



PRELIMINARY Affordability Impact Statement
Neighborhood Housing and Community Development
City Council Agenda: Case Number: **C1-4**

<p>PROPOSED CODE AMENDMENT:</p>	<p>Implement a neighborhood plan for the South Austin Combined Neighborhood Planning Area</p>
<p>PROPOSED NEIGHBORHOOD PLAN IMPACT ON HOUSEHOLD AFFORDABILITY:</p>	<p>The proposed neighborhood plan would have an overall positive impact on household affordability.</p> <p>This plan furthers the Imagine Austin identified priority of developing and maintaining household affordability. This plan takes a comprehensive approach to household affordability that “takes into consideration transportation, utilities, and access to daily and weekly needs as essential and interrelated components of household affordability.”¹</p>
<p>PLANNING AND DESIGN TOOLS THAT SUPPORT THE DEVELOPMENT AND PRESERVATION OF AFFORDABLE HOUSING</p>	<p>The plan meets the directive of the Imagine Austin household affordability priority program by allowing for many types of housing to be developed in the neighborhood areas. Diversity of housing types can provide opportunities for affordable housing in areas where there might not otherwise be affordable options available.</p> <p>Imagine Austin says “To meet the market demand of our growing and diversifying population, the range of available housing choices must expand throughout the city.”²</p> <p>This neighborhood plan allows for many infill development types including:</p> <ul style="list-style-type: none">- secondary apartments- cottage lot- urban home- small lot amnesty- residential infill (applied to specific properties) <p>However, as a response to community input, not all types of infill development are recommended as options in all three of the neighborhood areas. Limiting these tools minimizes the support of development and preservation of affordable</p>

¹ Imagine Austin, 2012

² Imagine Austin, 2012

OTHER RECOMMENDATIONS	NHCD Staff recommends that all infill development tools be adopted as options in all parts of the combined neighborhood planning area in order to provide the greatest support of the Imagine Austin Household Affordability goals.
DATE PREPARED:	April 16, 2014
DIRECTOR'S SIGNATURE: _____ BETSY SPENCER	

From: [Kate Spencer](#)
To: [Reilly, Francis](#)
Subject: RE: Email from austintexas.gov: South Oaks Neighborhood Homeowner - Supports Mixed Use Development
Date: Wednesday, March 26, 2014 11:42:17 AM

Hi Francis,

Just to reiterate and throw some support to the planning commission.

As a new homeowner in Westgate, I've found the opposition to the South Austin Combined Neighborhood Plan troubling. I understand that many of the residents are opposed to the proposal, but my husband and I strongly support some commercial development in the neighborhood. Several people have said that they are opposed to the type of urban revitalization that's happening on South Lamar in 78704. However, I think that these positions are in the minority. People are moving to central Austin because they want to live somewhere beautiful and walkable. As the urban core expands, and closer-in options become less affordable to young adults like our family, increasing options for businesses to share space will help 78745 share in the exciting development happening in North, East, and South Central Austin.

As Austin grows, 78745 is essentially closer to downtown Austin. Many of the long-time residents like the suburban feel of the neighborhood, but I think that creating walkable, neighborhoods with mixed-use development is key to ongoing growth and improvement. Convenient restaurants and retail are a key component to what has drawn so many young people to central Austin.

All the best,

Kate Spencer
5204 Buffalo Pass, 78745

Travis County Webteam
(512) 854-6063

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

From: Reilly, Francis [<mailto:Francis.Reilly@austintexas.gov>]
Sent: Thursday, March 20, 2014 5:15 PM
To: Kate Spencer
Subject: RE: Email from austintexas.gov: South Oaks Neighborhood Homeowner - Supports Mixed Use Development

Thank you. I will forward this to Planning Commission.

