

PLANNING COMMISSION

~~ANNOUNCEMENT~~  
**HANDOUTS**  
OCTOBER 14, 2014

Handouts  
2000

A24

**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austinfox.ae.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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C6-2014-0095.0A  
Contact: Don Perryman, 512-974-2786  
Natalia Rodriguez, 512-974-3099  
Public Hearing: Oct 14, 2014, Planning Commission

Your Name (please print) Debra Phillips  
 I am in favor  
 I object

Your address(es) affected by this application  
2900 West 45th Street  
Debra Phillips  
Signature  
14 Oct 2014  
Date

Daytime Telephone: 512 372 5656  
Comments: Resubdivision Rejection Comments read as if Regional Stormwater Management Plan is not yet reviewed or approved.

If you use this form to comment, it may be returned to:  
City of Austin - Planning & Development Review Department / 4th Fl  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810



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Case Number: C8-2014-0095.0A

Contact: Don Perryman, 512-974-2786

Natalia Rodriguez, 512-974-3099

Public Hearing: Oct 14, 2014, Planning Commission

JANICE WITT

Your Name (please print)

2903 TERRAN LANE AUSTIN TX 78731

Your address(es) affected by this application

Signature

Daytime Telephone: 512-309024

Date

10/3/2014

Comments: DO NOT OBJECT IF THE

HOUSES ARE BUILT WITH 2 GARAGES

AND DOUBLE CAR DRIVEWAYS - VERY

DANGEROUS CORNER WITH CARS

WHIPPING OFF 45th STREET. WITH

CARS PARKED NEAR THAT CORNER ON THE

STREET HAVE SEEN MANY NEAR

ACCES. ALREADY - DENSITY OK. JUST

MAKE PARKING OFF STREETS PLEASE

THANKS

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City of Austin - Planning & Development Review Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C8-2014-0095.0A

Contact: Don Perryman, 512-974-2786

Natalia Rodriguez, 512-974-3099

Public Hearing: Oct 14, 2014, Planning Commission

Thomas J Schneider  
*(please print)*

I am in favor  
 I object

2805 W 45<sup>th</sup> St. Austin, TX

Your address(es) affected by this application

Thomas J Schneider

Signature

10/6/2014

Date

Daytime telephone: 512-588-0472

Comments:

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

City of Austin – Planning & Development Review Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810





① ASK ABOUT THE EXISTING HOUSE.  
WILL IT STAY, OR BE DEMOLISHED?

② WHAT WILL BE BUILT ON THE  
THREE LOT SUBDIVISION.  
DUPLEXES, APTS, CONDOES,  
SINGLE FAMILY HOMES.

③ SINGLE STORY OR TWO STORY.

④ WILL THEY BE UGLY & SQUARE.

⑤ WHAT WILL PRICE RANGE BE.

⑥ WILL TAXES GO UP? STUPID

QUESTION.

⑦ WHY WAS THE PROPERTY BULL-  
DOZED BEFORE THE PROJECT  
WAS APPROVED. (TREES, SHRUBS,  
FLOWERS, FRUIT)

~~THIS IS NOT THE WAY YOU DO  
BUSINESS IN AUSTIN, TEXAS, AMERICA.  
OR IS IT. THIS THING SMELLS REAL BAD.~~

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## NOTICE OF PUBLIC HEARING FOR A PROPOSED RESUBDIVISION

Este aviso le informa de una audiencia pública tratando de un propuesto desarrollo o cambio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

**Mailing Date: September 26, 2014**

**Case Number: C8-2014-0028.0A**

*PULLED FROM AGENDA*

The City of Austin has sent this letter to inform you that we have received an application for a proposed Resubdivision. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. Below you will find information regarding the application.

