

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0006 - Waller on Swede Hill

P.C. DATE: February 10, 2015
March 24, 2015

ADDRESS: 908 E. 15th Street, 807 E. 16th Street, 1506 Waller Street

DISTRICT: 1

AREA: 0.746 Acres (32,495.76 Sq. Ft.)

OWNER: WJP Swede Hill, LLC (Wes Peoples)

AGENT: WJP Construction Services, LLC (Ken Blaker)

FROM: SF-3-NP

TO: GR-MU-CO-NP

NEIGHBORHOOD PLAN AREA: Central East Austin

TIA: N/A

WATERSHED: Waller Creek

SCENIC ROADWAY: No

CAPITOL VIEW CORRIDOR: See Exhibit B

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff does not support the community commercial-mixed use-conditional overlay-neighborhood plan GR-MU-CO-NP combining district zoning request. Staff offers the alternate recommendation:

- Limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning for approximately 5,750 square feet area encompassing the Stasswender House. If the Historic Landmark Commission recommends a Historic designation for the house, Staff recommends adding this designation to the property zoning (LO-MU-H-NP).
- Multifamily residence – moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) is recommended for the remainder of the property. The conditional overlay would prohibit multifamily residential land use, limit the property to a maximum of 22 residential units, prohibit vehicular access to Waller Street, and limit the number of vehicular trips per day to 300 at any access point to East 15th Street.

PLANNING COMMISSION RECOMMENDATION:

March 24, 2015: The motion to approve SF-3-H-NP (“H” zoning for the structure only) was made by Commissioner James Nortey, Commissioner Nuria Zaragoza seconded the motion on a vote of 5-3; Commissioners Brian Roark, Alfonso Hernandez and Richard Hatfield voted against the motion (nay), 1 vacancy on the Commission.

February 10, 2015: The motion to postpone to March 24, 2015 by request of staff was approved on the consent agenda by Commissioner Richard Hatfield, Commissioner James Nortey seconded the motion on a vote of 7-0; Commissioners Alfonso Hernandez and Lesley Varghese were absent.

HISTORIC LANDMARK COMMISSION RECOMMENDATION:

March 23, 2015:

Reggie Thomas and Elizabeth Purcell spoke in support of historic zoning. John Hodges spoke in opposition to historic zoning. The public hearing was closed on a motion by Commissioner Galindo. Commissioner Leary seconded the motion; vote 5-0.

MOTION: Deny historic zoning, on the basis that the structures be evaluated as a complex, on a motion by Commissioner Wolfenden-Guidry. There was no second and the motion failed to pass.

MOTION: Approve historic zoning on a motion by Commissioner Galindo. Commissioner Myers seconded the motion; vote 4-1, Commissioner Wolfenden-Guidry voting nay.

ISSUES:

In December 2014, neighborhood representatives approached the Historic Landmark Commission (HLC), requesting that the structures located on the subject property be evaluated and considered for historic landmark designation. The structures include a single family residence commonly referred to as the Stasswender House (located at the corner of East 16th Street and Waller Street), as well as smaller houses and cottages. The property owners were not a party to this request, but agree that the Stasswender House may be historic. However, they do not agree that the other structures meet historic criteria.

HLC agreed to evaluate the property and determine if the City will initiate a historic rezoning request for all or a portion of the property. HLC is scheduled to discuss and possibly act on this item on March 23, 2015. If a historic rezoning is recommended by HLC, that rezoning will be incorporated into this rezoning request. A summary memo of the March 23, 2015, HLC meeting will be provided as soon as possible.

DEPARTMENT COMMENTS:

The subject property is located on the west side of Waller Street between East 15th and East 16th Streets. The Stasswender House is located at the corner of East 16th Street and Waller Street, and the remainder of the property is developed with a single family residence and other structures. The property is zoned SF-3-NP. A single family residence is located immediately southeast of the property, and is also zoned SF-3-NP. Across Waller Street to the east are single family and two family residences zoned SF-3-NP and MF-2-NP. Across 15th Street to the south are single family residences and an office building zoned SF-3-NP, LO-MU-NP. West of the property is a dedicated but unconstructed alley; beyond the alley is undeveloped property that is owned by Texas Department of Transportation (TxDOT) for future right-of-way (ROW). The property is zoned MF-3-NP. Across East 16th Street to the north are properties zoned CS-MU-CO-NP that are developed with a limited restaurant and a motel. A portion of the Capitol View Corridor crosses the northern portion of the subject property, and is shown on the aerial map exhibit. Please refer to *Exhibits A and B (Zoning Map and Aerial View)*.

