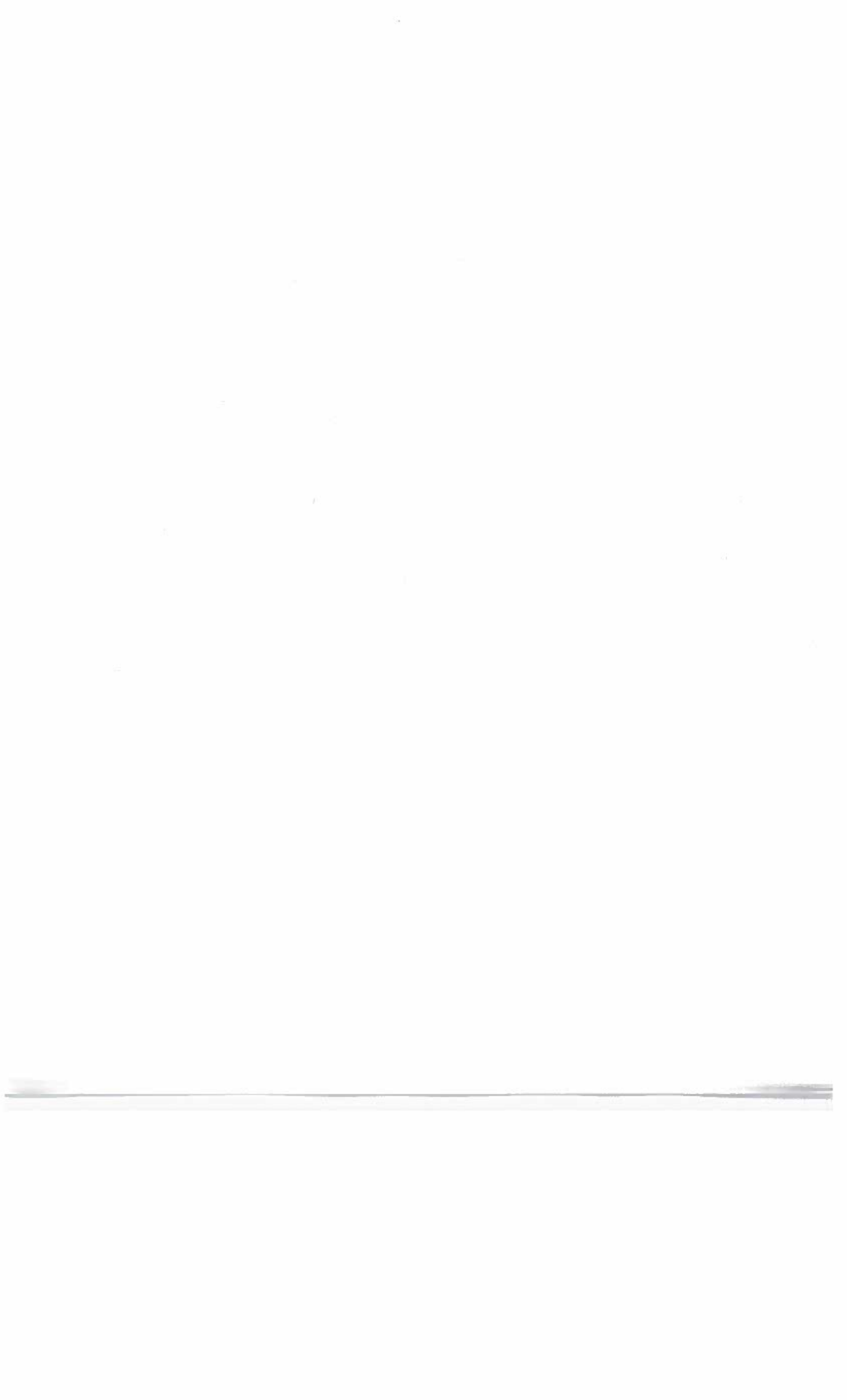


PLANNING COMMISSION

Handouts

JANUARY 13, 2015



Item # 4

Sirwaitis, Sherri

From: Cory Brown [REDACTED]
Sent: Monday, January 12, 2015 8:31 PM
To: Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Nortey, James - BC; Roark, Brian - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Cc: Sirwaitis, Sherri
Subject: Support for C14-2014-0157 - 8528 Burnet Road

I support the staff recommendation for Case C14-2014-0157 at 8528 Burnet Road, Item #4 on the 1/13 agenda.

