



MEMORANDUM

TO: Planning Commissioners

FROM: Lee Heckman, AICP
Planning and Development Review Department

DATE: October 21, 2013

SUBJECT: Agenda Item 8 / C14-2013-0081 / Apostolic 1.5

Attached please find a letter from the South River City Citizens regarding the above referenced case. Also attached are three (3) returned comment forms inadvertently excluded from the packet materials.

A handwritten signature in black ink, appearing to be "LH", is positioned above the printed name of the sender.

Lee Heckman
Planning and Development Review Department



SOUTH RIVER CITY CITIZENS
Neighbors in Service to the Community

October 17, 2013

Lee Heckman, AICP
City of Austin Planning and Development Review Department-Current Planning
One Texas Center
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Case #C14-2013-0081

Dear Mr. Heckman,

We write to let you know that the membership of SRCC heard the request for an upzoning for 517 E. Oltorf at our monthly meeting on October 7, 2013. The applicant, Apostolic Assembly of the Faith in Christ Jesus, Inc., is seeking to upzone from SF-2 to GR with conditional overlay to increase their impervious cover limit and allow for construction of a new building. Our membership voted unanimously, less one member, to oppose the request to change the zoning from SF-2-NP to GR (with conditional overlay), but to support an impervious cover variance in exchange for constructing water quality and runoff controls exceeding standards required by the City of Austin.

As well, of real concern to the neighbors is the COA traffic analysis that reports that Sherwood Lane, which is classified as a local street, would require widening and could experience a 107% increase in traffic.

SRCC members have worked tirelessly to protect Blunn Creek, which is only one block east of the site, from water quality degradation and erosion, as well as protect neighbors adjacent to the applicant from flooding. SRCC's support for an impervious cover variance is conditional on the applicant meeting the minimum City of Austin standards plus the following specific stormwater measures:

- 1) For new impervious cover (i.e., the increase in impervious cover beyond existing) or equivalent area of impervious cover, provide 100% treatment via on-site infiltration;
- 2) For redeveloped impervious cover or equivalent area of impervious cover, provide 100% water quality treatment via a vegetated rain garden prior to discharge from the site; and
- 3) Provide stormwater controls to reduce the 2-year peak runoff rate to less than the peak rate for SF-2 conditions (i.e., as if the site were compliant with the 45% impervious cover allowable for the current zoning).

We believe the applicant meets the qualifications for a variance under § 25-8-41 because 1) their facility does not currently include a meeting hall which is a privilege enjoyed by other similar nearby places of worship, 2) stormwater controls provided with the variance would provide greater overall environmental protection than currently exists, 3) the planned increase in impervious cover (~2%) is minor in comparison to the existing impervious cover (~83%) and does not create a significant probability of harmful environmental consequences, and 4) development with the variance and added stormwater controls will result in water quality that is greater than the water quality achievable without the variance.

Please do not hesitate to contact us should you have any questions.

Marc Davis, President
SRCC

Marty Christman, Chair
SRCC Committee on Environment

xc: Dora Anguiano, Planning and Development Review Department,
Jim Bennett, Representing Apostolic Assembly of the Faith in Christ Jesus, Inc

PUBLIC HEARING INFORMATION

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

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

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

R 8/7/13

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

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

www.austintexas.gov

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

Case Number: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 29, 2013, City Council

Jennifer Taylor

Your Name (please print) *Gene Waldman*

2604 Caravan in 78701

Your address(es) affected by this application

John Craft

Signature

Daytime Telephone: *512 789 3449*

8/5/13

Date

Comments:

There is almost an unbearable amount of congestion on that corner as is.

This would block off for our neighbor hood, No No No please No.

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

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R 08115113

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Case Number: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 29, 2013, City Council

Rebecca Hunter
Your Name (please print)

2508 East Side Dr.
Your address(es) affected by this application

[Signature]
Signature

8/14/13
Date

512-852-9781
Daytime Telephone:

Comments:

Being in a downtown location,
Business close to address should
help property values.

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

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R 8126113

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Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 29, 2013, City Council

ALICIA REKUNUPD - MARTINEZ
Your Name (please print)

☐ I am in favor
☒ I object

2308 REBEL RD 78704
Your address(es) affected by this application

Alicia Rekunupd Martinez
Signature

8/18/13
Date

Daytime Telephone: *212-637-3827 or 512-924-6275*

Comments: *GR zoning is inappropriate directly across the street from SFB.*

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