ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0086
Boys and Girls – Legacy Club

P.C. DATE: January 26, 2015
October 27, 2015
October 13, 2015

ADDRESS: 4717 Turner Lane

AREA: 10.369 Acres

DISTRICT: 1

OWNER: Jimmy Nassour

AGENT: Drenner Group (Stephen Rye)

FROM: SF-3-NP, SF-6-NP, and LR-CO-NP

TO: GR-CO-NP

NEIGHBORHOOD PLAN AREA: University Hills

SCENIC ROADWAY: No

WATERSHED: Walnut Creek and Little Walnut Creek

TIA: n/a

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SUMMARY STAFF RECOMMENDATION:

Staff supports the rezoning request with the following conditions:

1. Site development shall not generate more than 2,000 vehicular trips per day.
2. The following land uses shall be prohibited: Automotive repair services, Automotive sales, Service station, Commercial off-street parking, Automotive rentals, Automotive washing (of any type), Funeral services, Bail bond services, Group home, Class II, Drive-in service as an accessory use to a commercial use, and Off-site accessory parking.

The Applicant has agreed to the items listed above.

PLANNING COMMISSION RECOMMENDATION:

January 26, 2016: *TO GRANT GR-CO-NP ZONING, AS RECOMMENDED BY STAFF, WITH THE FOLLOWING MODIFICATIONS: 1. OUTDOOR SPORTS AND RECREATION AND INDOOR SPORTS AND RECREATION WILL BE THE ONLY PERMITTED GR LAND USES; ALL OTHER LAND USES AND SITE DEVELOPMENT REGULATIONS WILL COMPLY WITH LR- NEIGHBORHOOD COMMERCIAL ZONING. 2. THE CONDITIONS PROPOSED BY APPLICANT, ATTACHED IN EXHIBIT F WITH THE FOLLOWING MODIFICATION—BUILDING SQUARE FOOTAGE SHALL LIMITED TO 35,000 SQUARE FEET OF CONDITIONED SPACE FOR INDOOR RECREATION LAND USE ONLY. THESE WILL BE INCORPORATED BY CONDITIONAL OVERLAY, PUBLIC RESTRICTIVE COVENANT, AND/OR PRIVATE RESTRICTIVE COVENANT, AS DEEMED APPROPRIATE BY CITY LAW DEPARTMENT. (10-0) [A. Pineyro De Hoyos- 1st, J. Schissler- 2nd; P. Seeger, J. Stevens, T. White- Absent]*

December 8, 2015: *TO GRANT POSTPONEMENT TO JANUARY 26, 2016, AS REQUESTED BY NEIGHBORHOOD, (7-4) [P. Seeger- 1st, J. Stevens- 2nd; S. Oliver, F. Kazi, J. Schissler, M. Wilson- Nay; J. Shieh- Late; J. Thompsom- Absent]*

October 27, 2015: *TO LEAVE PUBLIC HEARING OPEN AND GRANT POSTPONEMENT TO DECEMBER 8, 2015, WITH A REQUEST FOR ADDITIONAL INFORMATION FROM TRANSPORTATION STAFF. (11-0) [N. Zaragosa- 1st, J. Shieh- 2nd; J. Thompson- Absent]*

October 13, 2015: *TO GRANT POSTPONEMENT TO OCTOBER 27, 2015, AS REQUESTED BY STAFF, ON CONSENT (11-0) [N. Zaragosa- 1st, J. Stevens- 2nd; S. Oliver- Absent]*

ISSUES:

At the October 27, and December 8, 2015, Planning Commission meetings, the Planning Commission requested additional information be provided regarding transportation issues, as well as updated information regarding meetings between the Applicant and Neighborhood. These items are addressed under the "Updates" section of this report, including exhibits.

