NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Central West Combined Neighborhood Plan

CASE#: NPA-2014-0027.01 **DATE FILED:** February 5, 2014 (In-cycle)

PROJECT NAME: 2208 Lake Austin

PC DATE: April 8, 2014

ADDRESS: 2208 Lake Austin Blvd.

SITE AREA: Approx. 0.20 acres

APPLICANT/OWNER: 2208 Lake Austin, LLC (Vance Elliot)

AGENT: Alice Glasco Consulting (Alice Glasco)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Neighborhood Commercial **To:** Neighborhood Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2014-0015

From: LO-NP **To:** LO-MU-NP
(Also termination of Restrictive Covenant Case number C14-80-016 (RCT) to allow residential uses)

NEIGHBORHOOD PLAN ADOPTION DATE: September 23, 2010

PLANNING COMMISSION RECOMMENDATION:

Public hearing closed.
1st Motion: The motion to approve staff's recommendation prohibiting short-term rentals were made by Commissioner Richard Hatfield, Commissioner Stephen Oliver seconded the motion on a vote of 4-4; Commissioners Myron Smith, Brian Roark, Danette Chimenti and Jean Stevens voted against the motion (nay). MOTION FAILED.

2nd Motion: The motion to deny staff's recommendation was made by Commissioner Jean Stevens; Commissioner Myron Smith seconded the motion on a vote of 4-4. MOTION FAILED.

Forward to City Council with no recommendation from Planning Commission.

STAFF RECOMMENDATION: Recommended.

BASIS FOR STAFF'S RECOMMENDATION: This property is located in the Deep Eddy commercial corridor as identified in the neighborhood plan document. On page 43 of the plan, recommendation L.2.6, states that this area "should remain a mix of neighborhood niche shops and offices." Although the text of the plan does not specifically reference residential uses along this corridor, neighborhood planning staff believes the applicant's request to change the land use from Neighborhood Commercial to Neighborhood Mixed Use to allow a residential use, in addition to the low-intensity office use, is appropriate for the property location along a major arterial and for the guiding land use principles in the Imagine Austin Comprehensive Plan listed below.

In the Community Life section of the plan document, it mentions the need for members of the community to keep a watchful eye on the neighborhood to keep the area safe. Having someone living on the property would provide a watchful eye on the property after office hours and provide awareness of activity on Lake Austin Boulevard after hours, as well.

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.

    - ***The proposed change in the future land use map to Neighborhood Mixed Use to allow for a residential use is consistent with this principle because the property is within walking distance to businesses along Lake Austin Blvd and is 0.7 miles to O. Henry Middle School. In addition, the property is within walking distance to Eilers (Deep Eddy) Neighborhood Park and Veterans Pocket Park.***

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

    - ***The property is located on an activity corridor and is served by public transportation and is within walking distance to businesses along Lake Austin Blvd.***

3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.

    - ***The property is located on an activity corridor and would not be out-of-scale for the surrounding properties. The owners are taking an infill property and***

redeveloping it into a live/work building that is compatible with the surrounding properties which are residential and low-intensity commercial uses.

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

    - ***The proposed live/work unit adds to the variety of housing choices in the area, which is predominately single family to the north.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.

    - ***The proposed modifications to the building are not incompatible with the surrounding uses.***

6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.

    - ***The property is located in an area with existing infrastructure and is not being built on a greenfield site with no infrastructure.***

7. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

    - ***The property is located within walking distance to community-serving businesses and parks.***

8. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.

    - ***Creating live/work units in the Austin could help reduce business and housing costs which could help businesses and entrepreneurs thrive.***

9. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.

    - ***The proposed live/work unit would mean people who live in the building could also work there, thus reducing the need for a motor vehicle on a daily basis to commute to-and-from work. The area could be considered a complete community because of its proximity to a school, offices, retail businesses, parks and public transportation.***

The Neighborhood Mixed Use land use is appropriate for a low-intensity, low-density office building where the applicant proposes to add a residential use so they can live and work on the property without the need to drive to-and-from the home and work on a daily basis.

The property is located adjacent to residential zoning and land uses to the north, commercial uses to the east, west, and south, and is also located on an Activity Corridor, which encourages a mix of uses. As stated above, since the property fronts onto a major arterial that has access to public transportation and is within walking distance to the neighborhood

serving niche shops, offices, parks, and a school, adding a residential component is not incompatible for its location.

CENTRAL WEST AUSTIN COMBINED NEIGHBORHOOD PLAN GOALS, OBJECTIVES, AND RECOMMENDATIONS:

LAND USE

Goal Statement and Introduction:

Preserve and protect the historic character and integrity of Central West Austin's predominantly single-family neighborhoods, with their neighborhood-serving commercial centers, civic areas, safe parks, and attractive open spaces, so as to maintain the neighborhood's lifestyle, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding.

New commercial, retail, or multifamily should be located at the edges of the neighborhood and should be appropriately oriented and scaled, so that development transitions from more intensive uses along the edges to the single family neighborhood, to protect the existing single-family homes.

Objective 2: Preserve and enhance existing multifamily housing and neighborhood-serving commercial districts, by encouraging renovation on existing sites.

L.2.6
Deep Eddy's commercial corridor along Lake Austin Boulevard should remain a mix of neighborhood niche shops and offices. If redevelopment occurs, the open street feel and pedestrian friendliness of this corridor and its views of Lady Bird Lake and the western hills should be preserved. Redevelopment should also respect Lady Bird Lake, in keeping with the spirit of the Drinking Water Protection Zone and Waterfront Overlay. (Page 43)

COMMUNITY LIFE

Goal Statement & Introduction:

Central West Austin will foster and improve life for all ages through community interaction.

Active community living has allowed Central West Austin to remain relatively safe. Community involvement creates awareness and residents keep a watchful eye. (Page 81)

Objective 1: Create more opportunities for interaction within the community.

C.1.5 Encourage local merchants to provide a greater variety of neighborhood retail services, restaurants, and other basic services. (Page 84)

Objective 3: Central West Austin Neighborhoods will be safe from crime.

C.3.1 Establish neighborhood watch programs to ensure better communication between law enforcement and citizens. Watch programs can include the designation of block leaders to create phone lists and coordinate vacation leave watches during travel seasons. (Page 84)

DESCRIPTION OF ACTIVITY CORRIDORS IN THE IMAGINE AUSTIN COMPREHENSIVE PLAN

Activity Corridors

Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. to improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

LAND USE DESCRIPTIONS

EXISTING LAND USE

Neighborhood Commercial - Lots or parcels containing small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale.

Purpose

1. Accommodate low-intensity commercial services that serve surrounding neighborhoods; and
2. Encourage small-scale retail within walking distance from residential areas.

Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single- family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used to encourage high intensity commercial to transition to residential uses.

PROPOSED LAND USE

Neighborhood Mixed Use - An area that is appropriate for a mix of neighborhood commercial (small-scale retail or offices, professional services, convenience retail, and shopfront retail that serve a market at a neighborhood scale) and small to medium-density residential uses.

Purpose

1. Accommodate mixed use development in areas appropriate for a mix of residential uses and neighborhood commercial uses that serve surrounding neighborhoods; and
2. Provide transition from residential use to high intensity commercial or mixed use.

Application

1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single- family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used as a transition from high intensity commercial and residential uses to single-family residential uses.

BACKGROUND: The application was filed on February 5, 2014, which is in-cycle for plan amendment applications for property located within neighborhood planning areas with City Council approved neighborhood planning areas located on the west side of I.H.-35.

The owner wants to change the future land use map from Neighborhood Commercial to Neighborhood Mixed Use. They are also requesting a change in zoning from LO-NP (Limited Office District – Neighborhood Plan) to LO-MU-NP (Limited Office District – Mixed Use – Neighborhood Plan). For more information on the applicant's zoning request, please see the zoning case report for case number C14-2014-0015.

