THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0031 – Clawson Patio Homes

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3907 Clawson Road (West Bouldin Creek Watershed) from family residence (SF-3) district zoning to urban family residence-conditional overlay (SF-5-CO) combining district zoning. As approved at First and Second Readings, the Conditional Overlay limits the number of daily trips to 2,000.

A public Restrictive Covenant approved at First and Second Readings requires that right-of-way be dedicated along Clawson Road prior to site plan approval, requires the property to be developed with the property to the north as a unified project, limits the number of residential units within that project area to 16, a density of approximately 9 units per acre, and prohibits gated roadways or driveways.

DEPARTMENT COMMENTS:

The Conditional Overlay incorporates the conditions imposed by the City Council at First and Second Readings.

A petition in opposition was submitted to staff on August 20, 2013. With subsequent withdrawal and additions, staff has determined the petition is valid at 22.92% (as of September 17, 2013).

OWNER: Dean Chen

APPLICANT: Bleyl Interests, Inc. (Vincent G. Huebinger)

DATE OF FIRST AND SECOND READING: August 22, 2013, Approved SF-5-CO combining district zoning, on First and Second Reading (5-2, Council Members Morrison and Tovo — nays).

CITY COUNCIL HEARING DATE: September 26, 2013

ASSIGNED STAFF: Lee Heckman
e-mail: lee.heckman@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0031 / Clawson Patio Homes **PC DATE:** May 28, 2013
June 25, 2013

ADDRESS: 3907 Clawson Road **AREA:** 1.06 acres (46,174 square feet)

OWNER: Dean Chen

AGENT: Bleyl Interests, Inc. (Vincent G. Huebinger)

ZONING FROM: SF-3; Family Residence

ZONING TO: SF-5; Urban Family Residence

NEIGHBORHOOD PLAN AREA: South Lamar Neighborhood
(South Lamar Combined Neighborhood Plan Area)

SUMMARY STAFF RECOMMENDATION:

To grant SF-5, Urban Family Residence, district zoning with conditions. These conditions include:

1) A conditional overlay to limit vehicle trips per day to less than 2000; and
2) Prior to or in tandem with adoption of a rezoning ordinance, execution of a public restrictive covenant that commits the owner to dedicate right-of-way, as necessary to match 35' of right-of-way from the existing centerline of Clawson Road, at the time of site-planning.

PLANNING COMMISSION RECOMMENDATION:

June 25, 2013 — A postponement until July 23 was requested by the South Lamar Neighborhood Association (see Exhibit PP). The applicant did not concur. After a discussion-postponement, a Motion to postpone to July 9, 2013 (Motion by D. Chimenti; M. Smith – 2nd); Failed, 3-5.

Following the public hearing, Recommend SF-5 with staff conditions and limit of 16 residential units between this and the associated rezoning case, with direction to staff to determine appropriate limit for each tract if necessary (Motion by J. Nortey; Hernandez – 2nd) (B. Roark – Amendment to Limit to 16 units; J. Nortey and A. Hernandez Accepted; M. Smith – Amendment to Limit to 14 units; no 2nd); Passes 5-2 (Nays: D. Chimenti, M. Smith); S. Oliver and J. Stevens – Absent.

May 28, 2013 — Postponement to June 25, 2013 granted at request of South Lamar Neighborhood Association * (Consent Motion by J. Nortey; Stevens – 2nd); 8-0, A. Hernandez – Absent

* This was conducted as a discussion-postponement as the South Lamar Neighborhood Association had requested a 4-week postponement while the applicant had countered with a 2-week postponement (see Exhibits PP for postponement requests). During discussion, the applicant concurred with postponement until June 25, 1013.

ISSUES:

Petition

On August 20, 2013, a petition was submitted to PDR staff for this rezoning case. At the time of the Council's public hearing on the case, August 20, 2013, staff was unable to confirm whether the petition was valid. Since then, staff has evaluated the petition as submitted, less one person who withdrew their support, and one who has been added, and determined the petition is valid at 20.21%, as of September 17, 2013 (see Exhibit P).

Imagine Austin Comprehensive Plan

On July 22, 2013, a series of questions was received from the South Lamar Neighborhood Association regarding the goals of Imagine Austin and how staff drew the conclusion that the proposed rezoning was in compliance with the goals of the adopted Comprehensive Plan. Those questions, and staff's response on August 1, 2013, has been attached (see Exhibit IA).

DEPARTMENT COMMENTS:

Clawson Road is located between S 1st St and Manchaca Road, and extends north from Ben White Boulevard to Roberts Avenue, for a distance just under 1 mile (see Exhibit A, A-1, & A-2). With the exception of some commercial uses at Fort View Road and Ben White Boulevard, Clawson Road is residential in nature, with a mix of lower density single-family, higher-density single family, and lower-density multifamily.

The subject tract (identified as Tract 1 on exhibits) is approximately 1500 feet north of Ben White Boulevard. The subject tract, along with its companion tract to the north (identified as Tract 2 on exhibits), were subdivided in 1937. A resubdivision of two lots including this tract, to move a common lot line, was recorded in 1961. The existing 1818 square feet house was constructed in 1953.

The rezoning request is driven by a stated desire to redevelop this tract and the 0.86-acre tract immediately to the north as duplexes or patio homes. Taken together, the two tracts are surrounded on three sides by a PUD developed as lower-density multifamily, and single-family homes. As proposed, this SF-5 tract could be developed with up to 5 buildings and 10 units, and attempt to mirror the density of the row of 8 single-family lots to the south abutting Grayford Drive.

The northern tract, which could also contain 3 buildings and 6 units, is proposed to be rezoned MF-1, a zoning district that has slightly higher allowances for building and impervious cover. Given those additional allowances under MF-1 base district zoning, it is anticipated that visitor parking, a round-a-bout, and other areas or impervious cover may be located on that tract. The applicant provided a conceptual plan to illustrate the project prior to the scheduled May Planning Commission meeting; a revised conceptual plan, responding to a tree survey, has recently been submitted (see Exhibits I). Most recently, the applicant has provided a conceptual schematic of the properties if developed under the current SF-3 zoning and the use of "flag" lots; as depicted, the applicant states the two properties could be subdivided into 8 duplex lots.

A site plan, renderings, or other illustrations may be conceptual in nature, may not necessarily comply with all aspects of the Land Development Code, have not been reviewed by staff for compliance with the LDC, are not required as part of the rezoning request, and are not in any way binding on the applicant or formally incorporated into an application.

Of note, if not restricted or otherwise constrained by regulations and standards, the SF-5 base district may be developed at a level comparable to 10 units per acre.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3	Single-family residential
North	SF-3 (MF-1 proposed); PUD	Single-family residential (multi-family residential proposed); multi-family residential
South	SF-3	Single-family residential
East	PUD	Multi-family residential
West	SF-3; MF-2; SF-6	Clawson Road; Single-family and duplex residential, multi-family residential

AREA STUDY: No
TIA: Not Required
CAPITOL VIEW CORRIDOR: No

WATERSHED: West Bouldin Creek
DESIRED DEVELOPMENT ZONE: Yes
HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
South Lamar Neighborhood Association	926
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Perry Grid 614	1107
Austin Parks Foundation	1113
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Beyond2ndNature	1409

SCHOOLS:
Austin Independent School District
Joslin Elementary School Covington Middle School Crockett High School

ABUTTING STREETS:

STREET	RIGHT-OF-WAY / PAVE-MENT WIDTH	CLASSIFI-CATION	DAILY TRAFFIC	BICYCLE PLAN *	CAPITAL METRO	SIDEWALKS

Clawson Road	Varies / 24 feet	Collector	2,536	Route 325	No	No

* Currently the bike facility is a shared lane; the 2009 Bicycle Plan Update recommends a bike lane.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
3504 Clawson Road C14-06-0168	SF-3 to SF-5	Recommended SF-5-CO; 09/06/2006	Approved SF-5-CO; 11/13/2006 (CO limits to 8 units)
3510 Clawson C14-84-330	"A-1" 1st H&A to "A-2" 1st H&A / to SF-6	Recommended "A-2" 1st H&A; 11/27/1984	Approved A-2" 1st H&A; 12/06/1984; Approved SF-6; 09/12/1985
3606 Clawson C14-70-134 C14-72-112	"A" to "BB" "BB" to "LR"	Recommended "BB" with ROW Condition; 10/14/1970 Not Recommended	Approved "BB" 04/13/1972 Denied; 07/06/1972
3604-3606 Clawson C14-85-342	SF-6 to MF-2	Recommended MF-2; 12/10/1985	Approved MF-2; 06/26/1986 (RC limits to 2 units)
3608 and 3706 Clawson Road C14-2007-0067	SF-3 to MF-2	Forward with no rec; 08/24/2007	Approved MF-2-CO; 06/18/2008 (CO limits to 300 vtd) (RC requires water conservation and green building)
3701-3711 Clawson & 1507-1512 Rockdale Ci C14-81-208	Interim "A" 1st H&A to "A-2" 1st H&A	Recommended with conditions (per CC minutes)	Approved "A-2" 1st H&A; 10/28/1982 (included ROW deed and various easements)
3706-3804 Southridge, Southport and Bannister C814-75-006 3801-3903 Clawson Road C814-75-006.1	"A" and "B" to "BB" based PUD (10 u/a on west, 20 u/a on east) "A" 1st H&A (SF-3) to PUD-Multi-Family	Recommended (per CC minutes) Recommended (per CC minutes)	Approved PUD; 04/01/1976 Approved PUD; 07/13/1985
3906 Clawson C14-83-028	Interim "A" 1st H&A to "BB" 1st H&A	Recommended; 04/05/1983	Approved; 02/09/1984 (RC limits to 32 units)
4008 Clawson C14-84-307	"A" 1st H&A to "A-2" 1st H&A / SF-6	Recommended "A-2" 1st H&A; 10/16/1984	Approved "A-2" 1st 11/08/1984;

			Approved SF-6; 04/25/1985
1506 Morgan Ln C14-84-080	"A" 1st H&A to "B" 1st H&A	Not Recommended; 06/05/1984	Denied; 07/12/1984
1503 Morgan Ln C14P-74-047	Day Care Center for 40 Children	Approved; 12/10/1974	N/A
1411 Morgan Ln C14-71-272	"A" 1st H&A to "GR" 1st H&A	Recommended with conditions (per CC minutes)	Approved as Recommended; 12/09/1971; Dismissed 02/24/1977

CITY COUNCIL DATE:

August 22, 2013 — Closed the public hearing and approved first and second reading of an ordinance for urban family residence-conditional overlay (SF-5-CO) combining district zoning with conditions. (Motion: Council Member Martinez; Second: Council Member Spellman) 5-2 (Nays: Council Members Morrison and Tovo).

