

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Rosewood

CASE#: NPA-2015-0008.01 **DATE FILED:** July 28, 2015 (In-cycle)

PROJECT NAME: Sol Wilson

PC DATE: December 8, 2015
 November 10, 2015

ADDRESS: 2612 Sol Wilson Avenue

DISTRICT AREA: 1

SITE AREA: 0.515 acres

OWNER/APPLICANT: Fox Investment Properties, LLC

AGENT: Lenworth Consulting (Ignacio “Nash” Gonzales)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic **To:** Mixed Use

Base District Zoning Change

Related Zoning Case: C14-2015-0102
From: LR-MU-V-NP **To:** CS-MU-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: November 29, 2001

PLANNING COMMISSION RECOMMENDATION:

December 8, 2015 -

November 10, 2015 – Postponed to December 8, 2015 on the consent agenda. Vote: 10-0-2 (F. Kazi and J. Stevens absent; one vacancy)

STAFF RECOMMENDATION: Staff recommends Neighborhood Mixed Use in lieu of the applicant’s request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: Staff does not support the applicant’s request to change the future land use from Civic to Mixed use because the property does not have access to East 12th Street, the commercial corridor, but has access to a residential street with predominately single family residential uses. Staff recommends Neighborhood Mixed Use land use, which is consistent with the existing zoning.

Although the neighborhood plan supports commercial uses that serve the needs of residents, staff believes the current zoning and land use on the property would provide such neighborhood-friendly commercial uses to meet the following goals of the plan:

Goal Four: Promote commercial uses that serve the needs of neighborhood residents

While the Rosewood area does have some businesses and services, the Neighborhood Planning Team encourages the development of new "destination" businesses that could employ people from the neighborhood and other parts of East Austin, and attract customers from all parts of the city. In addition, the Neighborhood Planning Team would like to promote the location of a grocery store in the neighborhood.

Along the neighborhood's interior commercial corridors (Rosewood, E. 12th Street, Chicon, Oak Springs, MLK and Manor), the Neighborhood Planning Team supports property owners' requests for variances to reduce front setbacks and to locate parking lots in the rear or on the side of buildings. This neighborhood has a tradition of commercial buildings built close to the sidewalk and street.

Objective 4.1

Promote infill development on vacant commercial lots.

Objective 4.2

Increase business opportunities for the Rosewood neighborhood’s residents.

Objective 4.3

Where zoning permits, promote small, neighborhood-oriented businesses services such as coffee shops, bookstores, restaurants, and corner stores.

Objective 4.4

Allow live-work/flex space (Mixed use development) on existing commercial zoning in the neighborhood (See zoning definitions below)

Objective 4.5

Retain the smaller-scale commercial character of existing commercial corridors in the neighborhood.

Objective 4.7

Attract neighborhood-friendly, neighborhood-oriented businesses to E. 12th St.

LAND USE DESCRIPTIONS***EXISTING LAND USE ON THE PROPERTY***

Civic - Any site for public or semi-public facilities, including governmental offices, police and fire facilities, hospitals, and public and private schools. Includes major religious facilities and other religious activities that are of a different type and scale than surrounding uses.

Purpose

1. Allow flexibility in development for major, multi-functional institutional uses that serve the greater community;
2. Manage the expansion of major institutional uses to prevent unnecessary impacts on established neighborhood areas;
3. Preserve the availability of sites for civic facilities to ensure that facilities are adequate for population growth;
4. Promote Civic uses that are accessible and useable for the neighborhood resident and maintain stability of types of public uses in the neighborhood;
5. May include housing facilities that are accessory to a civic use, such as student dormitories; and
6. Recognize suitable areas for public uses, such as hospitals and schools, that will minimize the impacts to residential areas.

Application

1. Any school, whether public or private;
2. Any campus-oriented civic facility, including all hospitals, colleges and universities, and major government administration facilities;
3. Any use that is always public in nature, such as fire and police stations, libraries, and museums;
4. Civic uses in a neighborhood setting that are of a significantly different scale than surrounding non-civic uses;

5. An existing civic use that is likely or encouraged to redevelop into a different land use should NOT be designated as civic; and
6. Civic uses that are permitted throughout the city, such as day care centers and religious assembly, should not be limited to only the civic land use designation.

PROPOSED LAND USE ON THE PROPERTY

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.

