

## NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

**NEIGHORHOOD PLAN:** Holly Neighborhood Plan

**CASE#:** NPA-2013-0010.01      **DATE FILED:** July 2, 2013 (In-cycle)

**PROJECT NAME:** 2416 East Sixth Street

**PC DATE:**  
January 14, 2014  
December 10, 2013  
October 22, 2013  
September 24, 2013

**ADDRESS:** 2416 E. 6<sup>th</sup> Street

**SITE AREA:** Approx. 4.061 acres

**OWNER/APPLICANT:** 2416 East Sixth Street, LP

**AGENT:** Big Red Dog Engineering (Bob Brown)

**TYPE OF AMENDMENT:**

**Change in Future Land Use Designation:**  
**From:** Industry      **To:** Mixed Use

**Change in Base District Zoning:**  
**Related Zoning Case:** C14-2023-0083  
**From:** LI-CO-NP      **To:** CS-V-CO-NP (Original request was for MF-6-CO-NP)

**NEIGHBORHOOD PLAN ADOPTION DATE:** December 13, 2001

**PLANNING COMMISSION RECOMMENDATION:** On January 14, 2014, approved on consent agenda. [J. Stevens, A. Hernandez – 2<sup>nd</sup>] Vote 8-0-1. [R. Hatfield absent].

***Previous Actions:***

**December 10, 2013** – Approved on consent agenda for postponement to January 14, 2014 at the request of applicant. [J. Nortey, S. Oliver – 2<sup>nd</sup>] [R. Hatfield, A. Hernandez, J. Stevens and B. Roark absent] Vote 5 to 0.

**October 22, 2013** – Approved on consent agenda for postponement to December 10, 2013 at the request of staff. [R. Hatfield; J. Stevens – 2<sup>nd</sup>] [D. Anderson; A. Hernandez; J. Nortey, and B. Roark absent] Vote 5-0-4.



**September 24, 2013-** Approved on consent agenda for postponement to October 22, 2013 at the request of the applicant. [J. Stevens; S. Oliver – 2<sup>nd</sup>] [A. Hernandez (arrived at 8:10 p.m.), D. Chimenti, B. Roark, absent] Vote 6-0-3.

**STAFF RECOMMENDATION:** Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** The request to change the future land use map from Industry to Mixed Use is compatible with the Holly Plan because E. 6<sup>th</sup> Street, where the property is located is predominantly a mixed use corridor where a mix of residential, office, and retail uses are encouraged. The property is also located within a Neighborhood Center, as shown on the Growth Concept Map of the Imagine Austin Comprehensive plan which encourages mixed use developments. In addition, the site is located within walking distance to the Saltillo Plaza Train Station, which is about three blocks west of the site.

The request meets the following goals, objectives, and recommendations of the Holly Plan:

**Land Use**

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**Goal 1:** Promote a variety of housing options for a mixture of different incomes.

**Objective 1.3:** Increase affordable housing opportunities for both home ownership and rental.

**Action Item 1.3.3:** Encourage the City of Austin to facilitate the development of additional affordable housing for mixed incomes in the neighborhood. – Neighborhood Planning Team & Neighborhood Housing and Community Development

**Objective 1.4:** Maintain and increase housing opportunities for low income workers.

**Goal 2:** Encourage opportunities to address compatibility between different residential, commercial and industrial uses.

**Objective 2.2:** Restrict intensive commercial/industrial uses from residential area of neighborhood.

**Objective 2.3:** Restrict incompatible uses in residential areas

**Objective 2.4:** Encourage locally owned/managed businesses

**Objective 2.5:** Encourage appropriate uses and scale of commercial.

**Action Item 2.5.1:** Encourage new development to adhere to the neighborhood design guidelines. - Neighborhood Planning & Zoning Department



**Goal 4:** Insure adequate pedestrian safety and access to major destinations such as schools, shopping centers and parks.

**Objective 4.1:** Add additional sidewalks (to insure pedestrian accessibility throughout the neighborhood).

**Objective 5.2:** Ensure adequate rail access for limited freight operations

The neighborhood has mixed opinions concerning passenger rail operations on the existing railroad line. The following objective and action items are included in the event a passenger rail system is passed by the voters at some future date.

**Objective 5.3:** Ensure safe rail operations for freight or passenger transportation.

**Action Item 5.3.1:** Participation by representatives of the Holly Neighborhood Planning Team is requested during the development of station locations and alignment of future rail lines.

**Goal 6:** Maintain roadways and alleys for safe and efficient travel for pedestrians, bicycles, transit and autos.

**Objective 6.4:** Ensure existing and new developments have appropriate amounts of parking.

## **LAND USE DESCRIPTIONS**

### ***Existing Land Use***

**Industry** - Areas reserved for manufacturing and related uses that provide employment but are generally not compatible with other areas with lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials

### ***Purpose***

1. To confine potentially hazardous or nuisance-creating activities to defined districts;
2. To preserve areas within the city to increase employment opportunities and increased tax base;
3. To protect the City's strategic advantage as a high tech job center; and
4. To promote manufacturing and distribution activities in areas with access to major transportation systems.

