Your address(es) affected by this application

CS Seibert

Signature

5/9/13

Date

Daytime Telephone: 512.916.9660

Comments:

The amount of traffic, noise and the sheer numbers of people are not supportable on this site. MF-3 (Medium Density) is reasonable and supportable. And I do not believe for one minute that developed will be providing low-income housing.

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

**From:** John Minter

**Sent:** Friday, May 24, 2013 6:17 PM

**To:** Heckman, Lee

**Subject:** Re: C14-2013-0020 / Oak Creek Village / 2324 Wilson Street Rezoning Materials

Mr. Heckman

My wife and I are owners of 2408 Wilson which we bought for our retirement. We strongly oppose granting high density zoning and this project. Our reasons are many and most have been expressed by our neighbors who have commented. The staff report quotes many high sounding city plans and studies. Let me quote just one study replicated many times over the years.

Overcrowding leads to breakdown of social values, crime, and violence.

We don't need high density overcrowding and the neighborhood does not need or want this project.

Vote NO!

John A. Minter

On May 24, 2013, at 5:03 PM, Heckman, Lee wrote:

**From:** Tom Sechrest

**Sent:** Friday, May 24, 2013 7:14 PM

**To:** Heckman, Lee

**Subject:** Re: C14-2013-0020 / Oak Creek Village / 2324 Wilson Street Rezoning Materials

It doesn't seem to matter what those in the neighborhood think. Going from 170 to more than 300 ADDITIONAL units (that's units, not people--number of people would be greater than 300) and going from 2-story to "no more than 60 feet high" will alter the character of the bordering neighborhoods indelibly. I'm not against development, and I'm not against density, But this is TOO dense and the height limit is TOO high. Those of us who have lived here for a long time and pay outrageous taxes merely because of the location--not because of the buildings--will bear the brunt of the radical recharacterization that will take place in the neighborhood. Even moving the entrances to Oltorf and South First will not change the fact that HUGE dense buildings completely out of sync with the adjacent neighborhoods will overshadow the homes that currently exist.

But our all-knowing city government likes this kind of idea and doesn't care about the characterization alteration in the neighborhood. The attitude is "you live downtown so you should expect this." We get nothing for our taxes except abuse.

So I'll go on record as against the highest density and height limits. But I don't expect my voice to be heard at all. I expect this project to be built as the city has pre-determined it will be.

**From:** Linda Yost  
**Sent:** Saturday, May 25, 2013 4:30 PM  
**To:** Heckman, Lee  
**Subject:** Re: C14-2013-0020 / Oak Creek Village / 2324 Wilson Street Rezoning Materials

Lee,

Thanks for the info. I will be objecting to the project at the meeting and bringing my form on Tues.

Sadly, the last BCNA meeting at St Igneous was attended by a majority of Oak Creek Village apartment "residents" and their friends who were heard, counted and allowed to cast their "votes". Interesting since, BCNA members cannot vote at our regularly scheduled meetings without being "identified, registered and current in their dues" before casting votes.

My main complaint is that the current owner, management on property and the Austin Police Department have done nothing to address the current problems at the existing 170 units: chronic illegal parking in no parking/tow zones on Wilson Street (APD drives by and does not issue tickets or tow), trash on both sides of Wilson Street, current "residents" take up the legal parking on Wilson and Fletcher Streets; do not utilize Oak Creek Village 330 spaces provided, unsightly broken windows, cardboard, trash can tops, broken blinds in the windows, late night parties outside of apartments, often spilling over into the sidewalks and street (note no open container/alcohol policy), dogs running loose (no pet policy), hand to hand drug deals-exasperated by illegal parking (often parking against traffic/backwards on Wilson), working on cars on the street with open doors and often in no parking zones, unsupervised children at play-outside of the complex...these examples have been reported and impact everyone's living conditions.

