Item # 14

City Council hearing: April 16, 2015

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Central East Austin Neighborhood Plan

CASE#: NPA-2014-0009.01 **DATE FILED:** July 29, 2014 (In-cycle)

PROJECT NAME: Waller on Swede Hill

PC DATE: March 24, 2015
February 10, 2015
January 13, 2015

ADDRESSES: 908 E. 15th Street (0.2519 acres),
807 E. 16th Street (0.2185 acres) &
1506 Waller Street (0.2756 acres)

DISTRICT AREA: 1

SITE AREA: Approx. 0.746 acres total for three tracts

OWNER/APPLICANT: WJP Swede Hill, L.L.C.

AGENT: Kenneth T. Blaker

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From:	
Single Family (908 E. 15th St.)	**To:** Mixed Use
Single Family (1506 Waller St.) &	**To**: Mixed Use
Multifamily (807 E. 16th St.)	**To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2015-0006
From: SF-3-NP **To:** GR-MU-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 13, 2001

PLANNING COMMISSION RECOMMENDATION:

March 24, 2015 – Motion to deny staff's recommendation and applicant's request for Mixed Use land use. [J. Nortey; N. Zaragoza – 2nd] Vote: 5-3 [B. Roark, A. Hernandez, R. Hatfield voted against the motion. One vacancy on the Commission].

February 10, 2015 – Motion to grant postponement to March 24, 2015 as requested by staff, on consent. [R. Hatfield – 1st; J. Nortey – 2nd] Vote: 7-0-2 [A. Hernandez and L. Varghese absent]

January 13, 2015 – Motion to approve the consent agenda to postpone the case to the February 10, 2015 hearing at the request of staff. [J. Stevens; R. Hatfield – 2nd] Vote: 8-0-1 [S. Oliver absent]

STAFF RECOMMENDATION: Mixed Use land use.

BASIS FOR STAFF'S RECOMMENDATION: The applicant's request is to change the future land use map from single family and multifamily to mixed use which staff believes is an appropriate land use for property located along I.H.-35 Interstate Highway. Mixed Use land use on this property is an appropriate land use to provide a transition and buffer between the interstate highway to the west and the single family uses to the east along Waller Street. The area along Waller Street and E. 16th Street has a mix of land uses. The land uses along Waller Street are multifamily and single family. The land uses along E. 16th Street are multifamily, single family, mixed use and industrial.

The property is less than 1000 feet south of East MLK Boulevard, an Activity Corridor with multiple bus routes operating on it.

The Central East Austin Neighborhood Plan mentions a desire for housing that is attractive to a diverse range of people; supports increased opportunities for home ownership and the number of housing units available in the area. It supports the creation of new neighborhood businesses and new mixed use developments. It also recognizes the property is within an urban area that could allow for increase in residential density. Staff believes this change in the future land use map could help meet these goals.

Historic Preservation

Goal 1- Preserve, restore and recognize historic resources and other unique neighborhood features.

Objective 1.1: Maintain and preserve the integrity of current residential districts.
Objective 1.2: Identify and explore the creation of local, state, or federal historic districts or landmarks.

Housing

Goal 2 - Create housing that is affordable, accessible, and attractive to a diverse range of people.

Objective 2.1: Increase opportunities for home ownership.
Objective 2.2: Increase the amount of housing units available.
Objective 2.3: Maintain and create affordable, safe, well-managed rental housing
Objective 2.4: Preserve the existing housing stock.
Objective 2.5: Make it possible for existing residents (both homeowners and renters) to stay.

Land Use and Public Infrastructure

Goal 3 - Promote new development for a mix of uses that respects and enhances the residential neighborhoods of Central East Austin.

Objective 3.1: Recognize that this is an urban area and identify areas for increased residential density.
Objective 3.2: Provide incentives for creating or maintaining neighborhood serving businesses.
Objective 3.3: Increase mixed-use opportunities where appropriate on commercial corridors
Objective 3.5: Develop a strategy for utilizing vacant land.

Urban Design/Neighborhood Character & History

Goal 7 - Respect the historic, ethnic and cultural character of the neighborhoods of Central East Austin.

Goal 8 - Enhance and enliven the streetscape.

Goal 9 - Ensure compatibility and encourage a complimentary relationship between adjacent land uses.

LAND USE DESCRIPTIONS

EXISTING LAND USE

Single Family --Single family detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Multifamily- Higher-density housing with 3 or more units on one lot

Purpose

1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

Application

1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

PROPOSED LAND USE

Mixed Use - An area that is 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.

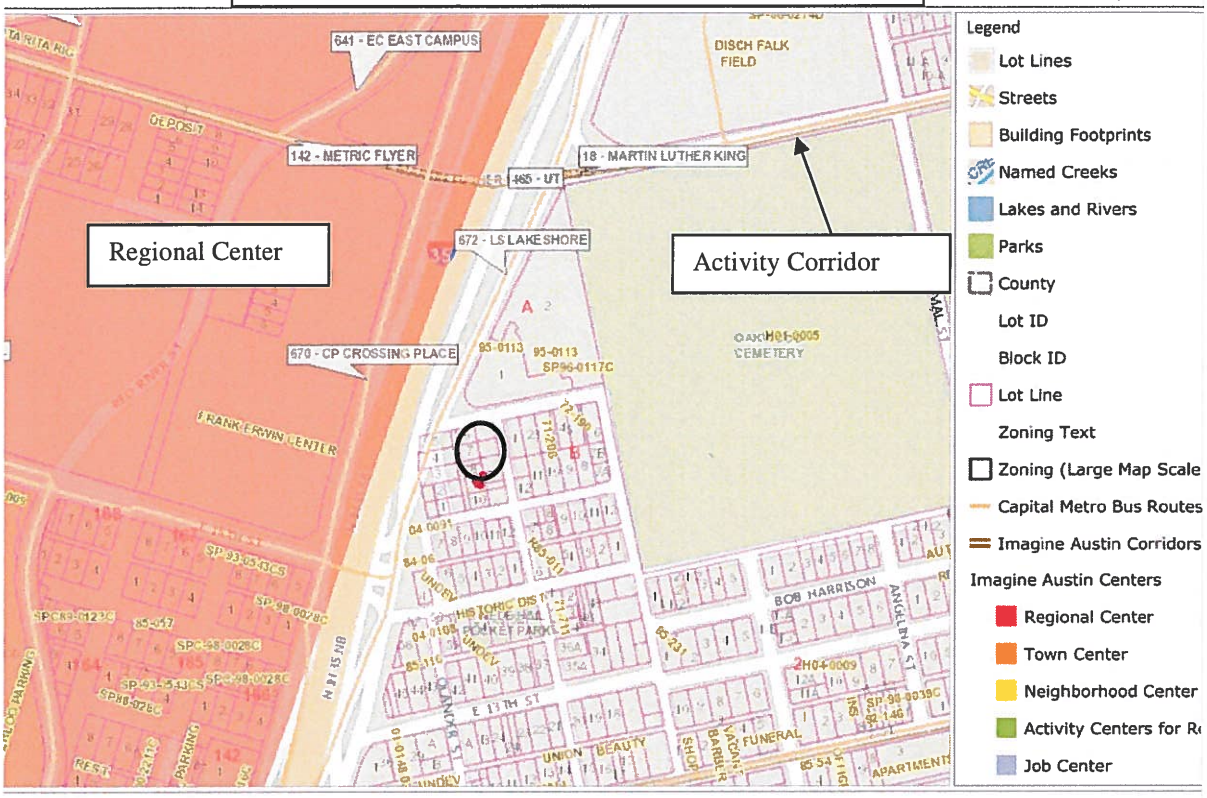
IMAGINE AUSTIN PLANNING PRINCIPLES

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 applicant's request to change the land use on the property is Mixed Use could provide housing options near seven Capital Metro bus routes and near the E. MLK Boulevard commercial corridor and activity corridor designated in the Imagine Austin Comprehensive Plan. The property is near The University of Texas at Austin campus, commercial uses along E. MLK Blvd and the Swede Hill 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 to the south of the E. MLK Boulevard which is activity corridor with numerous businesses. It is near seven Capital metro bus routes.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***This infill property is located in the city center, near a regional activity center and directly south of an activity corridor. Mixed use land use in an appropriate***

land use to provide a buffer between the interstate highway and the single family uses to the east.

4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***The application is requesting GR-MU-CO-NP zoning to build residential uses with a small amount of retail.***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***The property is adjacent to an interstate highway that will provide a buffer between the highway and the residential uses to the east along Waller Street. Mixed Use is an appropriate land use adjacent to residential 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.
    - ***Property is not located within an environmentally sensitive area.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
    - ***Not applicable.***
8. Protect, preserve and promote historically and culturally significant areas.
    - ***The historic Stasswender home is proposed to be refurbished and not demolished.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***Not directly applicable.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not applicable.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
12. 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.
    - ***Not applicable.***

Imagine Austin Activity Corridors and Centers



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Regional Centers

Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, rowhouses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center.