A friendly amendment by Council Member Tovo to limit impervious cover to 45% and limit the maximum number of residential units to 14 was not accepted by the maker of the motion.

An amending motion to limit impervious cover to 45% and the maximum number of residential units to 14 (Motion: Council Member Tovo; Second: Council Member Morrision) 2-5 (Nays: Mayor Leffingwell, Mayor Pro Tem Cole and Council Members Martinez, Riley and Spelman)

August 8, 2013 — Postponed until August 22, 2013 at the request of the South Lamar Neighborhood Association

June 6, 2013 — Postponed until August 8, 2013 at the request of staff.

ORDINANCE READINGS: 1st **8/22/2013** 2nd **8/22/2013** 3rd

ORDINANCE NUMBER:

CASE MANAGER: Lee Heckman **PHONE:** 974-7604
e-mail address: lee.heckman@austintexas.gov

SUMMARY STAFF RECOMMENDATION

To grant SF-5, Urban Family Residence, district zoning with conditions. These conditions include:

1) A conditional overlay to limit vehicle trips per day to less than 2000; and
2) Prior to or in tandem with adoption of a rezoning ordinance, execution of a public restrictive covenant that commits the owner to dedicate right-of-way, as necessary to match 35' of right-of-way from the existing centerline of Clawson Road, at the time of site-planning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The existing family residence (SF-3) district zoning is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

The requested urban family residence (SF-5) district zoning is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse, or condominium residential use is permitted in an SF-5 district under development standards that maintain single family neighborhood characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.

Clawson Road is a residential street. Granted, at its intersection with Ben White Boulevard and Fort View Road there are a number of GR and CS-zoned establishments. Travelling northward, however, one finds large-lot SF-3-zoned residences, several SF-5 and SF-6-zoned properties, and more than a couple MF-2 properties. There is a diversity of residential types and development densities along Clawson Road, but it is all residential.

This subject tract is across the street from an MF-2 zoned property, is surrounded on two sides by a PUD constructed as multifamily, and is immediately south of a property proposed to be zoned SF-5 and jointly developed with the subject tract. Abutting the property to the south are 8 single-family homes on Grayford Drive.

The proposed SF-5 rezoning on this tract, and MF-1 rezoning on the tract to the north, are compatible with adjacent and nearby residential uses, especially if developed as a unified project. Clawson Road may be characterized by transition, but these properties, if rezoned SF-5 and MF-1, respectively, can still serve as a transition between the remaining single-family residentially-zoned properties and the existing SF-5, SF-6, and MF-zoned properties.

Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and

The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in developing the staff recommendation.

The Planning Commission recommended and the City Council has adopted the Imagine Austin Comprehensive Plan, which contains a paramount theme of growing and evolving into complete communities within a compact and connected city. To reach that goal, responsible residential infill that provides additional housing units is necessary. Indeed, one of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into more dense residential.

Additionally, if Austin is to develop a diversity of housing types and choices under the policy of creating complete communities that recognize diverse financial and lifestyle needs, then this type of residential construction is an appropriate addition to the neighborhood. At the same time, the proposed SF-5 and MF-1 zoning districts, as opposed to a more intense multifamily district, respect the neighborhood's character – another goal of the Imagine Austin plan.

EXISTING CONDITIONS & REVIEW

Site Characteristics

The subject tract lies to the east of Clawson Road and is just over one acre in size. It contains an existing single-family home that dates from the Fifties. There are a number of mature trees on site. The center of the tract marks the high point in terms of elevation; the property slopes both west/northwest and east/southeast (see Exhibit A-3).

PDR Comprehensive Planning Review

March 18, 2013

The zoning case is located on the east side of Clawson Road and is not located within the boundaries of planning area with an approved neighborhood plan. Surrounding land uses includes a single family house to the north and south, a residential PUD to the east, and a multi-family apartment complex to the west. The developer wants to clear the existing single family house on this 1.06 acre site and build attached or detached patio houses at a higher density that a multi-family zoning designation would allow.

The overall goal of the IACP is to achieve *'complete communities'* across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states, 'While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. *Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses*

such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. Not all land within the city limits will be developed. Some may remain or enter into agricultural production; continue as single-family houses, duplexes, and apartments; or become part of the planned open space network. The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas, and to protect the character of neighborhoods by directing growth to areas identified by small area plans."

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses the promotion and development of a variety of types of housing throughout Austin:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.

- **HN P11**. Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon surrounding residential land uses, the Growth Concept Map. and Imagine Austin policies referenced above that supports a variety of housing types being located throughout Austin, staff believes that the proposed residential use is in compliance with the Imagine Austin Comprehensive Plan.

PDR Environmental Review

March 21, 2013

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps there is no flood plain within the project area.

5. Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

PDR Site Plan Review

March 28, 2013

There are no Site Plan comments applicable at this time.
Comments will be provided upon submittal of site plans for review.

PDR Transportation Review

April 10, 2013

1. If the requested zoning is recommended for this site, 35 feet of right-of-way should be dedicated from the centerline of Clawson Road in accordance with the Transportation Criteria Manual. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips/day. [LDC, 25-6-113]

3. Clawson Road is classified in the Bicycle Plan as Bike Route No. 325.

4. Capital Metro bus service is not available along Clawson Road.

5. There are no existing sidewalks along Clawson Road.

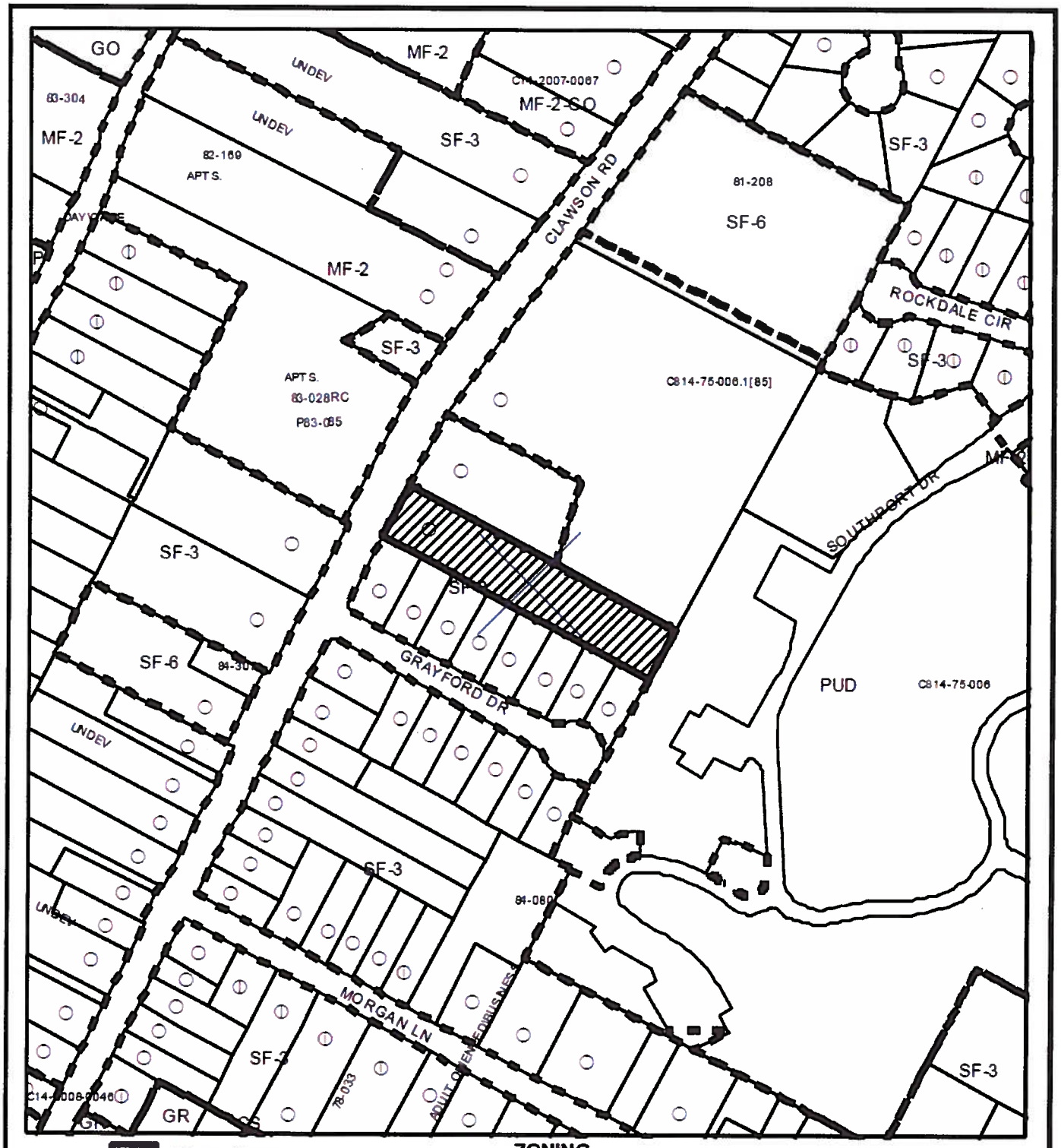
6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Clawson Road	Varies	24'	Collector	2,536