<b>Owner:</b>	GRW Real Estate Llc., Gerald R. Wagner
<b>Applicant:</b>	Texas Engineering Solutions, James Hagen, (512) 904-0505
<b>Location:</b>	4611 Jinx Avenue
<b>Existing Subdivision Name:</b>	Forest Oaks, Block K, Lot 1
<b>Proposed Subdivision Name:</b>	Resubdivision of Lot 1, Block K, Forest Oaks

**Purpose:** To resubdivide an existing lot into a three lot subdivision on 0.430 acres.

This application is scheduled to be heard by the Planning Commission on October 14, 2014. The meeting will be held at **One Texas Center, Conference Room 325, 505 Barton Springs Rd.** beginning at **6:00 p.m.**

You can find more information on this subdivision by inserting the case number at the following Web site: [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp). For additional information about the project please contact the applicant, James Hagen, at (512) 904-0505. For information about the permitting process please contact the case manager, Cesar Zavala, at 512-974-3404 or via e-mail at [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov) or the Planner I, Cindy Casillas, at 512-974-3437 or via email, [cindy.casillas@austintexas.gov](mailto:cindy.casillas@austintexas.gov) and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 4<sup>th</sup> Floor, 505 Barton Springs Road, Austin, Texas. You may examine the subdivision at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

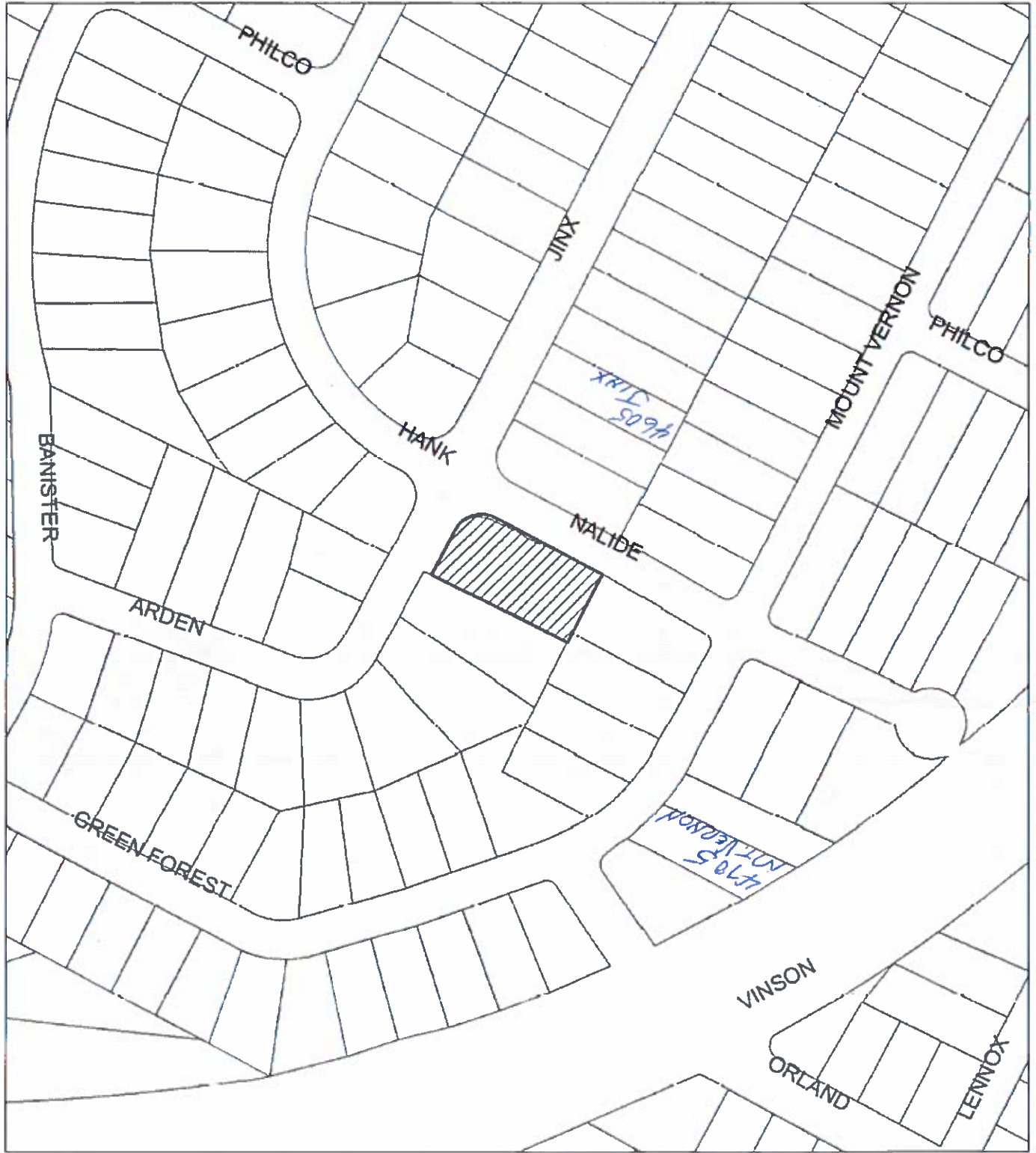
### **Texas Local Government Code Section 212.015(c)(d)(e)**



(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

(d) In computing the percentage of land area under Subsection (c), the area of streets and alleys shall be included.