STAFF'S RECOMMENDED LAND USE

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

Purpose

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

Application

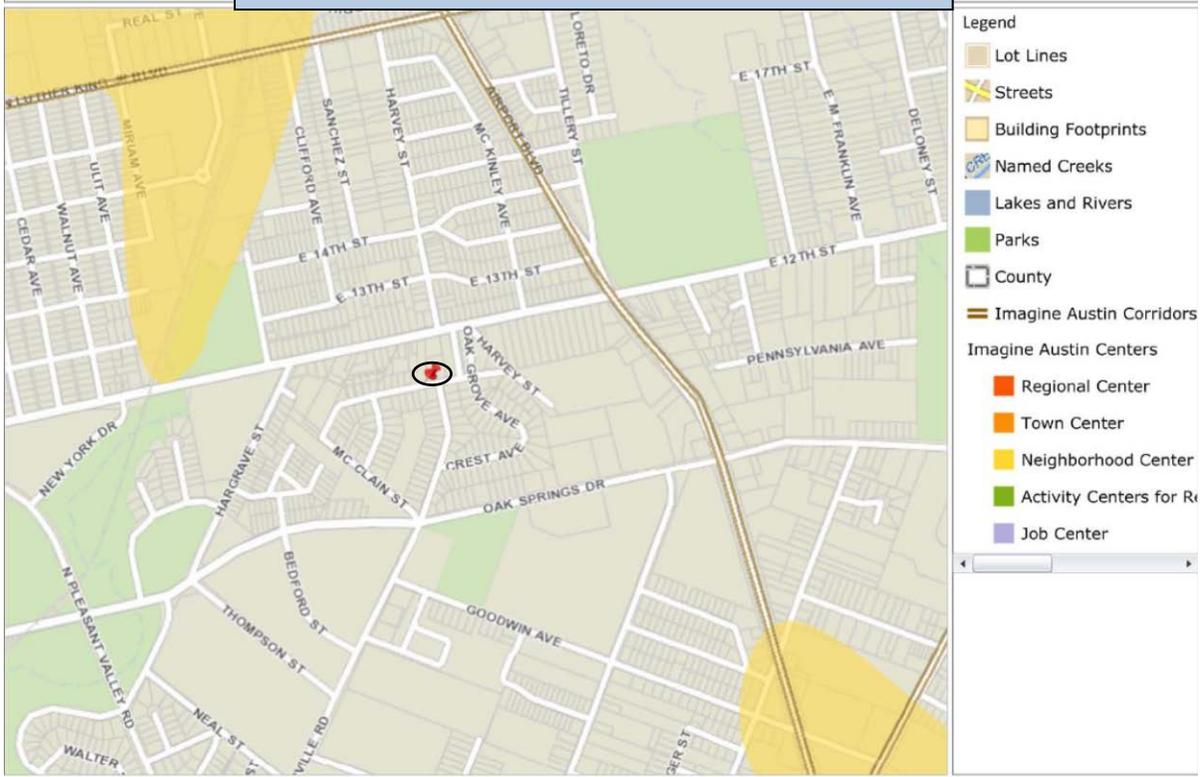
1. Appropriate for areas such as minor arterials and collectors, small parcels along major arterials that abut single- family residential development, and areas in environmentally sensitive zones where high intensity commercial uses are discouraged; and
2. May be used as a transition from high intensity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

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 for mixed use land use could provide residential uses on the property, in addition to office and retail uses. The property is near bus routes, commercial uses and within walking distances to parks.***
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 not located on an activity corridor or an activity center.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
 - ***The property is not located on an activity corridor or an activity center.***