The Applicant proposes developing the property, excluding the Stasswender House site, with a 22-unit condominium residential development. The Applicant proposes allowing the Stasswender House be used for commercial, office, residential, or a mixed-use development. This land use would not necessarily be related to the adjacent condominium property. The property has frontage on East 16th Street, Waller Street, and East 15th Street. East 16th is a collector roadway because it serves a mix of commercial, civic, and residential land uses. Waller and East 15th are both residential streets that primarily serve residential land use areas.

Correspondence from neighborhood representatives regarding the rezoning request is attached in *Exhibit C (Correspondence)*.

STAFF RECOMMENDATION:

The Applicant requested GR-MU-CO-NP to allow the intended number of residential units and allow the commercial and office uses to be developed on the same property as the condominium project. Staff and neighborhood representatives had concerns regarding GR zoning on the property, based on the intensity of commercial land uses and traffic.

Staff supports limited office-mixed use-neighborhood plan (LO-MU-NP) combining district zoning for the Stasswender House site, and recommends the minimum site area required for this zoning district (5,750 sq. ft.) This will allow office and low intensity commercial land uses, as well as residential. These are suitable for the East 16th Street frontage, which is a transitional area to commercial uses, including a restaurant, hotel, multifamily, and more. If the Historic Landmark Commission recommends a Historic designation for the house, Staff recommends adding this designation to the property zoning (LO-MU-H-NP).

Staff also supports multifamily residence – moderate-high density-conditional overlay-neighborhood plan (MF-4-CO-NP) is recommended for the remainder of the property. The subject property is located between a predominately single family residential neighborhood and the northbound frontage of Interstate IH 35. Single family development is not suitable immediately adjacent to dedicated TxDOT ROW, and the property does not have suitable access to non-residential streets for commercial development. Multifamily development is often located along highway corridors, providing a buffer between single family areas and the highway. To maintain the character of the area, Staff recommends the conditional overlay would prohibit multifamily residential land use— this will still allow the proposed condominium development. Staff recommends additional conditions to mitigate the scale and impact of any redevelopment of the property by limiting the property to a maximum of 22 residential units, prohibiting vehicular access to Waller Street, and limiting the number of vehicular trips per day to 300 at any access point to East 15th Street.

1. *Zoning should allow for reasonable use of the property.*

The subject property is located between a predominately single family neighborhood and IH 35. The current SF-3-NP zoning is not desirable in such close proximity to the interstate, and is more suitable for higher density development traditionally found along highways. The property is not suited for intense commercial development since the property does not access the highway, but single family development is also inappropriate due to the proximity of the highway.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

Condominium development is an appropriate transition between the single family neighborhood and interstate corridor. MF-4 will allow the residential nature of the neighborhood to be maintained, while providing a transitional buffer between the single family area and the highway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Single family residences
North	CH-CO-NP	Limited restaurant, Motel
South	SF-3-NP, LO-MU-NP	Single family residences, Offices
East	SF-3-NP, MF-2-NP, LR-H-MU-NP	Single family residences, Two family residences
West	MF-3-NP	TxDOT right-of-way

CITY FILE # / NAME	ZONING FROM	ZONING TO	STAFF RECOMMENDATION	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0166 Petty Property	SF-3-NP	GR-MU-CO-NP (Only LO uses, max 500 v.p.d., max 24 residential units)	Tract 1: SF-3-NP, Tracts 2 & 3: LR-MU-CO-NP	8/26/2008: PC to deny GR-MU-CO-NP (7-0)	11/6/2008: to deny GR-MU-CO-NP (6-0) Valid Petition

A Neighborhood Plan Amendment (NPA) is currently under review for the subject property (City File # NPA-2014-0009.01), requesting a change from single family residential to mixed use.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E. 15 th Street	50'	28'	Local	No	No	No
E. 16 th Street	60'	30'	Collector	No	No	No
Waller Street	35'	26'	Local	No	No	No

SCHOOLS:

Campbell Elementary School Kealing Middle School McCallum High School

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition	East Austin Conservancy
Swede Hill Neighborhood Association	Waller Creek Conservancy
Austin Heritage Tree Foundation	Downtown Austin Alliance
Downtown Austin Neighborhood Association	Lower Waller Creek
Austin Neighborhoods Council	The Real Estate Council of Austin
Central Austin Community Development Corporation	Preservation Austin
African American Cultural Heritage District Business Association	Friends of the Emma Barrientos MACC
Oakwood Neighborhood Association	United East Austin Coalition
Organization of Central East Austin Neighborhoods (OCEAN)	Swede Hill Lofts HOA
Sierra Club, Austin Regional Group	SELTexas

Austin Independent School District.

CITY COUNCIL DATE/ACTION:

March 5, 2015: This item was postponed on consent to April 16, 2015 at the staff's request on Council Member Pool's motion, Council Member Houston's second on a 9-0 vote. Council Members Kitchen and Zimmerman were off the dais.