### ***Application***

1. Make non-industrial properties in areas with a dominant industrial character compatible with the prevailing land use scheme;
2. Where needed, require a buffer area for industrial property that abuts residentially used land;



3. Industry should be applied to areas that are not appropriate for residential or mixed use development, such as land within the Airport Overlay;
4. In general, mixed use and permanent residential activities are not appropriate in industrial areas. An exception may be the edge of an industrial area along the interface with an area in which residential activities are appropriate. Such exceptions should be considered case by case, with careful attention to both land use compatibility and design;
5. Industry should not be either adjacent to or across the road from single family residential or schools;
6. Use roadways and/or commercial or office uses as a buffer between residential and industry; and
7. Smaller scale “local manufacturing” districts may be appropriate in some locations to preserve employment opportunities and cottage industries of local artisans. In these areas, hazardous industrial uses (i.e. basic industry, recycling centers, and scrap yards) should be prohibited.

### ***Proposed Land Use***

**Mixed Use** - An area appropriate for a mix of residential and non-residential uses.

#### ***Purpose***

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

#### ***Application***

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood’s edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e.



Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);

4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

### **IMAGINE AUSTIN COMPREHENSIVE PLAN**

The property is located within an area designated as a Neighborhood Center. A Neighborhood Center is the smallest and least intense of the three mixed-use centers, the others being Regional Centers and Town Centers. Neighborhood Centers are walkable, bikable, and supported by transit, as with the other two centers. Businesses and services will generally serve the center and surrounding neighborhoods.

Staff supports the change in the future land use map from Industry to Mixed Use land use because it meets the following policies in the Imagine Austin Comprehensive Plan.

### **LAND USE AND TRANSPORTATION POLICIES**

**LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.

**LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

**LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

**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.

**LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.



**LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

**LUT P10.** Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.

**LUT P11.** Promote complete street design that includes features such as traffic calming elements, street trees, wide sidewalks, and pedestrian, bicycle, and transit access throughout Austin, considering the safety needs of people of all ages and abilities.

**LUT P14.** Promote safer routes to schools for students of all ages.

**LUT P15.** Incorporate provisions for bicycles and pedestrians into all roads such as freeways, toll roads, arterial roadways, and to and from transit stations and stops, and major activity centers.

**LUT P20.** Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

**LUT P22** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.

## **URBAN DESIGN POLICIES**

**UD P1.** Develop accessible community gathering places such as plazas, parks, farmers' markets, sidewalks, and streets in all parts of Austin, especially in the Downtown, future TODs, in denser, mixed-use communities, and other redevelopment areas, that encourage interaction and provide places for people of all ages to visit and relax.

**UD P2.** Protect and enhance the unique qualities of Austin's treasured public spaces and places such as parks, plazas, and streetscapes; and, where needed, enrich those areas lacking distinctive visual character or where the character has faded.

**UD P4.** Assure that new development is walkable and bikable and preserves the positive characteristics of existing pedestrian-friendly environments.

**UD P8.** Transform major streets into vibrant, multi-functional, pedestrian-friendly corridors.

## **HOUSING POLICIES**



**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 P2.** Expand the availability of affordable housing throughout Austin by preserving existing affordable housing, including housing for very low-income persons.

**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.

**H P7.** Reuse former brownfields, greyfields (previously developed properties such as strip centers or malls that are not contaminated) and vacant building sites to reduce negative impacts of vacancy and provide new mixed-use and/or housing options.

**HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

**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.

## **NEIGHBORHOODS POLICIES**

**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.

**N P2.** 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 P4.** Strengthen Austin's neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling.

**N P5.** Strengthen planning processes by recognizing that the Comprehensive Plan and small-area plans, such as neighborhood plans, corridor plans, and station area plans, need to respect, inform, and draw from each other.

**N P6.** Protecting neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.



**BACKGROUND:** The plan amendment application was filed on July 4, 2013, which is in-cycle for property located within City Council-approved neighborhood planning areas located on the east side of I.H.-35.

The applicant proposes to change the land use on the future land use map from Industry to Mixed Use. The applicant proposes to change the zoning from LI-CO-NP to CS-V-CO-NP to build a mixed use development with residential, office and retail uses. For more information on the zoning request, please see the case report for C14-2013-0083.

**PUBLIC MEETINGS:** The ordinance-required plan amendment meeting was held on August 7, 2013. Four hundred thirteen meeting notices were mailed to property and utility account holders within 500 feet of the property, in addition to neighborhood and environmental groups who requested notification on the City's Community Registry. Twenty-one people attended the meeting, including one City staff, the applicant and his agent.