PDR Austin Water Utility Review

March 18, 2013

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



ZONING

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE#: C14-2013-0031

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A

C14-2013-0031 and 0032 / Clawson Patio Homes

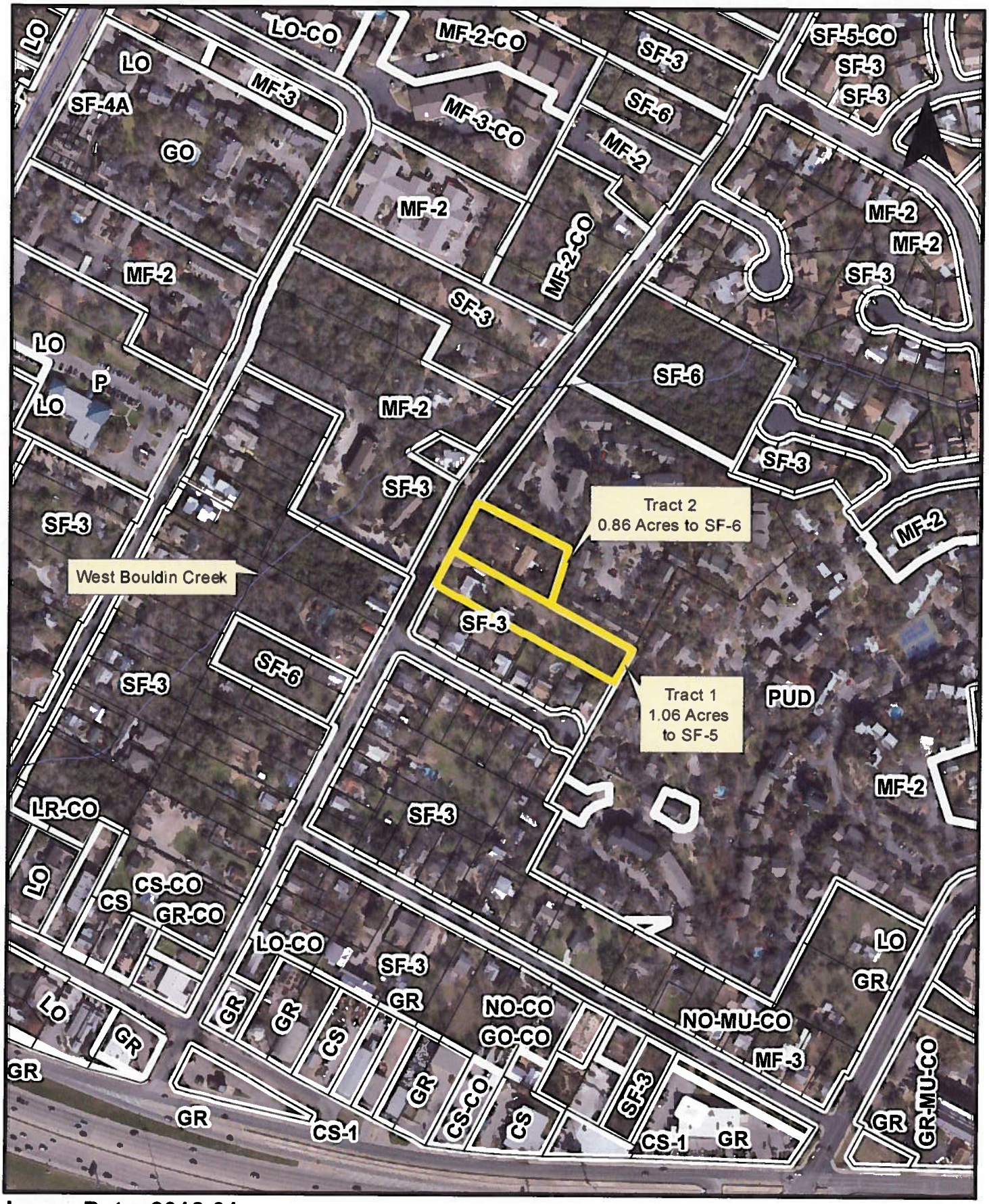


Image Data: 2012-01

Exhibit A-1
Aerial & Zoning

0 150 300 600 Feet

1 inch = 300 feet

C14-2013-0031 and 0032 / Clawson Patio Homes

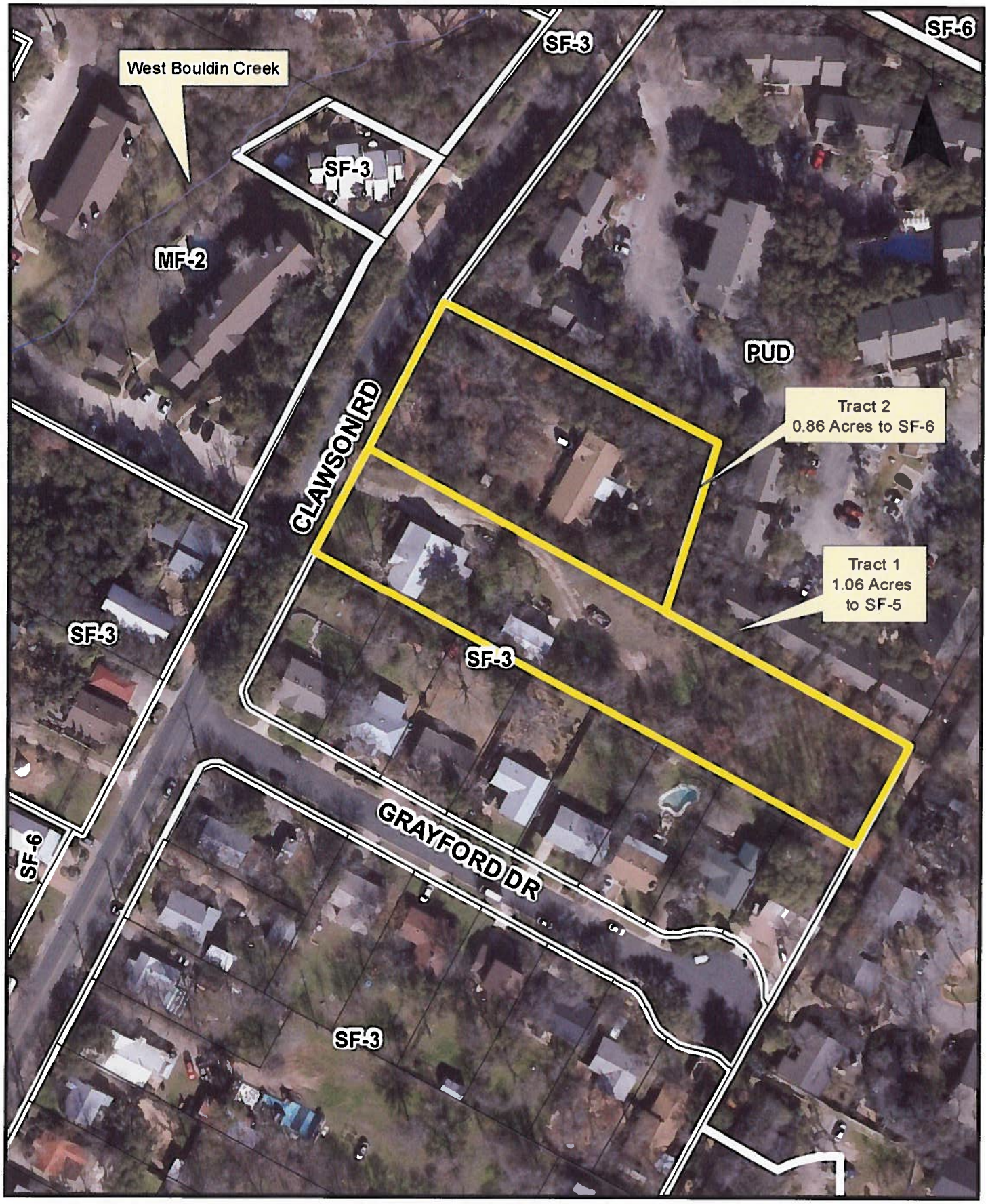


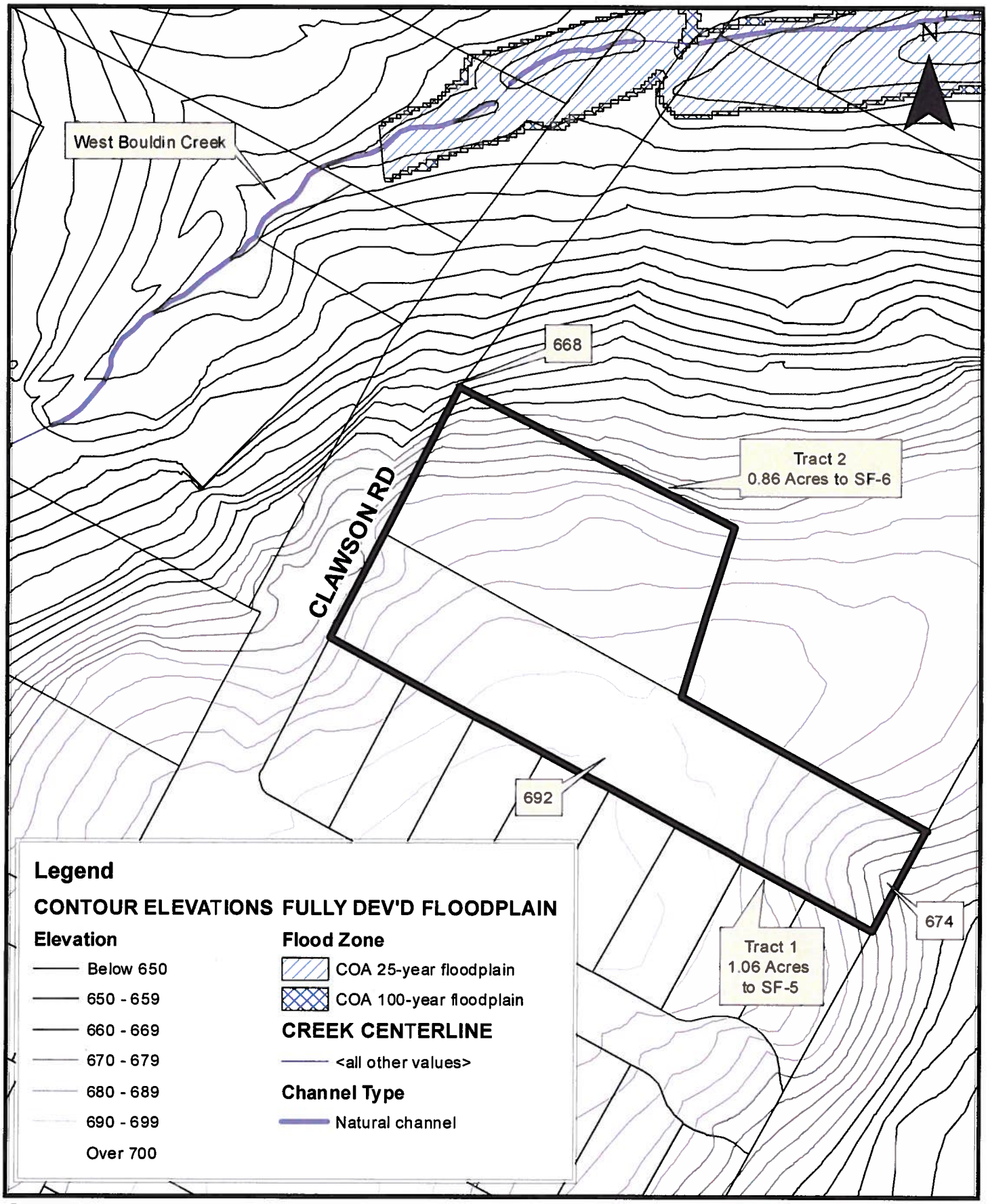
Image Data: 2012-01

Exhibit A-2
Aerial & Zoning

0 50 100 200 Feet

1 inch = 100 feet

C14-2013-0031 and 0032 / Clawson Patio Homes



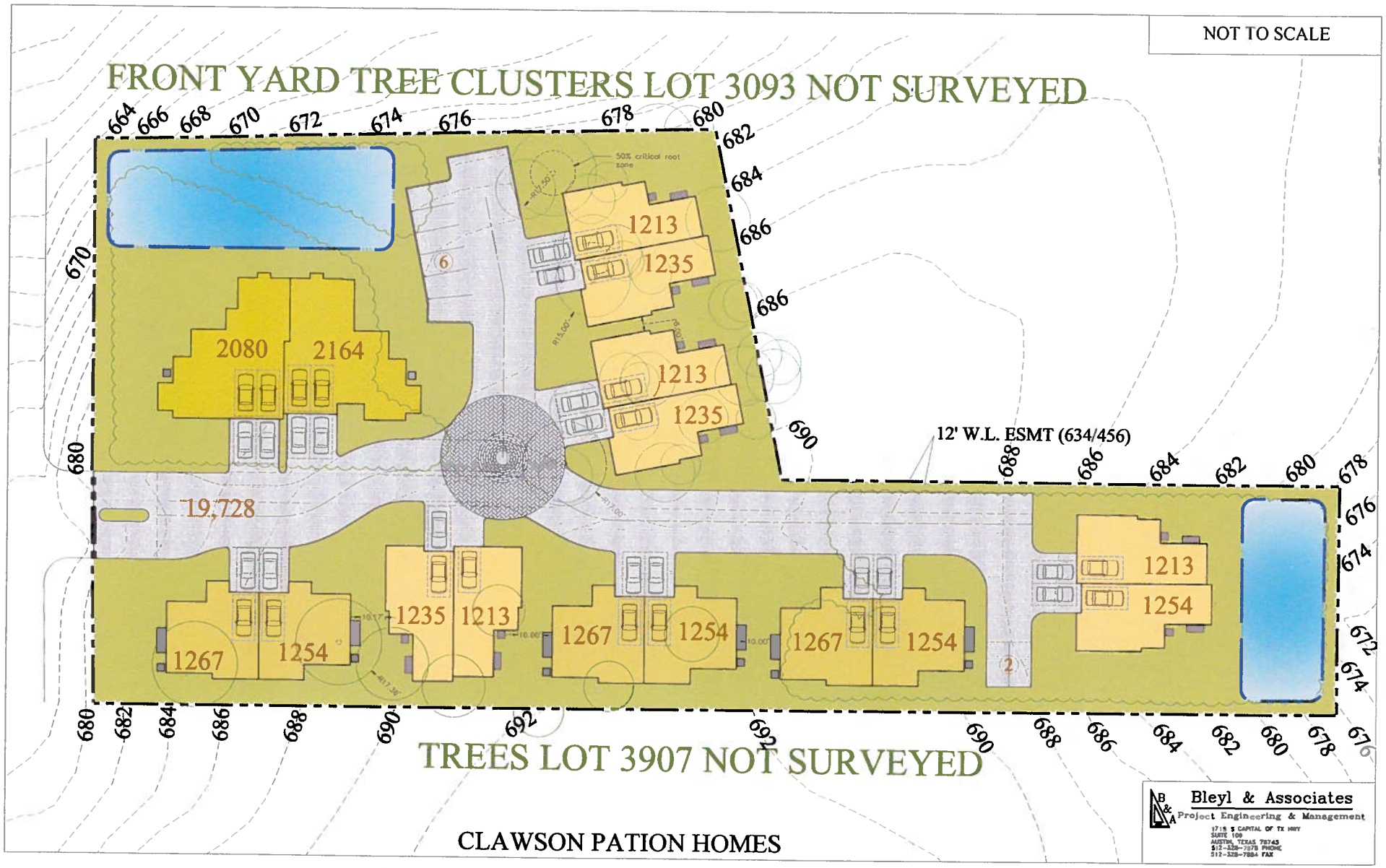
Contour Data: 2003

Exhibit A-3
Contours

0 50 100 200 Feet