DEPARTMENT COMMENTS:

The subject property is located along the western frontage of Ed Bluestein Boulevard between Manor Road and Loyola Lane. The property is zoned SF-3-NP, SF-6-NP, and LR-CO-NP and is undeveloped. Immediately to the north is property zoned GR-NP that is also undeveloped. Further north, at the intersection of Manor Road and Ed Bluestein, is property zoned GR-V-NP that is developed with a shopping center that includes a grocery store. Immediately east of the property is Ed Bluestein Boulevard; further east is undeveloped land zoned GR. South of the subject property are an undeveloped parcel (SF-6-NP), a single-family residential neighborhood (SF-2-NP), and another undeveloped parcel (GR-MU-NP). West of the property are several undeveloped properties zoned LR-MU-CO-NP, GR-CO-NP, and GR-MU-CO-NP, as well as a property developed with multifamily that is zoned MF-2-NP. The conditional overlays applied to the commercial properties in the vicinity have been incorporated into the Staff recommendation, thereby prohibiting intensive land uses. Please see ***Exhibits A and B (Zoning Map and Aerial View).***

Turner Lane is an unconstructed private road with a 12' ROW easement that extends from Manor Road to the northwest corner of the subject property. The easement does not continue in its west-to-east route, but turns south on the subject property as another 12' ROW easement. There are currently no plans by the City of Austin to construct roadway improvements to Ashland Drive. Staff recommends that the property have access from two different external streets, with the location to be determined at site plan. Please see ***Exhibit C (Property Survey).***

Correspondence has been received in favor and in opposition to the proposed rezoning. Please see ***Exhibit D (Correspondence).***

UPDATES

Transportation. Since the October 27, and December 8, 2015, Planning Commission meetings, the Applicant has negotiated a shared access easement with the property owner to the north in order to address access issues. The easement will allow the subject property to access Turner Lane. This access would be reviewed at time of site development permitting or subdivision, with design specifications determined at that time. As stated previously, Staff recommends that the property have access from two different external streets, with the location to be determined at site plan—the Turner Lane connection will provide an alternative to Ashland Road access. Please see ***Exhibit E (Turner Lane Exhibit).***

Applicant/Neighborhood Meetings. Since the October 27, and December 8, 2015, Planning Commission meetings, the Neighborhood and Applicant have met twice, as encouraged by the Commissioners (November 5, 2015 and January 16, 2016). The Applicant provided copies of proposed public and private restrictive covenants, as well as additional conditional overlay items. Please see ***Exhibit F (Applicant Proposed Conditions).***

Also attached is the executive summary of a Geotechnical Engineering Study performed on the property. The executive summary, and the associated +/- 50 page study state that the property is suitable for commercial development, under recommended site preparation for foundation and pavement construction. Please see ***Exhibit G (Executive Summary).***

STAFF RECOMMENDATION:

Staff supports the rezoning request with the following conditions:

1. Site development shall not generate more than 2,000 vehicular trips per day.

2. The following land uses shall be prohibited: Automotive repair services, Automotive sales, Service station, Commercial off-street parking, Automotive rentals, Automotive washing (of any type), Funeral services, Bail bond services, Group home, Class II, Drive-in service as an accessory use to a commercial use, and Off-site accessory parking.

The recommended GR-CO-NP is an appropriate zoning category for a property on the frontage road of a highway. By duplicating the conditional overlays applied to other commercial properties in the area and limit vehicular trips, the property would be subject to similar development standards. Compatibility standards will also apply, adjacent to single-family used and zoned properties.

1. *Granting of the request should result in an equal treatment of similarly situated properties.*

There are several GR zoned properties in the vicinity of the subject property. Its location on the Ed Bluestein Boulevard frontage road between a GR-NP and a GR-MU-NP property demonstrates that this is an appropriate location for GR-CO-NP zoning. Additionally, by duplicating the conditional overlays applied to other commercial properties in the area, the rezoning directly reflects the zoning character of the area.

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

As stated above, there are several GR zoned properties in the vicinity of the subject property. There are also residential developments to the south of the property with a range of zoning from SF-2-NP to GR-MU-NP (multifamily). The GR-CO-NP zoning recommended by Staff eliminates the most intensive land uses to provide an appropriate transition to the more intense retail development to the north. Additionally, compatibility standards will be applied between the SF-2-NP neighborhood and the GR-CO-NP tract.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP, SF-6-NP, LR-CO-NP	Undeveloped
North	GR-NP, GR-V-NP	Undeveloped, Retail center
South	SF-6-NP, SF-2-NP, GR-MU-NP	Single family residences, Undeveloped
East	Ed Bluestein Blvd., GR	Highway, Undeveloped
West	LR-MU-CO-NP, GR-CO-NP, GR-MU-CO-NP, MF-2-NP	Undeveloped, Multifamily, Business park