After City staff gave a general presentation about the applicant's request and the plan amendment process, the applicant and his agent, Michael Whellan, told the attendees that the property is the largest industrially-zoned property in the area. Their request is to construct an apartment building up to 60 feet in height; however, part of the property is subject to the Compatibility Standards which would reduce the building height to 40 feet and 50 feet on half of the property. They are proposing to down-zone the property to MF-6-CO-NP to build apartments, but there is no plan to build a mixed use development at this time, although it could be in the future once the area has more density to support it.

***NOTE: At this meeting, the discussion was about the applicant's original zoning change request for MF-6-CO-NP to build apartments. However, after the input they received from the attendees at this meeting and further discussions with zoning staff, the applicant eventually changed their zoning request to CS-V-CO-NP for a mixed use development.***

After their presentation, the following questions were asked by the attendees:

**Q: Do you plan to build something mixed use?**

A. Yes, eventually.

**Q. How many apartments do you propose to build?**

A. 361 apartments.

**Q. Do you have to do a traffic analysis?**

A. No, because we were under the 2000 trips a day.

**Q. Will you build condos?**

A. We propose to build multifamily units for rent, not condos for purchase.



**Q. What other developments have you done?**

A. We haven't done any developments in Austin, but I've developed property in the Dallas/Fort Worth area. One development we did was called the Zang Triangle in Dallas and another development is on Lancaster Avenue in Fort Worth. We specialize in urban developments.

**Q. Have you spent time in Austin?**

A. I've spent most of my time for recreational purposes in Austin.

**Q. Will there be more than one entrance/exit from the property?**

A. We've had some good discussion with people in the neighborhood to have more than one entrance/exit. We will look into that.

**Q. Do you have a final design?**

A. We will not have a final design until we get the zoning approved.

**Q. I would like to see commercial activity on the ground floor, but you're not proposing to do that?**

A. It's really hard to get financing with retail uses when there is no proven demand.

Comment from person who asked question: But, we need more commercial uses to get people outside. It will be a negative impact on the community without retail.

**Q. Is it possible to design the building with the intent of adding commercial at a later time?**

A. There's a way to do that under the VMU, Live/Work flexible spaces design as the neighborhood density increases it could transform into commercial spaces.

**Q. Will the sidewalks be wider?**

A. Yes, they will be built to Great Streets standards.

**Q. How many parking spaces will you have?**

A. We don't know the exact number at this time.

**Q. What will be the average income of the tenants?**

A. They will be high end renters.

**Q. Will you provide affordable housing?**

A. We will provide 10% of the units as affordable.

**Q. What quality of material will you use to build the building?**

A. It will be good quality masonry.

**Q. We would really like a true mixed use project with a mix of residential and retail uses. If you have VMU zoning, would that be a deal killer?**



A. It's hard to say. My job as a developer is to raise money to build it. If we had VMU zoning we would need at least 15,750 square feet of retail space which would make it more expensive to finance.

**Q. I support the MF-6 zoning because it protects the existing local business and it will provide affordable housing.**

A. We can provide more affordable units under MF-6 than we would under VMU because adding retail space would decrease the space for housing.

**Q. When school starts the traffic backs up on E. 6<sup>th</sup> Street in front of your property.**

A. We will look into the possibility of having another entrance/exist other than the one on E. 6<sup>th</sup> Street.

**Q. Will you use local labor to build the building?**

A. I won't know until we start building it.

**Q. How can we ensure you build it with 100% masonry?**

A. We'll have to talk to the zoning staff to see if this could be put into a public restrictive covenant.

**Q. There have been issues in the past with loud music on East 6<sup>th</sup> Street and how it affects the people who live there. Will you have live music if the development ever adds retail uses or bars?**

A. We won't have live music.

**Q. Will you have bike parking?**

A. Yes.

**Q. What is your construction time period?**

A. Approximate 22 to 24 months for construction if we get the zoning and after permits are approved.

**Q. Will people be able to park on East 6<sup>th</sup> Street?**

A. That will depend on the City.

**Q. If it will take two years for construction, how will it affect my business?**

A. It always affects surrounding businesses, but we try not to impact businesses as much as possible.

End of meeting questions.

There no planning contact team for the Holly Neighborhood Planning area so no letter has been submitted; however, responses from citizens are at the back of this report.



**CITY COUNCIL DATE:**

October 17, 2013

**ACTION:** This item was postponed on consent to February 13, 2014 at the staff's request on Council Member Spelman's motion, Mayor Pro Tem Cole's second on a 7-0 vote.