1 inch = 100 feet

NOT TO SCALE



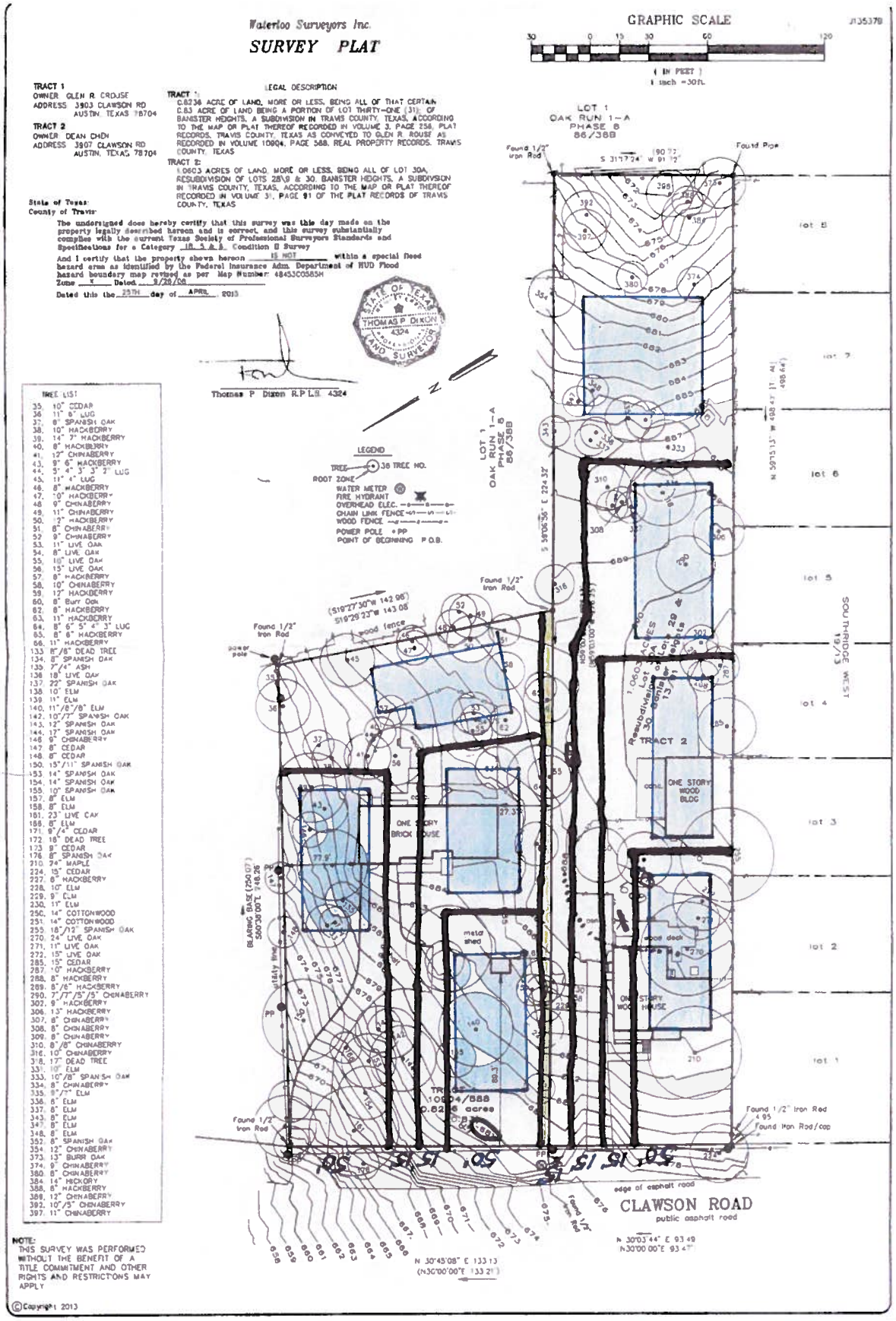
Bleyl & Associates
Project Engineering & Management
1715 S CAPITAL OF TX HWY
SUITE 100
AUSTIN, TEXAS 78746
512-328-7878 PHONE
512-328-7884 FAX

CLAWSON PATION HOMES

Exhibit I - 1


NOT TO SCALE
BEARING BASE (250.07')
S60°38'00"E 248.26'
power pole
Found 1/2" Iron Rod
(S19°27'30"W 142.96')
S19°29'23"W 143.08
LOT 1
OAK RUN 1-A
PHASE 8
86/388
Found 1/2" Iron Rod
Found 1/2" Iron Rod
S 31°17'24" W (90.77')
POND
CLAWSON ROAD
678'
Found 1/2" Iron Rod
4.95'
Found Iron Rod/cap
N 59°15'13" W 498.47' (TOTAL)
(498.64')
lot 1
lot 2
lot 3
lot 4
lot 5
lot 6
lot 7
Bleyl & Associates
Project Engineering & Management
1715 S CAPITAL OF TX HWY
SUITE 108
AUSTIN, TEXAS 78746
512-329-7878 PHONE
512-329-7884 FAX
CLAWSON PATIO HOMES