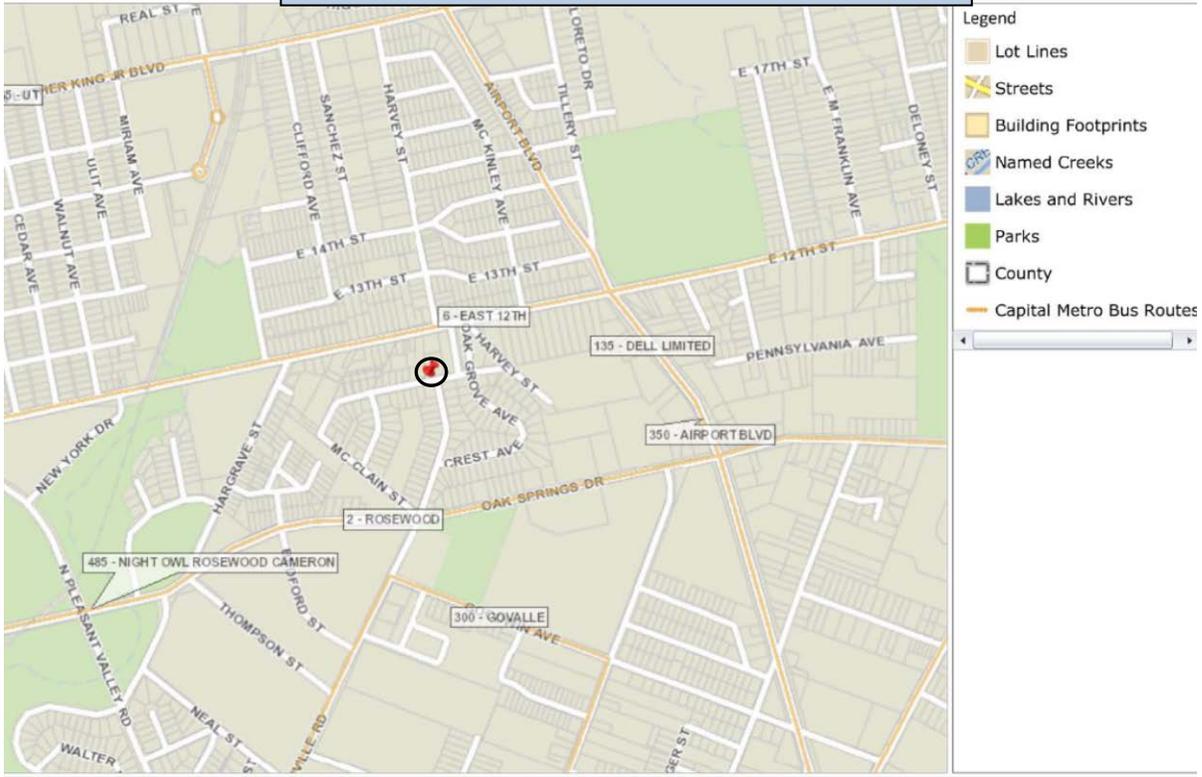
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
 - ***The existing zoning would allow residential development***
5. Ensure harmonious transitions between adjacent land uses and development intensities.
 - ***Staff's recommendation for Neighborhood Mixed Use land use would be compatible with the 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 in 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.
 - ***Not applicable.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
 - ***Property is located south of E. 12th Street which as dedicated bike lanes and is near parks.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
 - ***The existing zoning would allow residential and commercial uses compatible with residential adjacency, which could provide jobs within walking distance to residents.***
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.***

Approximate Location of Imagine Austin Comprehensive Plan Activity Corridors and Activity Centers



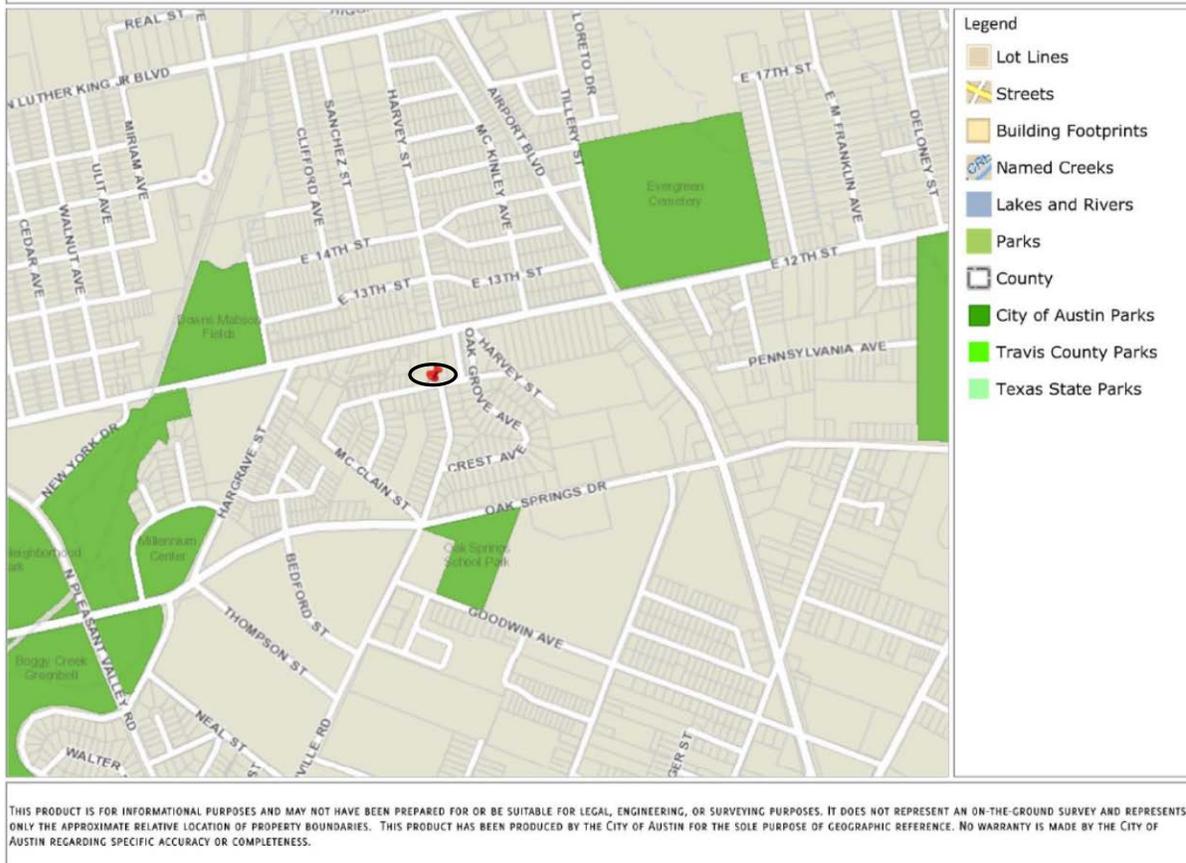
THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Capital Metro Bus Routes near the Property