(e) Compliance with Subsections (c) and (d) is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

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



-  Subject Tract
-  Base Map

CASE#: C8-2014-0028.0A  
 LOCATION: 4611 Jinx Ave.



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 the Planning and Development Review Department for the sole purpose of geographic reference.

**2014 Annual Report**  
The Way Forward  
DRAFT



Planning Commission  
October 14, 2014  
Agenda Item 38

Paul DiGiuseppe  
Planning & Development Review  
**IMAGINEAUSTON**  
Where Livable Connects

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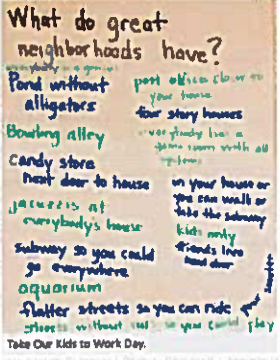
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**Overview of Presentation**

1. Introduction
2. Implementation Program
  - a) Community engagement
  - b) Internal alignment
    - Priority Programs
  - c) Regulations
  - d) Capital Investment
  - e) Partnerships
3. Questions
4. Recommendation
  - a) Commission Letter to Council



**What do great neighborhoods have?**

- Pond without alligators
- Bowling alley
- Candy store
- Next door to house
- jacuzzis at everybody's house
- Subway so you could go everywhere
- aquarium
- flatter streets so you can ride
- Take Our Kids to Work Day.

port office close to your home  
four story houses  
very windy but a game room with all the toys  
on your house or you can walk or take the subway  
kids only friends two hand door  
in your house or you can walk or take the subway  
kids only friends two hand door

INTRODUCTION

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**Scope of Annual Report**

**2014 Annual Report:**

- Projects accomplished
- Plan amendments
- Submitted by Planning Commission to Council

**5 Year Report (2017):**  
Evaluation & Appraisal Report

- Complete Community Indicators



Graffiti art at the HOPE Outdoor Gallery.

INTRODUCTION

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### The Vision

#### A City of Complete Communities

**LIVABLE**  
**PROSPEROUS**  
**SUSTAINABLE**  
**SMART**  
**PEOPLE AND INTERCONNECTED**  
**VALUES AND RESPECTS PEOPLE**  
**INTRODUCTION**

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### Implementation Program

1. Community Engagement
2. Internal Alignment
3. Regulations
4. Capital Investment
5. Partnerships

Making an intersection people-centric.

**IMPLEMENTATION PROGRAM**

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### 1. Community Engagement

- Meetup
- Speaker Series
  - Workforce Development
  - Creative Placemaking
  - Walkability
  - Green Infrastructure
  - Innovative Economy
- Online Outreach
- BookPeople
- Book Club

Over 70 copies have been sold at BookPeople.

**ENGAGEMENT**

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## 2. Internal Alignment

- **Priority Program Teams**

The diagram illustrates the evolution of internal alignment. On the left, labeled 'PAST', several vertical lines are shown in a disorganized, overlapping state. In the middle, labeled 'PRESENT', the lines are parallel and evenly spaced. On the right, labeled 'FUTURE', the lines converge towards a single point at the top, representing a unified goal or strategy.

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## Priority Programs

TOPIC GROUP	PRIORITY PROGRAM
Compact and Connected	1. Compact and Connected 8. Life-2020 XT
Nature and City	2. Sustainable Water 4. Green Infrastructure
Creativity and Economy	3. Workforce Development 5. Creative Economy
Healthy and Affordable	6. Healthy Austin 7. Household Affordability

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## PP 1: Invest in Compact & Connected

### Accomplishments

- Adoption of Complete Streets policy
- Advancing Bicycle, Sidewalk and Urban Trails Master Plans
- Continued Improvement of Project Connect including Rapid Bus

The City constructed 38 miles of new and improved bike lanes.