The owner of the property wants to convert a portion of the existing office building into a residence for a live/work unit. There is also a public restrictive covenant that limits the use to only an office use, which the owner has requested to be terminated.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on March 12, 2014. Approximately 118 meeting notices were mailed to property owners and utility account holders living within 500 feet of the property, in addition to neighborhood organizations and environmental who requested notification for the area.

After city staff gave a general presentation about the applicant's request and planning process, Alice Glasco, the owner's agent, told the attendees that the property rezoned in the 1980's to Limited Office District with a public restrictive covenant (RC) that limits the property to office use only.

After her presentation, the following questions were asked:

Q. When the City Council approved the case back in the 1980's, they put a RC for businesses only. Why do you want to change it? What's the point?
A. Probably the City staff did not want it limited that way, but it was something the surrounding neighbors wanted. These owners just want to live there and also have their office.

Q. You haven't said that only the owners would live there.
A. They usually have a RC that limits the residential use to only the owners.

Q. Since the owners/applicants are realtors, why did you buy the property knowing that they couldn't live there, then turn around and ask us to allow you to change it?
A. Because they want to live and work on the property. They don't want to convert the building back to 100 %residential, but they to build a mixed use building so they can live and work there.

Q. So they could build anything?
A. The zoning already limits the building height and the limits the square feet. It would allow the same development standards as LO – Limited Office, but also allow residential.

Q. Why are you asking for a zoning change now? Why didn't you participate during the Central West Austin Combined Planning process and ask for a rezoning then?
A. The owners' response: We didn't own the property then. My husband was dealing with cancer and we were not able to participate.

Q. We understand that commercial properties can have one residential use on it. Why don't you just terminate the RC instead of rezoning the whole property to MU?
A. The Land Development Code allows a residential use on commercial property, but not more than 50% of the existing building. We want more than 50% of the building to be residential, which is why we're requesting to add MU to the LO zoning.

Q. What is the percentage of the building you're proposing to be residential?
A. About 2/3rds of the building would be residential.

Q. Will all the parking be in the garage or will any be on the street?

A. All the parking will be in the garage.

Q. If the RC wasn't on the property that prohibited residential uses, would it be treated the same as the other properties?
A. Yes.

Q. Would you also modify the RC to exclude short-term rentals?
A. Everyone else in the neighborhood has the option for short-term rentals, so I don't know why we would restrict this property.

Q. One reason you might be amendable to restricting short-term rentals when others are allowed the use, is because you are asking for a zoning change and they aren't.
A. The property is in an area that has commercial uses, so why not allow short-term rentals?

Q. My concern is traffic and safety issues. The alley is used as a road and you could build something big to generate more traffic.
A. We're limited in how much more building we could build because we're at our impervious cover and we need to protect the large tree on the property.

Q. What items in our neighborhood plan do you feel meets the request?
A. To retain the uses on the street and the Waterfront Overlay allows residential uses just across the street. The City also has goals such as mixed use, live/work uses where people don't need to drive.

Q. My concern is you could buy the property to the east and combined the two lots for a larger mixed use development. What can we do to prevent this? Can we do a restricted covenant to prevent this?
A. We will be limited because of compatibility standards and the tree that we have to preserve.

Q. If you removed the RC, based on the total size of your building, you could have 1,800 sq. ft. of office uses and 1,800 sq. ft. of residential, so you really don't need the mixed use overlay.
A. Yes, that would be possible, but not ideal because we need more than 1,800 sq. feet of residential area.

Comments from the members of the Central West Combined Planning Contact Team:

- During the neighborhood planning process, the neighborhood was very clear where we wanted mixed use, which is shown the future land use map and this area of Deep Eddy is not an area we wanted to mixed use, which is why the map does not show Neighborhood Mixed Use.
- On page 43, under Objective 1: Preserve the existing single family neighborhoods of Central West Austin of the neighborhood plan, item L.2.6 specifically says that this area should remain a mix of neighborhood niche shops and offices. It does not mention residential uses, so your request is not compatible with the plan.

After all the questions were answered, the meeting adjourned.

The Central West Combined Planning Contact Team does not support the change in the future land use map and the proposed zoning change request. Please see their letter in this report.

At the back of this report are letters received from the public.

CITY COUNCIL DATE: May 15, 2014 **ACTION:** Pending.

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov

Summary Letter Submitted with Application

Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

February 1, 2014

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: 2208 Lake Austin Blvd.

Dear Greg:

I represent the owners of the above referenced property in three cases – rezoning, plan amendment (FLUM change) and a restrictive covenant termination (C14-80-016). The subject property was encumbered with a restrictive covenant that is associated with zoning case number C14-8-016. As part of the rezoning process, a use restriction was approved by the City Council and it reads as follows:

> The above described property will be restricted to professional use only, and will operate during professional office hours only.

Justification Rezoning/Plan Amendment and Restrictive Covenant Termination:

1. The property is currently zoned LO-NP. The proposed rezoning is LO-MU-NP, which is intended to allow office and residential use.

2. Section 25-2-894 of the Land Development Code reads as follows: "One dwelling unit is permitted as an accessory use if not more than 50 percent of the building is used for the dwelling unit. An occupant is not required to be engaged in the principal use."

   The proposed rezoning of LO-MU-NP, and the termination of the restrictive covenant, would give the property owner the flexibility of having more that 50% of the building as residential.

3. The property owners would like to remodel the existing building and also add to it so they can live there and move their office from out of town – a true Live/Work use.

4. **Plan Amendment:** we are requesting to change the FLUM from office to mixed use.

Greg Guernsey, Director
Planning and Development Review Department
RE: 2208 Lake Austin Blvd.

5. **Restrictive Covenant Termination:** The existing restrictive covenant limits the site to professional office use only. Therefore, terminating the restrictive convent would allow the property to accommodate both office and residential use.

The recorded restrictive covenant my client is seeking to terminate is attached. Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco

Alice Glasco, President
AG Consulting

Cc: Vance Elliot
Cari Patterson
Maureen Meredith, Neighborhood Planner
Sherri Sirwaitis, Zoning Planner

Letter from the Central West Austin PCT

CENTRAL WEST AUSTIN NEIGHBORHOOD PLAN CONTACT TEAM

March 29, 2014

Organized 2010

"To facilitate the implementation of the Central West Austin Combined Neighborhood Plan."

David Anderson (Chair)
City of Austin Planning Commission
505 Barton Springs Rd.
Austin, Texas 78704

Re: Neighborhood Plan Amendment Case No. NPA-2014-0027.01 (2208 Lake Austin Boulevard)

Honorable Members of the Planning Commission:

The Central West Austin Neighborhood Plan Contact Team (PCT) has voted to oppose the requested amendment to our Future Land Use Map (FLUM) for 2208 Lake Austin Boulevard because the FLUM amendment directly conflicts with specific guidance in our recently completed neighborhood plan and FLUM regarding the desired development and land use at this site. In addition, the PCT voted to not oppose the termination of the public restrictive covenant.

In 2010, our neighborhood plan (NP) was approved by the Planning Commission and City Council to provide our community's vision for how growth and development should occur in our planning area. As you may recall, the major issue that drove the planning process was the potential development of UT's Brackenridge Tract and the Austin State School properties. In the planning process, we sought to plan for this growth and account for its presence throughout the NP process, but to otherwise protect the character of the existing residential and commercial areas since there will most certainly be significant residential, mixed use, and commercial development in these tracts. Thus, our plan clearly recognizes that there will be growth, and attempts to provide guidance on where and how that growth should occur, but otherwise seeks to preserve the neighborhood's current residential character and supporting commercial services until the larger tracts are developed.

As "stewards of the adopted neighborhood plan," our NPCT role is to help implement the plan's vision for growth, including promoting "a sustainable neighborhood with compatibly scaled and located neighborhood-serving commercial and civic areas, so as to maintain the neighborhood's quality of life, avoid increasing traffic, preserve the mature tree canopy, protect creeks and the lakes, and prevent flooding." NP, p, 9. On this point, our plan expressly designates the Deep Eddy's commercial corridor (where the property is located) as one of the small areas of neighborhood-serving commercial districts that should be preserved because they serve the neighborhood's needs. *See*, Land Use Recommendation 2.6 ("Deep Eddy's commercial corridor along Lake Austin Boulevard should remain a mix of neighborhood niche shops and offices").