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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

Parks in the Vicinity of the Property



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

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.

BACKGROUND: The application was filed on July 28, 2015, which is in-cycle for neighborhood planning areas located on the east side of IH-35.

The applicant proposes to change the land use on the future land use map from Civic to Mixed Use for a commercial/retail development. The proposed zoning change request is from LR-MU-V-NP to CS-MU-CO-NP. For more information on the proposed zoning change, please see case report C14-2015-0102.

PUBLIC MEETINGS: The ordinance-required plan amendment meeting was held on September 21, 2015. Approximately 267 meeting notices were mailed to property and utility account holders who live or own property within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered on the community registry who requested notification for this area.

After city staff explained the plan amendment and zoning change application, in addition to the planning process, the applicant's agent made the following presentation.

Nash Gonzales, the applicant's agent, introduced himself and explained that he owner bought the property two years ago, but he didn't know there was Civic land use on the property as shown on the future land use map. Right now there are three rental houses, but from what he could tell there has not been a church on the property, which would be why there is Civic land use and not a commercial land use.

He said the applicant is asking for CS – Commercial Services District because the lot is small and he needs the additional impervious cover. One of the issues is, the Fire Department needs 20 to 25 feet to get the fire trucks access into the property.

Not all the commercial uses would fit well on the property, for example, a drug store at this location would not be good, but he wants retail uses that would provide services to the people. He would be willing to limit the vehicle trips to 2000 trips a day and limit the residential uses to 3 to 4 units. Maybe there could be four small retail stores with residents.

The property owner to the north of his property is interested in combining the property with his already zoned CS-MU-V-CO-NP to build a combined development.

After Mr. Gonzales's presentation, the following questions were asked and comments made:

Q: Will you have a consolidated site plan with the property on East 12th Street?

A. We don't have an agreement with the owner right now.

Q. Do you have a legitimate plan for the property right now or will you rezone the property then sell it, leaving us with the problems?

A. We could have a conditional overlay that addresses your concerns, such as limiting number of dwelling units or kinds of uses.

Q. Why do you propose commercial uses, why not residential uses so people can live there and invest into the neighborhood?

A. We don't want to lose what we have, but we'd like the highest and best use of the property. The people we hired to inform me of this said that CS-MU was the highest and best use. We can't put what we want in the LR-MU-V-NP zoning.

Q. The multifamily zoning has 95% impervious cover.

A. The problem is traffic and the required onsite parking requirements, which required 1.5 parking spaces per unit.

Q. Do you have market support for what you want?

A. The goal is to flip the property, but I want to maintain some control with partners.

Q. What kind of uses to you see locating there?

A. Hair salons, barber shops, coffee shops.

Comments:

- The vehicle traffic from the existing Mom and Pop stores goes down Sol Wilson Avenue and your development would dump more traffic on Sol Wilson.
- We support change, but we don't think this street is a good street for retail.