April 16, 2015: Approved a Postponement request by Staff to May 14, 2015 (10-0) Council Member Kitchen was off the dais.

May 14, 2015:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

ADDITIONAL STAFF COMMENTS:

SITE PLAN

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

TRANSPORTATION

- TR1. Additional right-of-way may be required at the time of subdivision and/or site plan.
- TR2. If the requested zoning is granted, it is recommended that joint access be provided for all lots.
- TR3. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH 35. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].
- TR4. Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR5. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on E. 15th, E. 16th, or Waller Street.
- TR6. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]
- TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E. 15 th Street	50'	28'	Local	No	No	
E. 16 th Street	60'	30'	Collector	No	No	
Waller Street	35'	26'	Local	No	No	

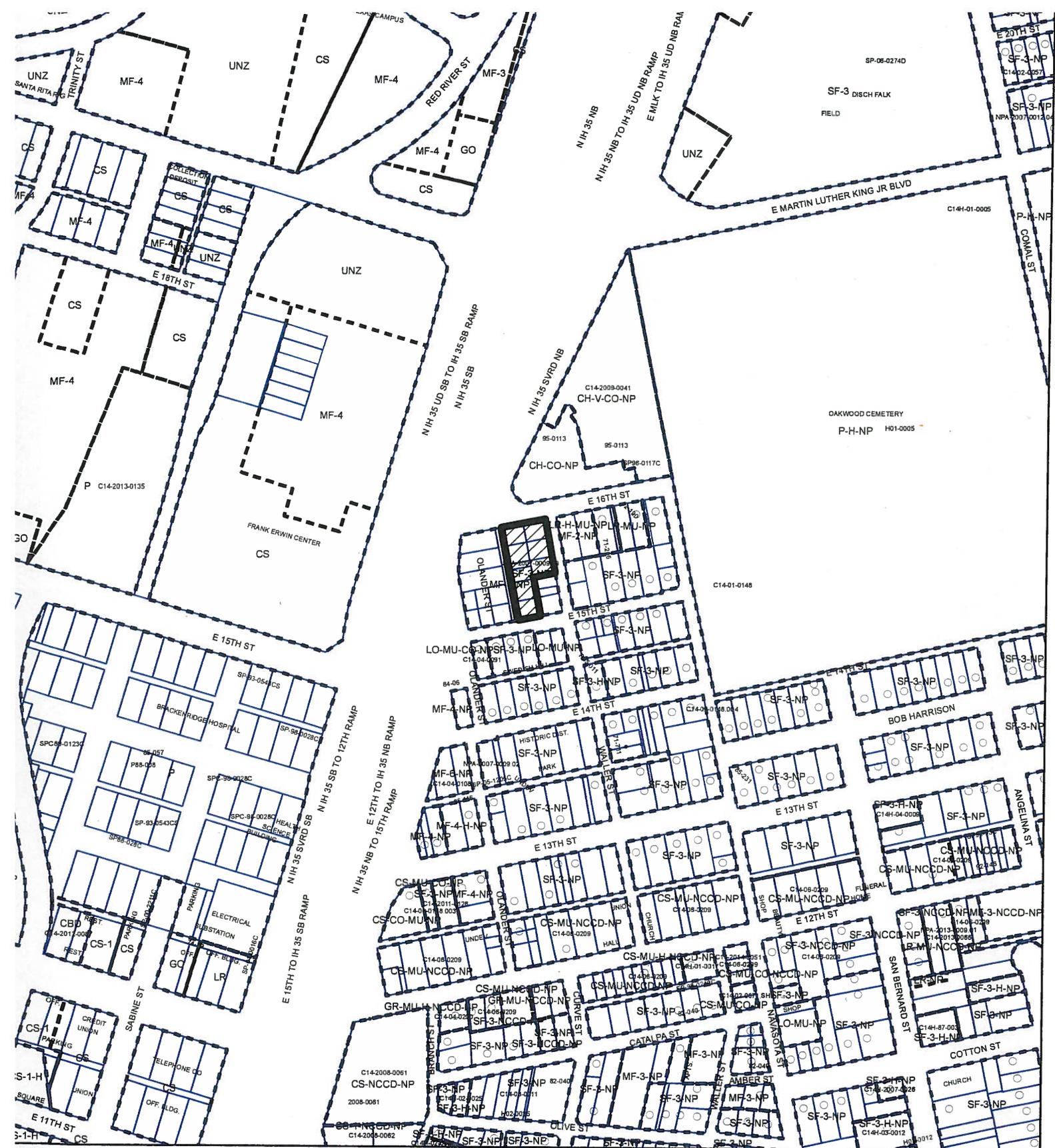
ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