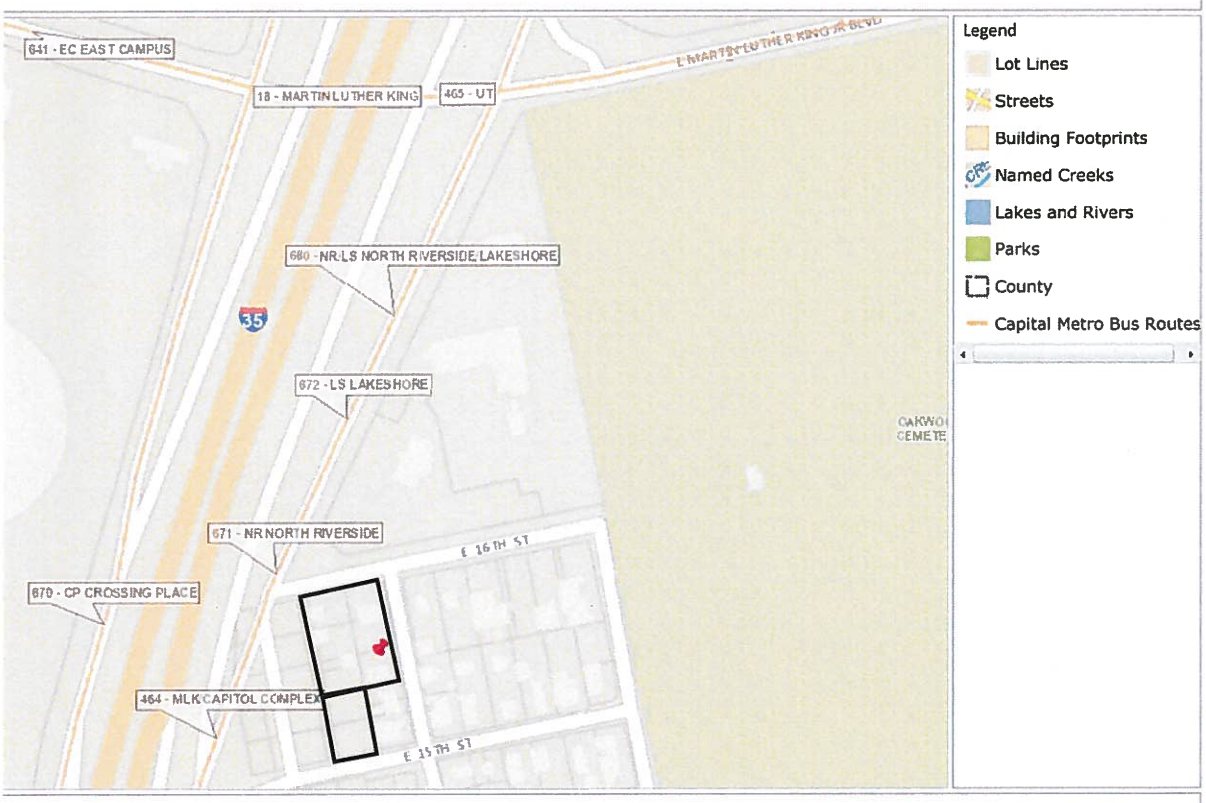
Regional centers will range in size between approximately 25,000-45,000 people and 5,000-25,000 jobs.

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.

Capital Metro Bus Routes near property



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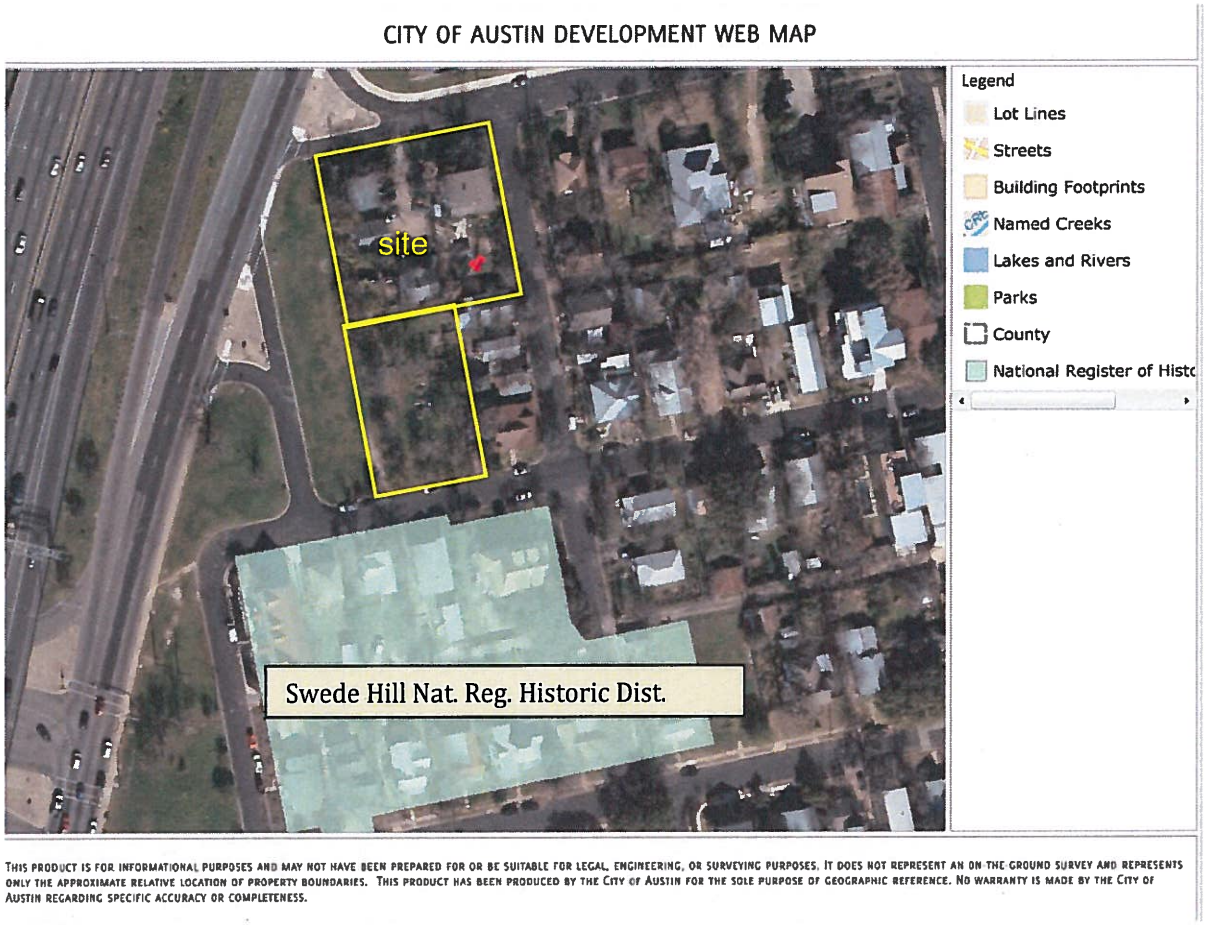
National Register Historic District Map



BACKGROUND: The application was filed on July 29, 2014, which is in-cycle for property located within neighborhood planning areas located on the east side of I.H.-35.

The applicant's request is to change the land use on the future land use map from single family and multifamily to mixed use land use. The proposed use as stated on the application is for attached condos with a potential for commercial elements.

For information on the associated zoning case, please see application case number C14-2015-0006, filed on January 12, 2015. The applicant requests a change in zoning from SF-3-NP to GR-MU-CO-NP for commercial and residential uses.

PUBLIC MEETINGS: The ordinance-required neighborhood plan amendment meeting was held on September 22, 2014. One hundred and seventy-six meeting notices were mailed to property owners and utility account holders within 500 feet of the property in addition to interested parties who requested notification for the area. Seventeen people signed-in at the meeting.

Wes Peoples, the property owner, and Ken Blaker, the owner's agent, told the attendees that that they tried to purchase the property to the west owned by the Texas Department of Transportation but were not successful.

They met with zoning and the neighborhood planning staff to explore MF-4 zoning, but staff suggested they consider adding a commercial element to it. As a result, they are considering applying for GR-MU-CO-NP zoning when they eventually file the zoning case. They will work with the community to prohibit uses such as pawn shops, short-term rentals, but would also like some flexibility. They need higher impervious cover in order to have all the parking on the site. Parking for the project will meet the Land Development Code requirements. There will be no required parking provided on the street. If the neighborhood has concerns about people parking on the street, an option would be to consider applying for Residential Parking Permit program.

Any water/wastewater issues will be addressed at a later time if the zoning is approved because the City requires that the existing infrastructure be upgraded if the proposed development triggers such improvements.

They met with Steve Sadowsky, the historic preservation officer, about the Stasswender home. Steve Sadowsky said the home should be preserved, but staff would need to make a more complete review. The home itself is subleased and would need major work to have it upgraded.

On the conceptual plan, the building would be two to three stories in height because the compatibility standards would apply. The units would be one to two bedroom condos, around 800 square feet to 1,200 square feet in size. The market for the units would be medical personnel who work at Brackenridge because they are required to live within a certain distance from the hospital in order to respond to emergency calls within a specific time-frame.

For the exterior design, they said they don't have anything finalized, but maybe something like a Frank Lloyd Wright style.

After the presentation, the following questions were asked:

Q. Will be the historic house be only commercial?
A. Yes.

Q. Why are you asking for the GR – Community Commercial zoning?
A. We need the GR for the impervious cover to have all the parking on-site.

Q. How many dwelling units are you proposing?
A. Around twenty-one units. We're proposing one to two bedroom units. There will be approximately 60% one bedroom units, but it's hard to tell at this time.

Q. Where will the parking be?
A. There will be surface parking and perhaps some parking will be under the structure.

Q. If you have the access of Waller Street, people walk their dogs on Waller Street and that's not good. Have you thought about the traffic pattern?
A. Waller is a public street as such we had not given consideration to a particular traffic pattern concern but we will be more than happy to look at and see if we can't limit access off of Waller.