The Rosewood Planning Contact Team's letter is on page 14.

CITY COUNCIL DATE: December 10, 2015

ACTION:

CASE MANAGER: Maureen Meredith

PHONE: (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Summary Letter Submitted by Applicant



LENWORTH CONSULTING, LLC
P.O. Box 9007 • Austin, Texas 78766
Tel: 512.452.3704 • Fax: 512.452.7677 • Cell: 512.658.8896
lenworthconsult@aol.com • www.lenworthconsulting.com

NEIGHBORHOOD PLAN AMENDMENT

SUMMARY LETTER

May 13, 2015

Mrs. Maureen Meredith, Senior Planner
City of Austin-Planning & Zoning Dept.
505 Barton Springs Rd. 5th Floor
Austin, Texas 78704

Ref: Tract 110 , Rosewood NP/ Ordinance 20100325-062
2612 Sol Wilson

Dear Mrs. Meredith,

I am requesting for neighborhood plan amendment on the referenced tract zoned LR-MU-V-NP. The proposed development requires CS-MU-CO-NP which is comparable to its neighbor surrounding this property.

If you have any questions or concerns, I can be reached at (512) 658-8896.

Respectfully,

[Handwritten signature]

Ignacio (Nash) Gonzales, Jr.
Manager
LENWORTH Consulting LLC

Rosewood PCT Recommendation Letter

The Rosewood Neighborhood Contact Team
1000 Glen Oaks Court, Austin, TX 78702
(512) 477-2352

October 22, 2015

NPA-2015-0008.01_2612 Sol Wilson

To Whom It May Concern:

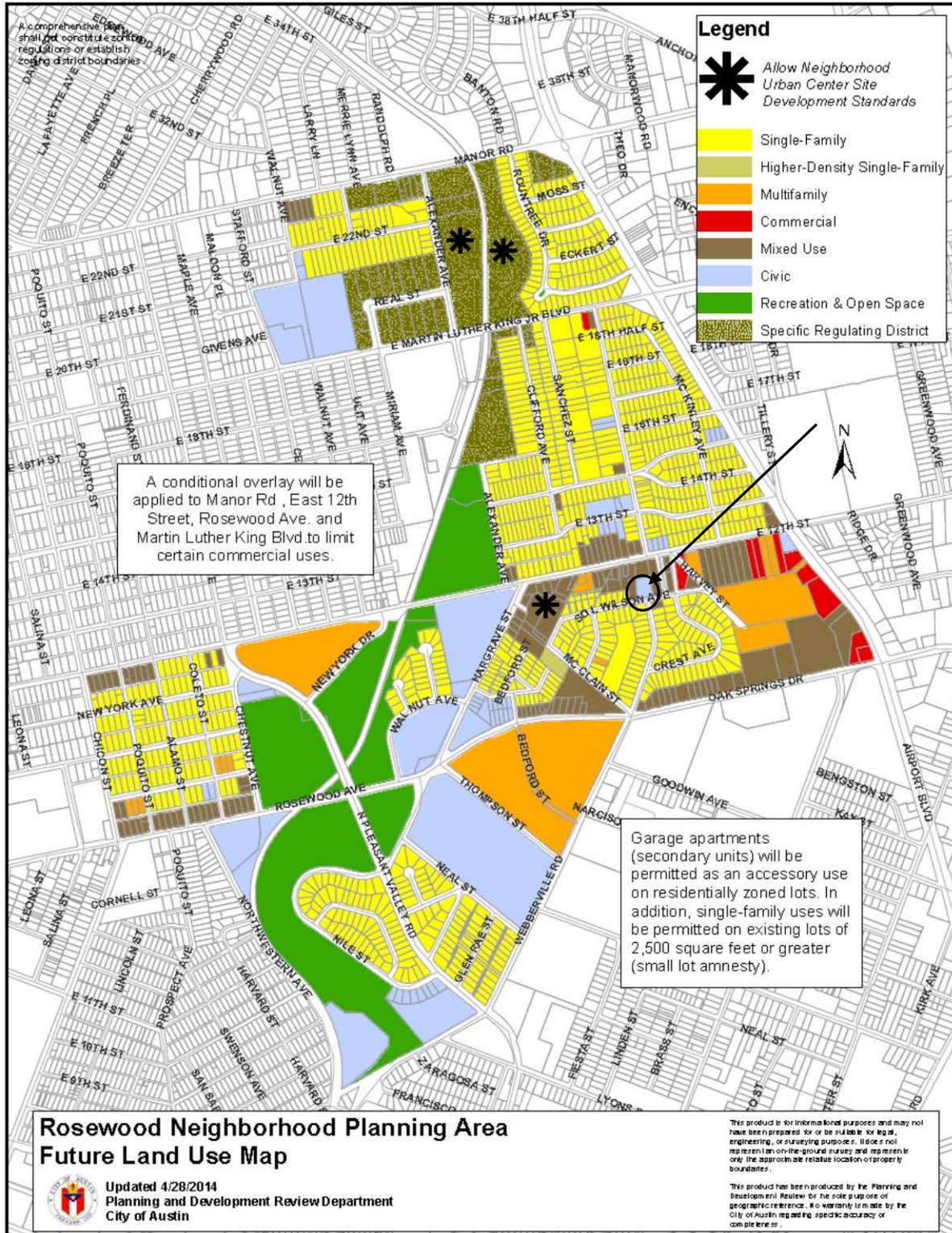
The Rosewood Contact Team has reviewed this application in conjunction with Homewood Heights Neighborhood Associations and the neighbors therein most directly impacted by this application.