**CASE MANAGER:** Maureen Meredith

**PHONE:** 512-974-2695

**EMAIL:** Maureen.meredith@austintexas.gov









## Holly Neighborhood Plan NPA-2013-0010.01

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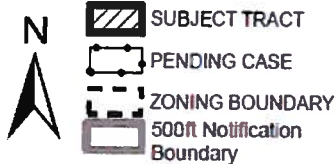
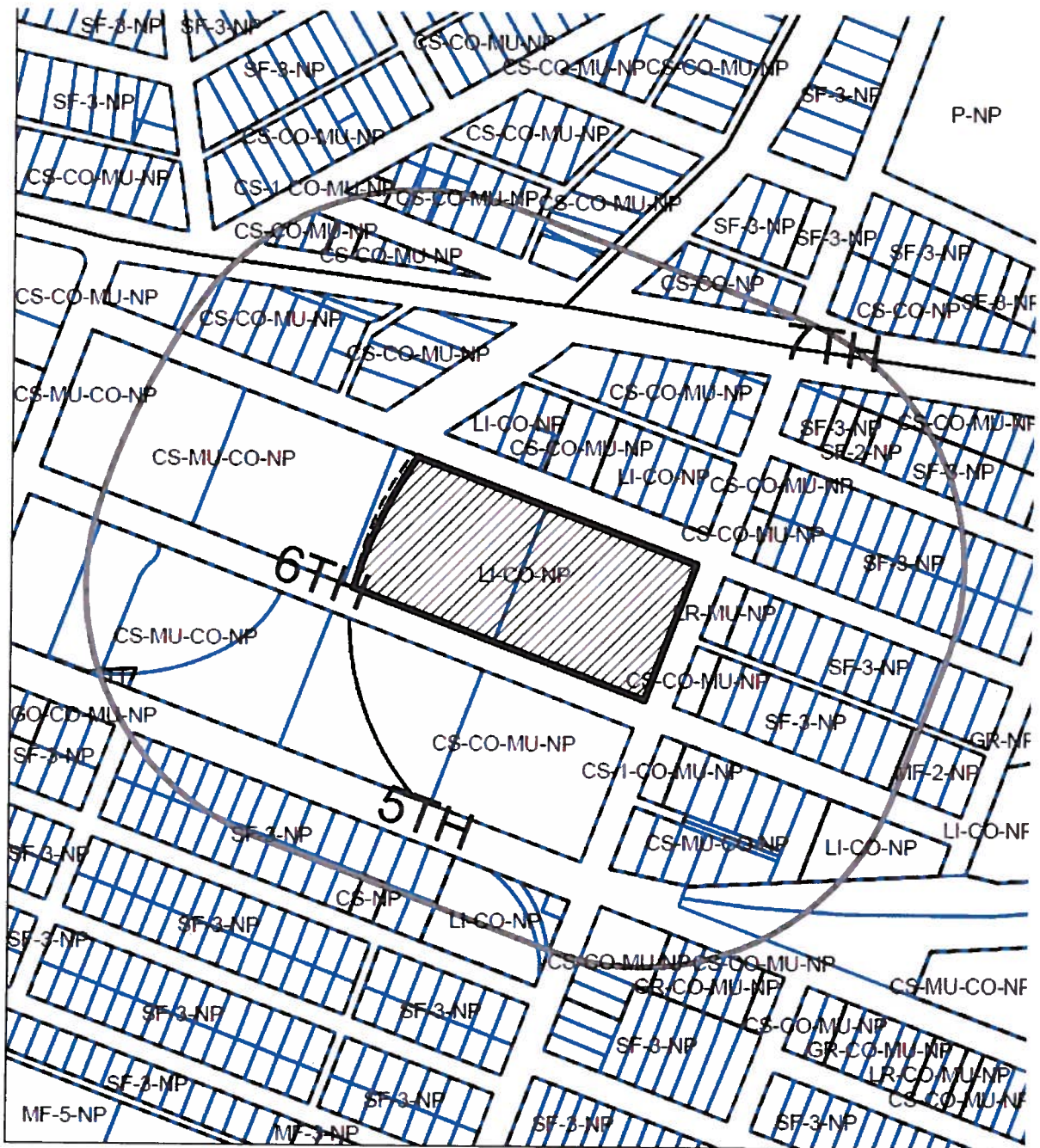


City of Austin  
Planning and Development Review Department  
Created on July 8, 2013\_M Meredith



Legend	
	Subject Tract
	Core Transit Corridors
	500ft notification boundary
	Street Address Centerline
	NPA CASES
	Single-Family
	Multi-Family
	Commercial
	Mixed Use
	Industry
	Civic
	Recreation & Open Space