Q. I own the two multifamily lots across the street. I went to a lot of meetings for the Central East Austin Neighborhood Plan. I just don't see the benefit to the neighborhood for your rezoning request?
A. One benefit is to bring housing to the neighborhood starting around $250,000's that is currently not available downtown.

Q. How much commercial are you proposing?
A. It would only be in the Stasswender home, which is about 2,500 square feet in size.

Q. Will there be a water detention requirement?
A. Yes, we believe it will be at the northwest corner of the site.

Q. Could you do the development with SF-6 zoning?
A. We would have to look at it, but the SF-6 development standards are severe. But we wouldn't be able to do GR for the house. It won't be cheap to refurbish the house.

Q. What is the parking requirement for the commercial use in the 2,500 square foot building?
A. It depends on the use. We were thinking something like a Neighborhood Corner Store as called out in the OCEAN plan, like a Royal Grocery Store, or office but it also depends on the parking requirements

Q. What will the cost be to refurbish the Stasswender house?
A. We don't know yet because we haven't got that far in the process, but it won't be cheap.

Q. Could you consider having the traffic from your property turn left onto E. 16th Street to keep it out of the neighborhood?
A. We couldn't do that because E. 16th Street is a one-way street going east at that section of the road, but we will look at to see if we can't get past the median in E. 16th Street in order to allow left turns.

Q. Can you write into the condo regime whereby the homeowners would pay fees to help maintain the Stasswender house?
A. We could write the condo regime anyway we desire.

Comments from attendees:

- East 16th Street is the hard line we created to prevent any more commercial uses going south of this line. Your property seems like a good location for commercial, but

it's not desired by the neighborhood. The hotel does not have any access to E. 16th Street.

- The dentist office to the south that is zoned LO-MU reverts back to single family once the use ceases.
- We don't like all the parking facing inside the neighborhood.
- Your project is too dense for the neighborhood.
- The FLUM change is inconsistent with the neighborhood plan.
- The only real commercial we have is on E. MLK and E. 7th Street, but you want to put commercial inside our neighborhood.

The Central East Austin Planning Contact Team did not provide a letter of recommendation. The Swede Hill Neighborhood Association's letter is on page 17.

CITY COUNCIL DATE: February 12, 2015 **ACTION:**

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

EMAIL: Maureen.meredith@austintexas.gov

Applicant's Summary Letter from the application

Neighborhood Plan Amendment

SUMMARY LETTER

WJP Swede Hill LLC is the owner of the property contained within Swede Hill Neighborhood that is a part of the Central East Austin Neighborhood Planning Area (OCEAN). Specifically our property is located towards the northwestern most point in the OCEAN Future Land Use Map (FLUM). It is bounded on the north by E. 16th Street, the east by Waller Street, the south by E. 15th Street and a vacant alley/I.H. 35 North's frontage road.

The property comprises a total + 0.746 acres from portions of lots from the original subdivision of Out-Lot No. 42, Division B, Chandler and Carlton Subdivision which was filed and recorded on January 1, 1877. For ease and clarification purposes we will describe the property as three (3) separate tracts. Tract I (located at 1506 Waller Street), Tract II (located at 807 E. 16th Street) and Tract III (located at 908 E. 15th Street). All three (3) Tracts are currently zoned SF-3 NP.

Tract I in OCEAN's (FLUM) is identified and shown as Single-Family use and currently contains two single-family homes, one on the S.E. corner of Waller and E. 16th street and the other along Waller Street, just south of the home on the corner. The home on the corner is known locally as the Stasswender house and while not currently zoned historic, after discussions with the City's Historic Officer we believe would be protected under the City's Historic Criteria. We recognize the importance and significance of this property and our intent leave this home intact. The other home we believe to be viable and have been in contact with a few individuals in and near the Swede Hill neighborhood and discussing the possibility of relocation of this building.

Tract II in the FLUM is shown as multi-family use and currently contains three (3) separate cottages, each being approximately 800 sq. ft. in size. The cottages on this property are not historic in nature and vary dramatically in terms of condition. Those that can and make sense we will try to relocate.

Tract III in the FLUM is shown as Single-Family use and currently is vacant.

With the advent of the new UT Medical School, the desired densification of the downtown area and pending improvements to IH-35, this particular property needs to be developed and redeveloped to uses that are more in line with the desires of the City's vision. As such, in reviewing the property, visiting with City Officials/Staff, residents and others, what makes the most sense for development/redevelopment of this property...(continued on the attached)

SCANNED

2

NEIGHBORHOOD PLAN AMENDMENT

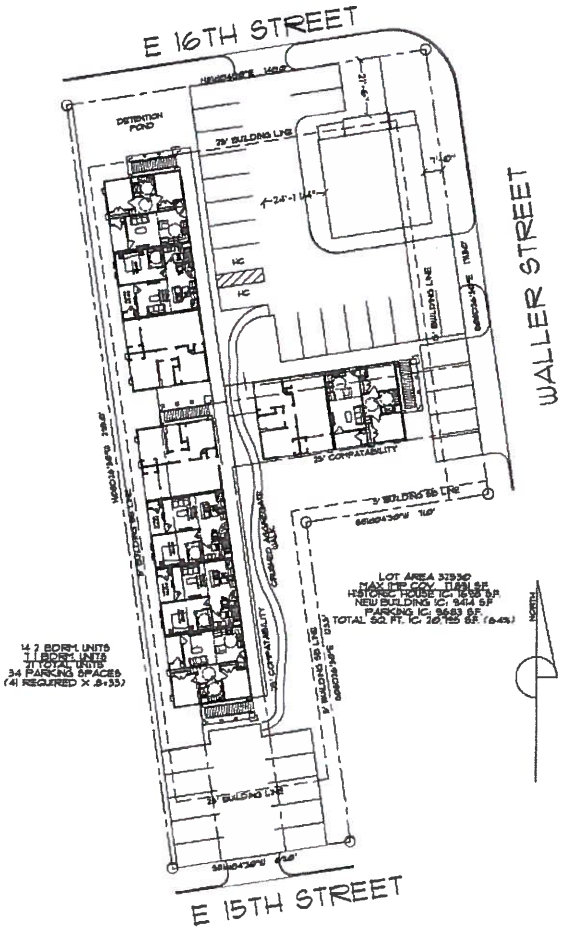
SUMMARY LETTER (CONTINUED)

...we believe would be commercial use zoning with a mixed use element. As such our OCEAN FLUM Plan Amendment request is to change the land use designation from "Single-Family" and "Multifamily" to "Mixed Use". Further, given this property's adjacency to IH-35 and the CH-CO-NP zoning immediately adjacent and to the north, it unmistakably should be identified for a more intense and appropriate use other than single-family currently shown on the FLUM. As such, in conjunction with our FLUM amendment request, we will be filing a zoning application within 2 – 4 weeks from the submittal date of our OCEAN FLUM Plan Amendment and the requested zoning will be for GR-MU-CO-NP.

At this juncture our vision is to provide an owner housing option that will cater to the needs of professionals that need/want to live in the downtown area while not being cooped up in a high rise. An example of this type of professional, could be the interns that will be hired at the UT Medical Facility, who have to be able to get to work within 15-20 minutes regardless of the traffic. While having the flexibility to provide for neighborhood commercial needs through the mixed use element. An example of this might be for the existing Stasswender house to be updated inside and redeveloped as a Neighborhood Corner Store as outlined in Appendix G of the adopted OCEAN plan. Architectural styling, total number of residential housing units and type of commercial endeavors all have yet to be determined. However, it is our intent to have the development's architecture be more homogenous in keeping with the existing character of the Swede Hill Neighborhood.

SCANNED

Applicant's Conceptual Plan



WALLER ST. PROJECT
Block A, Rector Subdivision
AUSTIN, TX

Letter of Recommendation from
Central East Austin Planning Contact Team

(None received at this time)

Letter from the Swede Hill Neighborhood Association

From: Louisa Brinsmade
Sent: Wednesday, January 07, 2015 2:13 PM
To: Wes Peoples
Cc: Ora Houston; Chimenti, Danette - BC; Jeanstevens686@; Stan Strickland; Thomas Van Dyke, Sr. ; Nathan Jones; David Thomas; Lee Sherman; Tracy Witte; Bill Minor; Paula Reckson; Steve Macon; Bruce Sheehan; Kristine Garana; Charles Reckson; Meredith, Maureen; kblaker@mwitexas.com
Subject: Re: Follow up

Mr. Peoples:

The Swede Hill Neighborhood Association Board of Directors met to discuss your proposal and your recent emails, and representatives spoke with adjacent SHNA neighbors as well.

The SHNA remains opposed to any FLUM change without a zoning application.

Furthermore, you have indicated that your zoning application, when you file it, will likely ask for GR-MU. As you will recall from the NPA Community Meeting last September, and from two other meetings with neighborhood representatives, there is no support in our neighborhood for GR-MU.

The maximum zoning change that the neighborhood would consider, as you will recall from our many conversations, is SF-5 or SF-6 for some of the tracts. The conceptual plans that you have presented, your comments during meetings, and your recent emails fail to address the neighborhood's main concern: the FLUM change to MU and potential GR-MU zoning.

In addition, your original proposal from September 2013 for SF-5, SF-6 zoning, 12-18 units, 30' height limits, no commercial zoning, and historic preservation of the Stasswender home, was met with a response from several neighbors that 12 units was too many. That remains our position.