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Ashland Drive	50'	30'	Local	No	No	Yes
Ed Bluestein Blvd. / Hwy 183	300'	150'	Highway	No	No	No

RELATED ZONING CASES:

CITY FILE # / NAME	ZONING FROM	ZONING TO	STAFF REC.	PLANNING COMMISSION	CITY COUNCIL
C14-2007-0006 University Hills Neighborhood Plan *	Tract 211: SF-3, NO-CO Tract 222: SF-3	Tract 211: SF-6-NP Tract 222: LR-CO-NP	Tract 211: SF-6-NP Tract 222: LR-CO-NP. Prohibited use: Service station	Tract 211: SF-6-NP Tract 222: LR-CO-NP. Prohibited use: Service station	08/09/2007: Approved as recommended. Ord. No. 20070809-056
C14-2008-0034 Retail Center	GR-NP	GR-V-NP	Recommended	Recommended	08/21/2008: Approved Ord. No. 20080821-050

*Tracts 211 and 222, listed in the table above, are portions of the proposed rezoning tract, and were rezoned as part of the zoning ordinance created in conjunction with the University Hills Neighborhood Plan. Also at that time, other nearby commercial tracts were assigned conditional overlays that Staff believes are appropriate for the proposed GR-CO-NP. The Applicant has agreed to prohibit these uses. Some or all of Tracts 212, 213, 214, 215, and 219 prohibited the following land uses: Automotive repair services, Automotive sales, Service station, Commercial off-street parking, Automotive rentals, Automotive washing (of any type), Funeral services, Bail bond services, Group home, Class II, Drive-in service as an accessory use to a commercial use. Off-site accessory parking was made a conditional use on several tracts. The Applicant has agreed to prohibit all of these uses.

SCHOOLS:

Winn Elementary School
Girls have an option to attend the Sadler Means Young Women's Leadership Academy.
Boys have an option to attend the Garcia Young Men's Leadership Academy.
LBJ High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
AISD
Bike Austin
Friends of Austin Neighborhoods
Preservation Austin
Sierra Club, Austin Regional Group
University Hills Neighborhood Plan Contact Team
Austin Neighborhood Council
East Austin Conservancy
Del Valle Community Coalition
Friends of the Emma Barrientos MACC
SEL Texas
University Hills Neighborhood Association

CITY COUNCIL DATE/ACTION:

February 11, 2016:

December 10, 2015: *TO GRANT POSTPONEMENT TO FEBRUARY 11, 2016, AS REQUESTED BY STAFF (10-0). [O. Houston- 1st, L. Pool- 2nd; D. Garza- Off the dais]*

November 12, 2015: *TO GRANT POSTPONEMENT TO DECEMBER 10, 2015, AS REQUESTED BY STAFF (10-0). [O. Houston- 1st, L. Pool- 2nd; D. Garza- Off the dais]*

ORDINANCE READINGS: 1st 2nd 3rd **ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin **PHONE:** 512-974-2122
e-mail: heather.chaffin@austintexas.gov

ADDITIONAL STAFF COMMENTS:

SITE PLAN

SP1. Site plans will be required for any new development other than single-family or duplex residential.

SP2. Any new development is subject to Subchapter E: Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP4. The site is subject to compatibility standards. Along the south property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, excluding a multi-use trail and including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:
- Additional design regulations will be enforced at the time a site plan is submitted.

TRANSPORTATION

1. Additional right-of-way maybe required at the time of subdivision and/or site plan.

2. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH 183. 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].

3. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

4. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff for Ashland Drive. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Provide traffic counts for Ashland Drive to this reviewer.

5. 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. *No comments at this time.*

6. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on IH 183 or Ashland Drive.

7. Staff recommends that the property have access from two different external streets. Exact design and location will be reviewed and approved at time of subdivision or site plan, whichever comes first.