As set forth below, the proposed FLUM amendment -- to replace the FLUM's "neighborhood commercial" land use with "neighborhood mixed use" -- would violate numerous provisions from our neighborhood plan and would impair the NP's goal of protecting, preserving, promoting, and enhancing Deep Eddy's commercial corridor along Lake Austin Boulevard which serves as an important mix of neighborhood-serving niche shops and offices by reducing the available stock of shopping, food and other commercial

Neighborhood Plan Guidance	Conflicting Features of FLUM Amendment
The NP specifically designates appropriate locations for "mixed use" development as being "the area surrounding Seton Medical Center and along 38th Street and Lamar Boulevard," "the northeast corner of the Windsor Road Planning Area," "along 38th Street and Lamar Boulevard," "along the north side of 31st Street," at the "Austin State Supported Living Center," and at the "Brackenridge Tract". Land Use Goal, Land Use Objective 4, Land Use Recommendation 4.1, Land Use Recommendation 4.4, Land Use Recommendation 6.2, and Land Use Objective 7.	There is no multi-family land use designated *for this location or area* in the Future Land Use Map or in any plan text.

As seen above, there is *substantial* guidance from our neighborhood plan that we should protect, preserve, promote, and enhance Deep Eddy's commercial corridor along Lake Austin Boulevard as a mix of neighborhood-serving niche shops and offices. In addition, there is ample guidance from our neighborhood plan on where mixed use should be located in the planning area, none of which points to the Deep Eddy area as an appropriate location for mixed use.

In short, we do not see any good policy reason to change the community's land use decision or FLUM for this tract or by extension for that area. There are no changed circumstances since our NP was adopted in 2010. Nor is there any equitable argument for the FLUM change. When it was all boiled down, Applicant's FLUM amendment seeks to change a long term planning decision from our NP so that they could add about 200 sq. ft. to the residential accessory use portion of their building. That is not planning. And that is not our vision or plan for the neighborhood.

For the foregoing reasons, the Plan Contact Team (PCT) for the Central West Austin Neighborhood Plan supports keeping the existing "Neighborhood Commercial" land use designation for the property at 2208 Lake Austin Boulevard, and opposes the requested Neighborhood Mixed Use FLUM amendment.

Thank you for your consideration.

Sincerely,

Michael Rocco Cannatti
Chair, Central West Austin Neighborhood Plan Contact Team

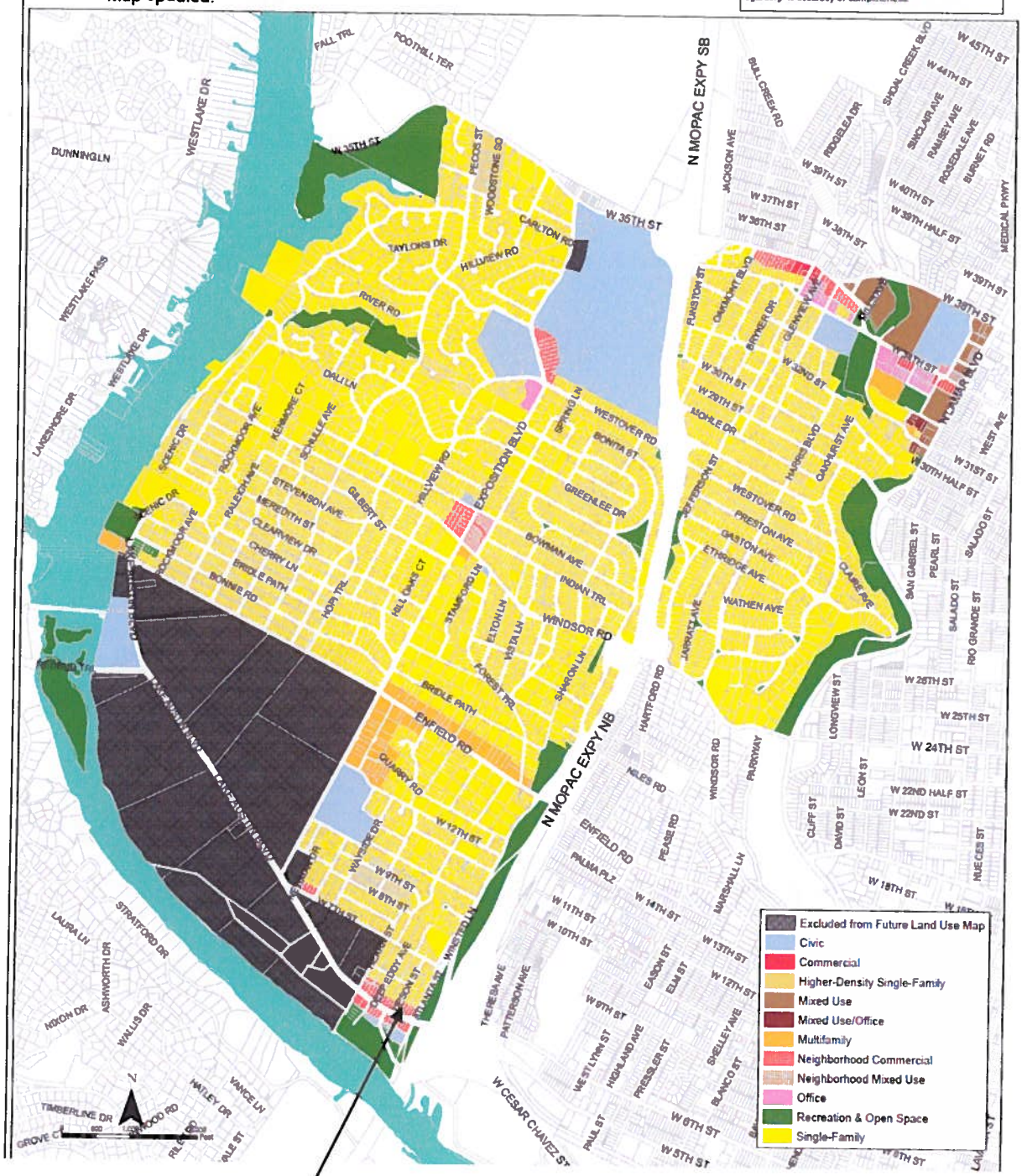
Central West Austin Combined Neighborhood Planning Area Future Land Use Map

Plan Adopted: September 23, 2010
Map Updated:

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



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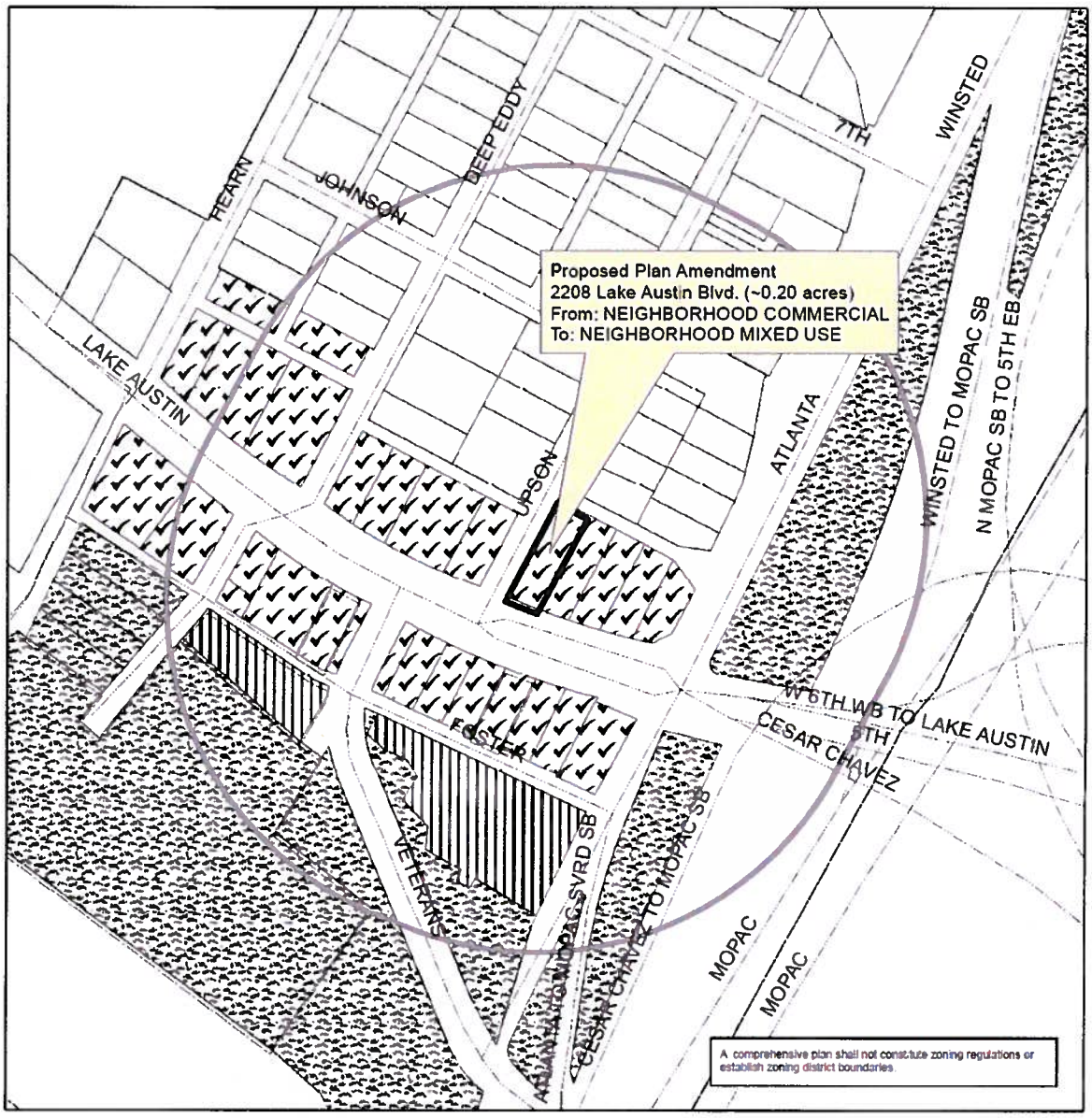

Central West Austin Combined Neighborhood Plan
NPA-2014-0027.01

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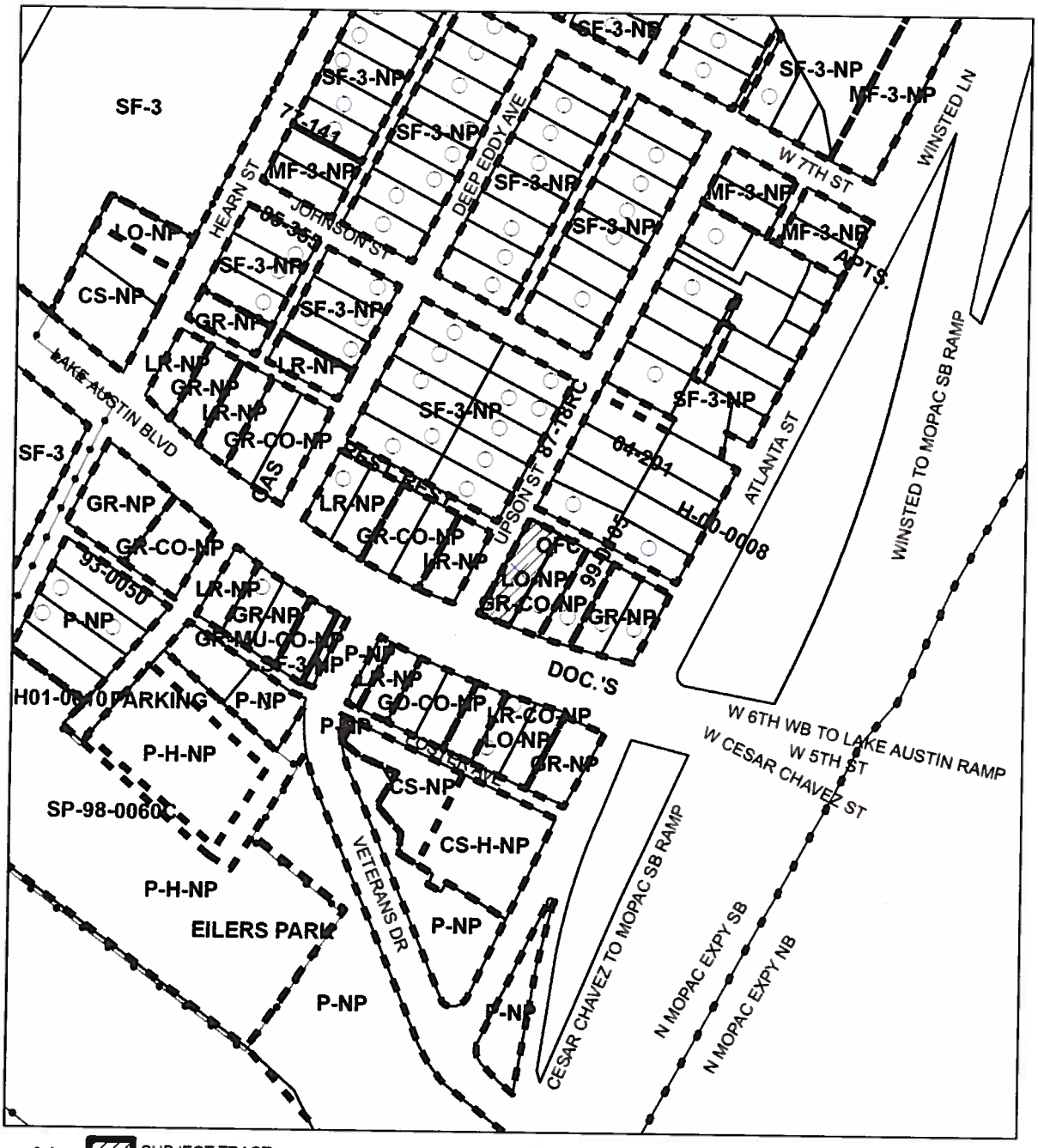
City of Austin
Planning and Development Review Department
Created on Feb. 11, 2014_M Meredith

N

Legend
- Subject Tract
- Core Transit Corridors
- 500ft notification boundary
- Street Address Centerline
- NPA CASES
- Civic
- Excluded from FLUM
- Neighborhood Commercial
- Recreation & Open Space
- Single-Family