WATER UTILITY

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



ZONING

ZONING CASE#: C14-2015-0006

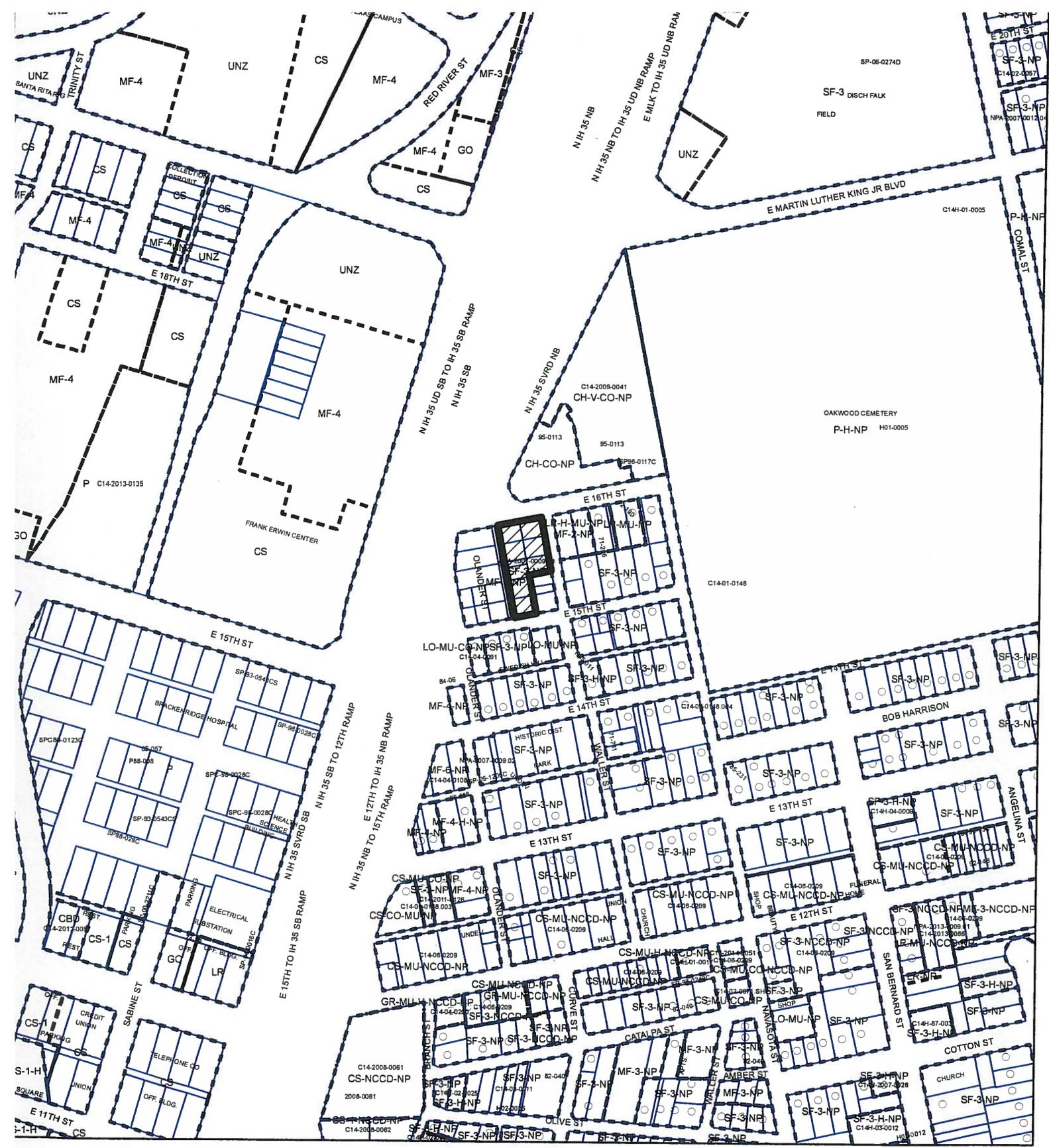
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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