COMPACT & CONNECTED | NARRATIVE CITY | CREATIVITY & ECONOMY | HEALTHY & AFFORDABLE

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### PP 8: CodeNEXT

**Accomplishments**

- Phase 1: Listening and Understanding
- Code Diagnosis and Listening to the Community Report
- Community Character Manual
- Approach Alternatives
- All priority program teams contributing



A CodeNEXT Community Character Event.

CONNECT & CORRECTED

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### PP 2: Sustainably Manage Water Resources

**Accomplishments**

**Austin Water**


- Stage 2 Water Restrictions
- Three Awards for Austin Water



Water consumption nears an all-time low.

**Watershed Protection**

- Watershed Protection Ordinance
- Habitat Conservation Plan for Barton Springs Pool



A restored waterway.

Nature & City

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### PP 4: Green Infrastructure

**Accomplishments**

- 1800 acres of Water Quality Protection Lands
- Adoption of Urban Forest Plan
- Strategic partnering for land acquisition



Nearly 1800 acres of Water Quality Protection Lands have been purchased using 2012 bond funds.

Nature & City

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**PP 3: Grow Austin's Economy**

**Accomplishments**

- Digital Inclusion Strategic Plan
- 10 Connected Youth Centers at public libraries
- Incentives for recruiting companies that create better-paying jobs for lower skilled workers



Connected Youth Centers are within 10 public libraries.

Capital & Economic Development

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**PP 5: Creative Economy**

**Accomplishments**

- Launching of the Cultural Asset Mapping Project
- Conducting Needs Assessments
  - For Profit Creative Industries
  - Nonprofit Organizations & Creative Individuals
- Developing a Cultural Tourism Plan
- Integration of artists' thinking into the South Central Waterfront



An artists roundtable was part of the South Central Waterfront's Vision + Design Initiative.

Capital & Economic Development

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**PP 6: Household Affordability**

**Accomplishments**

- Capital Studios under construction
- 2014 Austin Comprehensive Housing Market Study
- Funding of 383 supportive housing units
  - 254 built



Capital Studios will add 125 affordable units in downtown.

Healthy & Affordable

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### PP 7: Healthy Austin

**Accomplishments**

- Adoption of a Complete Streets policy
- A Manager's Guide to Smoke-Free Housing has helped 6 apartments go smoke-free
- Making Austin bicycle friendly
  - Launched B-Cycle Bike Share
  - Boardwalk on Lady Bird Lake



A rendering of an intersection with complete streets

HEALTHY & AFFORDABLE

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### Significant Collaborative Efforts

- JJ Seabrook Project
- Housing + Transit + Jobs Action Team
- Track Sustainability
- Award Grants
- Compact & Connected Training



J.J. Seabrook Stream Restoration, Gate Garden, and Urban Trail Project

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### 3. Regulations

- Land Development Code Revision
  - Downtown Density Bonus
  - Colony Park Initiative
- Reviewing plans for alignment with Imagine Austin
- Cases for Rezoning



The Colony Park Master Plan

REGULATIONS

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### Staff Recommendation

1. Forward the draft Imagine Austin Annual Report to City Council.



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### Thank you



**IMAGINEAUSTON**  
Vibrant. Livable. Connected.

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October 14, 2014

DRAFT

Mayor, City Council, and City Manager:

The Planning Commission is tasked with providing an annual report detailing progress made regarding *Imagine Austin Comprehensive Plan (Imagine Austin)* implementation. In response to this charge, the Planning Commission would first like to express its support of the *Imagine Austin: The Way Forward 2014 Annual Report*.

The Comprehensive Plan Committee met with staff from the Planning and Development Review Department to review the 2014 Annual Report. As expected the City has made progress across all of the 8 priority programs in the second year following the adoption of *Imagine Austin*.

The Annual Report focuses on how *Imagine Austin* is being implemented through this five-point program: Education & Engagement; Internal Alignment (including the eight priority programs); Regulations; Capital Investment; and Partnerships.

Additionally, we would like to offer the following specific comments for consideration as the City continues to implement *Imagine Austin*. The following issues have been identified throughout this process: parking, household affordability, water, flooding/infrastructure issues and providing flexibility for the Austin Independent School District (AISD) Board Chairperson to participate as an ex officio member.