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

ZONING CASE

C14-2014-0015

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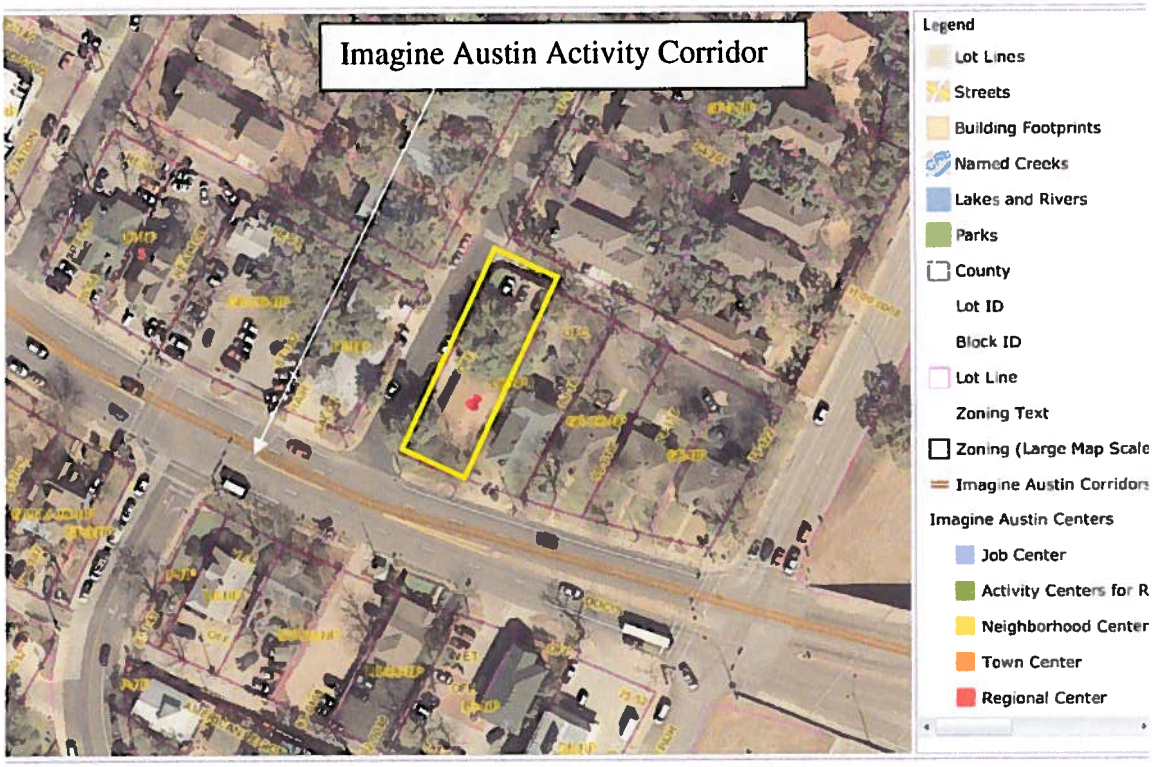
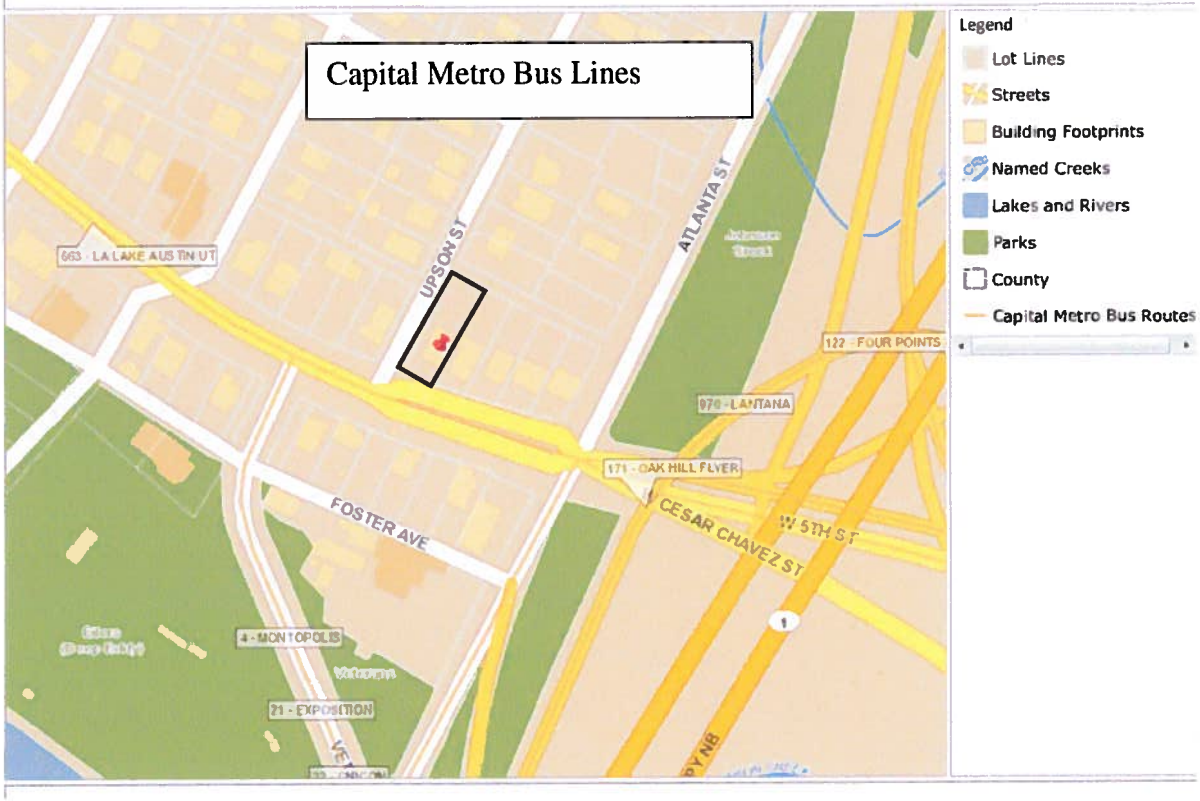
CITY OF AUSTIN DEVELOPMENT WEB MAP



CITY OF AUSTIN DEVELOPMENT WEB MAP



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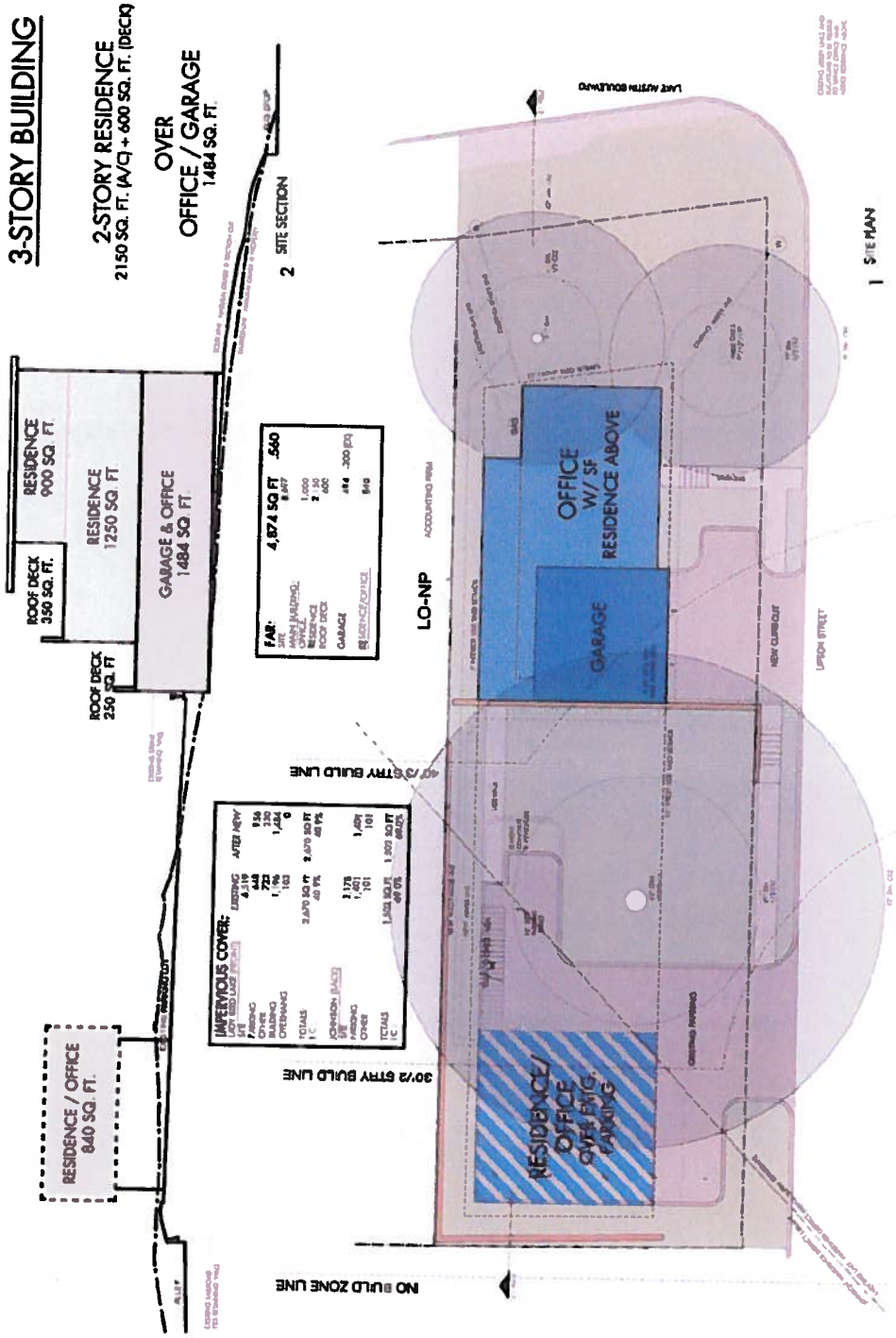