ZONING

ZONING CASE#: C14-2015-0006



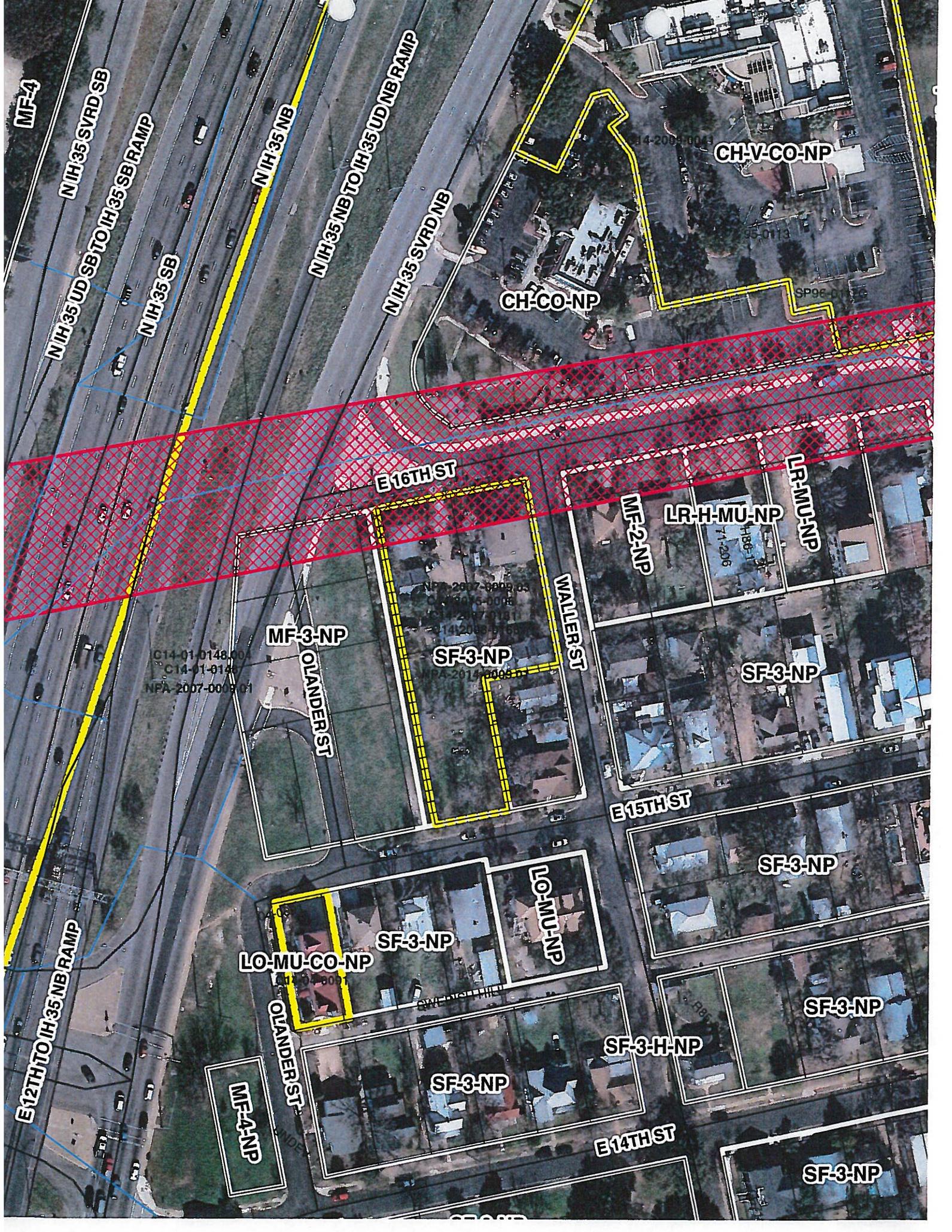
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MF-4

NIH 35 SVRD SB

NIH 35 UD SB TO IH 35 SB RAMP

NIH 35 SB

NIH 35 NB

NIH 35 NB TO IH 35 UD NB RAMP

NIH 35 SVRD NB

CH-V-CO-NP

CH-CO-NP

E 16TH ST

MF-2-NP

LR-H-MU-NP

LR-MU-NP

MF-3-NP

OLANDER ST

SF-3-NP

WALLER ST

SF-3-NP

C14-01-0148-004
C14-01-0148-005
NPA-2007-0009-001

NPA-2007-0009-003
C14-01-0148-006
C14-01-0148-007
NPA-2007-0009-004
NPA-2007-0009-005

E 15TH ST

SF-3-NP

LO-MU-CO-NP

SF-3-NP

LO-MU-NP

OLANDER ST

SF-3-H-NP

SF-3-NP

MF-4-NP

SF-3-NP

E 14TH ST

SF-3-NP

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2015-0006
 Contact: Heather Chaffin, 512-974-2122
 Public Hearing: Feb 10, 2015, Planning Commission
 Mar 5, 2015, City Council

BENJAMIN B. CANNON

Your Name (please print)

1000 E. 14TH ST.

Your address(es) affected by this application

I am in favor
 I object


 Signature

2/3/15
 Date

Daytime Telephone: 512 699 8751

Comments: THE SHINA * IS SUPPOR-TIVE OF A CHNAGE
 IN ZONING TO SF-5 OR SF-6 BUT NOT GR-MU.