170 current units will balloon to nearly 500. It is unbelievable that it will get better when the current status has not. Yes, the addition of speed bumps would slow down traffic on Wilson. Sidewalks along Fletcher is not practical or warranted. Pedestrian traffic is already handled by the west side of Wilson side walk running from Live Oak to Oltorf and side walks are again available on Oltorf and Live Oak running east and west to 1st and South Congress. Part of the charm of SoCo are the SMALL streets like Fletcher and Forest not having sidewalks. NOTE Fletcher has a mere SIX homes that have front doors along Fletcher and yet can utilize either Wilson or Euclid sidewalks to the main through fare of Oltorf and or Live Oak streets. The developer and City can find a better use for millions of dollars that can benefit more than six homes in the community.

Respectfully,  
Linda Yost

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Case Number: C14-2013-0020

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 14, 2013, Planning Commission  
May 23, 2013, City Council

Julio C. PEREZ

Your Name (please print)

I am in favor  
 I object

407 W. Live Oak St.

Your address(es) affected by this application

Julio C. Perez

Signature

5/28/13

Date

Daytime Telephone: (512) 443-0801 Hm / (512) 825-4624 cell

Comments: Don't want my taxes to go up. I'm living on a  
fix income. This complex has never worked well on resolving  
issues with trash, noise, dust blown on to my property.  
Very concern that a larger complex will create more traffic  
to my neighborhood and surrounding large intersections like  
S. Congress/W. Oldorf and S. 1st/W. Oldorf. Allowing this in  
a neighborhood will only encourage others to do the same,  
changing the neighborhood feel drastically. I strongly  
say no. Look up the street and see what has been done  
on Wilson and Cumberland that street is not acceptable.  
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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Case Number: C14-2013-0020

Contact: Lee Heckman, 512-974-7604

Public Hearing: May 14, 2013, Planning Commission  
May 23, 2013, City Council

LINDA YOYT

Your Name (please print)

218 FLETCHER ST, AUSTIN, TX 78704

I am in favor  
 I object

Your address(es) affected by this application

Linda M Yoyt

5/24/13  
Date

Signature

Daytime Telephone:

512) 513 3623

Comments:

THE CURRENT OWNER/MANAGEMENT  
AND AUSTIN POLICE ARE DOING NOTHING  
TO REDUCE/PABATE: LITER, NO PARKING/  
TOWN AWAY EAST SIDE OF WILSON ST OUTSIDE  
LATE NIGHT PARTIES, DRUG TRAFFICKING,  
LAUNDRY TRAY ON FENCES, CAR BOARDS/TWIK  
IN WINDOWS "RESIDENTS" TAKING UP LEGAL  
PARKING ON STREET (WILSON + FLETCHER). CURRENT  
170 UNITS NOT UNDER CONTRACT AND THERE WILL  
BE NEARLY 500 (IN THE GND MFG).

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

OVER

## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:  
[www.austintexas.gov](http://www.austintexas.gov)

Exhibit C - 20

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2013-0020  
 Persona designada: Lee Heckman, 512-974-7604  
 Audiencia Publica: May 14, 2013, Planning Commission  
 May 23, 2013, City Council

Su nombre (en letra de molde)

I am in favor  
 I object

Su domicilio(s) afectado(s) por esta solicitud

*Aunde Yost*

Firma

Fecha

Daytime Telephone:

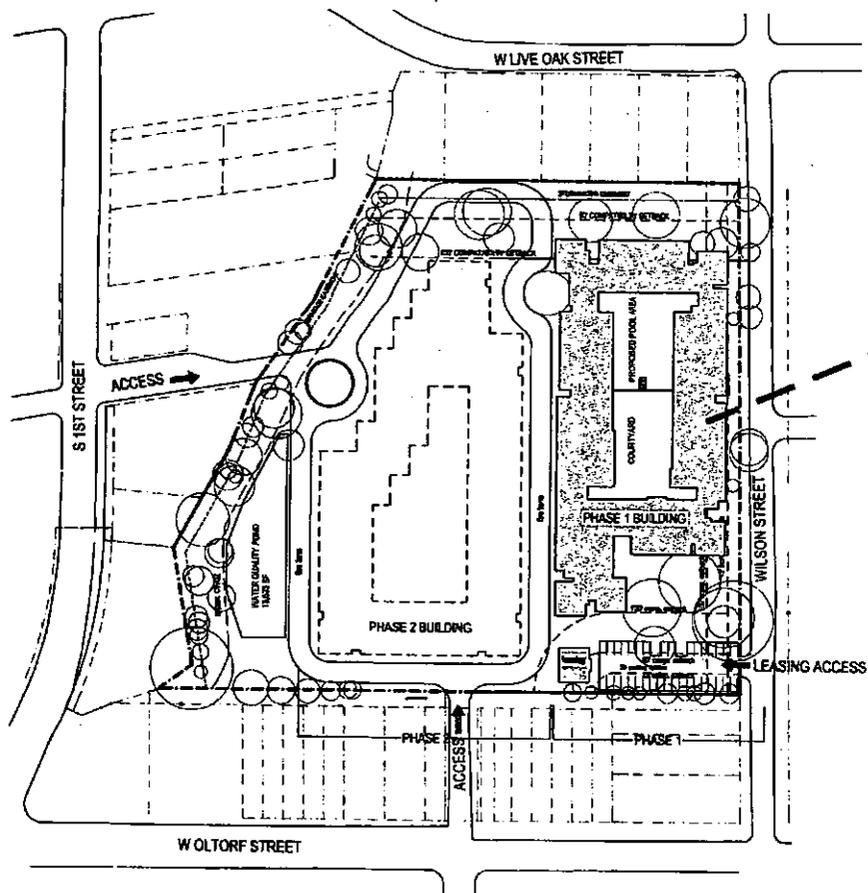
Comments: *COMPLEX NO ALCOHOL, NO PETS, NO UN-SUPERVISED CHILDREN... NO ENFORCED. APD DOES NOT "FIELD IDENTITY" PEOPLE FOR TICKET THEY ROLL UP AND WAIT FOR PEOPLE TO LEAVE. PROBLEMS NOT ADDRESSED AS THE FLOW RUIN IT FOR THE MANY. IF THE 170 ARE NOT CONTROLLED WHY 486? THE MAX HT IS NOT TO AFFECT ANY "VERTICAL COMPATIBILITY" MORE THAN 4-6 FT? IT WILL BE 3 STORIES NOT 2. WHAT IS ATOP THE BLDG? WHAT ABOUT "PARKING TOWER"? WOULD SUPPORT RE-DO AFFORDABLE HOUSING - OUT TO ME & SKIP FLETCHER ST SIDEWALKS, TOO MUCH TO FOR 6 HOMES. WITHIN 400 FT*

Si usted usa esta forma para proveer comentarios, puede retornarlos:

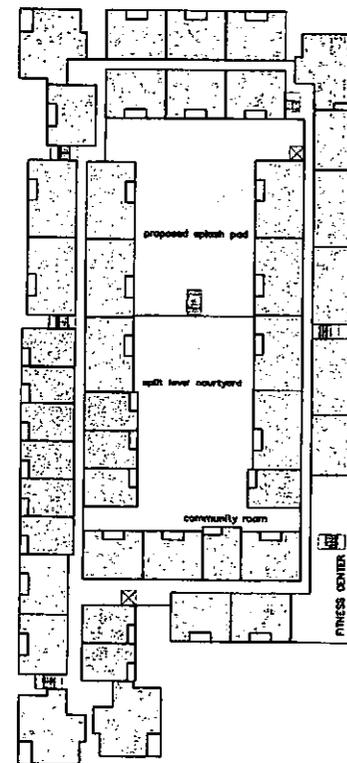
City of Austin  
 Planning & Development Review Department  
 Lee Heckman  
 P. O. Box 1088  
 Austin, TX 78767-8810

*TO BOTH CLERK & WISEMAN*

# OAK CREEK VILLAGE APARTMENTS - PHASE 1



CONCEPTUAL SITE PLAN  
SCALE: NTS



MAIN LEVEL FLOOR PLAN  
SCALE: NTS

**LEGEND**

	1 BEDROOM UNIT 51 total
	2 BEDROOM UNIT 58 total
	3 BEDROOM UNIT 48 total
	4 BEDROOM UNIT 16 total

254 UNDERGROUND PARKING SPACES  
35 SURFACE PARKING SPACES  
289 TOTAL PARKING SPACES

**Exhibit I**





May 8, 2011

Lee Heckman, AICP  
City of Austin  
Planning & Development Review Department - Zoning Division  
One Texas Center  
505 Barton Springs Road, 5th Fl  
Austin, Texas 78704

RE: Case # C14-2013-0020, 2324 Wilson, Austin, Texas 78704

Dear Mr. Heckman,

The Bouldin Creek Neighborhood Association (BCNA) respectfully asks that the above mentioned Case, # C14-2013-0020, be postponed for review at the next Planning Commission meeting on May 14th until June 11, 2013.