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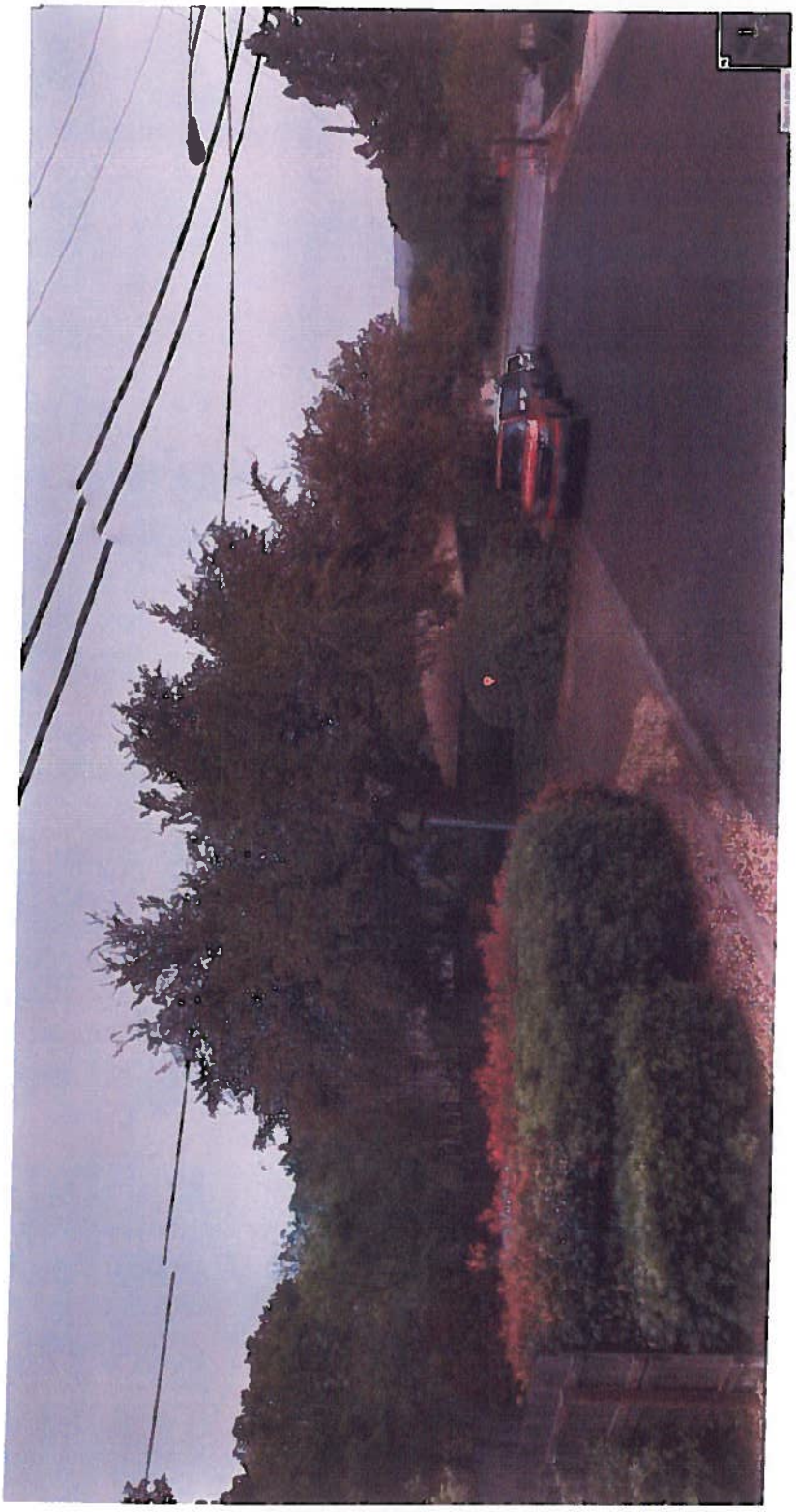

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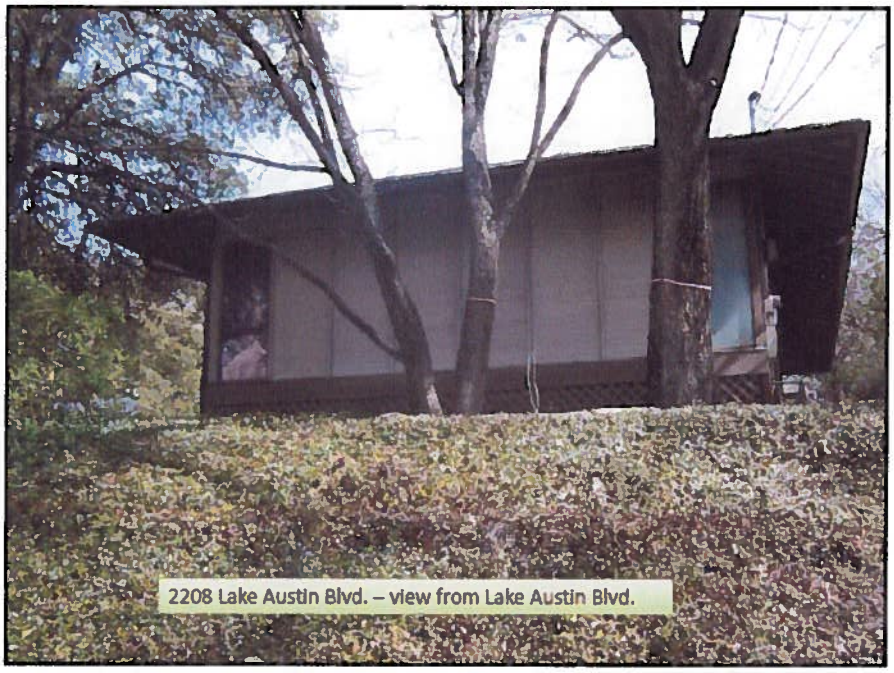
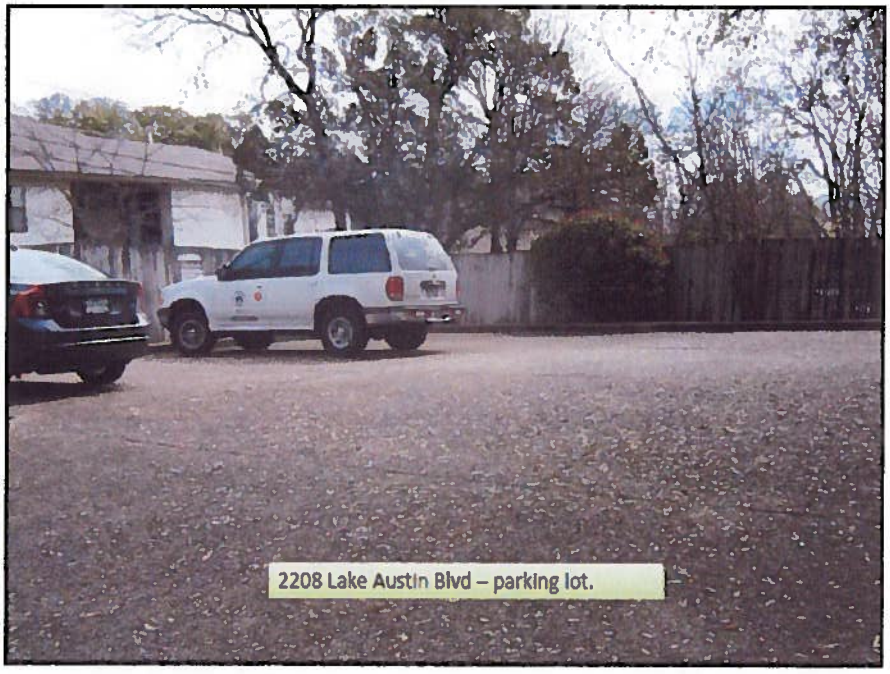
2208 Lake Austin Blvd – View from Upson St.