Best,
Francis

Francis Reilly
Planner
Planning and Development Review Department City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

(512) 974-7657
francis.reilly@austintexas.gov

Visit the South Austin Combined Neighborhood Plan website:
<http://austintexas.gov/department/south-austin-combined-neighborhood-plan>

Please note: E-mail correspondence to and from the City of Austin is subject to requests for required

disclosure under the Public Information Act.

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

From: Kate Spencer [mailto:~~kate.spencer@co.travis.tx.us~~]

Sent: Thursday, March 20, 2014 5:06 PM

To: Reilly, Francis

Subject: Email from austintexas.gov: South Oaks Neighborhood Homeowner - Supports Mixed Use Development

This message is from Kate Spencer. [kate.spencer@co.travis.tx.us]

Hi Francis, although I understand that many of my neighbors are leery about restaurants or corner store retail in 78745, I'd like to express my support. I love what's going on in the North Loop area, etc. and think it would be great if we could eventually get more mixed use in our neighborhood. Thank you for all of your hard work on the neighborhood plan. All the best.

From: [Natalia Olivera](#)
To: [Reilly, Francis](#)
Subject: # NP-2013-0030 (South Austin Combined Neighborhood Plan)
Date: Wednesday, March 26, 2014 5:58:57 PM

Francis,

I am homeowner at SONA, in the Westgate Neighborhood Plan area. I attended many of the SACN meetings, and am in fact listed as attending 5 or more meetings. I started the process when I was a renter in the Southwood Neighborhood, and then purchased a home last year in Southern Oaks Neighborhood. Full disclosure, I am a city employee. I work over in commercial building review, on the 2nd floor at OTC.

I have been busy the last few weeks, and I've been trying to follow the discussion regarding adopting the Neighborhood Plan, and there seems to be a lot of negativity coming from my neighborhood association. As someone who participated in the Neighborhood Planning process, I found the the results that were mailed to us to accurately reflect what was discussed and agree SACN plan, and future mixed use activity along Manchaca and Stassney. I do share many of my neighbor's concerns about the increase in impervious covers, and what to do with the Williamson Creek flood zone (we had some minor flooding in our garage last October). But overall, I am very positive about the Corner stores, and potentially denser residential development. Can something be done about neighborhood sidewalks too? That's a major issue in terms of pedestrian accessibility in this area. Also, the increased density should not negatively affect the tree canopy, that's one of the major identity elements to this neighborhood.

I will try to attend the April 3rd meeting, but in general, weekdays are much harder to manage for me at the moment. I just wanted to make sure you weren't getting only negative feedback from our neighborhood.

Thanks,

Natalia Olivera

Reilly, Francis

From: Da Cos. [REDACTED]
Sent: Thursday, April 17, 2014 4:25 PM
To: Reilly, Francis
Subject: Combined South Austin Neighborhood Plan

Hello Francis,

My biggest concern for the plan that has been developed is very specific to my neighborhood.

I live on Salem Walk Dr. several houses on this street have flooded in 1998, 2001, and twice in October 2013. These are not houses that are in the flood plane at all they flood from water overwhelming the street drainage system and jumping the curb and sending up to a foot of water through these houses. The water comes from property and streets south of us, it is a large drainage area centered at Odom elementary school. The neighborhood plan calls for much of this property to be in the "transition" area meaning it could be redeveloped with a lot more impervious cover than what is there right now (not what is currently allowed but what is actually there). This would send a lot more water straight down the hill from William Cannon Dr. aimed right at Salem Walk Dr. The COA water drainage engineers are well aware of this problem. I would appreciate it if the planning commission could get these engineers to come up with a scenario for what this increased impervious cover would mean for our neighborhood and put it in the plan along with their recommendations for fixing this problem. I know it is late in the planning process but the October floods focused my neighborhood on this problem and how it relates to their homes.

Please forward to the planning commission.
Thank you, it has been good working with you.
Michael Cospers

"Change is one thing. Acceptance is another."