This location is great for transit access. The portion that faces Burnet does so at a #3 bus stop. Less than 1/4 mile south is an 803 MetroRapid stop. Almost 1/4 mile to the north is a second 803 MetroRapid Stop. Three stops within such a short distance is essential to helping cultivate a connected city, without relying on the car for every trip.

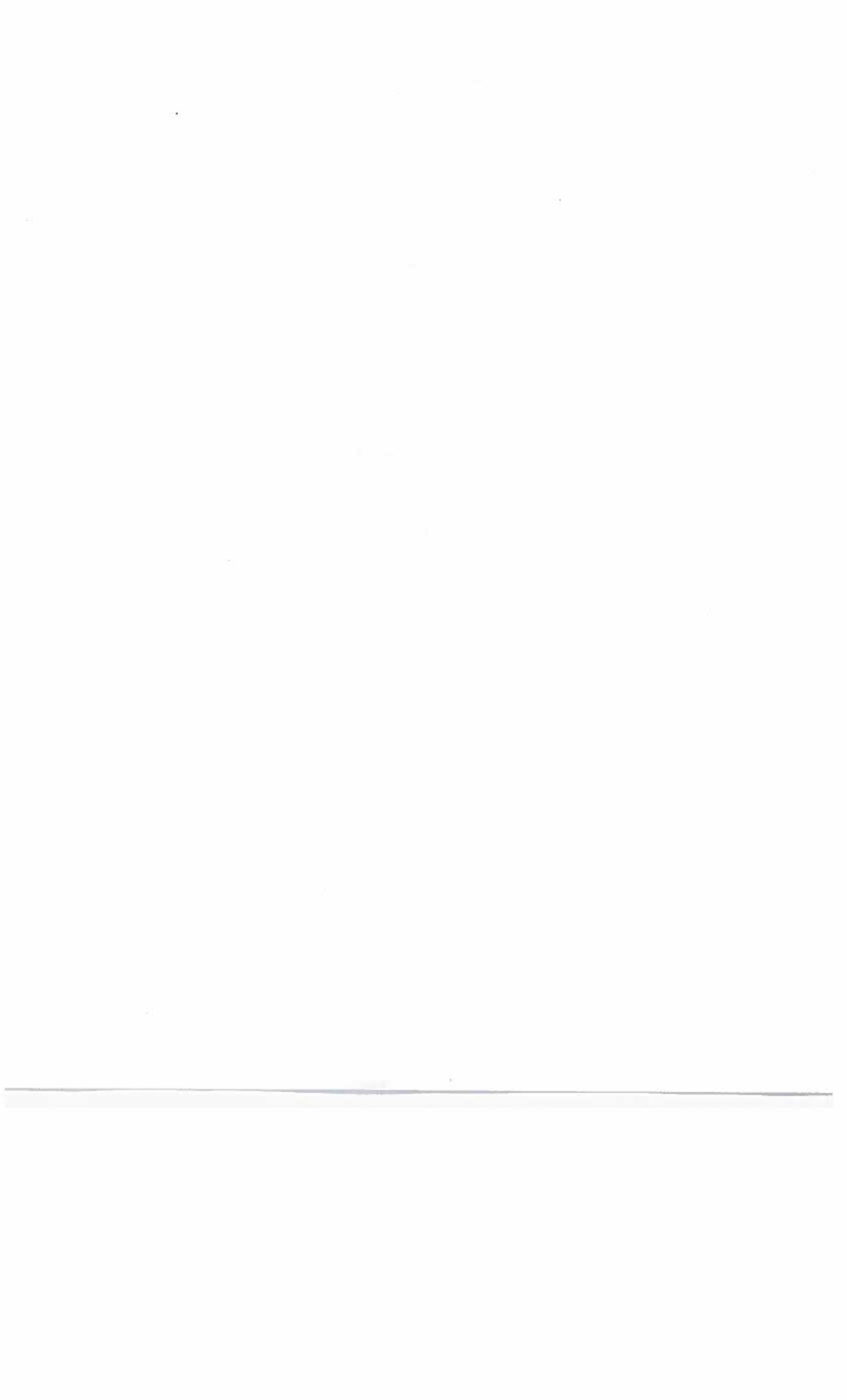
In addition, the developer is promoting S.M.A.R.T. housing. The R stands for "reasonably priced" and T stands for "Transit-Oriented", which this project has, and Austin desperately needs.