BCNA is currently in negotiations with Eureka Holdings to construct a Conditional Overlay, a Private Restrictive Covenant and a Public Restrictive Covenant that will contain the terms of our negotiations. However, BCNA needs more time to review these draft documents and terms with the current residents of 2324 Wilson Street as well as neighbors located within 500 feet of the property.

We have notified Mark Rogers of Eureka Holdings of our intent to request a postponement but have not yet heard back from him.

Sincerely,

*Cyndi Collen*

Cyndi Collen  
President

cc: Mark Rogers, Eureka Holdings  
Nikelle Meade, Brown McCarroll

**Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764**

*Email: cyncentral@me.com*

**Exhibit P - 1**

**From:** Kristy Kisling  
**Sent:** Thursday, May 09, 2013 9:59 AM  
**To:** Heckman, Lee  
**Subject:** Postponement of Public Hearing

Kindly note that, I personally, and the BCNA would like a postponement of the Public Hearing for the following, currently scheduled for May 14 and May 23:

- Oak Creek Village Zoning Case # C14-2013-0020
- Address: 2324 Wilson, Austin, Texas 78704

Please honor our request for postponement, as we feel we need more time to properly inform the those concerned. I am, most definitely, against rezoning. I do NOT want the zoning to change from its current MF-3 status to MF-6. NO, NO, NO!!!!

I am a neighbor within 500 feet and I do not want to see more density! This neighborhood cannot take it, nor can the city of Austin, for that matter. We are increasing density way too fast and traffic is just out of control. Please consider this before allowing yet another developer to make a whole lot of money!

Best,  
Kristy  
212 W. Live Oak Street

Sent from my iPad

---

**From:** Nic  
**Sent:** Thursday, May 09, 2013 7:58 AM  
**To:** Heckman, Lee  
**Subject:** Oak Creek Village Zoning Case # C14-2013-0020

I request postponement of zoning case for Oak Creek Village to allow time to review the plans. This is in my neighborhood. I would like the ability to review the proposal our neighborhood association is putting forth.

- Oak Creek Village Zoning Case # C14-2013-0020
- Address: 2324 Wilson, Austin, Texas 78704

Thanks you,

Nicole Reininger



401 Congress Avenue  
Suite 2100  
Austin, Texas 78701

512.370.2800 OFFICE  
512.370.2850 FAX  
winstead.com

May 10, 2013

direct dial: 512-370-2878  
jdonisi@winstead.com

Mr. Lee Heckman, AICP  
Zoning Case Manager, City of Austin  
Planning & Development Review Department

**VIA ELECTRONIC MAIL**

**Re: Zoning Case # C14-2013-0020**

Dear Mr. Heckman,

We are in receipt of a request submitted by the Bouldin Creek Neighborhood Association (BCNA) seeking postponement of the above-mentioned case from May 14, 2013, to June 11, 2013.

We recognize that first postponement requests by neighborhood associations are traditionally granted, and we will not ask the Planning Commission to deny a postponement. But we respectfully request that a postponement of this case be to the May 28 Planning Commission meeting.