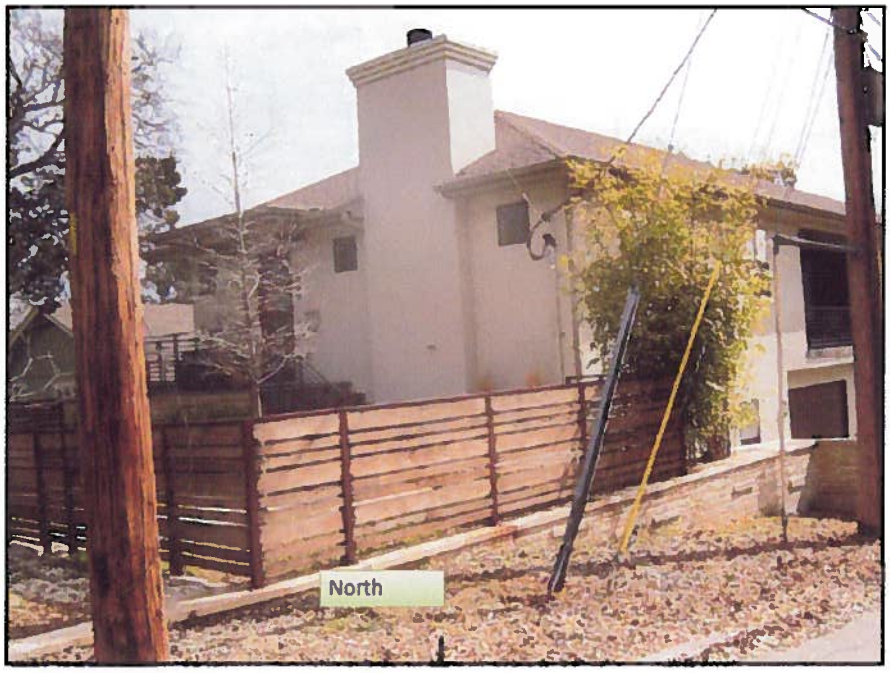
2208 Lake Austin Blvd. – view from Lake Austin Blvd.