We do not support this requested FLUM and zoning change at this point in time. We and the most directly affected neighbors feel the applicant has failed to illustrate how this change would positively affect the neighborhood.

Sincerely,



Jane H. Rivera,
Chair





**Rosewood Neighborhood Planning Area
NPA-2015-0008.01**

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 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 8/3/2015. by: meredithm

Future Land Use	
	500 foot notification boundary
	Single-Family
	Higher-Density Single-Family
	Multi-Family
	Commercial
	Mixed Use
	Specific Regulating District
	Civic
	Recreation & Open Space
	Transportation
	Subject Property





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

ZONING
CASE#: C14-2015-0102



1" = 200'

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.

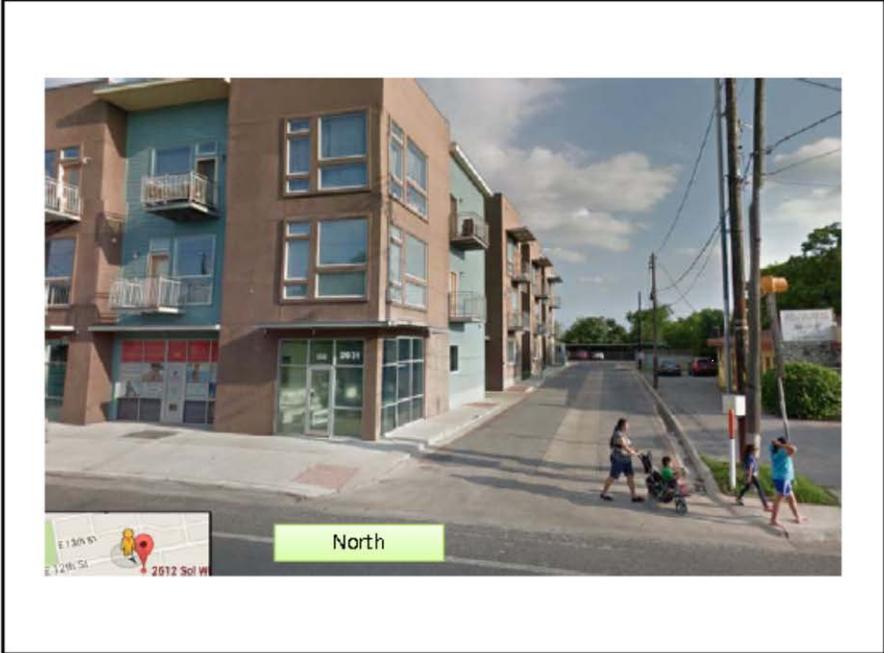
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN DEVELOPMENT WEB MAP



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 CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.









Provide this information with your plan amendment application.

Taken From: Article 16: Neighborhood Plan Amendment Ordinance

§ 25-1-810 - RECOMMENDATION CRITERIA.

(A) The director may not recommend approval of a neighborhood plan amendment unless the requirements of Subsections (B) and (C) are satisfied.

