



**MEMORANDUM**

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TO: Stephen Oliver, Chair  
Planning Commission Members

FROM: Andrew Moore, Planning and Zoning Department

DATE: December 7, 2015

RE: C14-2015-0141 – Allwood Condo Project, District 5

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The Zilker Neighborhood Association is requesting a postponement to the January 12, 2015 Planning Commission meeting to discuss traffic and drainage issues with the applicant.

From: Lorraine Atherton  
Sent: Monday, December 07, 2015 2:05 PM  
To: Moore, Andrew  
Cc: 'David King'  
Subject: RE: C14-2015-0141 Allwood Drive & Bluebonnet

Yes, we are requesting a postponement, but we haven't heard back from the owner regarding the date. January 12 will be acceptable to us if the owner can meet with us before then.

Thanks,  
L. Atherton

From: Moore, Andrew [mailto:Andrew.Moore@austintexas.gov]  
Sent: Monday, December 7, 2015 1:59 PM  
To: Lorraine Atherton  
Cc: David King  
Subject: RE: C14-2015-0141 Allwood Drive & Bluebonnet

Good Afternoon Lorraine, Do I understand correctly that the ZNA is requesting a postponement to the January 12th Planning Commission meeting? I've received inquiries from a couple of neighbors and I would like to let them know if they should go to City Hall tomorrow.

Thanks,  
Andy

Andrew Moore  
Senior Planner  
City of Austin - Planning & Zoning Department  
505 Barton Springs Road, 5th Floor  
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From: Lorraine Atherton  
Sent: Friday, December 04, 2015 11:47 AM  
To: Moore, Andrew  
Cc: David King  
Subject: FW: C14-2015-0141 Allwood Drive & Bluebonnet

Hello, Andrew.

The ZNA Zoning Committee was just now preparing to ask the owner at 2106 Allwood to meet with us to discuss alternatives for her property, and whether she can support a postponement of Monday's hearing. From a discussion with the applicant this summer, we understand that the owner, Ms. Spontak, wishes to preserve her existing house on Bluebonnet, along with its surrounding trees, and we support that. But without access to Bluebonnet, however, the rest of the site cannot be built out to the density proposed by Mr. Kehle. It may be possible to resubdivide the property with two duplex lots that have a shared driveway on Allwood, or a similar configuration.

Here is a DRAFT summary of the Zoning Committee's concerns, for your information only. We of course need to discuss this with the owner and our own executive committee before anything is submitted to the Planning Commission.

This property is not appropriate for SF-6 zoning as defined in LDC 25-2-61. According to city staff, SF-6 "is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate." This property misses on all three points:

1. "Unusually large lots" do not predominate in this area. All but one of the original large lots between Bluebonnet and Goodrich, from Hether to Frazier, have been resubdivided for standard size lots suitable for duplexes and condos, mostly on SF-3 flag lots. As a result, this area has been built out to densities the same as or higher than that proposed for this property.
2. The project as proposed would have access only to Allwood, which is not really a street, minor or otherwise (it's a dead end that serves only the driveways for two duplexes on Blue Crest).
3. The proposed rezoning is not situated such that it would provide a transition from single-family to multifamily uses. There are four small apartment buildings scattered around the area, bordering SF-3 homes on most sides. The apartments adjacent to this property have significant open space behind them, which would likely be walled off from the one adjacent SF-3 lot by the 6 proposed condos. The proposed condos would have the opposite of the desired transitional effect. The apartments are well established in the area, and no transition is needed.

Impervious cover and drainage present additional problems. Allwood is on the low side of the lot, so the driveway for the proposed 6 condos would have to be located in the same place as any detention/retention ponds or other drainage facilities. This project will need stormwater controls similar to those one block downstream, at 2105 Goodrich. That property was rezoned to SF-5 in 2006 (C14-06-0099) with the following restriction (among others): "from the east property line would be a seventy-foot building setback and within that area . . . a natural detention pond would be built." Those restrictions were imposed in response to neighbors' concerns about flooding and traffic.

Thanks for staying in touch.  
Lorraine Atherton  
ZNA Zoning Committee member

Begin forwarded message:

From: "Moore, Andrew" <Andrew.Moore@austintexas.gov>  
Date: December 4, 2015 at 11:01:59 AM CST  
To: David King <  
Subject: C14-2015-0141 Allwood Drive & Bluebonnet

Good Morning David, I just wanted to see if ZNA had any issues with this case?  
Thanks,  
Andy

Andrew Moore  
Senior Planner  
City of Austin - Planning & Zoning Department  
505 Barton Springs Road, 5th Floor