I realize that you weren't at the October, November or December 2014 SHNA meetings when we discussed your proposal, but the neighborhood's comments and vote to oppose reflect the same opposition that you heard at the Community Meeting on September 23, and at the smaller meetings you attended with the SHNA Development Committee and adjacent neighbors.

Thank you for following up with me, and we'll see you next week at the Planning Commission.

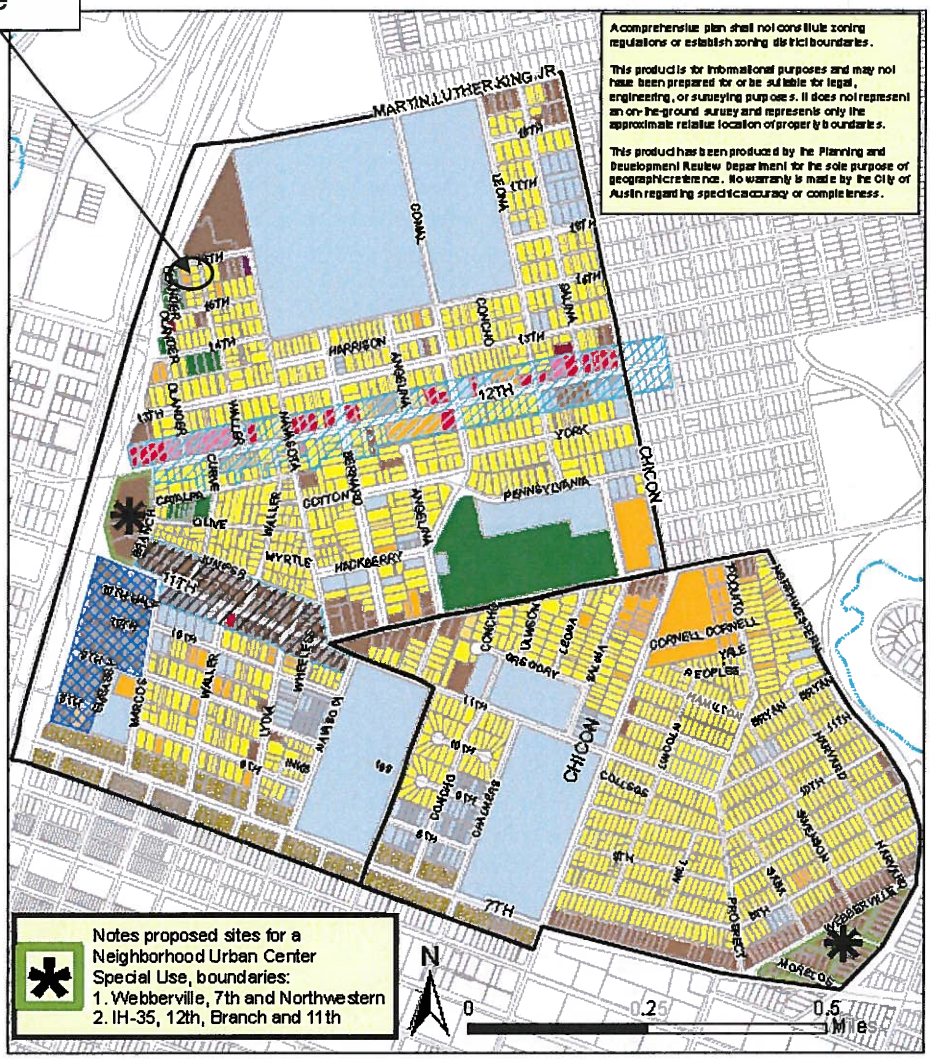
All my best,

Louisa Brinsmade

512-350-9501

Overall FLUM for Central East NP area

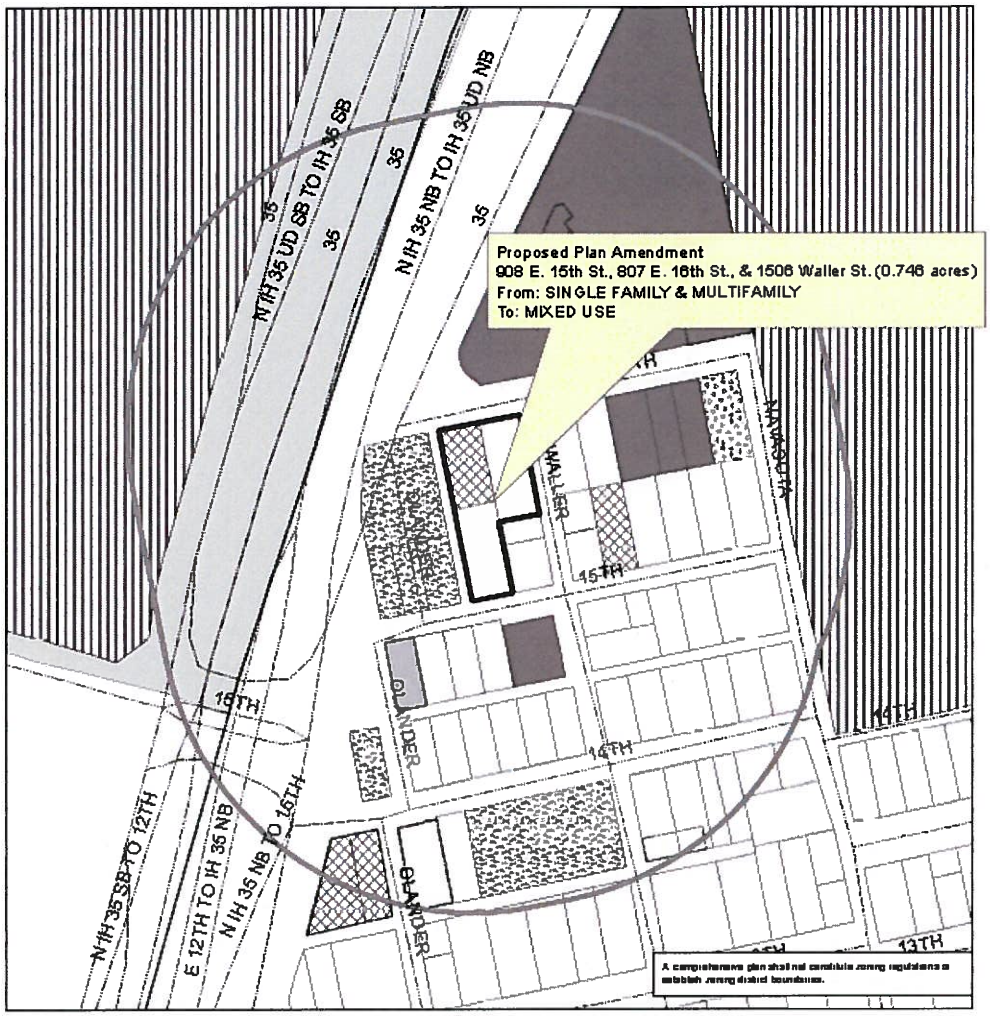
Site



Central East Austin Neighborhood Planning Area
Future Land Use Map
Updated Hune 25, 2011
Planning and Development Review Department

- Neighborhood Planning Areas
- Bennett Tract & 11th Street NCCD
- Austin Revitalization Authority 11th & 12th Street Corridors

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Neighborhood Mixed Use
- Mixed Use
- Office
- Mixed Use/Office
- Industry
- Civic
- Recreation & Open Space
- Transportation
- Specific Regulating District



Central East Austin Neighborhood Plan
NPA-2014-0009.01

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This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

City of Austin
Planning and Development Review Department
Created on July31, 2014_M Meredith

0 75 150 300 Feet

N

Legend
- 500ft notification boundary
- NPA CASES
- Civic
- Industry
- Mixed Use
- Mixed Use/Office
- Multi-Family
- Recreation & Open Space
- Single-Family
- Transportation

NEIGHBORHOOD PLAN AMENDMENT

Case Number: NPA-2014-0009.01
Address: 908 E. 15th St., 807 E. 16th St., & 1506 Waller St.
Approx. 0.746 acres

N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
500ft Notification Boundary

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CITY OF AUSTIN DEVELOPMENT WEB MAP