Exhibit I - 2



TREE LIST

35.	10"	CEDAR
36.	11"	8" LUG
37.	8"	SPANISH OAK
38.	10"	HACKBERRY
39.	14"	7" HACKBERRY
40.	8"	HACKBERRY
41.	12"	CHINABERRY
42.	9"	6" HACKBERRY
43.	5"	4" 3" 3" 2" LUG
44.	11"	6" LUG
45.	8"	HACKBERRY
46.	10"	HACKBERRY
47.	9"	CHINABERRY
48.	11"	CHINABERRY
49.	12"	HACKBERRY
50.	8"	CHINABERRY
51.	9"	CHINABERRY
52.	11"	LIVE OAK
53.	8"	LIVE OAK
54.	18"	LIVE OAK
55.	13"	LIVE OAK
56.	8"	HACKBERRY
57.	10"	CHINABERRY
58.	12"	HACKBERRY
59.	8"	Burr Oak
60.	8"	HACKBERRY
62.	11"	HACKBERRY
63.	8"	6" 5" 4" 3" LUG
64.	8"	6" HACKBERRY
65.	11"	HACKBERRY
66.	8"/8"	DEAD TREE
133.	8"	SPANISH OAK
134.	7"/4"	ASH
135.	18"	LIVE OAK
136.	22"	SPANISH OAK
137.	10"	ELM
138.	11"	ELM
139.	11"/8"/8"	ELM
140.	10"/7"	SPANISH OAK
142.	12"	SPANISH OAK
143.	17"	SPANISH OAK
144.	9"	CHINABERRY
146.	8"	CEDAR
147.	8"	CEDAR
148.	8"	CEDAR
150.	15"/11"	SPANISH OAK
153.	14"	SPANISH OAK
154.	14"	SPANISH OAK
155.	10"	SPANISH OAK
157.	8"	ELM
158.	8"	ELM
161.	23"	LIVE OAK
166.	8"	ELM
171.	9"/4"	CEDAR
172.	18"	DEAD TREE
173.	9"	CEDAR
176.	8"	SPANISH OAK
210.	24"	MAPLE
224.	15"	CEDAR
227.	8"	HACKBERRY
228.	10"	ELM
229.	9"	ELM
230.	11"	ELM
250.	14"	COTTONWOOD
251.	14"	COTTONWOOD
255.	18"/12"	SPANISH OAK
270.	24"	LIVE OAK
271.	11"	LIVE OAK
272.	15"	LIVE OAK
285.	15"	CEDAR
287.	10"	HACKBERRY
288.	8"	HACKBERRY
289.	8"/6"	HACKBERRY
290.	7"/7"/5"/5"	CHINABERRY
302.	9"	HACKBERRY
306.	13"	HACKBERRY
307.	8"	CHINABERRY
308.	8"	CHINABERRY
309.	8"	CHINABERRY
310.	8"/8"	CHINABERRY
316.	10"	CHINABERRY
318.	17"	DEAD TREE
331.	10"	ELM
333.	10"/8"	SPANISH OAK
334.	8"	CHINABERRY
335.	8"/7"	ELM
336.	8"	ELM
337.	8"	ELM
343.	8"	ELM
347.	8"	ELM
348.	8"	ELM
352.	8"	SPANISH OAK
354.	12"	CHINABERRY
373.	13"	BURR OAK
374.	9"	CHINABERRY
380.	8"	CHINABERRY
384.	14"	HICKORY
388.	8"	HACKBERRY
389.	12"	CHINABERRY
392.	10"/5"	CHINABERRY
397.	11"	CHINABERRY

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND OTHER RIGHTS AND RESTRICTIONS MAY APPLY

Exhibit I - 3

From: Nancy Maclaine
Sent: Monday, July 22, 2013 9:45 PM
To: Stoll, Garner
Subject: Imagine Austin Comprehensive Plan Information request

Mr. Stoll:

Zoning cases C14-2013-0031 and C14-2013-0032 are located within the boundaries of the South Lamar Neighborhood Association. Both the staff reports recommending approval of the zoning requests and the Planning Commission motion recommending approval of the cases reference compliance with the goals of the Imagine Austin Comprehensive Plan.

Therefore, it is obvious to us that we need to educate ourselves with regard to the provisions, policies and goals of IACP, and better understand how staff is evaluating whether cases/projects are in compliance with the goals/themes of IACP.

Our zoning committee has drawn up a list of questions related to IACP based on our preliminary review of the plan. We hope that you will be able to provide us with answers on these issues so we can better understand the provisions of IACP, how they relate to our own neighborhood, and the implementation process the City is following to achieve the IACP goals.

Thank you,
Nancy Maclaine
South Lamar Neighborhood Association
President 2013
512-589-0184

From: Stoll, Garner
Sent: Thursday, August 01, 2013 8:38 AM
To: Nancy Maclaine
Cc: Guernsey, Greg; Heckman, Lee; DiGiuseppe, Paul; Walters, Mark; Arwood, Donna
Subject: Staff's responses to South Lamar Neighborhood Association questions

Dear Ms. Maclaine,

Attached are staff's responses to questions from the South Lamar Neighborhood Association about the Imagine Austin Comprehensive Plan and its relationship to zoning cases C14-2013-0031 and C14-2013-32.

Please feel free to contact me if you have additional questions or wish to discuss.

Sincerely,
Garner Stoll AICP
Assistant Director
Planning and Development Review Department
505 Barton Springs Rd.
Austin, TX 78704
512-974-2397
Garner.stoll@austintexas.gov

Exhibit IA - 1

1. Complete Communities – The IACP points us towards becoming a City of complete communities throughout Austin. Establishing complete communities will require monitoring different services at different scales. Some needs should be within or near every neighborhood, while others will draw from many neighborhoods.

A. The *Imagine Austin Comprehensive Plan* is a forward-looking and wide-reaching policy document that provides direction for Austin to become a more sustainable community. It is an aspirational plan that sets high-level, strategic directions. Its vision and principles relating to sustainability are coalesced through the plan's concept of complete communities. In the broadest terms the concept speaks to creating communities across Austin that have access to employment, shopping, learning, open space, recreation, and other amenities and services within a short trip.

When the City Council authorized the development of what later became *Imagine Austin*, they specified that the resulting plan have sustainability as its core value. Through an extensive public process and through input from the Council-appointed advisory committee, the concept of complete communities emerged as a key strategy for becoming a more sustainable city. Because of the different scales and service areas of the various elements that create complete communities, the concept is not rigid and not constrained by pre-determined boundaries. The plan does identify centers and connecting corridors to provide focus for the development of these communities.

The elements that create a complete community are the daily conveniences that cities throughout time have always provided citizens. All communities are, to greater and lesser degrees, complete; to that end, *Imagine Austin* seeks a more sustainable future by promoting more convenient and complete places across the city in a manner sensitive to the local context.

West Campus and Dove Springs are cited as communities at different stages in the process of becoming complete communities. This indicates that the boundaries of the future complete communities have been defined.

A. As stated above, the comprehensive plan does identify centers but does not prescribe any boundaries for complete communities. These areas were selected as general references and are commonly known parts of Austin. At the request of Dove Springs participants, an additional neighborhood center was added to serve as a focal point for the Dove Springs neighborhood.

Where is a map or text description of the neighborhoods that will comprise each of the complete communities described in IACP?

A. As explained above the plan provides centers that are intended to provide focal points for future complete communities. Members of the Imagine Austin Task Force did discuss creating boundaries for complete communities but concluded that it was impossible due to the daily needs of complete communities having widely varying service areas.

2. What are the boundaries of the future complete community in which the South Lamar Neighborhood Association is located?

A. As discussed above, there are no established boundaries for a future complete community.

3. Where does our community stand with respect to achieving the Livable, Mobile and Interconnected, Values and Respects People, Prosperous, Education, Creative and Natural and Sustainable characteristics/categories set out on Page 88?

A. These concepts refer to the aspirational components/themes of Imagine Austin's Vision Statement. The plan lists complete community indicators to measure progress towards this vision statement on pages 224-226.

4. How is the current status and progress of the complete community characteristics/categories being monitored? What are the different scales for different communities, and what is the scale for our community?

A. As stated above, the centers identified on the growth concept map serve as focal points for complete community geographies. It really depends on what aspect of completeness is being measured. For example, different types of parks (pocket, neighborhood, regional, etc.) serve larger and smaller geographic areas and populations. The same is true for different types of retail and other goods and services.

5. How does the community monitoring process evaluate the current status of infrastructure like roads, sidewalks, drainage, water, wastewater and determine when infrastructure improvements are required to support additional the development called for in IACP?

A. Such things as sidewalks, drainage, water, wastewater, etc. are handled at the site planning stage. If you would like to seek improvements to infrastructure in your neighborhood, you can contact the appropriate department. For roads and sidewalks, please go to the Public Works Department website. For drainage, please go the Watershed Protection website. For water and wastewater, please go the Austin Water website.

6. How is the appropriate housing diversity for each community determined? What is the proposed housing diversity for our community, and what is the current status of housing diversity within our community?

A. *Imagine Austin* provides broad policy direction and seeks to increase housing diversity in all areas of the community.

There has been a lot of recent non-corridor or activity center infill/redevelopment in our neighborhood in the past few years. How much of the expected infill/redevelopment projected for our community has already been built or approved?

A. *Imagine Austin* recommends that infill/redevelopment be "Context Sensitive" in neighborhoods in non-corridor or activity centers. On page 136, the plan lists a "Key Challenge for the Future" as: "Maintaining the unique and diverse character of Austin's neighborhoods, while meeting market demands for close-in housing".

7. Affordable housing is defined as dwelling units for sale or rent that are deemed affordable for lower and middle income households.

What are the ranges of rental and purchase costs that are deemed affordable housing? Are there different price ranges depending on the community, or is there one standard for all of Austin? If there are different price ranges based on each community, what are the price ranges for our community? If not, what is the price range for Austin?

A. The common standard measure for affordability is that a household spend no more than 30% of its income on housing costs.

The measure for affordability is set annually for each metropolitan statistical area (MSA) by the federal department of Housing and Urban Development (HUD). According to HUD, affordability is measured as housing that people who earn 80% of the MSA's median family income can afford by spending no more than 30% of their household income. For FY 2013 the median family income for the Austin-Round Rock-San Marcos, TX MSA:

- One-Person Household=$41,000
- Two-Person Household=$46,850
- Three-Person Household=$52,700
- Four- Person Household=$58,550

Please see this Web site for more information:
http://www.huduser.org/portal/datasets/il/il2013/2013summary.odn?states=%24states%24&data=2013&inputname=METRO12420M12420*Austin-Round+Rock-San+Marcos%2C+TX+MSA&stname=%24stname%24&statefp=99&year=2013&selection_type=hmfa

8. Complete Streets – Complete streets are designed to work well for cars, but also meet the needs of children walking to school, cyclists, people in wheelchairs trying to catch a bus, rail transit commuters, grandmothers who won't drive and parents jogging with strollers.