* Sweet Hill Neighborhood Association

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

City of Austin
 Planning & Development Review Department
 Heather Chaffin
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Heather Chaffin, 512-974-2122
Public Hearing: Feb 10, 2015, Planning Commission
Mar 5, 2015, City Council

John Goldstone

Your Name (please print)

1005 East 15th, Austin 78702

Your address(es) affected by this application



Signature

2/2/15

Date

Daytime Telephone: 972 7427422

Comments: No need for mixed use

plenty on 12th Street

Neighborhood too small to lose any SF's

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

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 Austin TX 78767-8810

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Contact: Heather Chaffin, 512-974-2122
Public Hearing: Feb 10, 2015, Planning Commission
Mar 5, 2015, City Council

Your Name (please print) Kenneth Groce

Your address(es) affected by this application 1309 Walker St.

I am in favor
 I object

Signature 

Date 2/6/15

Daytime Telephone: 405-637-5460

Comments: I believe hearing down
moves to build a mixed-use
structure is a terrible
residence to set in a
residential neighborhood.

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

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Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin TX 78767-8810

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Public Hearing: Feb 10, 2015, Planning Commission
Mar 5, 2015, City Council

CASEY MONAHAN

Your Name (please print) 904 E. 14TH I am in favor
905 E. 15TH, 903 E. 15TH, object

Your address(es) affected by this application
Casey Monahan 2-15-2015

Signature
Daytime Telephone: 512-477-2802 Date

Comments: I oppose these requests. Our neighborhood cannot sustain itself if these changes are granted. My homestead land & rental properties I own would be negatively affected by this proposed development. Save AFFORDABLE housing in Suede Hill!

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Heather Chaffin
P. O. Box 1088
Austin, TX 78767-8810

Chaffin, Heather

From: Betsy Christian [REDACTED]
Sent: Sunday, February 01, 2015 4:24 PM
To: Chaffin, Heather
Subject: C14-2015-0006

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Heather,

My husband and I own 1002 E. 15th St, which is near 908 E. 15th, 807 E. 16th, and 1506 Waller. I just received the application for rezoning and I'm completely confused. I looked at the query folder, but none of that information makes sense to me. This seems like a BIG, GIANT change from residential to commercial. I don't understand what's happening and would like to know in plain language what is about to happen to the neighborhood. It seems like this is already a done deal and if I go to a public hearing to learn about the project it will be too late. Can you fill me in?

Thanks for any assistance.

Betsy Christian

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Case Number: C14-2015-0006
Contact: Heather Chaffin, 512-974-2122
Public Hearing: April 16, 2015, City Council

Steven Willions

Your Name (please print)

1503 Walker

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512-925-6052

Comments: This neighborhood is not +

Should not be considered a

"Community Commercial district"

The roads can not support the

traffic or parking. Commercial Property

will bring noise pollution, rodents,

and litterers to our street. These

are all things that Swede Hill has

tried to curb for the last decade. No

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City of Austin

Planning & Development Review Department

Heather Chaffin

P. O. Box 1088

Austin, TX 78767-8810

From: Swede Hill

Sent: Wednesday, May 06, 2015 4:54 PM

To: Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Gallo, Sheri; Guernsey, Greg; Rusthoven, Jerry; Chaffin, Heather; Meredith, Maureen

Cc: Bill Minor; Bruce Sheehan; Charles Reckson; Kristine Garana; Louisa Brinsmade; Paula Reckson; Steven Macon

Subject: Swede Hill Letter of Opposition re 'Waller on Swede Hill' NPA & Zoning case

Good afternoon Mayor, Mayor Pro Tem, Council, Mr. Guernsey, Mr. Rusthoven, Ms. Chaffin, and Ms. Meredith:

Attached to this email you will find a letter of opposition from the Swede Hill Neighborhood Association regarding the 'Waller on Swede Hill' NPA and zoning case that is set for public hearing at City Council on May 14th.

Our letter outlines some of our major concerns, but please take a moment to review the neighborhood presentation at the Planning Commission on March 24, 2015 for more details, particularly regarding our Central East Austin Neighborhood Plan.

Please allow me to express our gratitude as a neighborhood association for the focus and attention given to this case by the Mayor's office, Mayor Pro Tem's office, Council, Council Aides, and City Staff.

We appreciate all of your efforts, and look forward to addressing you on May 14th. Please contact me if you have any questions.

Thank you!