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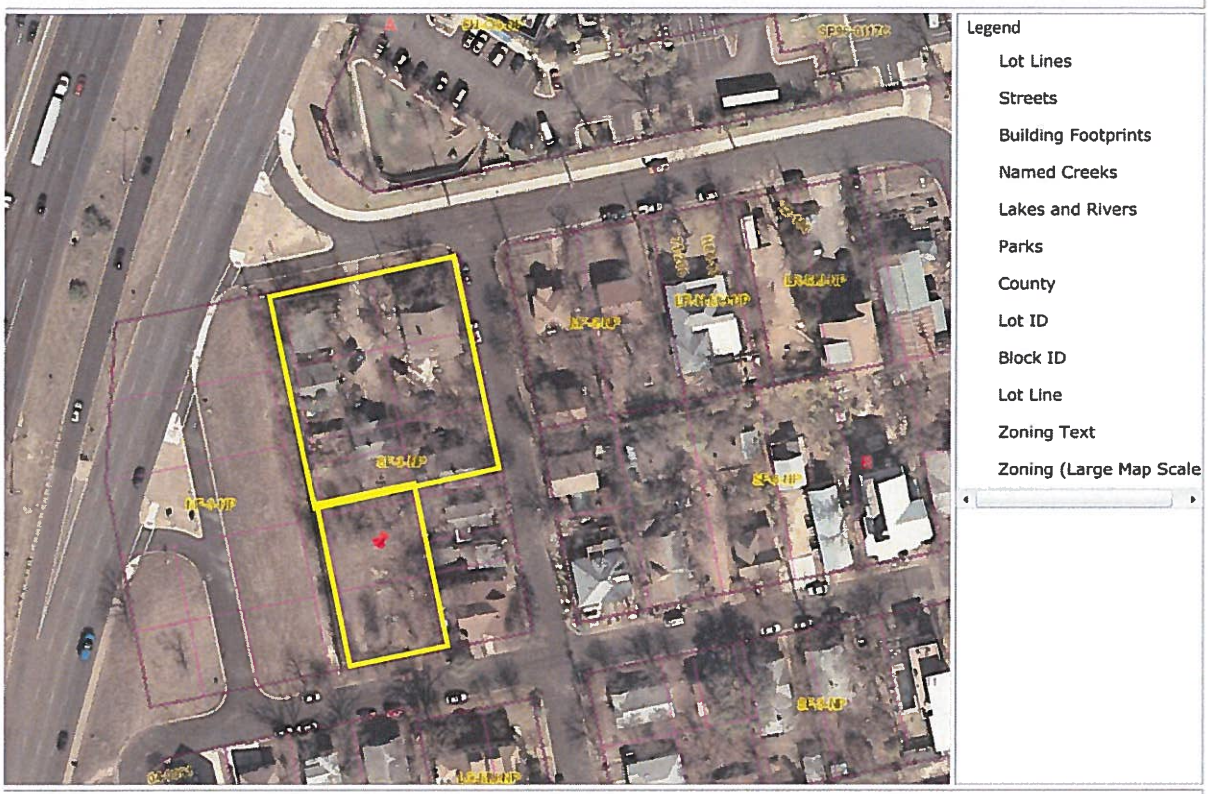
CITY OF AUSTIN DEVELOPMENT WEB MAP



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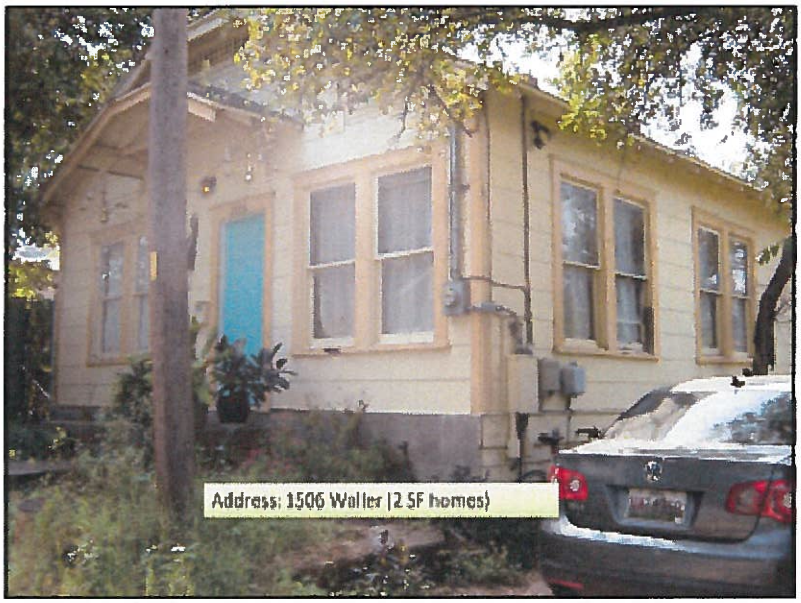
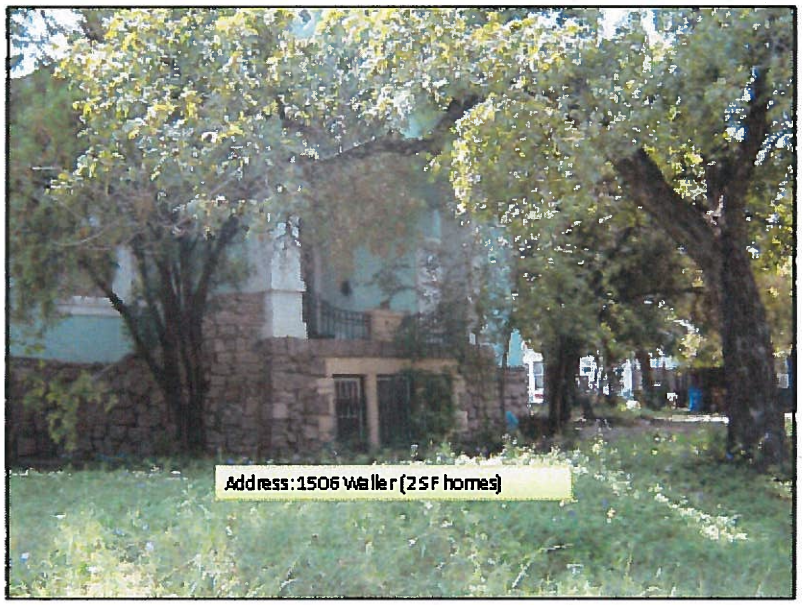
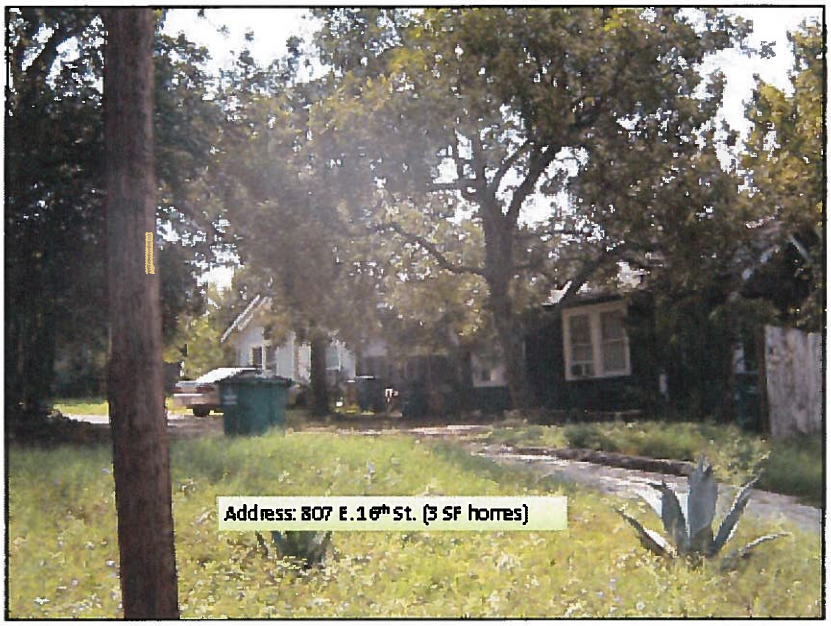
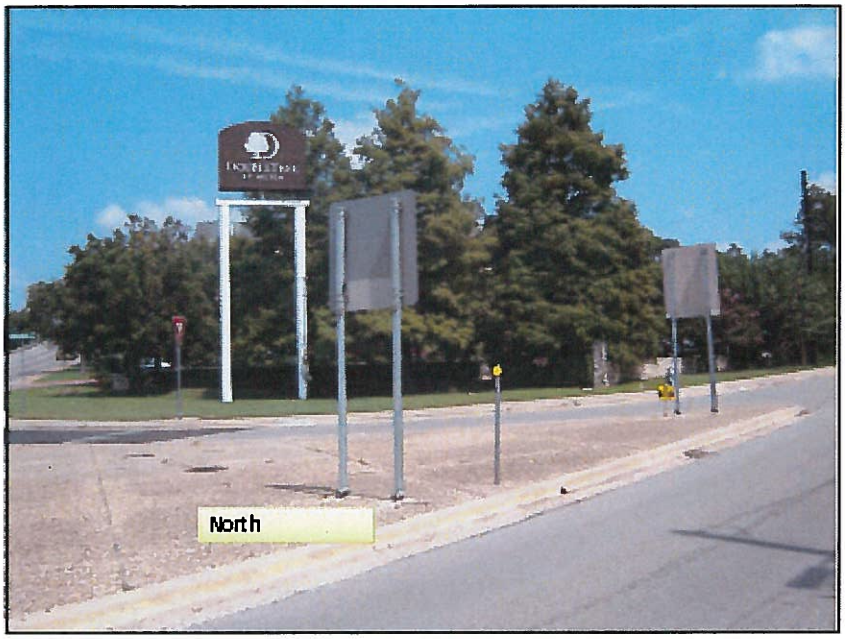

Address: 1506 Waller (2 SF homes)


Address: 1506 Waller (2 SF homes)


Address: 807 E.16th St. (3 SF homes)

Address:908 E.15th St. (vacant)