Not every street can or needs to become a complete street.

A. What follow is some additional information about the idea of "complete streets" - A complete street concept refers to the design of the public rights-of-way to provide safe paths for all users (including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities.). The concept is also not a one-size-fits-all approach. The design and implementation of a complete street depends on its location, designation (local, collector, arterial, etc.), and its operational characteristics (traffic speeds and volumes). Many of Austin's existing streets are incomplete. The goal of the plan is to require that all new streets be constructed as complete streets and to take advantage of opportunities to complete existing streets.

Are Clawson Rd., Lightsey Rd., and Del Curto streets that can or need to become complete streets? If they do need to become complete streets, what improvements specifically need to be made on each street to reach that goal?

A. Ideally, all of Austin's roadways would accommodate all users; unfortunately, many of our roadways do not. This lack of completeness is often most obvious in older neighborhoods built before the City of Austin requirement that they be built with sidewalks and along older roadways that have not experienced new development. This is obvious along Del Curto Road. The provision of sidewalks along segments of Del Curto Road, closer to South Lamar Boulevard, adjacent to new development helps to create a more complete street for those segments, especially for pedestrians. This completeness disappears as the roadway extends further into the neighborhood.

A more complete study of the roadways mentioned above would be needed to assess the issues and expenses associated with "completing" these streets and include such considerations as topography, creeks and flood zones, and availability of right-of-way.

If improvements are needed, what does IACP say about completing the improvements before additional development and/or infill is permitted?

A. As discussed above, *Imagine Austin* recommends the completion of existing streets when feasible. The ongoing code revision process provides an opportunity to evaluate existing street standards and development practices and requirements in relationship to complete streets.

If not, how do we determine how much additional infill and/redevelopment should be permitted on non-complete streets?

A. The complete street concept refers to the operational characteristics of a roadway and does not refer to the type or amount of development along the right-of-way.

9. Growth Concept Map – Most new development will be absorbed by the corridors and activity centers identified in the Growth Concept Map.

Is there a specific percentage of the projected growth within each community that will occur within the corridors and activity centers?

A. There is not a specific percentage of growth allocated for each activity center or corridor in Imagine Austin.

What percentage of the total projected growth in our community is slated to occur within the identified corridors and activity centers?

A. As explained above, the plan does not attempt to project the total amount of growth that might be achieved in the identified corridors and activity centers. However, the plan recommends that the Land Development Code be revised to encourage development to occur in centers and corridors.

10. How much infill/redevelopment is expected to occur outside the corridors and activity centers in our community?

A. The goal of *Imagine Austin* is to direct new growth into corridors and centers; this does not preclude all growth outside of these areas. The plan anticipates some growth to occur in established areas through contextually appropriate infill and redevelopment.

How will the amount of non-corridor and activity center development within our community be monitored?

A. PDRD staff is developing a process to measure the amount of growth and development that is occurring throughout the city and the ETJ. This information will be used for the Imagine Austin five-year update to evaluate the degree to which the plan has been implemented.

What is the projected unit per acre density for the complete community? What is the projected unit per acre density for the corridor and activity center areas, and what is the projected unit per acre density for those are not in corridors or activity centers?

A. The planning area for Imagine Austin is the entire City of Austin's incorporated area and its extraterritorial jurisdiction. The plan seeks to encourage complete communities for this entire 600 square mile planning area. The appropriate densities vary widely within this planning area from rural to downtown Austin. The Land Development Code Revision Process will include a careful evaluation of unique characteristics of all neighborhoods in Austin and recommend context appropriate development standards.

11. Comprehensive Planning Review of Zoning Applications – The review comments are dated March 18, 2013 and state that the developer wants to build attached or detached patio homes at a higher density than a single-family zoning designation would allow.

The comments continue by stating that the overall goal of IACP to achieve complete communities across Austin, and then includes the entire text listed under Other Development Within the City Limits on Page 107 of IACP.

That statement is followed by a list of IACP Chapter 4 policies including LUT P5, H P1, H P5, HN P11 and N P1.

How do patio homes, a land use not defined by the LDC, help create a mix of land uses and housing types that create healthy and family friendly communities?

A. A broader mix of housing types creates a broader range of price points and consequently more opportunities for people of different incomes to be able to live in an area.

What is the existing mix/diversity of land uses in our community?

LAND USE (2010)	ACRES	PERCENT
Civic	22.5	2.9%
Commercial	88.5	11.4%
Industrial	11.0	1.4%
Large-lot Single Family	0.0	0.0%
Mixed Use	0.0	0.0%
Mobile Homes	0.0	0.0%
Multi-family	167.8	21.6%

Office	33.6	4.3%
Open Space	4.6	0.6%
Single Family	261.1	33.6%
Streets and Roads	161.4	20.8%
Transportation	3.5	0.4%
Undeveloped	22.9	3.0%
Utilities	0.0	0.0%
Total Acres	**776.9**	**100.0%**

(South Lamar Neighborhood Planning Area)

How does the proposed project benefit the distribution of housing types throughout the City, especially since the land use was not defined at the time the comments were written?

A. The term patio home is a fairly generic descriptive (but not legal) term used by the real estate industry to loosely describe a type of housing. The use of the word "patio" comes from the tendency of this type of housing to have patios rather than back yards. This type of housing tends to have one or more shared walls per unit and is sometimes also known as garden homes and/or townhouses.

Was meeting the financial needs of our diverse population evaluation based on the $190,000.00 to $280,000.00 price range listed on the zoning application? Will this policy be deleted from the report now that the applicant has stated that the unit price range will be from $350,000.00 to $400,000.00?

A. The unit price was not considered as part of the *Imagine Austin* conformance report as the sale or rental price cannot be regulated through zoning.

How does this project promote a diversity of land uses throughout Austin now that we are talking about duplex structures sold as condominiums? Is there a lack of duplexes and/or condominiums in our community?

A. A broader mix of housing types creates a broader range of price points and consequently more opportunities for people of different incomes to be able to live in an area. The market itself determines the demand for this type of housing.

Do unit prices from 350K to 400K promote rental and ownership opportunities for all segments of the Austin community?

A. No single housing development, by itself, provides rental or ownership opportunities for all segments of the population but can contribute to meeting those needs.

How has Clawson Rd. been identified as an area for change or infill, since it is not a corridor or activity center?

A. The roadway has not been identified by the City of Austin as a targeted area for growth. The zoning changes requested and any development that has occurred along the roadway are the result of private, economic choices made by property owners.

The goal of *Imagine Austin* is to direct growth into corridors and centers; this does not preclude growth outside of these areas. The plan anticipates some growth in established areas through compatible infill and redevelopment.

Should areas with frontage on streets that don't meet any of the Complete Streets standards be considered appropriate areas for change?

A. A complete street is one designed for all users and for all modes of transportation. The unavailability of a sidewalk or bicycle lane is not reason enough to recommend against a zoning case.

How will more intensive zoning and development/redevelopment along Clawson Rd. protect the character of our neighborhood?

A. The area within the boundaries of the South Lamar Neighborhood Association (where Clawson Rd. is located) already has number of duplexes distributed throughout. Additional duplexes (the general building typology of a patio home) would be in keeping with the general nature of area within the association's boundaries.

12. Appendix E. Framework for Decision Making – As potential Capital Improvement Projects, budget priorities, bond packages, programs, regulatory changes, initiatives, plans and even zoning cases are considered, it is important for the City of Austin to have a clear and objective framework for decision making.

The following checklist is intended to be used to extend and refine the Imagine Austin vision, making it easier to use for departmental decision-making.

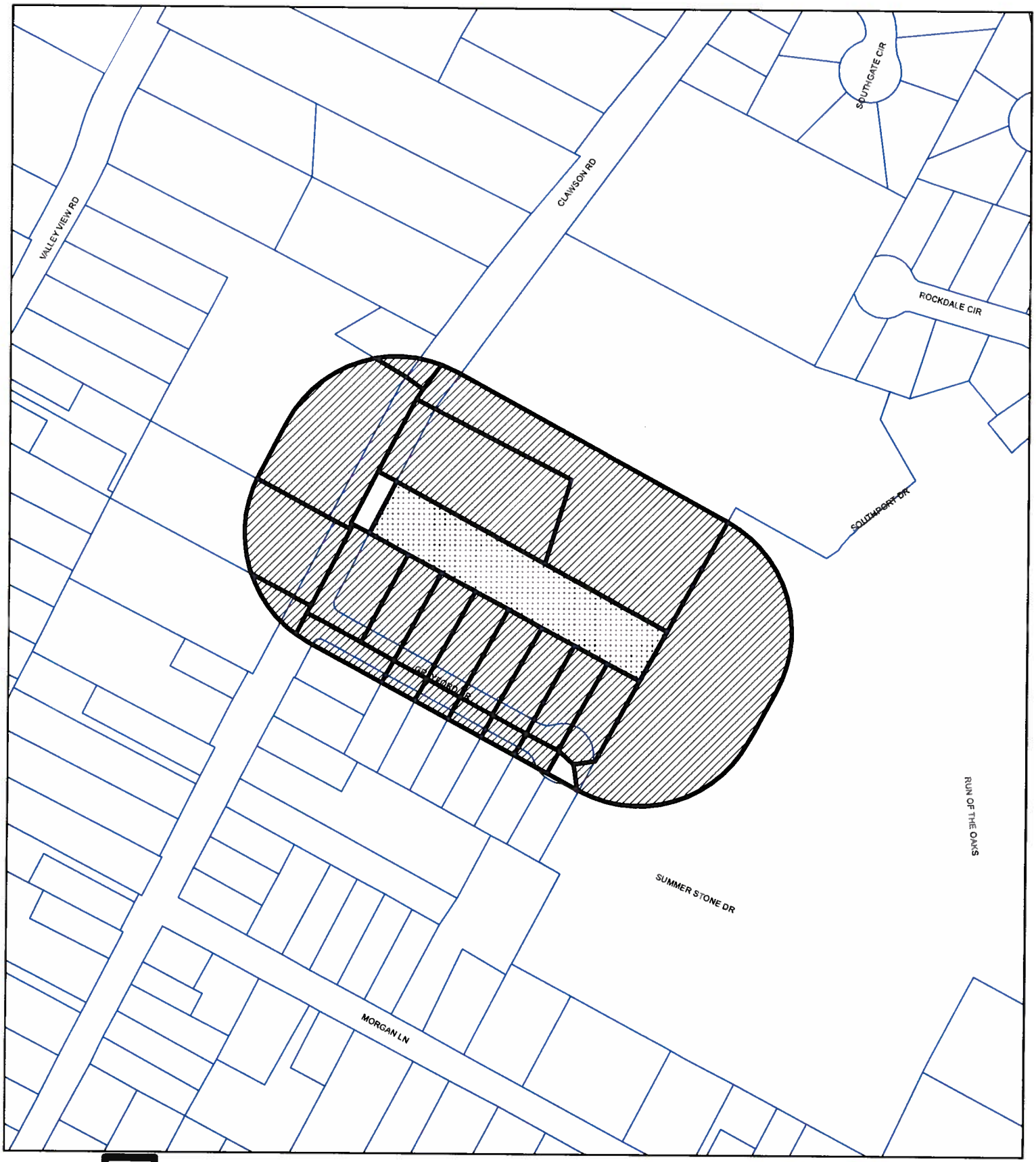
Was the Appendix E decision-making checklist utilized in the Comprehensive Planning Review of these two zoning applications?