(B) The applicant must demonstrate that:

(1) the proposed amendment is appropriate because of a mapping or textual error or omission made when the original plan was adopted or during subsequent amendments;

Does this criterion apply to your proposed plan amendment application? ___ Yes No

If there was a mapping error, explain here and provide documentation: _____

(2) the denial of the proposed amendment would jeopardize public health, safety, or welfare;

Does this criterion apply to your application? ___ Yes No

If this condition applies, explain here _____

(3) the proposed amendment is appropriate:

(a) because of a material change in circumstances since the adoption of the plan; and

(b) denial would result in a hardship to the applicant;

Does this criteria apply to your application? ___ Yes No

If yes, explain here _____

(4) the proposed project:

(a) provides environmental protection that is superior to the protection that would otherwise be achieved under existing zoning and development regulations;

Does this criterion apply to your application? ___ Yes ___ No

If yes, explain here Under the proposed development we are creating a more sensitive protection to the environment.

_____ **or**
 (b) promotes the recruitment or retention of an employment center with 100 or more employees;
 Does either one of these criterion apply to your application? ____ Yes No
 If yes, explain here _____

(5) the proposed amendment is consistent with the goals and objectives of the neighborhood plan;
 List the goals and objectives from the plan that you feel support your plan amendment request, along with your rationale for why it meets these goals/objectives. Use separate document if necessary: The objective is to be consistent with the surrounding zoning and to offer an opportunity for better development.

(You can find the plan document here: <http://austintexas.gov/page/adopted-neighborhood-planning-areas-0>) **or**

(6) the proposed amendment promotes additional S.M.A.R.T. Housing opportunities.
 Is this a S.M.A.R.T. Housing project? ____ Yes No
 If yes, explain here and provide the letter from Neighborhood Housing and Community Development _____

(C) The applicant must demonstrate that:
 (1) the proposed amendment complies with applicable regulations and standards established by Title 25 (Land Development), the objectives of Chapter 25-2 (Zoning), and the purposes of the zoning district proposed for the subject property; **and**
https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeld=TIT25LADE
Will comply during the site plan submittal + review.
 (2) the proposed amendment is consistent with sound planning principles. (See attached)

LAND USE PLANNING PRINCIPLES

You can find the Guide to Land Use Standards here:

<http://www.austintexas.gov/department/neighborhood-planning-resources>

If you believe a principle does not apply to your proposed plan amendment application, write "Not applicable".

1. Ensure that the decision will not create an arbitrary development pattern;

Provide your analysis here: N/A

2. Ensure an adequate and diverse supply of housing for all income levels;

Provide your analysis here: N/A

3. Minimize negative effects between incompatible land uses;

Provide your analysis here: No compatibility variance is required for this development.

4. Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;

Provide your analysis here: N/A

5. Discourage intense uses within or adjacent to residential areas;

Provide your analysis here: N/A

6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;

Provide your analysis here: The new development will be sensitive to minimizing adverse effects to the neighborhood.

7. Minimize development in floodplains and environmentally sensitive areas;

Provide your analysis here: There is no existing flood plains are on this property.

8. Promote goals that provide additional environmental protection;

Provide your analysis here: Will provide the goals upon the time of the review of the site plan.

9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);

Provide your analysis here: All the safety goals are considerations of the new development.

10. Ensure adequate transition between adjacent land uses and development intensities;

Provide your analysis here: We will ensure adequate transition by being sensitive to the adjacent land + development intensities

11. Protect and promote historically and culturally significant areas;

Provide your analysis here: N/A

12. Recognize current City Council priorities; (Look at the Imagine Austin Comprehensive Plan Document found here: <http://austintexas.gov/department/imagine-austin-download-center>. Appendix E. Framework for Decision Making, pages A-57 through A-58.)

Provide your analysis here: Will do this at the site plan stage.

13. Avoid creating undesirable precedents;

Provide your analysis here: We will provide creating undesirable precedents after we are notified of what we are allowed for the new site plan and Conditional over lays.

14. Promote expansion of the economic base and create job opportunities;

Provide your analysis here: The proposed new development will create jobs.

15. Ensure similar treatment of land use decisions on similar properties;

Provide your analysis here: We will ensure similar treatment of land use decisions based on similar properties in the surrounding area.

16. Balance individual property rights with community interests and goals;

Provide your analysis here: We will comply with the development regulations and ordinances

17. Consider infrastructure when making land use decisions;

Provide your analysis here: We will comply with zoning regulations and building codes.