# **NEIGHBORHOOD PLAN AMENDMENT**

**Case Number: NPA-2013-0010.01**

**Address: 2416 East 6th Street**

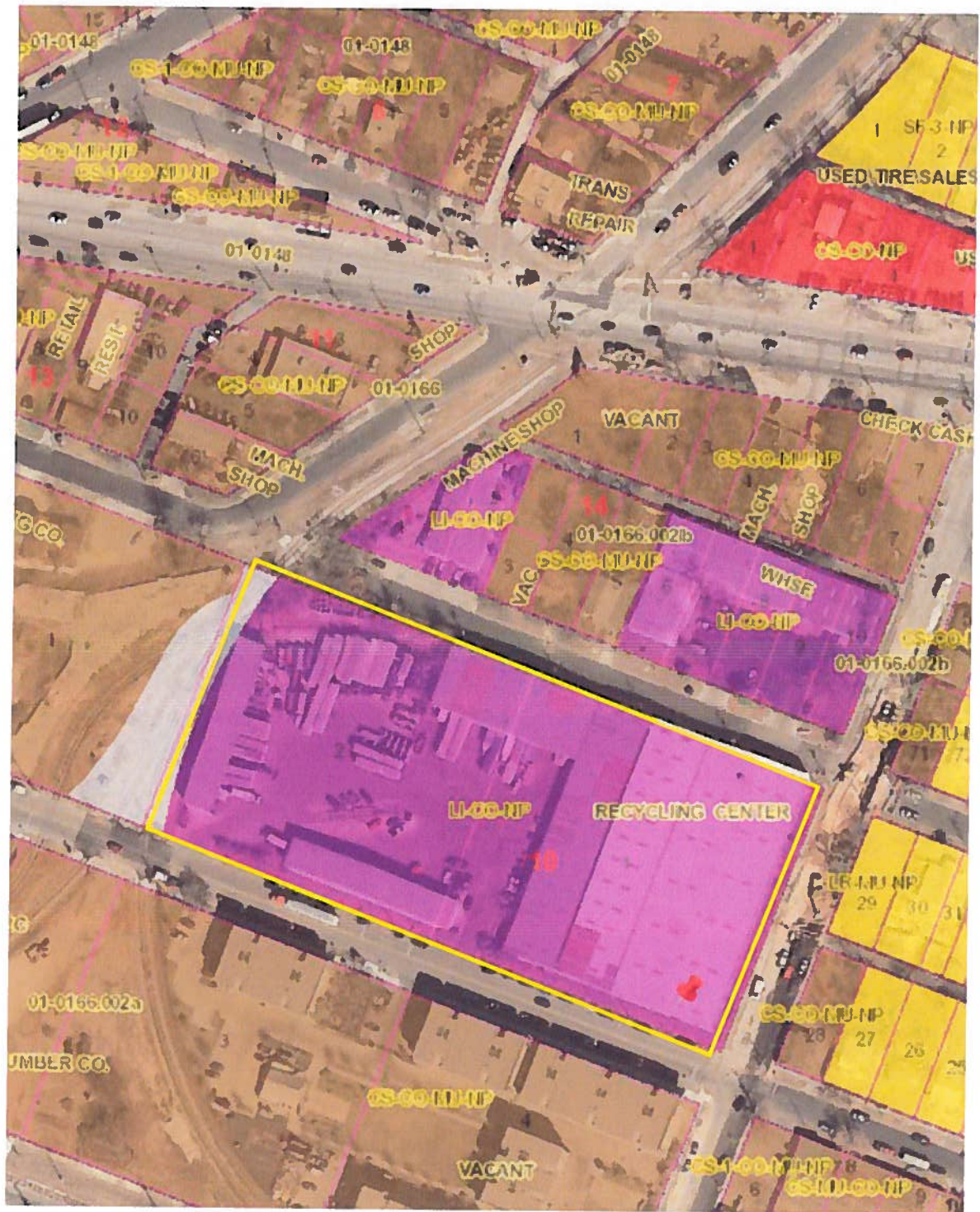
**Approx. 4.061 acres**

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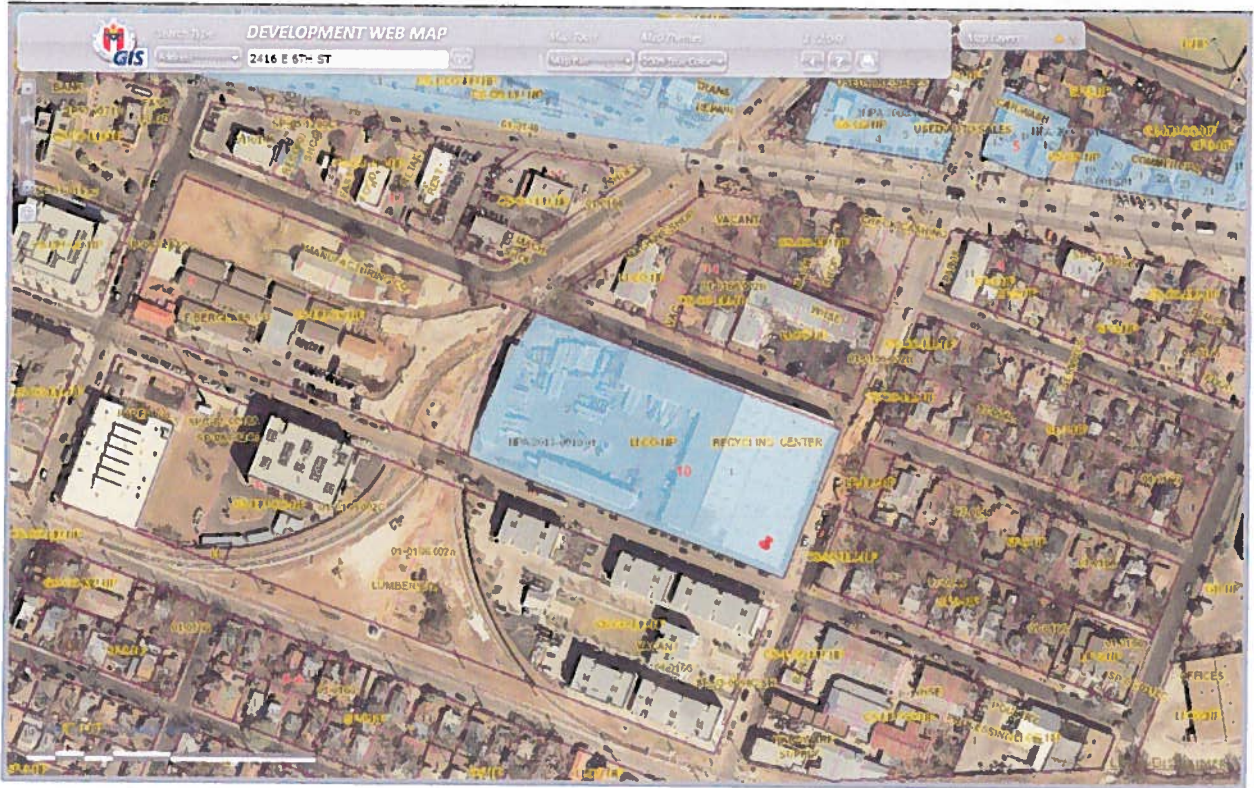
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## CITY OF AUSTIN DEVELOPMENT WEB MAP