The Imagine Austin plan encourages more intense land use where there is "quality transit, public space and walkable destinations" (p. 106). I travel by this stretch of Burnet almost daily, and I see people walking to restaurants and shops, walking their dogs or just going about their business on foot. Adding a 300-unit apartment complex will be a boon to these businesses and bring even more to meet the demand of this growing area.

We can't let Burnet languish as the Boulevard of Tire Shops and Car Dealers forever. This is a great opportunity to add SMART housing units, and prevent the creep of higher densities into the inner neighborhoods.

I urge you to support this zoning change.

Thank you,
Cory Brown
Crestview NA member
AURA member



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



PROJECT NAME: Bowman Consulting Group

ADDRESS/LOCATION: 8647 Rockwood Lane/8528 Burnet Road

CASE #: C14-2014-0157

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

SF UNITS: 300

STUDENTS PER UNIT ASSUMPTION: 0.1

MF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

IMPACT ON SCHOOLS

At a rate of 0.1 students per unit, the 300 multi-family residential units are projected to add approximately 30 students over all grade levels to the projected student population. It is estimated that of the 30 students, 15 will be assigned to Pillow Elementary School, 6 to Burnet Middle School, and 9 to Anderson High School.

The percent of permanent capacity by enrollment for SY 2018-19, including the additional students projected with this development, would be within the target range of 75-115% for Burnet MS (115%) and Anderson HS (102%), assuming the mobility rates remain the same. These schools will be able to accommodate the projected additional student population from the proposed development.

The projected additional students at Pillow ES would increase the percent of permanent capacity to 120%, above the target range, assuming the mobility rates remain the same. At 120%, the school community and administration would need to discuss intervention strategies to address overcrowding.

TRANSPORTATION IMPACT

Pillow ES and Burnet MS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. Students within the proposed development attending Anderson HS would qualify for transportation. Due to the small number of high school students projected, an additional bus would not be needed.

SAFETY IMPACT

The area around the development needs sidewalks to accommodate the students who will be walking to school. There are no other known safety impacts at this time.

Date Prepared: January 13, 2015

Director's Signature: _____

Paul Turner

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Pillow	RATING: Met Standard
ADDRESS: 3025 Crosscreek Drive	PERMANENT CAPACITY: 502
% QUALIFIED FOR FREE/REDUCED LUNCH: 70.38%	MOBILITY RATE: -7.1%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2013-14 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	618	632	647
% of Permanent Capacity	123%	126%	129%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2013-14 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	574	587	602
% of Permanent Capacity	114%	117%	120%

MIDDLE SCHOOL: Burnet	RATING: Met Standard
ADDRESS: 8401 Hathaway	PERMANENT CAPACITY: 1,039
% QUALIFIED FOR FREE/REDUCED LUNCH: 96.65%	MOBILITY RATE: -16.0%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2013-14 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,348	1,421	1,427
% of Permanent Capacity	130%	137%	137%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2013-14 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,132	1,193	1,199
% of Permanent Capacity	109%	115%	115%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District



HIGH SCHOOL: Anderson	RATING: Met Standard
ADDRESS: 8403 Mesa Drive	PERMANENT CAPACITY: 2,352
% QUALIFIED FOR FREE/REDUCED LUNCH: 29.22%	MOBILITY RATE: 9.6%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2013-14 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,003	2,185	2,194
% of Permanent Capacity	85%	93%	93%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2013-14 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,196	2,396	2,405
% of Permanent Capacity	93%	102%	102%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

Department of Chemistry
Chicago, Illinois

1952

Mr. J. H. ...