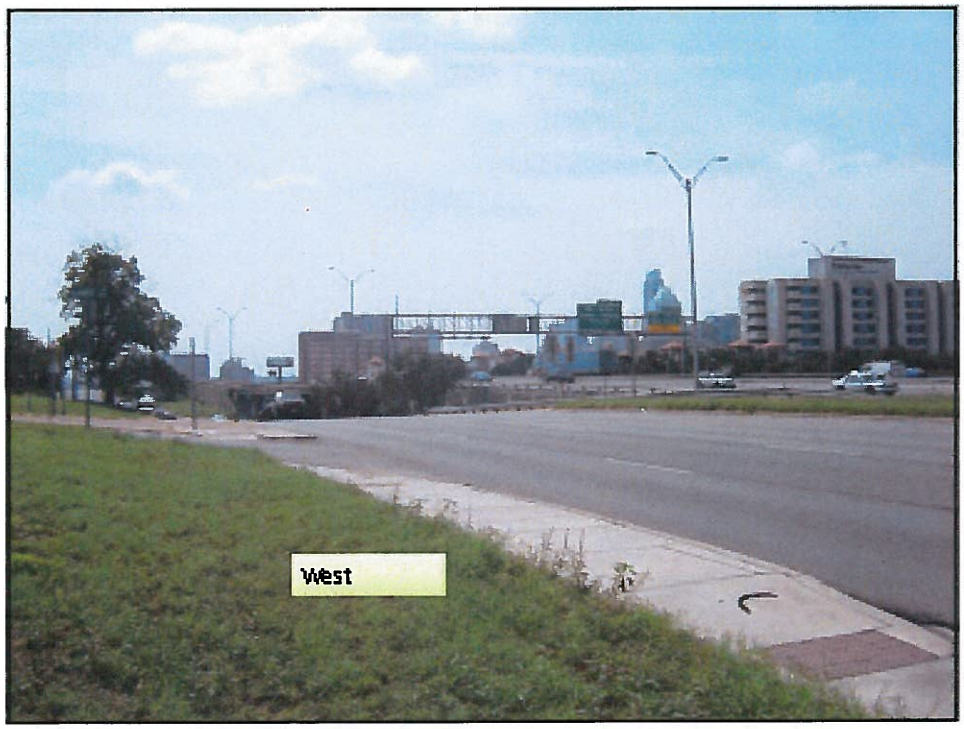

North

East

South

South

ORA
South


West

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
Planning and Development Review Department
Ph: 512-974-2695
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2014-0009.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☐ I am in favor
☑ I object

CASEY MONAHAN
Your Name *(please print)*

905 EAST 15, 903 E. 15, 904 E. 14th
Your address(es) affected by this application

Casey Monahan — 1-4-2015
Signature — Date

Comments:
The proposed development will result in too much traffic on too narrow streets. Property values will soar, thus decreasing the affordability of our neighborhood. Residents overwhelmingly oppose this change. Please respect these owners and deny Baker's request.

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Case Number: NPA-2014-0009.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☐ I am in favor
☑ I object

Bruce Sheehan
Your Name *(please print)*

903 EAST 14th ST.
Your address(es) affected by this application

Signature — Date: 1/2/15

Comments: THERE has been no formal plan submitted to justify a change to the CEA Neighborhood plan Hence no reason to even consider a change - or basis for it even being heard - why is this to be heard at this time?

From: Paula Reckon
Sent: Friday, September 26, 2014 8:26 AM
To: Meredith, Maureen
Subject: Case # NPA-2014-0009.01 PLAN AMENDMENT

Dear Neighborhood Planning and Zoning Department Staff:

After attending the applicant's presentation this week of the proposed OCEAN plan amendment, we are respectfully requesting that you recommend denial of the amendment for the following reasons:

1. Commercial encroachment into the Swede Hill residential core: While the applicant makes the claim that this parcel fronts the I-35 margin, in fact it is bounded by four 'urban local' streets as classified by TXDOT. The streets are Olander, Waller, 15th and 16th.
These streets are already widely used for egress and ingress by neighborhood residents. Additionally, these streets are heavily used and parked during UT sporting and Irwin Center events. Thus, our neighborhood streets become one-way only during events. We have commercial corridors along 11th, 12th and MLK which are more suitable for commercial services to residents. This property is surrounded by homes and will be greatly affected by further traffic and parking pressures.
2. Redevelopment following Austin's vision: Applicant implies that Austin's vision is aligned with residential property in a historic neighborhood being developed into commercial use zoning with a mixed use element. It is further argued that the adjacency to I-35 and the CH-CO-NP property to the north is justification for "...a more intense and appropriate use other than single family currently shown on the FLUM." The commercial property to the north was fought unsuccessfully by the residents of Swede Hill, however many concessions, covenants and restrictions were ultimately required for the development. Unfortunately a block of residential properties was lost from the neighborhood. It is more likely that Austin's vision for the property in this case would be small scale multi-family, which would provide more housing units in proximity to the new medical school and downtown. In keeping with the character of the neighborhood, the appropriate density would be approximately 10 to 12 units, 2 to 3 stories, and parking incorporated into the unit structure.
3. Applicant is asking for a plan amendment without the requisite zoning change at this time. This potentially opens the property up to even more aggressive development plans than what is currently being presented. It is obvious the application is being made without providing clear justification for such a broad designation as Community Commercial, and avoids what the specific intent is for zoning. Applicant states that GR is being asked for because they want the maximum impervious cover of 90%. The "potential" project concept presented to us provided surface parking around the units and thus the need for nearly total impervious coverage.

Thank you for considering the above objections as you make your recommendations to the governing boards. Allowing a commercial use on this property would subject the neighborhood to further encroachment of our residential core and exacerbate the traffic and parking problems we are experiencing. Recommending approval of a plan amendment without considering a zoning change at the same time is a piecemeal approach that is not appropriate for smart urban development.

Regards,
Charles and Paula Reckson
1305B Waller Street

FROM THE DESK OF
DAVID ANDREW EHRENFELD

September 17, 2014

RE: Case # NPA-2014-0009.01

To whom it may concern,

As a homeowner in very close proximity to the land mapped in case number NPA-2014-0009.01, this letter serves as proof of my full support and approval of the proposed plan amendment.

Thank you,

D. Ehrenfeld

903 East 16th Street

Austin, TX 78702

FROM THE DESK OF
DAVID ANDREW EHRENFELD

September 18, 2014

RE: Case # NPA-2014-0009.01

To whom it may concern,

For nearly fifteen years, I have been a homeowner in very close proximity to the Proposed Plan Amendment involving case number NPA-2014-0009.01. See attached Exhibits A - D.

Exhibit A: official City of Austin Plat of my property at 903 East 16th Street,

Exhibit B: same City of Austin Plat as Exhibit A with my notes and my arrows identifying two free-standing, single-family houses on a lot erroneously zoned as *Single Family* -- 901 East 16th Street and 1505 Waller Street,

Exhibit C: Proposed Plan Amendment map with my notes and arrows identifying existing neighborhood density; and

Exhibit D: City of Austin "Central East Austin Neighborhood Planning Area Future Land Use Map" with my notes and arrows identifying the map's zoning errors, and existing neighborhood density.

I give my full support and approval of the Proposed Plan Amendment (NPA-2014-0009.01) because Austin needs more affordable housing. And, the Swede Hill is an ideal location to provide more affordable housing in close proximity to I-35, downtown Austin, and the University of Texas.

Please include this letter and the four corresponding maps, Exhibits A - D, in case report (NPA-2014-0009.01).