All my best,

Louisa Brinsmade

Secretary, SHNA

512-350-9501

Swede Hill Neighborhood Association

Re: Opposition to Case # NPA-2014-0009.01, C14-2015-0006
SHNA Board of Directors
512-350-9501

May 4, 2015

Via Email

Dear Mayor Adler, Mayor Pro Tem Tovo, Council, Mr. Guernsey, Mr. Rusthoven, Ms. Chaffin, and Ms. Meredith:

On behalf of the Swede Hill Neighborhood Association, we submit this letter of opposition to the above referenced cases and respectfully request that the City Council vote to DENY both the NPA and zoning applications.

The SHNA Board of Directors and general membership voted unanimously to oppose any change in entitlement to these tracts beyond historic designation. We firmly believe that the current entitlement of SF-3 with Urban Home overlay allows for appropriate residential density on the two western tracts located at 908 E. 15th St. and 807 E. 16th St, and that the Stasswender homes on Tract 1 merit historic designation and preservation.

Swede Hill has a very small, historic single-family core. As you will see at the upcoming public hearing on Thursday, May 14th, our neighborhood has planned for significant residential density and commercial development on the periphery, at key sites with direct access to major transit corridors. However, our single-family core is only a few blocks wide, so there is not room for transitional zoning, such as MF-4 or GR-MU. These tracts are adjacent to modest single-family homes that will be significantly impacted by such an increase in intensity of use on narrow urban local streets, and we respectfully ask you to honor the compromises that we and Swede Hill residents before us for two decades have made to accommodate growth and preserve a neighborhood that was platted and developed in the 1870s.

We sincerely appreciate the time you and your aides have spent focusing on our concerns. If you have a moment, please review the Planning

Commission presentation of this case on March 24, 2015 at the following link:

(<https://austintx.swagit.com/play/03242015-779>)

We look forward to speaking with you on Thursday, May 14th and hope that you will agree with the Planning Commission that no change in zoning or the Future Land Use Map (FLUM) for these parcels should be granted beyond historic designation.

Sincerely,

William Minor, President
Paula Reckson, Vice President
Steve Macon, Treasurer
Louisa C. Brinsmade, Secretary
Kristine Garana
Bruce Sheehan
Charles Reckson

From: OCEAN Contact Team

Sent: Wednesday, May 06, 2015 1:48 PM

To: Adler, Steve; Tovo, Kathie; Houston, Ora; Garza, Delia; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Don Zimmerman; Pool, Leslie; Troxclair, Ellen; Gallo, Sheri; Guernsey, Greg; Rusthoven, Jerry; Chaffin, Heather; Meredith, Maureen

Cc: Stan Strickland; Louisa Brinsmade; Tracy Witte; Thomas Van Dyke, Sr.

Subject: Central East Planning Team letter re: 'Waller on Swede Hill' cases

Dear Mayor Adler, Mayor Pro Tem Tovo, Council, and PDR Staff:

Attached please find a letter from the Central East planning team regarding our position on requests for increased development entitlements for the properties referred to as 'Waller on Swede Hill' in NPA Case #2014-0009.01 and C14-2015-0006 .

The cases are scheduled for next week, and we appreciate your attention to our concerns and look forward to speaking to you next Thursday in person.

Sincerely,

Stanton K. Strickland

President, Organization of Central East



May 6, 2015

Sent via email

Re: Opposition to NPA Case # 2014-0009.01 and C14-2015-0006

Request: SINGLE-FAMILY to MIXED USE; SF-3 to GR-MU or MF-4 & LO-MU-H-NP

Properties: 1506 Waller, 807 E. 16th St., 908 E. 15th St.

Dear Mayor Adler, Mayor Pro Tem Tovo, Council Members, Mr. Guernsey, Mr. Rusthoven, Ms. Chaffin and Ms. Meredith:

On October 27, 2014 and February 23, 2015, the Board of Directors of the Organization of Central East Austin Neighborhoods (OCEAN) voted unanimously to oppose the above-referenced requests for rezoning and amendment to Swede Hill parcels covered by the Central East Austin Neighborhood Plan (CEANP). We share concerns raised by the Swede Hill Neighborhood Association (SHNA) and find the proposed increase in entitlements irreconcilably at odds with the key goals and priorities of our neighborhood plan. We ask that Staff change its recommendation to DENIAL and request that the City Council vote to DENY any changes to our neighborhood plan and any increase in zoning entitlements.

In addition, please be aware that Swede Hill has obtained a valid petition of properties within the 200' radius of the parcels in question opposing any change in zoning.

The property is bounded by narrow urban local streets, sits adjacent to the single-family Swedish Hill National Register Historic District, and is itself a historic asset. The five homes situated along its ringed driveway comprise the Stasswender Family Complex, built and inhabited by immigrant artisan Anton Stasswender, Sr., his children and grandchildren. The Stasswender's stonework has contributed to cherished sites throughout Austin, and the complex itself has retained its communal character as home to students, the working class

and young families. It is a unique feature that contributes to the historic neighborhood character of Swede Hill and should not be lost.