18. Promote development that serves the needs of a diverse population.

Provide your analysis here: We will consider the diverse population development during the development + allowance of the new zoning ordinance.

From: F.M. Broadaway
Sent: Wednesday, August 26, 2015 12:26 PM
To: Chaffin, Heather; Meredith, Maureen
Subject: 2612 Sol Wilson Avenue - Case # C14-2015-0102/NPA-2015-0008.01

Dear Ms. Chaffin and Ms. Meredith,

We are writing today to express concern and opposition to the proposed zoning changes and proposed land use designation changes of which the City of Austin notified us by mail. The proposed changes to 2612 Sol Wilson Avenue, 78702, would fundamentally change the character and quality of our neighborhood, negatively impacting residents, traffic flow, and safety. The intersecting streets of Ridgeway and Sol Wilson already carry a heavy, often high-speed, traffic flow at all times of the day and night. To increase density and allow commercial use at 2612 Sol Wilson would only exacerbate the problems and increase traffic hazards. In addition, the quiet, peaceful, and neighborly character of the Homewood Heights neighborhood, a major contributing factor to our happiness in living here, would surely be negatively affected by the density and commercial activity that would accompany such a change.

In sum, we ask that you take note of our opposition to the proposed changes at 2612 Sol Wilson Avenue and deny them.

Sincerely,

F.M. and M.E. Broadaway
2706 Crest Avenue
Austin, TX 78702
913-972-4512

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810



If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0008.01

Contact: Maureen Meredith

Public Hearings: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

I am in favor
 I object

JJ + B Investments LLC

JOSEPH P. MURPHY

Your Name (please print)

2612 Sol Wilson Ave.

Your address(es) affected by this application

Joseph P. Murphy

Signature

11/3/2015

Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Zoning Department
 Maureen Meredith
 P. O. Box 1088
 Austin, TX 78767-8810

RECEIVED
11-5-15

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0008.01
 Contact: Maureen Meredith
 Public Hearings: Nov 10, 2015, Planning Commission
 Dec 10, 2015, City Council

I am in favor
 I object

Your Name (please print) Joel Bennett

Your address(es) affected by this application
2941 / 2939 E 12th Date 11/4/15

Comments: This property has been used as a single family residence and should continue. The requested use would change the character of the neighborhood and make it less affordable. Joel Bennett

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Zoning Department
 Maureen Meredith
 P. O. Box 1088
 Austin, TX 78767-8810

RECEIVED
11-6-15

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0008.01
 Contact: Maureen Meredith
 Public Hearings: Nov 10, 2015, Planning Commission
 Dec 10, 2015, City Council

I am in favor
 I object

Your Name (please print) Brittany Hulshizer

Your address(es) affected by this application
2608 Sol Wilson Ave Date 11/4/15

Comments: _____

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Zoning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0008.01
Contact: Maureen Meredith
Public Hearings: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

I am in favor
 I object

John L Bush
Pauline M Bush
Your Name (please print)

2704 Great Ave 78702-2513
Your address(es) affected by this application

Pauline M Bush
Signature
Date
11/16/15

Comments: mixed used is not compatible with the existing neighborhood and will negatively impact residential property values. So Wilson is a main entry into the neighborhood and with current community needs the change would create safety issues for walkers and residents as well as create additional traffic congestion/parking problems due to existing entitlement at or near the intersection of Sublimity and Oak Grove Ave.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Zoning Department
 Maureen Meredith
 P. O. Box 1088
 Austin, TX 78767-8810

RECEIVED
11/15

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0008.01
Contact: Maureen Meredith
Public Hearings: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

I am in favor
 I object

Josie Ver-ver
 Your Name (please print)

1176 Oak Grove Ave
 Your address(es) affected by this application

Josie Ver-ver
 Signature

11/3/15
 Date

Comments:
Re: 2012 Sol Wilson Ave
18102
C14-2015-0102
Zoning case

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Zoning Department
 Maureen Meredith
 P. O. Box 1088
 Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2015-0008.01
Contact: Maureen Meredith
Public Hearings: Nov 10, 2015, Planning Commission
Dec 10, 2015, City Council

I am in favor
 I object

Loree Skidgen
 Your Name (please print)

1181 Pembroke St
 Your address(es) affected by this application

Loree Skidgen
 Signature

11-10-15
 Date

Comments:
This neighborhood is not
suitable for mixed use in Sol Wilson.
The corner is already dangerous for
pedestrian traffic, especially @ Sol
Wilson & Oak Grove.