- **Parking:** Parking requirements are a critical consideration and can be an impediment to creating the walkable, complete communities envisioned in *Imagine Austin*. This is especially true in central Austin where smaller lot sizes, expensive land, and limited availability of surface parking may make providing on-site parking difficult. While driving is the primary way most people travel today, the comprehensive plan calls for a city of complete communities, where daily necessities are located closer together and walking, biking, and taking transit are viable alternatives to driving. Creating a comprehensive regulation strategy for addressing parking is necessary to reach that vision.

To create an Austin comprised of complete communities we will need to move in the direction of more effective transit and balances with automobile uses. How we achieve this transition and balance tradeoffs in the process will be an important element to the success. The balance between these tradeoffs will depend on the part of the city or the neighborhood, and there won't be a single solution. For example, we will need to find way to manage overflow parking from businesses such that

neighborhoods don't turn into parking lots with all the negative consequences to quality of life, safety, etc. The city must explore an array of parking management strategies; including parking districts, residential parking permits, park-once, shared parking, enterprise parking, and other tools to create solutions that meet the needs of different parts of Austin.

- **Household Affordability:** Household affordability is the cost of housing, utilities, taxes and transportation. During this past year the supply gap in household affordability has increased for the homeless and low to medium wage workers. With 110 net individuals moving in per day, supply and demand is a driving force in increasing the supply gap. For those earning less than \$20,000 there is a supply gap of approximately 40,000 rental units. Wages are also an issue in household affordability because for the past 9 to 10 years the spendable income for these individuals has decreased.

Imagine Austin includes the following as an official housing policy: HN P1. Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Austin's diverse population.

All reasonable efforts should be immediately undertaken to encourage the development of a wide range of housing types and housing prices throughout Austin. No one solution will suffice to deal with the complex issue of household affordability. But it is one of the most important issues facing our city and that should be reflected in policy decisions. This would include prioritizing affordable housing on the development of city-owned property and on-site affordability requirements for development bonuses. All policy decisions of City Council, Boards, Commissions and City Staff should consider the impact that their decisions will have on household affordability.

- **Water:** Recent rains have not replenished record low lake levels in Austin's water supply reservoirs Lake Travis and Buchanan. Austin is still under Stage 2 water restrictions. While the City of Austin has water rights and long-term firm water agreements for more than twice as much water as Austin currently uses from the Highland Lakes, the ongoing and unpredictable severe drought (7 years) has underscored the importance of protecting the City's water supply. Consistent with Imagine Austin's vision and guidance, the City must both continue to advance its water conservation and reuse efforts while also increasing its vigilance to insure that Austin always has an adequate water supply.

Changes to the City code to allow for increased opportunities for use of gray water should be immediately considered.

The Planning Commission appreciates the changes that the LCRA has implemented as that is a start toward a better water management plan for the region. The downstream reservoir is also another step but only accounts for 100,000 acre feet of water. We are still recommending contingency plans to augment Austin's water supply.

- **Flooding/infrastructure issues:** Recent experiences in the South Lamar neighborhood have demonstrated what can happen to established neighborhoods where adequate infrastructure does not exist to support infill development. The City must take measures to make sure that infill is done responsibly. Infrastructure must be in place and regulations should be revised as necessary to ensure any adverse effects from infill are mitigated against flooding. Planning efforts for all small area plans should incorporate up to date resources and tools to mitigate adverse effects.
- **AISD Board Chairperson:** There is a need for the City of Austin (COA) and AISD to develop a partnership as the Planning Commission hears cases concerning AISD issues. The boundaries of the City of Austin and AISD are the same. The expertise of having an AISD ex officio member in attendance at PC meetings addressing AISD issues would be valuable just as it is valuable to hear from other ex officio members concerning their expertise in their official capacity such as Board of Adjustments and Public Works. Therefore, the PC recommends that when the City Council considers changes to the City Charter that the AISD ex officio representative on the PC be the AISD Board Chairperson or an individual chosen by AISD Board Chairperson.

We commend the work City staff and various departments have done to implement *Imagine Austin* and create the second Annual Report, and the work that will be done in the coming years. Austin's success will depend upon the partnerships formed between the community, city and business. During this next year the Comprehensive Plan Committee will continue to proactively work with City staff to ensure progress of *Imagine Austin* goals. We appreciate your attention to these matters and as always, welcome your questions and comments.

Regards,

Richard Hatfield

Chair Comprehensive Plan Committee

Danette Chimenti

Chair Planning Commission

DRAFT