Sample No.	Weight (g)	Volume (ml)	Concentration (M)	Observations
1	0.100	10.0	0.010	...
2	0.200	20.0	0.010	...
3	0.300	30.0	0.010	...
4	0.400	40.0	0.010	...
5	0.500	50.0	0.010	...
6	0.600	60.0	0.010	...
7	0.700	70.0	0.010	...
8	0.800	80.0	0.010	...
9	0.900	90.0	0.010	...
10	1.000	100.0	0.010	...

The following table shows the results of the experiments conducted on the above samples. The concentration of the solutions was maintained constant at 0.010 M. The volume of the solutions was varied from 10.0 ml to 100.0 ml. The weight of the samples was also varied accordingly. The observations recorded in the table indicate that the reaction rate increases with increasing volume and weight of the samples.

Copy of an Austin American-Statesman full page ad from Sunday, October 23, 1966 provided by Margaret Schuenemann

grand opening today, Austin's newest planned community

Finally, a developer can offer you a new community of truly beautiful homes and say with conviction that it will have uncluttered beauty.

ALL UTILITIES ARE UNDERGROUND with no utility poles or overhead wires around your home. Not only is the beauty of your home enhanced, but the possibility of damage from fallen utility lines is eliminated. Also, the F.H.A. says your home is worth more if it is in a community with underground utilities. A home in Allandale Estates will be easier to sell or trade.

BEFORE YOU DECIDE TO BUY, CONSIDER THESE ADVANTAGES: Allandale Estates is a total community. More than 500 homes will be built: yet, even now, each detail of the whole development is planned. Sidewalks have been provided for your walking enjoyment and for your children's safety.

HERE IN ALLANDALE ESTATES, you have a choice of homes built by three of Austin's finest builders, Jack Andrewartha, Pringle Co., and Stan Rodgers. Each of them is known for the quality he builds into every home. These builders will offer a variety of homes from which to choose.

ELEMENTARY SCHOOL AND PARK are planned and will be constructed in Allandale Estates. The developers have dedicated land for the school and park. Construction will start on the school early next year and it will be ready September, 1967. The community park will be a natural gathering place for you, your friends, and children.

THREE MODEL HOMES ARE OPEN for you to see in Allandale Estates. Homes here will have built-in appliances in the kitchen and central air and heat. Cabinetwork and finishes are as you would expect to find in homes costing thousands more. No matter what the price, your home by one of these well-known builders will have quality beyond the price you pay.

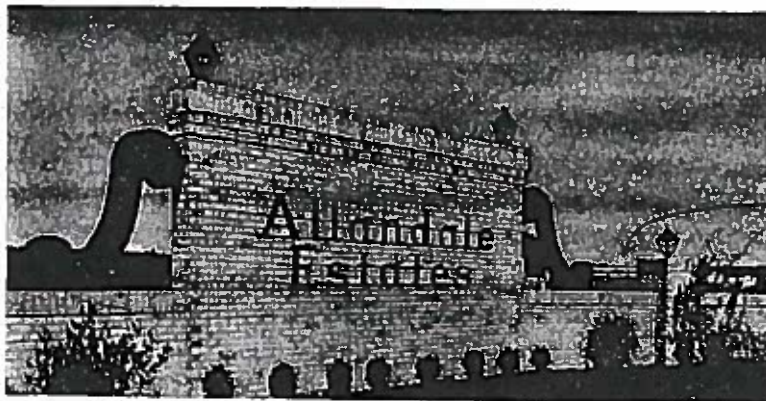
THROUGHOUT THE COMMUNITY, STREETS are planned for peaceful, quiet, relaxed living.