**Imagine Austin Comprehensive Plan –  
Neighborhood Center**



August 12, 2013

Dear Greg,

At our neighborhood meeting, July 31, 2013, after the attorney for the new proposed high end apartments left, we continued discussing the issue of the apartments and the first floor being for businesses rather than for residents.

It does not make any sense for there to be high-end retail businesses or offices in the new building, because they would not be frequented by the people in the surrounding community. As it is, surrounding residents below E. 5th Street and our neighborhood, Pedernales Neighborhood Association does not frequent the businesses on the bottom floor at the Pedernales Lofts (corner of E. 6th and Pedernales Streets). The businesses are not neighborhood friendly!

After speaking to a lot of the residents I can tell you that the consensus of the neighborhood is that, instead of businesses, we would rather have units in the apartment building to be designated as *affordable housing*. And I am not speaking about prices over \$900. There are lots of families with only two people that work and could afford these.

Now we do agree that it should be down zoned from LI-CO-NP, Limited Industrial Service to MF6-CO-NP, Multifamily Residence.

Downtown is pouring over into our East Austin. We are not Downtown Austin. East Austin is about the culture and the families and separate from downtown. To us, downtown is West of IH35. Why do folks keep saying we are downtown? And why do people want to work on keeping Austin "Weird"? Austin, Texas is a beautiful City with wonderful people and beautiful areas to see, enjoy, and be part of.

Some families have lived in the East Side for years and years. My family came to East Austin in 1921 and resided on E. 5th Street just off Robert Martinez Jr. Street. Back then it was named Canadian Street. Still, other folks have been here a lot longer.

About a year ago at our neighborhood meeting we voted for that property at 2416 E. 6th Street to be a senior citizen housing complex with a little park or just a park with trees (not bushes where criminals can hide behind) and walkways. We did want to suggest to the City Council what we wanted there at that location. What Mr. Getter of Balcones Recycling wanted was a lot of money for his four acres. Now, all of a sudden, we are informed that a High Density High End Apartment Complex is in the works. And it is for 361 High End Apartments for rent. Can you imagine the impact on vehicular traffic through our little streets? Are we again being pushed out of our beloved East Austin because we are Mexican like back in 1928?



At the last meeting with City Staff a gentleman in the audience said the people surrounding the new apartment complex are not important! I beg to differ.

Gloria Moreno, President  
Pedernales Neighborhood Association



**From:** Melissa Ladd  
**Sent:** Friday, August 09, 2013 7:23 AM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Subject:** Re: Refer to case number C14-2013-0083

Dear Maureen and Heather,

In reference to the above rezoning. I bought in the Pederanles Lofts before it was even completed. I moved in with great hopes of seeing East Austin maintain the vision of new residents and old making a great area better.

The new zoning I believe will not allow first floor commercial business, which I would like being a resident here. Following suit to what is mostly happening in the zoning from the 2124 loft projects, ESTE and Pedernales Lofts I hope it can be zoned the same way.

**I oppose the proposed rezoning request but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.**

In addition, our developers, Perry Lorenz and Larry Warshaw, at Pedernales Lofts also did two other condo projects/mixed use a block away from us. The ESTE and 2124, which are mixed use following the vision of this end of 6th st. I would think those owners would want the same vision, we probably need to bring those HOA's on board to discuss as it will affect them.

Another thing is the traffic on 6th already. If you have driven down here especially on the weekends, it is a hazard with all the pedestrians, cyclist at night and the narrow streets and not adequate parking.

An huge apartment complex will only compound all these problems.