Thank you,

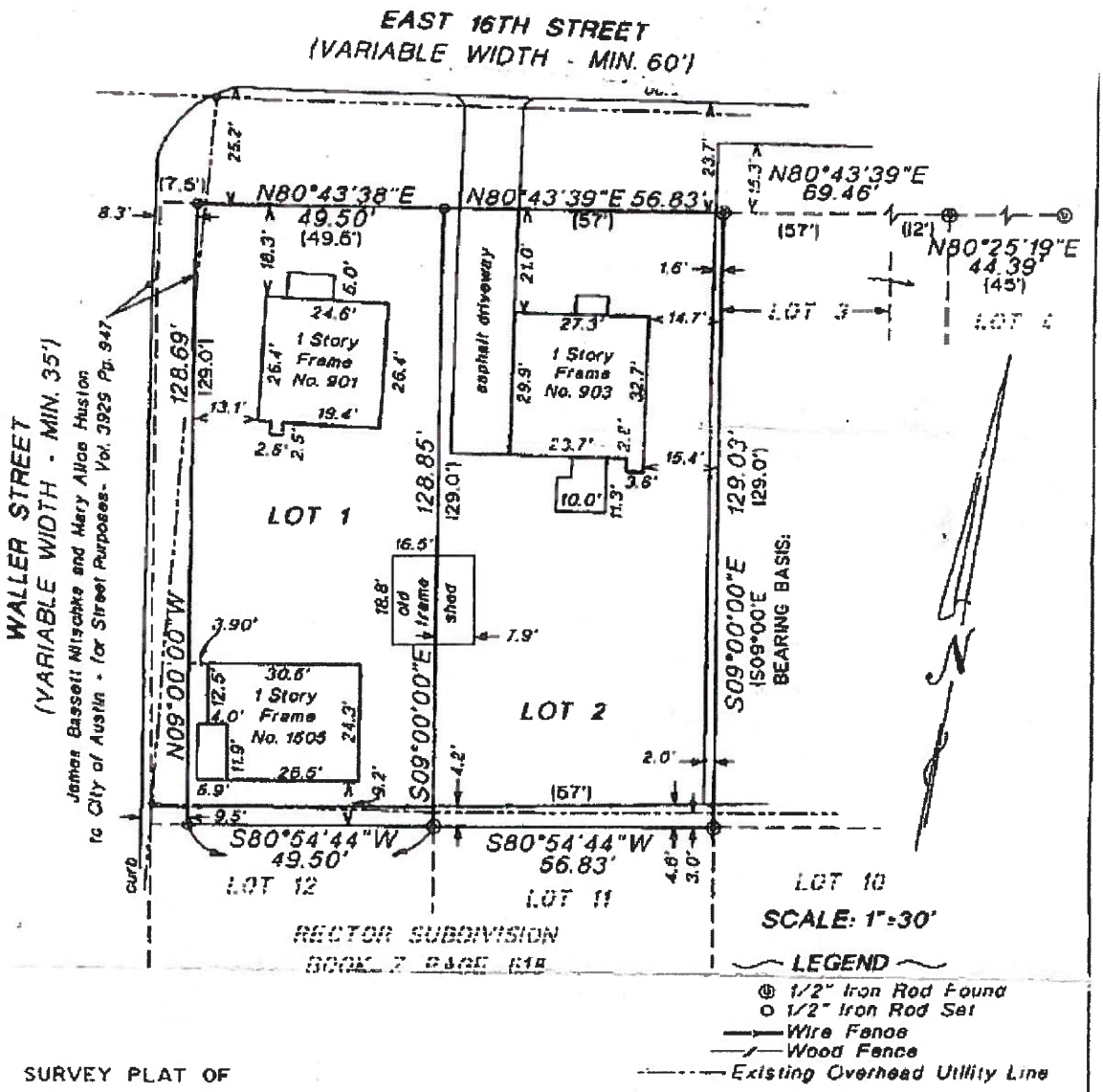
D. Ehrenfeld

903 East 16th Street

Austin, TX 78702

Exhibit from David A. Ehrenfeld's letter

Exhibit A

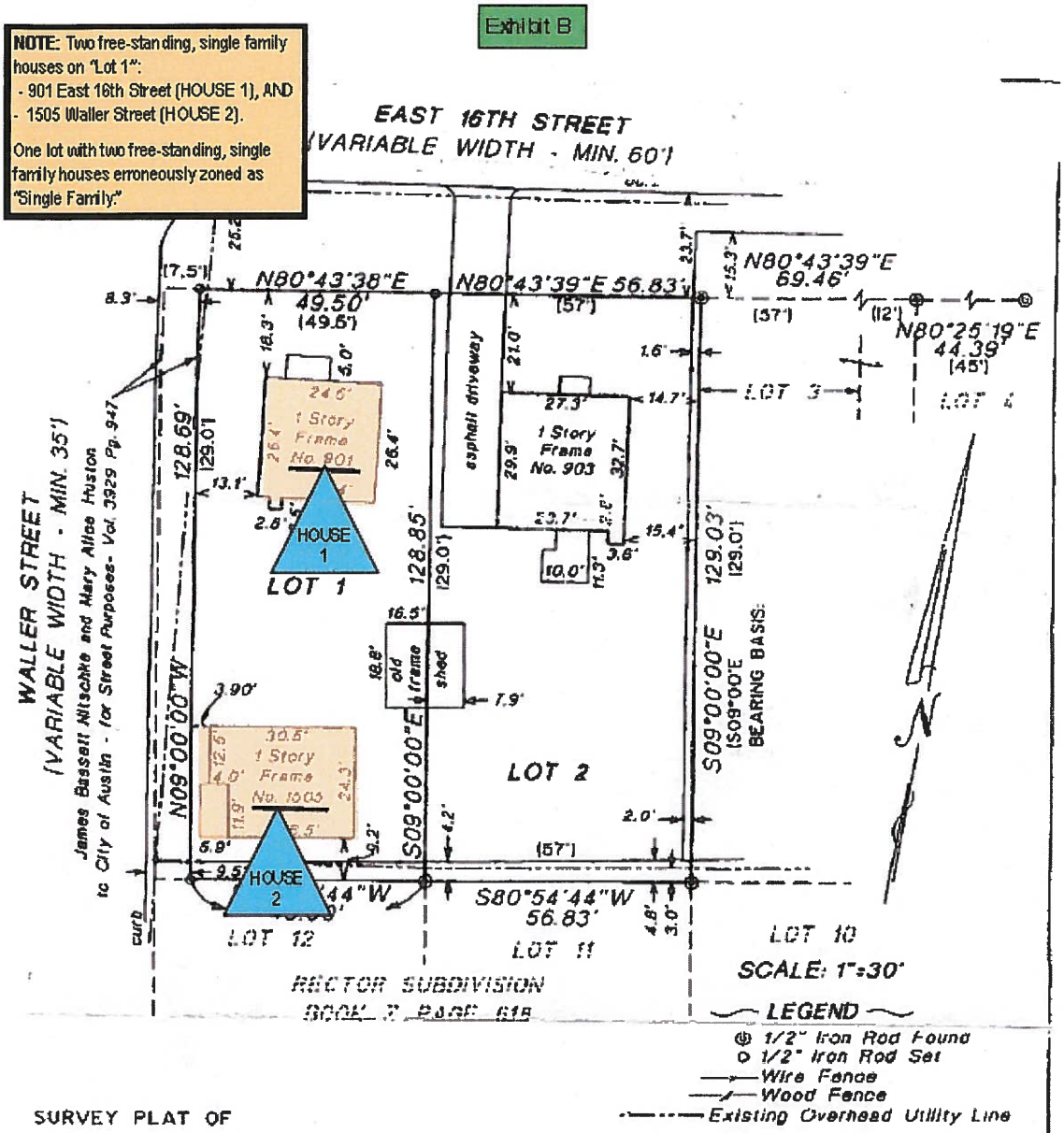


SURVEY PLAT OF

LOT 1 AND 2, BLOCK 8, RECTOR SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME Z, PAGE 618, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE WEST 7.5 FEET OF LOT 1 CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN VOLUME 3929, PAGE 947, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 901 AND 903 EAST 16TH STREET.

Exhibit from David A. Ehrenfeld's letter

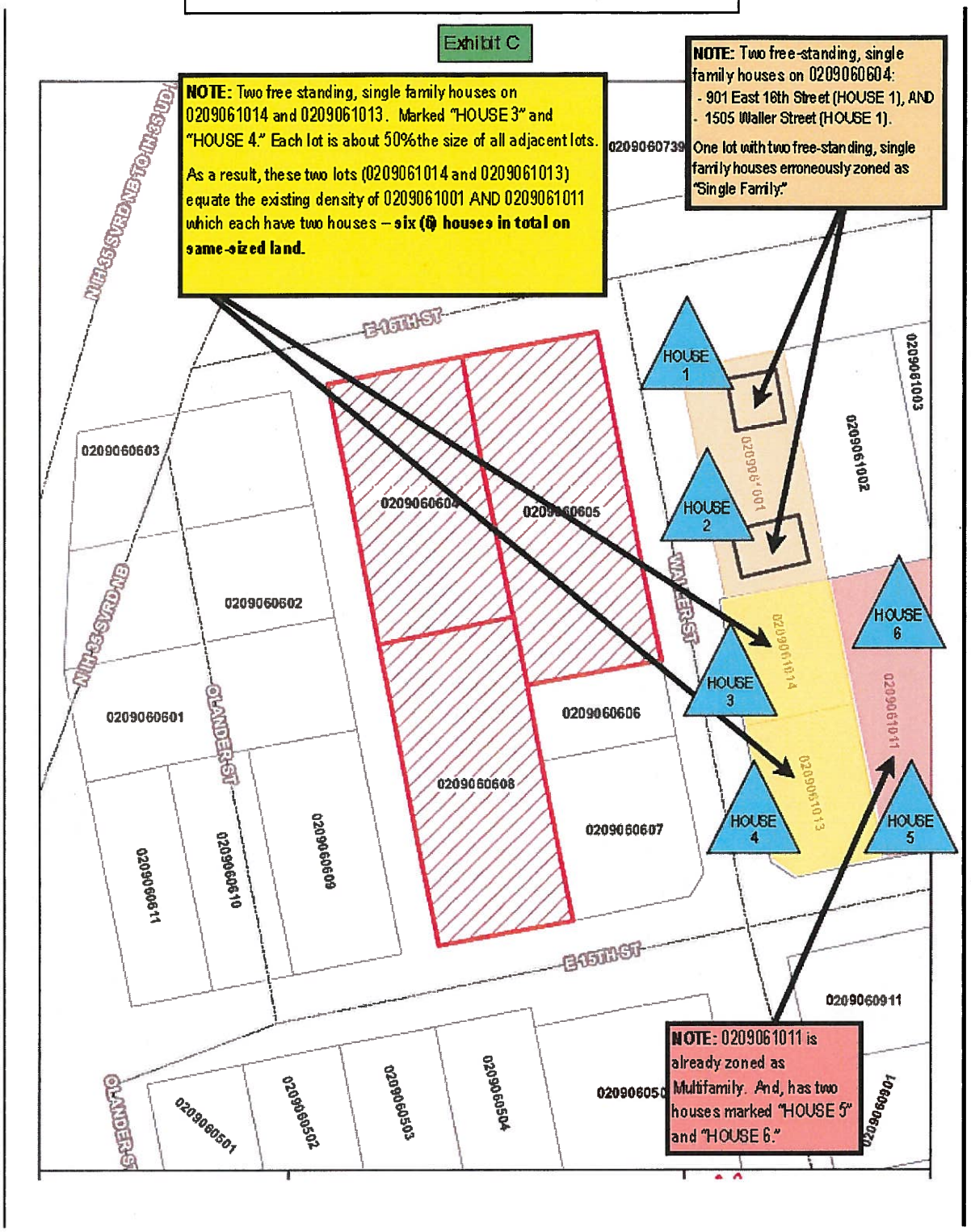
Exhibit B



SURVEY PLAT OF

LOT 1 AND 2, BLOCK B, RECTOR SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME Z, PAGE 618, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE WEST 7.5 FEET OF LOT 1 CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES IN VOLUME 3929, PAGE 947, DEED RECORDS OF TRAVIS COUNTY, TEXAS. LOCATED AT 901 AND 903 EAST 16TH STREET.