HOMES MAY BE FINANCED V.A., F.H.A., or Conventional. Homes range in price from 15 to the mid-20 thousands. Down payments start at \$700.00 with monthly payments as low as \$130.00 (including principal, interest, insurance and taxes).

IN PREFERRED NORTH AUSTIN, Allandale Estates is located between Balcones Trail and Burnet Road on the headwaters of Shoal Creek. The main entrance is at Steck Avenue and Daleview. Today, when you visit Allandale Estates, you can see three model homes: one each by Wiley and Howard Pringle, Stan Rodgers, and Jack Andrewartha.



DRIVE NORTH ON Balcones. Turn right at Steck Ave. and follow signs.



PRINGLE CO. • ANDREWARTHA CONSTRUCTION • STAN RODGERS
ALL HOMES OPEN TODAY FROM 10 A.M. UNTIL DARK



24 HOUR VOLUME COUNT LOCATIONS

Note: Traffic counts taken in June, July and August can be lower than average due to local school and University closures.

C.O.A. contact: Jerry Carden @ (512) 974-5625 (Data Collection)

Street Name - Block Number - Cross Street Reference	NB TOTAL	SB TOTAL	EB TOTAL	WB TOTAL	TOTAL VOLUME	DATE	TREND
Rockwood Ln, 8300 blk - South of Penny Ln	944	1159			2103	05/24/10	215 LESS CARS TRIPS IN 2010 THAN 2007
Rockwood Ln, 8300 blk - South of Penny Ln	1037	1300			2337	04/10/07	
Rockwood Ln, 8600 blk - West of Burnet Rd			1706	1777	3483	05/24/10	365 LESS CAR TRIPS IN 2010 THAN 2007
Rockwood Ln, 8600 blk - West of Burnet Rd			1939	1909	3848	04/10/07	
Penny Lane, 2500 blk - East of Briarwood Ln			533	542	1075	04/11/07	84 LESS CAR TRIPS IN 2010 THAN 2007
Penny Lane, 2600 blk - East of Stillwood Ln			510	481	991	05/20/10	
Briarwood Ln, 8000 blk - North of Ashdale Dr	72	94			166	04/22/13	111 LESS CAR TRIPS IN 2013 THAN 2007
Briarwood Ln, 8300 blk - North of Penny Ln	131	93			224	05/20/10	
Briarwood Ln, 8200 blk - North of Steck Ave	163	114			277	04/11/07	
Stillwood Ln, 8000 blk - North of Ashdale	114	129			243	5/20/10	A DECREASE OF TRAFFIC HERE SINCE
Stillwood Ln, 8000 blk - North of Ashdale	109	166			275	4/11/07	2007 TO 2010



HUSCH BLACKWELL

111 Congress Avenue, Suite 1400
Austin, Texas 78701
512.472.5456

Item # C8

Nikelle S. Meade
Partner
512.479.1147 direct
512.226.7373 direct fax
nikelle.meade@huschblackwell.com

January 13, 2015

VIA EMAIL – Sherri.Sirwaitis@austintexas.gov

Sherri Sirwaitis
City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

RE: **Postponement Request for Planning Commission (4500 Speedway; Case No. C14-2014-0111)**

Dear Ms. Sirwaitis:

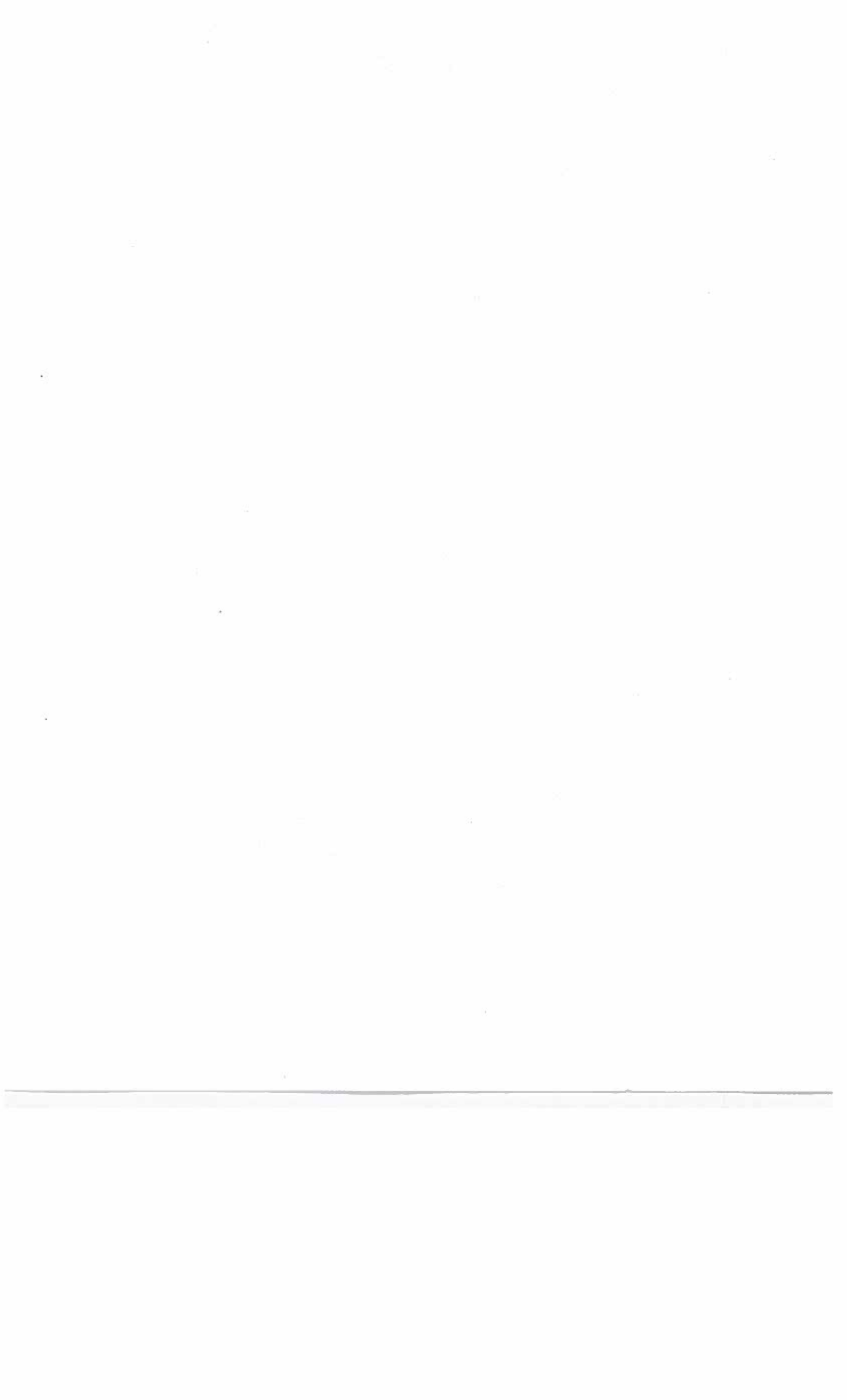
On behalf of Navid Hoomanrad, the applicant in the above-referenced zoning case, I respectfully request that the Planning Commission's hearing on this item be postponed from the January 13th meeting to the February 10th meeting. Mr. Hoomanrad presented his amended zoning request to the Hyde Park Neighborhood Association's Development Review Committee (the "DRC") on Thursday, January 8th. Based on the feedback he received from the DRC, Mr. Hoomanrad is considering amending his zoning application again. We are requesting a postponement in order to allow time for Mr. Hoomanrad to analyze the feasibility of a different zoning request and to present any revisions to the neighborhood.

Thank you for your consideration of this request, and please contact me if you need any additional information.