A. The review was based on conformance with the Growth Concept Map, the map's associated text and related policies in Chapter 4 which correlate to Appendix E.

The list of considerations in Appendix E was derived from the plan's policies and Growth Concept Map and is intended for a host of different decision-making situations: "... potential capital improvement projects, budget priorities, bond packages, programs, regulatory changes, initiatives, plans, and even zoning cases."

If so, which of the Appendix E checklist items were met by the proposed zoning application/project?

A. A review of the list contained in Appendix E indicates that one of the bulleted items under *Natural and Sustainable* was applicable, "The proposal results in compact and walkable places, use of public transit, ***infill development***, or reuse of previously developed sites."



N

BUFFER
PROPERTY_OWNER
SUBJECT_TRACT

PETITION

CASE#: C14-2013-0031

1 " = 200 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839

Exhibit P - 1 - CTM Map

PETITION

Case Number: C14-2013-0031 **Date: 9/17/2013**

Total Square Footage of Buffer: **360244.62**

Percentage of Square Footage Owned by Petitioners Within Buffer: **22.92%**

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

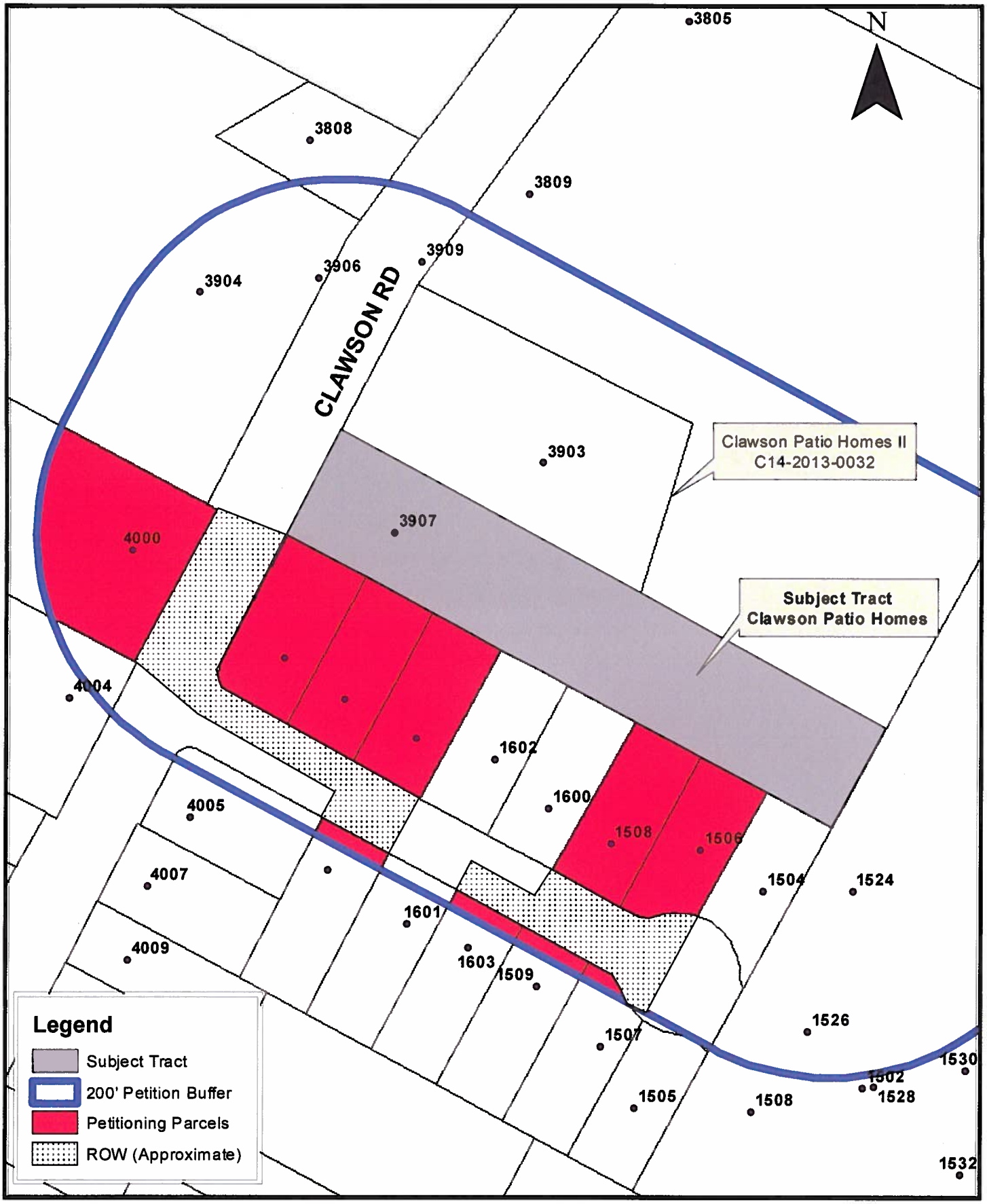
#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	**0406090248**	**1506 GRAYFORD DR 78704**	**AMARO CLAUDE JR & NORMA JEAN**	**yes**	**9427.40**	**2.62%**
2	**0406100215**	**4000 CLAWSON RD 78704**	**AMDUR DAVID M**	**yes**	**20808.32**	**5.78%**
3	0406090250	1600 GRAYFORD DR 78704	CARROLL J SPEED	no	9616.07	0.00%
4	0406100255	3810 VALLEY VIEW RD 78704	CHERRY CREEK WINDWOOD APARTMEN APARTMENTS L P	no	39148.13	0.00%
5	0406090210	3903 CLAWSON RD 78704	CROUSE GLEN R	no	39433.31	0.00%
6	**0406090242**	**1603 GRAYFORD DR 78704**	**DAY LUCAS**	**yes**	**2433.34**	**0.68%**
7	0406090251	1602 GRAYFORD DR 78704	FOSSMEYER DAVID ALAN & NANCY ANNE TRUSTEES OF THE	no	9710.73	0.00%
8	**0406090244**	**1509 GRAYFORD DR 78704**	**HORN ANDREW T & LYNN JEANETTE KARHI**	**yes**	**2374.28**	**0.66%**

Exhibit P - 2

9	**0406090252**	**1604 GRAYFORD DR 78704**	**KLAEHN OPAL F**	**yes**	**9820.51**	**2.73%**
10	0406090243	1601 GRAYFORD DR 78704	KONITZER WILLIAM M & CHANTELLE	no	2412.58	0.00%
11	0406090247	1504 GRAYFORD DR 78704	NELSON RANDALL L & JILA R	no	9499.19	0.00%
12	0406090241	1605 GRAYFORD DR 78704	PECAN PROPERTIES	no	2438.20	0.00%
13	0406100254	3808 CLAWSON RD	PONDER MICHAEL J & MANOLI BOLAR	no	2663.72	0.00%
14	**0406090240**	**4005 CLAWSON RD 78704**	**ROCHA JAIME**	**no**	**6394.73**	**0.00%**
15	0406090603	1303 SUMMER OAK DR 78704	TPI OAK RUN LTD	no	81660.60	0.00%
16	0406090211	1508 SOUTHPORT DR 78704	TPI VILLAS LTD % JOHN MORRIS	no	66499.16	0.00%
17	**0406090253**	**1606 GRAYFORD DR 78704**	**TREVINO ROBERT D**	**yes**	**9696.34**	**2.69%**
18	0406090249	**1508 GRAYFORD DR 78704**	**WALDRIP DAMON L**	**yes**	**9765.29**	**2.71%**
19	**0406090254**	**1608 GRAYFORD DR 78704**	**WEAVER WILLIAM T & KISHNA**	**yes**	**15851.05**	**4.40%**
20	**0406090245**	**1507 GRAYFORD DR 78704**	**WILKES SAM**	**yes**	**2404.72**	**0.67%**
21	0406100216	4004 CLAWSON RD 78704	YOUNG JAMES S	no	3482.38	0.00%
22						0.00%
						Total %
						22.92%

Exhibit P - 3

C14-2013-0031 / Petitioning Parcels



NOTE: This illustrative map is for educational and informational purposes only. No warranty is made regarding the completeness and accuracy of any data depicted or represented hereon. Drafted by LAH on 09/17/2013.

Exhibit P-4
PDR Annotated Map

0 50 100 200 Feet

1 inch = 100 feet

LIST OF PROPERTY OWNERS SIGNING PETITION REGARDING CH-2013-0031 @ 3907 CLAWSON ROAD

WEST OF CLAWSON ROAD

4000 CLAWSON ROAD -- DAVID AMOUR

EAST OF CLAWSON ROAD, NORTH OF GRAYFORD

1606 GRAYFORD -- ROBERT TREVINO
1604 GRAYFORD -- OPAL KLAEHN
1508 GRAYFORD -- ALIZA GOLD
1506 GRAYFORD -- CLAUDE AMAIO (?)