Additionally, the OCEAN Board of Directors concurs with SHNA that MIXED USE designation and commercial zoning, including GR-MU, should be denied for these properties for the following reasons.

- The NPA application does not meet any of the Recommendation Criteria as outlined in our Land Development Code (Chapter 25-1, Article 810);
- The GR-MU zoning application does not meet any of the Zoning Principles as outlined by the City of Austin;
- Both applications are at odds with critical goals and objectives outlined in our Central East Austin Neighborhood Plan (CEANP). If approved, this will ensure demolition of 4 of the 5 occupied homes and make way for a dense commercial/condo development. That outcome undermines our planning area's primary imperative in the neighborhood plan to "preserve, restore and recognize historic resources and other unique neighborhood features," "maintain and preserve the integrity of current residential districts," and "ensure compatibility and encourage a complimentary relationship between adjacent land uses."

Over the last 18 months, the new owner of these tracts and his agent, a former City of Austin planner, have resisted providing details to support their request. Instead, Mr. Peoples and Mr. Blaker have offered only "placeholders" and "samples" borrowed from conceptual site plans for other projects and emphasized their desire to "maximize the flexibility" of their options. In all respects, this application for increased development entitlement appears to be a speculative one—radically revised on the reported advice of staff, scant on the most basic of proposal details and indifferent to preservation of the historic assets that it involves. This project literally offers nothing to area stakeholders, ignores the limitations of

surrounding urban local streets and disregards the historic character of a neighborhood that was part of the original city of Austin.

Central East has reserved dozens of sites throughout our planning area for commercial mixed use development and multi-family residential density. Swede Hill, along with all of our Central East Austin neighborhoods, is doing its share to accommodate growth in the central city as we promote historic preservation and single-family quality of life. We respectfully request that City Staff amend its recommendation to DENIAL and that the City Council support the balance we have worked hard to achieve by voting to deny both cases.

Sincerely,

Stanton K. Strickland

President, Organization of Central East Austin Neighborhoods

Louisa Brinsmade, Vice President

Tracy Witte, Secretary

Clifton Van Dyke, Treasurer

David Thomas

Nate Jones

Lee Sherman

Paula Reckson

Eric Standridge

Mike Guajardo

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Kate Singleton
Executive Director

March 9, 2015

Ms. Laurie Limbacher, Chair
Historic Landmarks Commission
City of Austin
P.O. Box 1088, Austin, Texas 78767
Via Email

Re: Stasswender Complex

Dear Chair and Commission Members,

Preservation Austin respectfully requests your support for the designation of the Stasswender family complex tracts for historic zoning. This unique setting of structures, tree canopy and single important family residences has retained its integrity as a whole complex, as well as several individual structures that are worthy of preservation.

We are impressed with the extensive detailed research and volunteer time that members of the Swede Hill Neighborhood Association Board of Directors and longtime Swede Hill residents and homeowners that are working to protect and preserve the structures on these tracts. They have also done outreach and public discussion about the benefits and options to preserve these structures with the owners and the neighborhood citizens.

One of the longest residents and business owners of Swede Hill, the Stasswender family built and occupied their properties at 807 E. 16th St., 1506 Waller from about 1920 to the 1980's

The Stasswender family complex, in our critical east side, is the mid-point on historic vectors of family accomplishments: Oakwood Cemetery and Annex, downtown at the capitol building, the Governor's Mansion, the University of Texas, and the LBJ Library, to prominent homes on the west side of Austin, and south to the Texas State Cemetery where the family carved many monuments, and where Anton's grandson James Stasswender is buried.

The Stasswender homes were built and used as a family and community complex. The complex has long been home to students, artists, educators, downtown and civil workers. It is called "The Village" for its ringed courtyard, shared common space, and "everyman" feel.

For 60 years, Preservation Austin has been the leading protector of Austin's diverse cultural heritage through the preservation of historic treasures and places. As such, we believe that some cases merit special and unique solutions that celebrate our past, enhance livability and a sense of identity for our city. Additionally, the extraordinary number of stone carvings that the Stasswender family business provided our citizens, as well as state historic structures and

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Mike Ward, Pioneer Farms

STAFF

Kate Singleton
Executive Director

cemeteries deserve to be honored through preservation of this tract. Thus, this tract meets all the criteria in LDC 25-2-352.

Instituting historic status to this site will benefit our City, and we hope you will seize the opportunity to recommend Council approval that this valuable complex be granted historic status. Thank you for your many hours of hard work to preserve what is best about Austin for future generations.

Sincerely,

Shelly Hemingson
President, Preservation Austin