2208 Lake Austin Blvd. – rear of property



2208 Lake Austin Blvd – parking lot.

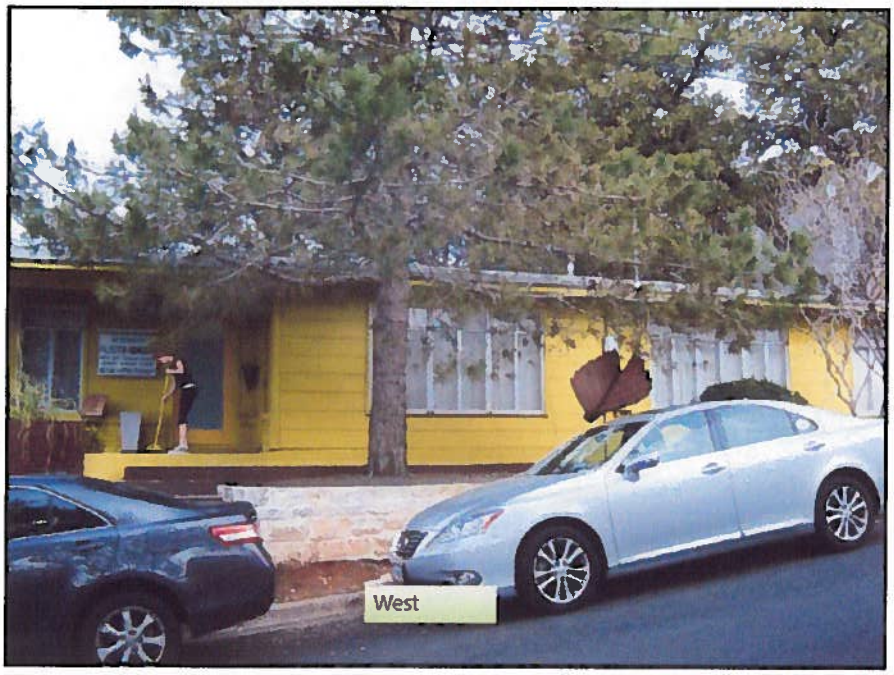

North

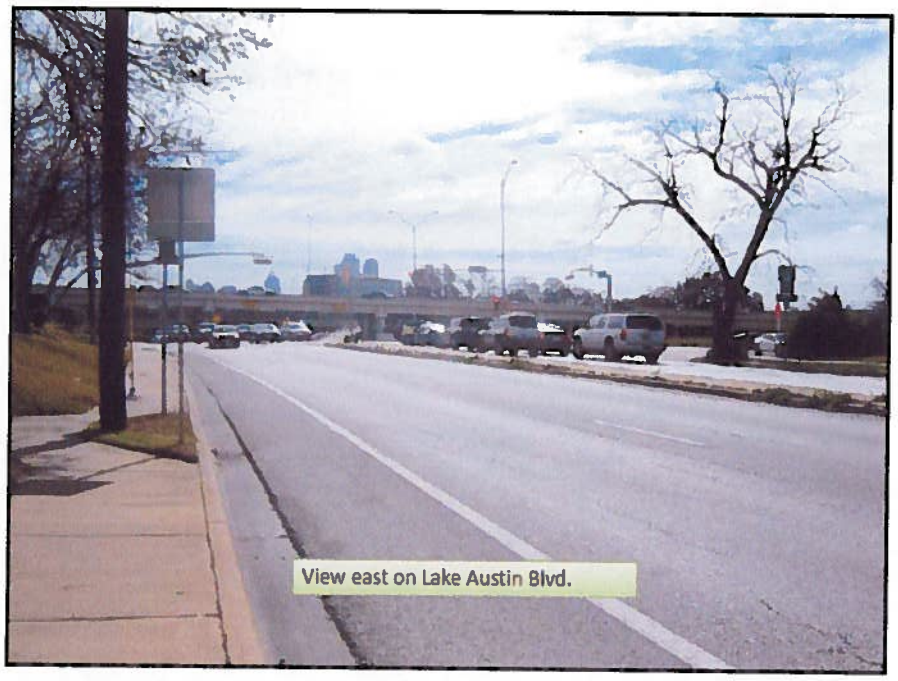

North

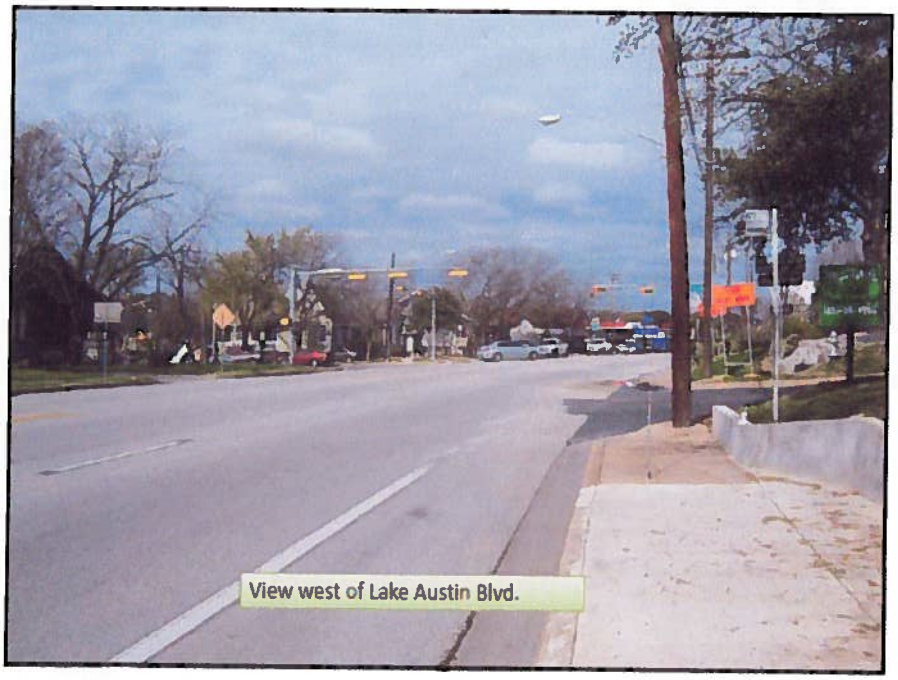

East


Lolley & Associate
East


South


West


View east on Lake Austin Blvd.


View west of Lake Austin Blvd.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
512-974-2695
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-2014-0027.01
Contact: Maureen Meredith
Public Hearing: Apr 8, 2014, Planning Commission
May 15, 2014, City Council

R. LANCE LOLLEY

Your Name *(please print)*

☐ I am in favor
☒ I object

2206 LAKE AUSTIN BLVD. AUSTIN, TX 78703

Your address(es) affected by this application

Signature

3/29/14

Date

Comments:

To: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

Re: 2208 Lake Austin Blvd.

Date: March 31, 2014

Dear Sherri and Maureen,

I understand that the property owners at this address have requested a change to the land use.

As an architect, neighbor plan contact team member and long-time West Austin resident, I fully support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applicants have requested three changes:

Rezoning to allow residential and office use;
A plan amendment (a change to the FLUM) to allow a mix of office and residential to the site;
A termination of a restrictive covenant limiting the property to professional office use only.

It appears that the applicants desire to renovate and expand the existing small scale office building to add a residential unit which they could occupy while they work below at the same site. This will provide an additional residential and/or office space which will add to the housing and work options in the neighborhood.

The neighborhood plan for this corridor calls for a mix of small scale office and retail. The proposed project will maintain the desired small scale of development. Providing residential into that mix should only improve the quality of life in this area.

Limiting this property to only one use (professional office), as required by the restrictive covenant, seems in opposition to these goals and an unreasonable limitation for the use of any property.

A mixed use building along Lake Austin Blvd should also meet the goals of the Imagine Austin Plan, providing a walkable, vibrant variety of uses appropriate to this commercial corridor. I find this consistent with encouraging downtown living and encouraging a sustainable combination of land uses. I urge your full support for all three applications.

Sincerely,

Betty J. Trent, AIA, LEED AP

AUSTIN ARCHITECTURE PLUS INC. 1907 N. LAMAR BLVD. #260 AUSTIN, TX 78705 info@austinarchplus.com V (512) 478-0970 F (512) 478-0920
www.austinarchplus.com

R&K Investments

5716 Hwy 290 West Suite 200.

Austin TX 78735

Maureen & Sherri -

As a neighborhood business/property owner (2201 Lake Austin Blvd), I fully support the three applications that have been filed by Vance Elliott and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, (2) a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and (3) a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so that they can live and work there.

A mixed use building along Lake Austin Blvd seems consistent with the encouraging downtown living and working, and helps relieve congestion on the busy streets of Austin. There should be no reason why the city shouldn't vote to support the applicants 3 requests.

Kindly,

Russel Moore

Russel Moore

RICHARD A. VIKTORIN
506 Upson Street
Austin, TX 78703
512.477.4353
viktorin@

Thursday, March 27, 2014

To: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

Re: 2208 Lake Austin Blvd.

Date: Thursday, March 27, 2014

I am the property owner and resident of 506 Upson Street which is across Upson from the subject property. Over the last several weeks, I have received notice from Planning and Development Review regarding the land use changes at 2208 Lake Austin Blvd.; however, I was unable to attend the public meeting last week. The purpose of this letter is to support the changes Ms. Patterson and Mr. Elliot are requesting: I support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so the owners can live and work there, too. A mixed use building along Lake Austin Blvd makes a lot of sense to me. So, please vote for all three applications.

Sincerely,
Richard Viktorin

To: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

Re: 2208 Lake Austin Blvd.

Date: March 21, 2014

As an architect, neighborhood business/property owner (2406 Lake Austin Blvd) & nearby (Clarksville) resident, I fully support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd.

I understand that the applications include: (1) rezoning to allow housing and office use, (2) a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and (3) a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so that they can live and work there.

A mixed use building along Lake Austin Blvd makes a lot of sense to me. It seems consistent with encouraging downtown living & is a healthy combination of land uses. It would greatly increase security for area business owners to have more vested full-time residents in the neighborhood. I have no idea why there would be opposition to this project & urge your full support for all three applications.

Best Regards,

Randall E. Fromberg, AIA, CEFP

2406 LAKE AUSTIN BLVD
FROMBERG ASSOCIATES, LTD.
AUSTIN, TEXAS 78703
ARCHITECTURE
512.495.9171 FAX 495.1837

From: Ragsdale Scott Cpa Ragsdale Scott CPA
Sent: Thursday, April 03, 2014 10:11 AM
To: Meredith, Maureen; Sirwaitis, Sherri
Subject: 2208 Lake Austin Blvd

Hello: Sherri Sirwaitis, Zoning Planner
Maureen Meredith, Neighborhood Planner

My name is Scott Ragsdale and I am a CPA and I have had my office at 2208 Lake Austin Blvd for about 24 of the last 25 years.

I support the three applications that have been filed by Vance Elliot and Cari Patterson for 2208 Lake Austin Blvd. because I have worked for decades at this location and I have lived within two miles of this location for about ten years, and I think the change would enhance the neighborhood and is consistent with expressed goals for many neighborhoods in this city.

I understand that the applications include: (1) rezoning to allow housing and office use, a change to the color of the land use map (plan amendment) to allow a mix of uses (office and residential) and a restrictive covenant termination. It is also my understanding that the purpose of the applications is to allow the owner to remodel and expand the existing house so the owners can live and work there, too. A mixed use building along Lake Austin Blvd makes a lot of sense to me.

Thanks for your consideration and I hope you vote for all three applications.

Sincerely,
Scott Ragsdale, CPA

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P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2014-0027.01
Contact: Maureen Meredith
Public Hearing: Apr 8, 2014, Planning Commission
May 15, 2014, City Council

☐ I am in favor
☒ I object

Leah M. Pozder
Your Name *(please print)*

606 Upson St Austin Tx
Your address(es) affected by this application

Signature

3/30/2014
Date

Comments: I object

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
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Planning and Development Review Department
512-974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED 4/4/14

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-2014-0027.01
Contact: Maureen Meredith
Public Hearing: Apr 8, 2014, Planning Commission
May 15, 2014, City Council

☐ I am in favor
☒ I object

NANCY NUNN
Your Name *(please print)*

602 DEEP EDDY
Your address(es) affected by this application

Nancy Nunn
Signature

4/4/14
Date

Comments:
THIS CHANGE WOULD SET A BAD PRECEDENT FOR PROPERTIES ALONG LAKE AUSTIN BLVD.