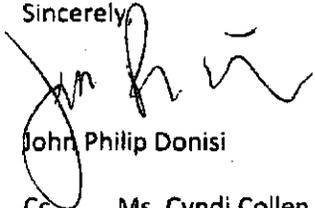
We have been in active discussions with BCNA regarding this zoning case since August of 2012. The negotiations and terms referenced by Ms. Collen in her letter have been agreed-to in principle since February, prior to the filing of this zoning case with the City on February 28, and prior to the filing of an application for tax credits with the Texas Department of Housing and Community Affairs on March 1. These negotiated items were memorialized into a term sheet provided to BCNA over two months ago, and into proposed conditional overlays and public and private restrictive covenants, at BCNA's request. Legal documents consistent with the term sheet were provided to BCNA for their review a full week prior to the date of this hearing. We have also agreed to cover legal fees of BCNA for their counsel to review these legal documents.

Throughout this process, we have consistently articulated that zoning approvals for this project need to be in place and effective by August 1, or tax credit funding from TDHCA, backed by a conditional funding commitment from the City of Austin, will be lost. Considering the City Council does not meet in the month of July, postponement of this case beyond May 28 puts in significant jeopardy the ability of the Council to consider this zoning case by the August 1 deadline.

**Exhibit P - 3**

In sum, we do not object to a postponement, but we request the case be postponed to May 28, as opposed to June 11, for the above-stated reasons.

Sincerely,

A handwritten signature in black ink, appearing to read "John Philip Donisi". The signature is fluid and cursive, with a large initial "J" and "P".

John Philip Donisi

Cc. Ms. Cyndi Collen

Ms. Nikelle Meade

Mr. Mark Rogers



May 13, 2011

Lee Heckman, AICP  
City of Austin  
Planning & Development Review Department – Zoning Division  
One Texas Center  
505 Barton Springs Road, 5th Fl  
Austin, Texas 78704

RE: Case # C14-2013-0020, 2324 Wilson, Austin, Texas 78704

Dear Mr. Heckman,

The Bouldin Creek Neighborhood Association's (BCNA) Steering Committee has decided to capitulate to the applicant's desire for the above mentioned Case, # C14-2013-0020, to be heard at the May 28th Planning Commission.

A BCNA officer will be present at tomorrow night's Planning Commission to reiterate our position.

Sincerely,

*Cyndi Collen*

Cyndi Collen  
President

cc: John Donisi, Winsted PC  
Nikelle Meade, Brown McCarroll  
Mark Rogers, Eureka Holdings  
Chad Kimbell, BCNA Zoning Chair

**Bouldin Creek Neighborhood Association, P. O. Box 3683, Austin, Texas 78764**

**Email: [cyncentral@me.com](mailto:cyncentral@me.com)**

**Exhibit P - 5**

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District



**PROJECT NAME:** Oak Creek Village

**ADDRESS/LOCATION:** 2324 Wilson Street

**CASE #:** C14-2013-0020

**CITY COUNCIL DATE:** \_\_\_\_\_

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT (170 units)

# SF UNITS: \_\_\_\_\_

STUDENTS PER UNIT ASSUMPTION: (See

# MF UNITS: 486 New Units/170 Demolished Units

STUDENTS PER UNIT ASSUMPTION: Narrative)

**ELEMENTARY SCHOOL:** Travis Heights

**RATING:** Recognized

**ADDRESS:** 2010 Alameda Drive

**PERMANENT CAPACITY:** 486

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 76.6%

**MOBILITY RATE:** -2.4%

ELEMENTARY SCHOOL STUDENTS	Current Population	5-Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	574	631	654
% of Permanent Capacity	118%	130%	133%

INCREASE

DECREASE

NO IMPACT

**MIDDLE SCHOOL:** Fulmore

**RATING:** Academically Acceptable

**ADDRESS:** 201 East Mary Street

**PERMANENT CAPACITY:** 1,078

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 79%

**MOBILITY RATE:** 14%

MIDDLE SCHOOL STUDENTS	Current Population	5-Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,160	1,201	1,211
% of Permanent Capacity	108%	111%	112%

INCREASE

DECREASE

NO IMPACT

**HIGH SCHOOL:** Travis

**RATING:** Academically Acceptable

**ADDRESS:** 1211 East Oltorf Street

**PERMANENT CAPACITY:** 1,862

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 92.3%

**MOBILITY RATE:** -30%

HIGH SCHOOL STUDENTS	Current Population	5-Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,947	2,029	2,042
% of Permanent Capacity	105%	109%	110%

INCREASE

DECREASE

NO IMPACT

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



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## IMPACT ON SCHOOLS

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The proposed development will be a phased construction. The first phase will involve the demolition of approximately half of the 170 low-income apartments and the construction of 170 new low-income apartments. The remaining portion of existing low-income apartments will then be demolished. Additional phases of the project will be the construction of 316 market rate apartments.