Best  
Melissa  
Pederanales Loft  
#5083

Melissa Ladd  
(512) 589-0188



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

From: Mary Wachsmann

Sent: Friday, August 09, 2013 12:15 PM

To: Meredith, Maureen; mary.wachsmann@

Subject: Email from austintexas.gov: Balcones Recycling Center zoning

This message is from Mary Wachsmann.

I am a longtime owner of the Pedernales Lofts in East Austin, and I am writing to voice my opposition to the proposed MF-6 zoning request at the Balcones Recycling Site, as MF-6 zoning does not allow for mixed commercial ground floor uses, which are so vital to the vibrancy of our community as a whole and our street in specific. (case number C14-2013-0083)

I, and many of my neighbors, are concerned about this issue, but we would support the rezoning if it were CS-MU, and if the 6th Street frontage was comprised of ground floor commercial uses rather than ground floor residential space.

Thank you for your time,  
Mary Wachsmann  
Pedernales Unit #5074

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

From: Laura de la Fuente

Sent: Thursday, August 08, 2013 4:58 PM

To: Meredith, Maureen; lauracdelafuente

Subject: Email from austintexas.gov: Maureen, zone E. 6th as MIXED-USE

This message is from Laura de la Fuente.

Hi Maureen,

I live in the Pedernales Lofts across from the proposed apartment structure on E. 6th that would not allow MIXED-USE. Having commercial space in the building would drive the value of our neighborhood by encouraging local businesses to establish themselves in our community. A residential-only zone will diminish the quality of life in our area, and not encourage the type of community growth we should be reaching for. I encourage you to take up the cause to allow for mixed-use zoning in the area of E. 6th.

Thank you,  
Concerned Resident  
Laura de la Fuente



**From:** Julie Unruh  
**Sent:** Monday, August 12, 2013 8:19 AM  
**To:** Meredith, Maureen  
**Subject:** Case number C14-2013-0083, 6th and Pedernales

Dear Maureen,  
I'm an East Austin resident. I'd like to object to the proposed MF6 zoning for the lot at East 6th and Pedernales.

As I understand it, the developers plan to build a 5-story residential-only building on that site. My two objections are simple:

1. The building should be mixed used, not residential only.
2. Five stories is an inappropriate scale for the site.

More:

1. As you know far better than I do, the data is overwhelming that mixed-use urban buildings enhance neighborhood vitality and livability. I would hope the City of Austin is more interested in taking the long view and in promoting neighborhood vitality rather than in acquiescing to a "get rich quick" developer mentality -- and especially in a neighborhood that is completely on the national radar. Insisting on commercial ground floor spaces will improve the neighborhood for the long term; throwing up a behemoth residential-only complex will begin to destroy the neighborhood.

Correct zoning from the beginning would promote walking and biking - both better alternatives to driving, and both activities which the City of Austin gives good lip service to supporting.

2. Five stories - Have you been to the site? Have you looked up and down the street? Have you walked around the neighborhood? Can you imagine anything more inappropriate? Surely nobody except the developers really believe a too-tall, light-blocking, giant residential complex is a good idea in an historic neighborhood with the reputation of quirky charm. Five stories will be a disruptive eyesore in that location and completely out of scale.

East Austin's unique history and character is a resource for Austin. I'll be disappointed it's not being more carefully managed. The goal should be to enhance East Austin's character and livability, not to make the residents wonder if it's time to go elsewhere. You could help by not granting MF6 zoning at 6th and Pedernales, and by insisting on a mixed-used, moderately-sized building instead.

Thank you,  
Julie Unruh

.....



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

From: **Jane Bui** <  
Date: Sun, Jul 21, 2013 at 9:20 AM  
Subject: case number C14-2013-0083  
To: [Heather.chaffin@austintexas.gov](mailto:Heather.chaffin@austintexas.gov)

Hello Heather,

I own two units in the Pedernales Lofts, which I purchased when the lofts first opened. I bought them because I believed in a vision of an integrated city core where people both live and work.

I am writing to you about case # C14-2013-0083 across the street from me. I oppose their proposed rezoning request but would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was comprised of ground floor commercial uses rather than ground floor residential.

Thank you for taking the time to listen to me.

-Jane Bui

.....  
**From:** Dylan Siegler  
**Sent:** Monday, August 12, 2013 10:29 PM  
**To:** Meredith, Maureen; Chaffin, Heather  
**Cc:** phil waldorf  
**Subject:** 2416 E 6th St.

Maureen and Heather,

I live in the Pedernales Lofts across the street from 2416 E. 6th St., and am writing you both to:

- 1) express my **support** for Case NPA-2013-0010-01 to change the FLUM for the property to Mixed Use and
- 2) express my **opposition** to Case C14-2013-0083 seeking to rezone the property as MF-6-CO-NP.

I am in agreement with the condo board of the Pedernales Lofts that the appropriate zoning designation for the property is Mixed Use to allow ground level retail. As a result, I support the FLUM change but oppose the zoning proposal.