Sincerely,



Nikelle S. Meade



C-23/1

**LATE BACKUP
FOR
RED BLUFF HOTEL
(SPC-2014-0175A)**

ATTACHED IS A COPY OF AN AGREEMENT BETWEEN THE DEVELOPER AND THE GOVALLE/JOHNSTON TERRACE CONTACT TEAM AND RIVER BLUFF NEIGHBORHOOD ASSOCIATION.

10

1. The first part of the document

is a general introduction

to the subject matter

of the report. It sets out

the

2. The second part

of the document

is a

summary

of the main findings

of the

investigation.

It

is



Simmons-Smith, Michael

From: Daniel Llanes <[redacted]>
Sent: Monday, January 12, 2015 5:57 PM
To: Simmons-Smith, Michael
Cc: Christopher Brown; Brooke Bailey
Subject: Re: Red Bluff Hotel Variances
Attachments: Red Bluff Hotel agreement 12914.doc

Brooke et al,

My apologies, I sent the wrong copy. Here is the correct copy.

We have not finalized any written agreement with the developers, but have a verbal agreement based on this document. I will get with them and attempt to finalize a written agreement for the Planning Commission meeting.

thanks,

Daniel Llanes
512-431-9665
.....

On Jan 12, 2015, at 2:44 PM, Daniel Llanes <[redacted]> wrote:

Hi Michael,

Here is the position of the River Neighborhood Association/Govalle/Johnston Terrace Neighborhood Contact Team position on the Red Bluff Hotel Project.

#s 2 and 3 have been agreed to by all parties. #1 is where we are not in agreement. I will be there on Tuesday to present our position answer any questions.

thanks,

Daniel Llanes, Chair
River Bluff Neighborhood Association
Govalle/Johnston Terrace Neighborhood Contact Team
512-431-9665

<Red Bluff Hotel agreement 11:8:14.doc>
.....

On Jan 12, 2015, at 1:36 PM, Simmons-Smith, Michael <Michael.Simmons-Smith@austintexas.gov> wrote:

Chris, I have cleared some time to devote to this issue, and also called Brooke Bailey for some confirmation and clarification.



**Govalle/Johnston Terrace Contact Team & River Bluff Neigh. Association
Position on Red Bluff Hotel Partners Project
November 10, 2014**

The Neighborhood views the proposed development of the Red Bluff Riverfront site on the south side, and the Triangle site on the north side of Red Bluff, fronting E. Cesar Chavez, as one project.

The following criteria address the over all impact and contribution of the Red Bluff Hotel Partners to the Neighborhood. Our collective position on the variance requests is as follows:

1. We are **OPPOSED to any variance of Primary set back**. We are not persuaded that the case has been made to support a variance from the primary setback of the Waterfront Overlay.

2. We are **willing to support the requested variances from the secondary and 3rd. setbacks, with agreement to the following criteria:**

a. **35' ft. maximum height on Riverfront site, with a 50 hotel room limit on Red Bluff track.**

b. **45' ft. maximum height on Triangle site, with reasonable limits to the FAR to ensure scale and massing consistent with presentations by Red Bluff Partners.**

c. **On-site parking will be provided for entire project's parking needs on the Triangle track.**

d. **Primary entrance to whole development will ingress and egress from East Cesar Chavez.**

e. **Red Bluff Partner will work with Neighborhood and the City to redesign the E. Cesar Chavez/Springdale/Red Bluff intersection to accommodate the increased capacity created by the project, including but not limited to intersection redesign, sidewalks and signage.**

f. **The hotel will not engage in commercial concessions on or give public access to the river.**

3. **Community Benefits**

a. **Jobs - Hire local -** Wherever reasonably possible, the Red Bluff Partners businesses and contractors will work with Minority and Women owned Neighborhood businesses and non-profits to hire workers for design, pre construction and construction phases, as well as service hotel/complex staffing.

b. **Include a grocery store of some kind, preferably local, non-chain store.**

c. **No liquor stores, pawn shops or bars (except for hotel) will be part of the project.**

Daniel Llanes, Chair
Govalle/Johnston Terrace Neighborhood Contact Team
River Bluff Neighborhood Association