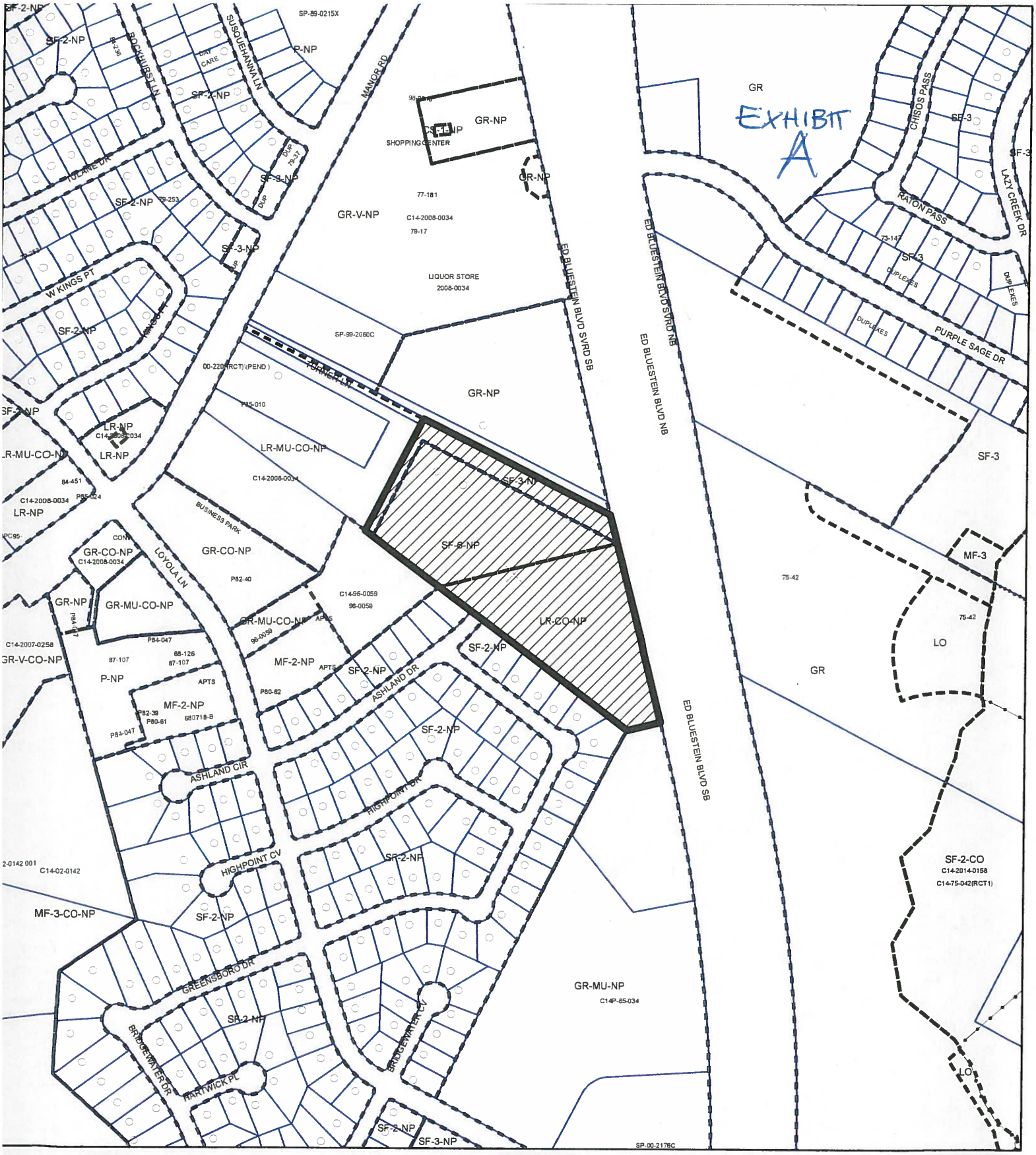
ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed (classified as Urban) and the Walnut Creek Watershed (classified as Suburban) of the Colorado River Basin. It is in the Desired Development Zone.
2. According to floodplain maps there is no floodplain within or adjacent to the project location.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. Numerous 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 512-974-1876. 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.
5. 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.
6. In the Urban Watershed portion of the property zoning district impervious cover limits apply.
7. In the Suburban Watershed portion of the property development is subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