Please feel free to contact me or my husband, Phil Waldorf (cc'd) with any questions.



Best,  
Dylan Siegler  
512-659-5911

.....  
**From:** Debra Hagen  
**Sent:** Friday, August 02, 2013 2:27 PM  
**To:** Chaffin, Heather  
**Cc:** Meredith, Maureen  
**Subject:** in reference to case number C-14-2013-0083

Dear Heather,

I am an owner of The Pedernales Work and Play Lofts directly across the street from the property located at 2416 East 6th Street (old Balcones recycling). I received a community meeting notice in the mail of the proposed amendment and zoning change application NPA-2013-0010.01.

I will be at the meeting and am also writing as **I oppose the proposed rezoning request.** However, I would support the project if it considered CS-MU zoning in lieu of MF6 and if the 6th street frontage was compromised of ground floor commercial uses rather than ground floor residential.

MF-6 zoning does not allow for commercial ground floor areas. I believe this is vital to the success and vibrancy of our street. CS-MU zoning would be much better (and is the zoning The Pedernales lofts are built under).

This development is trying to avoid any variances, which is smart if you really want to build fast. Sadly, this would be at the cost of our neighborhood maturing with the addition of new live work/commercial office or restaurant uses.

Additionally, it is important to note that the project can be built to 60' tall of 5 stories. The Pedernales end is limited to 3 stories or 40' due to neighborhood compatibility.

I would hope we have the opportunity to demand a superior (and smarter) development.

Thank You,

Debra B. Hagen  
Owner #3047  
The Pedernales Lofts - Bldg. 3



**From:** Camille6864  
**Sent:** Thursday, August 01, 2013 9:17 AM  
**To:** Chaffin, Heather; Meredith, Maureen  
**Subject:** Re: Case # C14-2013-0083 / NPA-2013-0010.01

Ms. Meredith and Ms. Chaffin,

I want to be clear that as an owner at 2401 East Sixth street I oppose the proposed re-zoning of the space. Traffic, congestion, noise, speeding and drunk driving incidents have negatively impacted the area. Adding more of this to a residential area will result in more disturbances for the people who live, and have lived for years, in this location.

I am opposing the proposed re-zoning efforts.

If I need to formally send in a notice stating my opposition please let me know. Due to work and other commitments I am unavailable to attend any hearing held during the week between the hours of 8am and 6pm.

Thank you,  
Brie Wilson  
2401 East Sixth St. #2030  
Austin, Tx 78702



# PUBLIC HEARING COMMENT FORM

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

City of Austin  
Planning and Development Review Department  
Maureen Meredith  
P. O. Box 1088  
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2013-0010.01

Contact: Maureen Meredith, 512-974-2695

Public Hearing: Sep 24, 2013, Planning Commission  
Oct 17, 2013, City Council

☐ I am in favor  
☒ I object

bridget wilson  
Your Name (please print)

2401 east sixth #2030 Austin, TX 78702  
Your address(es) affected by this application

bridget wilson  
Signature

9/17/2013  
Date

Comments:

no street parking; area is saturated with businesses and residences that also want parking, create excessive noise, hold events without permits, street yelling and noise all during the night and day, excessive speeding and running stop signs as well as drunks on the streets creating noise and trash-

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Public Hearing: Sep 24, 2013, Planning Commission  
Oct 17, 2013, City Council

☒ I am in favor  
☐ I object

JEFF EMERY  
Your Name (please print)

2401 E. 6TH ST, #2022; APT 178702  
Your address(es) affected by this application

9/19/13  
Date

Comments:

WE NEED MORE MIXED USE GROWTH ON THIS END OF 6TH



**Message from Capital Metro**

**NOTICE**

*Concerning all proposed development within 500-feet of the Capital Metro Rail Tracks*

Capital Metro runs freight service on these tracks, and is required to continue to do so as a matter of federal law. Since March 22, 2010, we are operating passenger rail service, primarily, but not limited to, weekday hours. With the start of passenger rail service, we have shifted freight rail service to other times, particularly the hours after the last passenger train has run. This shift is in accordance with Federal regulations and safety procedures.

All concerned parties need to be aware of the freight service in planning any development. The freight trains generate some noise as they move through. At many urban street crossings, there are upgraded signal systems with crossing arms to block the roadway. This allows the City of Austin the ability to apply for a “quiet zone” meaning that the train will not blow its horn, under normal operations, as it moves through the street. At other crossings, the freight train will blow the horn, which is approximately 96 decibels. At any time, if the engineer judges it to be prudent, the horn will be sounded as needed for safe operation.

Capital Metro strives to provide the community with the best passenger and freight service possible. We also try to be sure that all of our neighbors are aware of both our present and possible future operations.

Please consider this information in planning or reviewing developments near the Capital Metro rail lines.

*Lucy Galbraith  
Manager, Transit Oriented Development  
Capital Metro  
624 N. Pleasant Valley  
Austin, TX 78702  
512.369.6515*