Exhibit from David A. Ehrenfeld's letter



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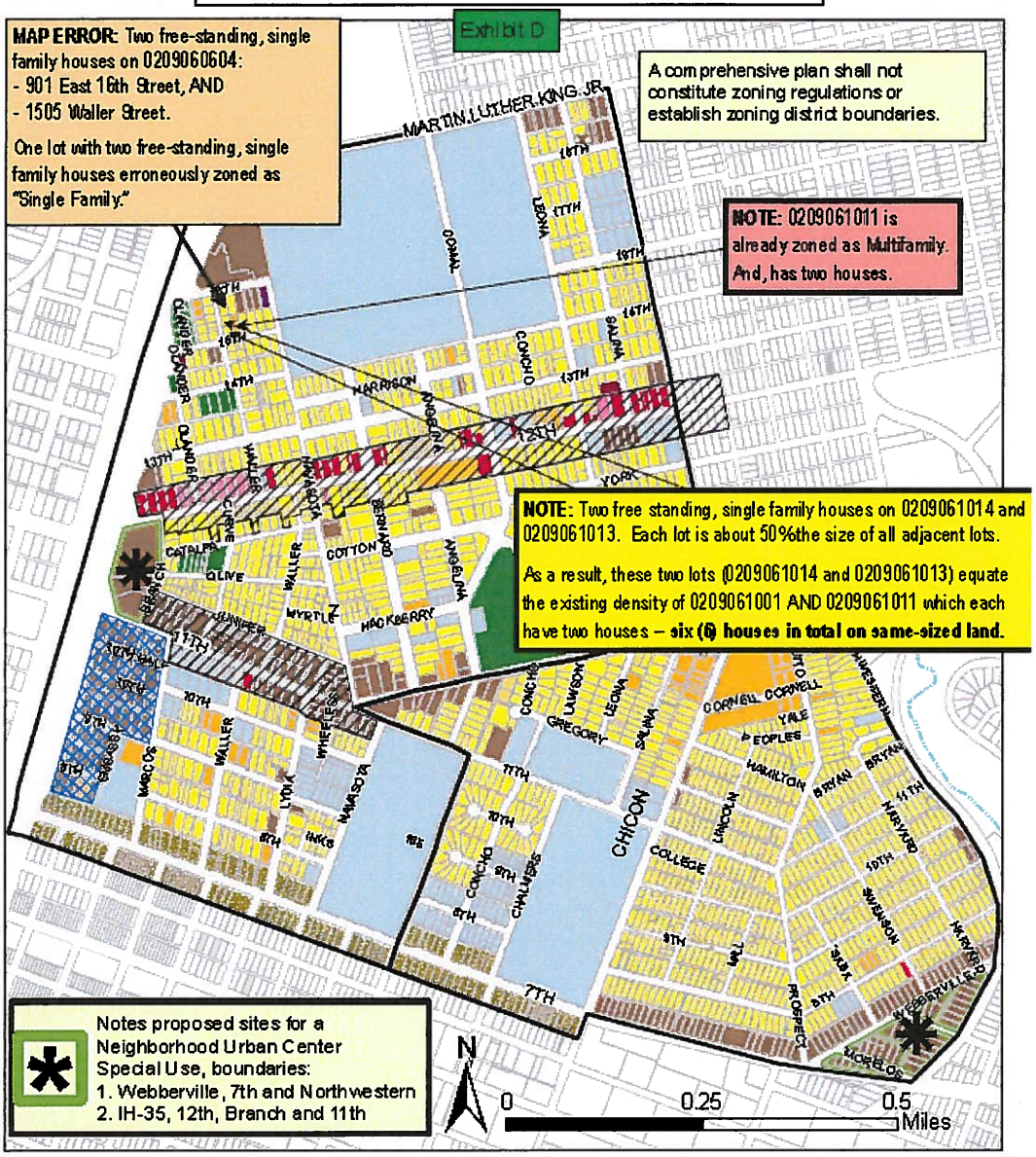

Central East Austin Neighborhood Planning Area
Future Land Use Map
Updated Hune 25, 2011
Planning and Development Review Department

Neighborhood Planning Areas
Bennett Tract & 11th Street NCCD
Austin Revitalization Authority 11th & 12th Street Corridors

Single-Family
Higher-Density Single-Family
Multifamily
Commercial
Neighborhood Mixed Use
Mixed Use
Office
Mixed Use/Office
Industry
Civic
Recreation & Open Space
Transportation
Specific Regulating District

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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Case Number: NPA-2014-0009.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☑ **I am in favor**
☐ **I object**

Jeffrey PEEK
Your Name *(please print)*

1406 WALLER
Your address(es) affected by this application

Signature

12/23/14
Date

Comments: This is a property on the exterior/ periphery of neighborhood facing I-35 & other businesses & this area already has offices there. Also with the Property of U.T. (ERWIN center) being moved to hospital it makes sense to allow for nearby professional offices.

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Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☐ **I am in favor**
☒ **I object**

Louise Brinsmade
Your Name *(please print)*

1000 E. 15th St. Austin TX 78702
Your address(es) affected by this application

Signature

11/6/15
Date

Comments: I am opposed to any FLUM Change to our CE+NP without a zoning application, and with a zoning application to any higher designation than High Density Single Family for Tract 3. Tracts 1 and 2 should remain ~~Single Family~~ as what they are w/ no higher zoning than SF-3.

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Case Number: NPA-2014-0009.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☐ **I am in favor**
☒ **I object**

WILLIAM MINOR
Your Name *(please print)*

1000 E. 15TH ST., AUSTIN TX 78702
Your address(es) affected by this application

Signature

1-6-2015
Date

Comments: I am opposed to any FLUM change without an accompanying zoning change.

From: Rick McGee
Sent: Tuesday, January 13, 2015 11:58 AM
To: Meredith, Maureen
Cc: Louisa Brinsmade
Subject: NPA-2014-0009.01 - Waller on Swede Hill
Hello Maureen,
I am writing in opposition of the 'Plan Amendment': NPA-2014-0009.01 - Waller on Swede Hill. My wife and I reside at 1000 E 13th Street, a few blocks south of the proposed development by Wes Peoples. While I understand the city staff desire to promote density and affordability, I fear you have not considered the impact to our neighborhood. Specifically, I believe the planned project will have a negative effect on the safety of residents and visitors to our community and it will also change the character of a storied and historic part of Austin.

Swede Hill is composed of single family homes, narrow streets and a park which attracts children and other pedestrians. We live across the "road" from the University of Texas and we are surrounded by the many stadiums that attract thousands of attendees, many of whom park near our homes. The construction of the Dell Medical Hospital has further disrupted our neighborhood and we find cars parked corner to corner on a regular basis. Ambulances, Fire Trucks and other vehicles already have a challenging time navigating our narrow streets when cars are parked on both sides of Waller, 13th, 14th, and 15th streets.

The ability of neighbors to walk and bicycle the blocks of Swede Hill has been hampered by the volume of cars and increased traffic. We deal with it as best we can and know that an "event" is short lived. We recapture our streets when the fans go home. The construction of the Medical School and all the other associated buildings is not temporary. This project has a long life and will impact the safety, security and daily lives of people that reside in Swede Hill. We will deal with this too, though we know it will be a more difficult challenge than sports events. It too shall have an end at some point.

The proposed Wes Peoples project is not temporary, it is permanent. The density of the apartments as proposed will have a permanent impact on our neighborhood, impacting our ability to safely navigate our roads whether by foot, bike or car. One day we will witness an emergency vehicle unable to reach it's target destination due to blocked streets. Children will stop using the park because mothers and fathers will be concerned about the risks posed by the additional traffic from the many apartments in the Wes Peoples project. Dog walkers will step nervously and keep their pets on tight leashes as they peer over their shoulders for yet another car driving home.

Bottom line, the density of the proposed mixed use development is not consistent with the neighborhood, will increase traffic and parking on our narrow streets and pose additional safety risks that are not necessary. The development should have much fewer units with single family homes or perhaps duplexes that provide a balance of density, affordability, safety and consistency with the character of Swede Hill.

Kind regards,
Rick and Kim McGee
1000 E 13th St
Austin, Tx 78702

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Case Number: NPA2014-0009.01
Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☐ I am in favor
☑ I object

John Gollstone
Your Name *(please print)*

1005 East 15th St 78702
Your address(es) affected by this application

Signature

1/27/15
Date

Comments:
1. Not appropriate inside neighborhood
2. Plenty of mixed use on 12th St
3. Neighborhood contains very few homes

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Austin, TX 78767-8810

Rec'd 1/8/2015

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Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☐ **I am in favor**
☒ **I object**

BERNABE B. CANLAS
Your Name *(please print)*

1000 E. 14TH STREET, AUSTIN, TX 78702
Your address(es) affected by this application

Signature: [signature] Date: 1/6/15

Comments:

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Rec'd 2/19/2015

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Contact: Maureen Meredith, Ph: (512) 974-2695
Public Hearing: Jan 13, 2015, Planning Commission
Feb 12, 2015, City Council

☐ I am in favor
☑ I object

Casey Monahan
Your Name *(please print)*

905 E. 15th; 903 E. 15th, 904 E. 14th
Your address(es) affected by this application

Casey Monahan — Signature
2-15-2015 — Date

Comments:
I oppose these requests. Our neighborhood cannot sustain itself if these changes are granted. My homestead and 2 rental properties I own would be negatively affected 512-477-2802