EAST OF CLAWSON ROAD, SOUTH OF GRAYFORD

4005 CLAWSON ROAD -- JAMES ROCHA
1605 GRAYFORD -- JOSE RAMIREZ
1603 GRAYFORD -- LUKE DAY

1509 GRAYFORD -- DREW & JEANETTE HORN
1507 GRAYFORD -- SAM WILKES

Petition

Date 7/13/13
File Number: C14-2013-0031

Address of
Rezoning Request: 3907 Clawson Road

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against this zoning change.

Reason for protesting: Increased traffic on a neighborhood collector street, lack of infrastructure, and drainage issues.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
Luke Day	LUKE DAY	4003 Grayford Dr Austin TX 787
Robert Lucas	ROBERT TRENT LUCAS ReachLucas@gmail.com	1606 Grayford Dr.
David Amdur	DAVID AMDUR	4000 CLAWSON
Jose Ramirez	JOSE RAMIREZ	1605 GRAYFORD DR.
James Rocha	JAMES ROCHA	4005 CLAWSON RD 4003 CLAWSON RD
Opal F. Klaehn	OPAL F. KLAEHN	1604 Grayford Dr.

Date: Aug. 19, 2013

Contact Name: BOB THOMPSON
Phone Number: 512-461-9933

Exhibit P - 6

Petition

Date 7/13/13
File Number: C14-2013-0031

Address of Rezoning Request: 3907 Clawson Road

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against this zoning change.

Reason for protesting: Increased traffic on a neighborhood collector street, lack of infrastructure, and drainage issues.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

	Signature	Printed Name	Address
1		Sam Wilkes	1507 Grayford Dr
2		Drew Horn	1509 Grayford Dr.
3		Jeanette Horn	1509 Grayford Dr
4		Aliza Gold	1508 Grayford Dr.
5		Claude Amant	1506 Grayford Dr
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Date: 8.19.13

Contact Name: Aliza Gold
Phone Number: 512-656-9656

Exhibit P - 7

RECIEVED
AUG 21 2013
Planning & Development Review

Petition

Date 7/13/13
File Number: C14-2013-0031

Address of
Rezoning Request: 3907 Clawson Road

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against this zoning change.

Reason for protesting: Increased traffic on a neighborhood collector street, lack of infrastructure, and drainage issues.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
~~Kishna~~ Weaver	Kishna Weaver	1608 Grayford Dr Austin, Tx 78704

[THIS WEAVER PROPERTY IS LOCATED EAST OF CLAWSON ROAD, NORTH OF GRAYFORD, AT THE NE INTERSECTION OF THESE STREETS.]

PLEASE ALSO NOTE THAT THE PETITION DATED AUG. 19, 2013 WHICH I PREVIOUSLY SUBMITTED, INCLUDED THE PROPERTY AT 1605 GRAYFORD, AND WAS SIGNED BY THE OCCUPANT, JOSE RAMIREZ, WHO PURPORTED TO BE THE OWNER. HOWEVER, AN INSPECTION OF THE TCAD LISTING FOR THIS PROPERTY, AND SOME SUBSEQUENT INQUIRY BY NEIGHBORS, HAVE RAISED QUESTIONS ABOUT THIS PROPERTY'S LEGAL OWNERSHIP, AND WE ARE NOW UNSURE OF THIS.
-- Bob Thompson

Date: AUG. 20, 2013

Contact Name: BOB THOMPSON
Phone Number: 512-461-9933

Exhibit P - 8

RECIEVED
SEP 17 2013
Planning & Development Review

Petition

Date 7/13/13
File Number: C14-2013-0031

Address of Rezoning Request: 3907 Clawson Road

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against this zoning change.

Reason for protesting: Increased traffic on a neighborhood collector street, lack of infrastructure, and drainage issues.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

	Signature	Printed Name	Address
1		Sam Wilkes	1507 Grayford Dr
2		Drew Horn	1509 Grayford Dr.
3		Jeanette Horn	1509 Grayford Dr
4		Aliza Gold	1508 Grayford Dr.
5		Claude Amand	1506 Grayford Dr
6		DAMON WALDRIP	1508 GRAYFORD DR
7			
8			
9			
10			
11			
12			
13			
14			
15			

Date: _____

Contact Name: _____

Phone Number: _____

Exhibit P - 9

PETITION IN SUPPORT OF REZONING

DATE: August 19, 2013

FILE NUMBRES: C14-2013-0032 & C14-2013-0031

ADDRESS OF REZONING REQUEST: 3903 & 3907 Clawson Road, Austin, TX 78704

TO: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby support the change of the Land Development Code which would zone the properties as SF-5-CO & SF-6-CO respectively.

SIGNATURE	PRINTED NAME	ADDRESS
Tila Nelson	Tila Nelson	1504 Grayford Dr 78704
Randy Nelson	RANDY NELSON	1504 Grayford 78704
Paula Samford	Paula Samford	4010 Clawson 78704

Received
8-22-08

Please Remove My Name from
the opposition petition. I approve
the development Planned @ 3903 &
3907 Shannon Road
James Rock 4105 Gentlewood Rd

AT&T High Speed Internet via Satellite
Satellite-delivered broadband Internet access powered by WildBlue

at&t

Customer Care 1-866-798-4787

Exhibit P - 11

MEMORANDUM

TO: **Planning Commissioners**

FROM: **Lee Heckman, AICP**
Planning and Development Review Department

DATE: **May 23, 2013**

SUBJECT: **C14-2013-0031 & C14-2013-0032 / Clawson Patio Homes**
Postponement Request

Attached please find correspondence from the South Lamar Neighborhood Association requesting a postponement of the application until **June 25, 2013.**

Staff has been informed the applicant is amenable to a postponement request, but requests the case be postponed until **June 11, 2013.**

Consequently, there will be a discussion-postponement at the Planning Commission meeting to determine the length of the postponement.

Lee Heckman
Planning and Development Review Department

Exhibit PP - 1

From: Justin Scanio
Sent: Wednesday, May 22, 2013 9:15 PM
To: Heckman, Lee
Cc: Nancy Maclaine
Subject: Re: Clawson Rezonings: C14-2013-0031 and 0032
Lee,

We plan to have a representative at the meeting on Tuesday, but please accept the following for the record in our request for a 4 week postponement. Information from the applicant was received by SLNA on May 21 (i.e. schematic site plan). Due to the late receipt of documentation from the applicant for the applicant's request, we have been unable to discuss the request with both the applicant and the neighborhood, including neighbors which live in close proximity to the sites in this case. The SLNA will be holding a meeting on June 20th. This 4 week request allows the neighborhood the opportunity to discuss the parameters of this request with both the applicant and the neighbors.

Regards,

Justin Scanio
South Lamar Neighborhood Association Zoning Committee

Exhibit PP - 2

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

Exhibit PP - 3

From: Justin Scanio
Sent: Monday, August 05, 2013 10:24 AM
To: Heckman, Lee
Subject: Re: Meeting Materials for City Council, August 8, and Planning Commission, August 13

Mr. Heckman,

Please accept this email as a request to postpone the City Council hearing for case # C14-2013-0031 and C14-2013-0032 (Clawson Patio Homes) until August 22nd.

We are in communication with the city regarding the interpretation of IACP. This communication impacts our understanding of the request being made on this case.

Regards,

Justin Scanio
South Lamar Neighborhood Association Zoning Committee

Exhibit PP - 4

SEPT. 17, 2003

TO: PLANNING & DEVELOPMENT REVIEW DEPARTMENT
ATTN: LEE HECKMAN

RE: C14-2013-0051
3907 CLAWSON ROAD

ATTACHED IS AN ~~EMAILED~~ SCANNED & THEN EMAILED ~~& SCANNED~~ VERSION OF A PETITION CONCERNING THE ABOVE CITED ZONING CASE. IT WAS SENT BY WILL AND CHANTELLE KONITZER, WHO ARE THE OWNERS OF 1601 GRAYFORD DRIVE. IT WAS RECEIVED BY THEIR NEIGHBOR, LUKE DAY, WHO OWNS 1603 GRAYFORD, AND WHO EARLIER SIGNED A COPY OF THE SAME PETITION. ALSO ATTACHED IS ONE PAGE OF THE EMAIL CORRESPONDENCE, NOTING THAT THE ORIGINAL PETITION IS IN THE POST (MAIL) FROM ENGLAND, WHERE THE KONITZERS ARE LOCATED AT PRESENT. WHEN THIS "ORIGINAL" PETITION ARRIVES, WE WILL BRING IT DOWN TO YOU. THE EMAIL ADDRESSES OF THE KONITZERS & LUKE DAY ARE ALSO EVIDENT, IF YOU NEED THEM.

Bob Thompson 512-461-9933
SLNA Zoning Committee

Petition

Date 7/13/13
File Number: C14-2013-0031

Address of
Rezoning Request: 3907 Clawson Road

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against this zoning change.

Reason for protesting: Increased traffic on a neighborhood collector street, lack of infrastructure, and drainage issues.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
William Kontzer	WILLIAM KONTZER	1601 GRAYFORD DR AUSTIN, TX, 78704
Chantelle Kontzer	CHANTELLE KONTZER	1601 GRAYFORD DR AUSTIN, TX, 78704

Date: SEPT. 16, 2013

Contact Name: LUKE DAY
Phone Number: 602-327-0180

Subj: **Fwd: [SLNAZONE] Fwd: Clawson Patio Homes -- NOT on this week's Council agenda**
Date: 9/16/2013 10:00:20 A.M. Central Daylight Time
From: [redacted]
To: [redacted]

Bob,

See note from Will Konitzer (England Neighbors)

Luke

--------- Forwarded message ---------
From: **William Konitzer** [redacted]
Date: Mon, Sep 16, 2013 at 9:38 AM
Subject: RE: [SLNAZONE] Fwd: Clawson Patio Homes -- NOT on this week's Council agenda
To: Luke Day [redacted]

Hi Luke,

Attached is the signed petition. The original is in the post.

Regards,

Will

From: Luke Day [mailto:[redacted]
Sent: Thursday, August 29, 2013 1:48 AM
To: William Konitzer
Subject: Fwd: [SLNAZONE] Fwd: Clawson Patio Homes -- NOT on this week's Council agenda

Will,

See email below. If you can scan a copy and email it that would help. We ultimately need a copy with your real signature via snail mail. Dont pay a lot of $$ to send it over, but stick it in regular mail if you have time.

Luke

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