Currently, the apartment complex houses approximately 174 AISD students across all grades, and although there will be a period of time that these students are displaced, it is assumed that an equal number of students will replace them once phase one of the project is complete. Therefore, the only "net gain" of students will be a small number (35 across all grade levels) generated from the 316 market rate apartments, and should have a negligible effect on capacity at Fulmore Middle School and Travis High School. Travis Heights Elementary School may see a slight increase in enrollment that may place a further burden on its capacity.

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## TRANSPORTATION IMPACT

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The proposed development is located within 2 miles of Travis Heights Elementary School, Fulmore Middle School, and Travis High School; therefore students would not qualify for transportation unless a hazardous route was identified.

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## SAFETY IMPACT

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There are no safety impacts identified at this time.

Date Prepared: 05/23/2013

Director's Signature: \_\_\_\_\_

*Paul Turner*



**Date:** June 14, 2013  
**To:** Lee Heckman, Case Manager  
**CC:** Robert Halls, AICP, Robert J. Halls and Associates  
**Reference:** Oak Creek Village, C14-2013-0020

The existing Oak Creek Village site comprises approximately 8.83 acres in the northeast corner of the W. Oltorf Street/S. 1<sup>st</sup> Street intersection in central Austin. The site is currently zoned MF 3-NP and is the location of a 170 unit apartment complex.

The rezoning request is for MF 6 NP to allow for a 486 unit apartment complex. Access to the site would be provided via three (3) full purposed driveways located along S. 1<sup>st</sup> Street, Durwood Street, and Wilson Street.

Transportation Review staff has reviewed the traffic impact analysis that was prepared for the Oak Creek Village site in March 2013 (amended June 2013), and offers the following comments:

#### TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the proposed development could generate approximately 3,069 unadjusted daily weekday trips. Of these, 285 trips will occur during the weekday peak-hour.

Table 1 below shows the unadjusted trip generation for the existing site:

**Table 1. Unadjusted Weekday Peak Hour Trip Generation for Existing Site**

Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Enter	Exit	Enter	Exit
Multi-Family	170 units	1,154	17	70	72	39

Table 2 below shows the maximum unadjusted trip generation under the requested zoning:

**Table 2. Maximum Unadjusted Weekday Peak Hour Trip Generation Under Proposed Zoning**

Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Enter	Exit	Enter	Exit
Multi-Family	486 units	3,069	48	193	185	100

**ASSUMPTIONS**

1. Traffic growth rates for the area were determined using traffic counts conducted by Gram Traffic Inc. and from TxDOT and CAMPO projected daily volumes. Based on the available information, a 2 percent annual growth rate was applied to the study area roadways with the exception of Wilson and Fletcher streets. A one percent annual growth rate was assumed for these streets since they are short residential street that are fully built out.
2. A five (5) percent reduction in site generated trips was applied to account for transit.
3. No reductions were taken for pass-by trips or internal capture.

Table 3 below shows the adjusted trip generation by land use for the proposed development:

**Table 3. Adjusted Weekday Peak Hour Generation Under Requested Zoning**

Land Use	Size	Weekday 24-Hour Two-Way Volume	Weekday AM Peak Hour		Weekday PM Peak Hour	
			Enter	Exit	Enter	Exit
Multi-Family	486 units	2,915	46	184	176	95

Table 4 below provides a summary of the area transportation system:

**Table 4. Existing and Planned Roadways**

Roadway	Segment	Classification	Future Improvements	Bike Plan?
S. 1 <sup>st</sup> Street	Barton Springs to US 290	MNR 4	Existing	Yes
W. Oltorf Street	South Lamar to IH 35	MAU 4	Existing	Yes
W. Live Oak Street	S. 1 <sup>st</sup> Street to Congress Avenue	Collector	Existing	Yes
Fletcher Street	S. 3 <sup>rd</sup> Street to Euclid Avenue	Local	Existing	No
Wilson Street	Live Oak Street to Oltorf Street	Local	Existing	No
Durwood Street	Live Oak Street to Oltorf Street	Local	Existing	No

## TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and three travel conditions were evaluated:

- 2013 Existing Conditions
- 2016 Forecasted Conditions
- 2016 Forecasted Conditions with Site Generated Traffic

The TIA assumes the following roadway improvements will be made prior to site build-out:

1. Widen pavement for Durwood Street north of W. Oltorf Street to allow for a minimum of 3 lanes.

### Intersection Level of Service (LOS)

The TIA analyzed 2 signalized intersections, 5 un-signalized intersections, and each of the site driveways. Table 5 shows the existing (2013) and projected (2016) levels of service results. The 2016 analysis assumes that all roadway and intersection improvement recommended in the TIA are constructed.

**Table 5. Intersection Level of Service**

Intersection	2013 Existing		2016 Forecasted		2016 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
<b>Signalized Intersections</b>						
W. Oltorf St./S. 1 <sup>st</sup> Street	E	D	E	D	E	D
W. Live Oak St./S. 1 <sup>st</sup> Street	A	B	A	B	A	B
<b>Un-Signalized Intersections</b>						
Fletcher St./S. 1 <sup>st</sup> St.	A	A	A	A	A	A
Wilson St./W. Live Oak St.	A	A	A	B	A	A
Wilson St./Fletcher St.	A	A	A	A	A	A
Wilson St./W. Oltorf St.	A	A	A	A	A	A
Durwood St./W. Oltorf St.	A	A	A	A	A	A

## RECOMMENDATIONS

1. Prior to final reading of zoning, the applicant will notify existing businesses with parking or frontage on Durwood Street of future improvements to the roadway and ensure that access will not be denied to their properties for purposes of parking, delivery and trash collection services.
2. Prior to final reading of zoning, the applicant will post pro rata share for the establishment of a traffic data collection box to be used by the Austin Transportation Department to determine needed system improvements in the area. The required site fiscal will be as follows:

Total Program Cost = \$ 17,000

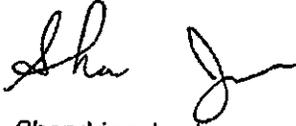
- Site share on S. 1st St. = \$ 375 (4.4%)
- Site share on Oltorf St. = \$ 790 (9.3%)

3. Prior to approval and release of any site plans, the applicant will post pro rata share for the cost to Widen Durwood Street north of W. Oltorf Street to allow for a minimum of three lanes of traffic (two southbound and one northbound). The applicant should submit a cost estimate signed and sealed by an engineer to verify the amount required for posting. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation for the site.
4. The applicant will coordinate with both the Public Works Department and Austin Transportation Department to modify the design of the future intersection of Fletcher St. /S. 1st St. /Site Driveway 3 to improve traffic operations for turning movements to/from Fletcher St., and to provide safe and convenient access to the site via Driveway 3. The applicant will pay a pro rata share of costs to implement the improvements.
5. Prior to approval and release of any site plans, the applicant will coordinate with both the Public Works Department and Austin Transportation Department to provide improvements to enhance mobility for all users along Live Oak Street. Improvements may include, but not be limited to, widening of the pavement up to 40 feet, sidewalks and curb ramps, and bicycle lane facilities. The applicant will pay a pro rata share of costs to implement the improvements.
6. Prior to approval and release of any site plans, the applicant will coordinate with Capital Metro to improve public transit access service at bus stops within ½ mile of the site. The applicant will contribute five (5) percent of the total costs of implementing the improvements.
7. Site driveways should be constructed to the widths as recommended in the TIA and in accordance with the City of Austin Transportation Criteria Manual.
8. Three copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to 3rd reading of the zoning.
9. Development of this property should be limited to uses and intensities which do not exceed or vary from the from the projected traffic conditions assumed in the TIA,

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including peak hour trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2628.



Ms. Shandrian Jarvis  
Senior Planner  
Planning and Development Review Department