Arundhati Roy,

The God of Small Things

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, March 25, 2014

Comments: My wife and I strongly object to the zoning/
re-zoning of our neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) BRIAN + SUZANNE REYNOLDS I am in favor
(Estoy de acuerdo)
Address 4610 TEXAS TRAIL, AUSTIN 78745 I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/re-zoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/re-zoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/re-zoning request to the City Council. Meeting dates and locations are shown on this notice.

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the previous page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed at the top of this page

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: _____

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Dolores Belu: N

I am in favor
(Estoy de acuerdo)

Address 5902 Cherry Creek Dr
78745

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I am against Cottage Cots, Urban Homes,
& Corner Stores

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Jimmy Collazo

I am in favor
(Estoy de acuerdo)

Address 5908 Burrough Drive, Austin, TX
78745

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I am opposed to Cottage Lots, Urban Homes,
& Corner Stores in my neighborhood.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Laura Collazo

I am in favor
(Estoy de acuerdo)

Address 5908 Burrough Dr, Austin, TX 78745

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I very much ~~oppose~~ planned Cottage Lots, Urban
Homes and Corner Stores - I will vote "NO" at
the appropriate opportunity. We do not want added automobiles
from patrons. We do not want foot traffic from patrons in neighborhood
We do not want curbside parking as a result of these proposed changes

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Carol George O'Hearn

I am in favor
(Estoy de acuerdo)

Address 6001 Cherry Creek Drive, Austin TX 78745

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I object to cottage lots, urban
homes, & corner stores.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) BEN J. WOLF

I am in favor
(Estoy de acuerdo)

Address 5805 BURROUGHER
AUSTIN, TX 78745

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: We love our Cherry Creek Central
Neighborhood as it is. I object to
cottage lots, urban homes + corner
stores. I have owned my house since 1974.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) NORMA J. WOLF

I am in favor
(Estoy de acuerdo)

Address 5805 BURROUGH DR.
Austin, TX 78745

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I OPPOSE RE-ZONING OUR AREA
FOR COTTAGE LOTS, CORNER STORES, OR URBAN
HOUSES.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) BROCK O'HEARN

I am in favor
(Estoy de acuerdo)

Address 6001 Cherry Creek DR. 78745

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I object to cottage lots, corner stores and urban homes. We want to preserve the tranquility of our neighborhood!

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Tom Nettle

Address 5800 Cherry Creek Dr. 78745

- I am in favor
(Estoy de acuerdo)
- I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I object to cottage lots, urban homes
and corner stores! I only believe this will
contribute to negative influences for me as a
homeowner and to our neighborhood overall.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) Katherine Houck

I am in favor
(Estoy de acuerdo)

Address 5800 Cherry Creek Dr.

I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #s: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: Tuesday, ~~March 25, 2014~~ April 22, 2014

Comments: I OBJECT TO COTTAGE LOTS, URBAN HOMES
AND CORNER STORES IN CHERRY CREEK CENTRAL
NEIGHBORHOOD IN THE GARRISON PARK ZONE.

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) LAURA RAY

Address 5913 BURROUGH DRIVE 78745

- I am in favor
(Estoy de acuerdo)
- I object
(No estoy de acuerdo)

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PLANNING COMMISSION COMMENT FORM

File #: C14-2014-0017; C14-2014-0018; C14-2014-0019

Planning Commission Hearing Date: ~~Tuesday, March 25, 2014~~ April 22, 2014

Comments: I OBJECT TO Cottage Lots, Urban Homes
and Corner stores IN the Cherry Creek Central
Neighborhood and Garrison Park Zone I Don't want
this in my established Neighborhood keep it out

You may also send your written comments to the Planning and Development Review Department, P.O. Box 1088, Austin, TX 78767-8835 Attn: Francis Reilly

Name (please print) David Ray

I am in favor
(Estoy de acuerdo)

Address 5913 Burrrough Dr. Aus, TX 78745

I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Planning and Development Review Department has filed an application for zoning/rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After the first public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the previous page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the top of this page
- by writing to the city contacts, listed at the top of this page

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.