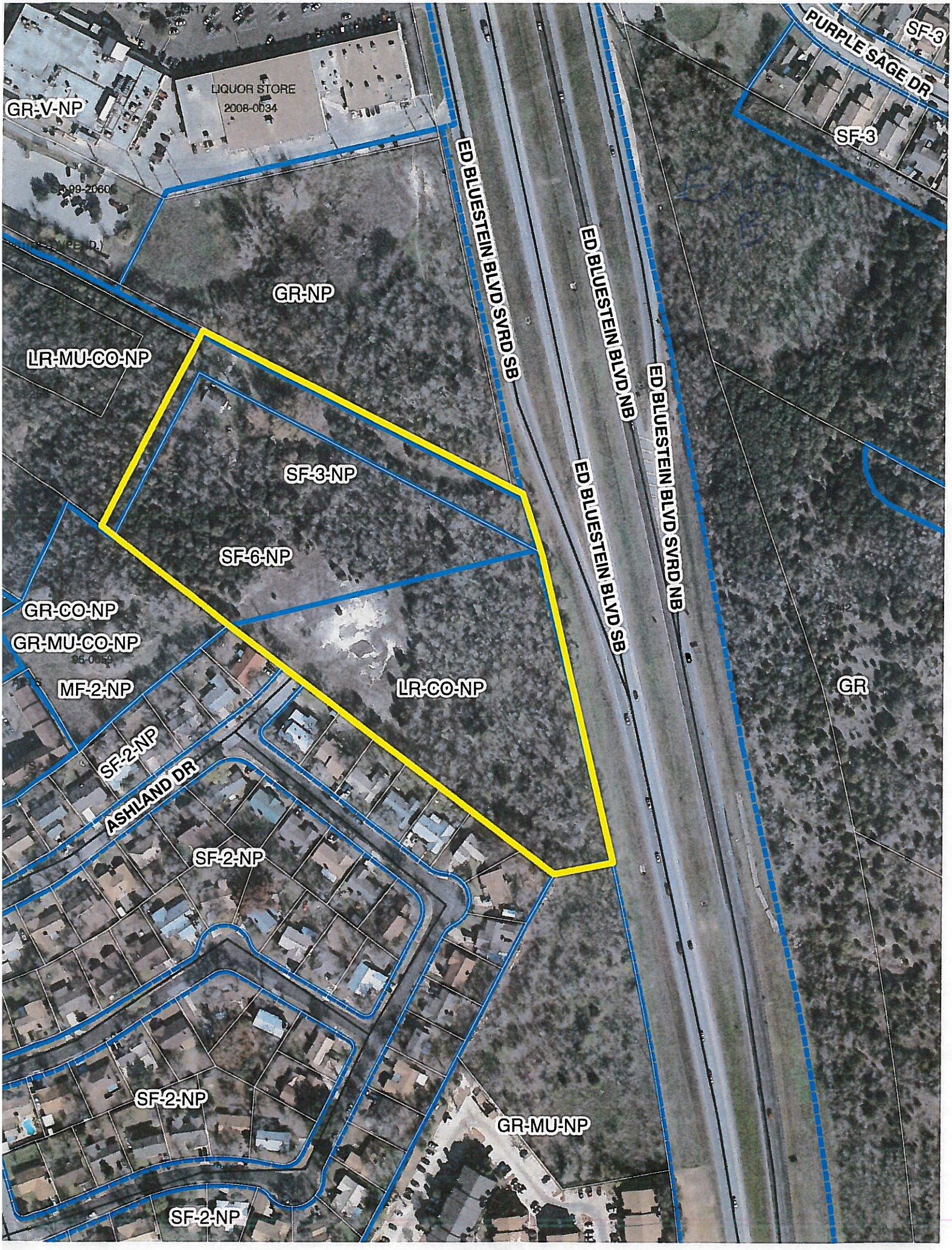
Zoning Case: C14-2015-0086

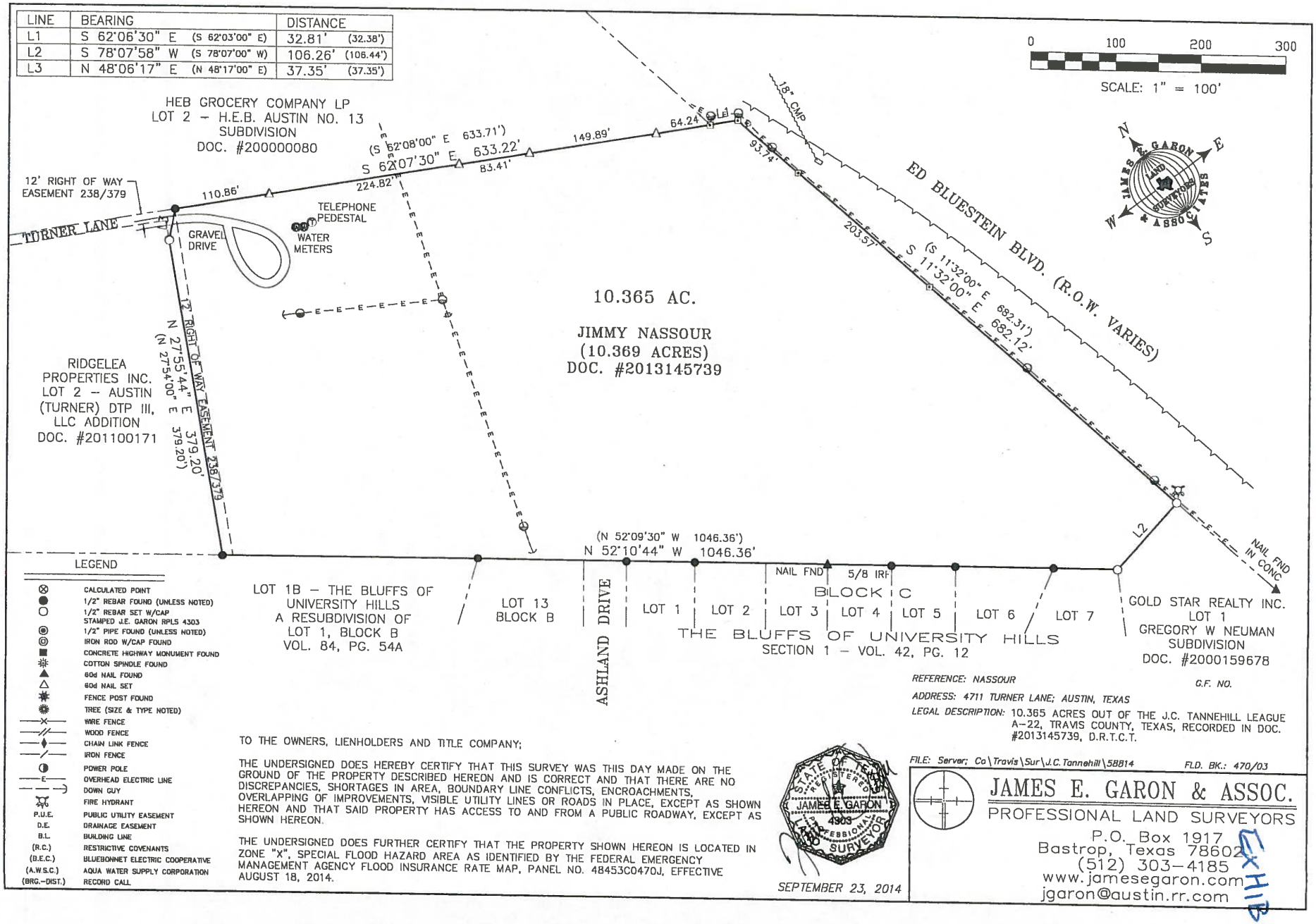
1 " = 400 '

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.

CITY OF AUSTIN · FOUNDED 1839


LIQUOR STORE
2008-0034
GR-V-NP
GR-NP
LR-MU-CO-NP
SF-3-NP
SF-6-NP
GR-CO-NP
GR-MU-CO-NP
MF-2-NP
LR-CO-NP
SF-2-NP
ASHLAND DR
SF-2-NP
SF-2-NP
SF-2-NP
GR-MU-NP
GR
SF-3
PURPLE SAGE DR
SF-3
ED BLUESTEIN BLVD SVRD SB
ED BLUESTEIN BLVD NB
ED BLUESTEIN BLVD SVRD NB
ED BLUESTEIN BLVD SB



© 2014 All Rights Reserved by James E. Garon & Associates Firm Reg. #10058400
Use of this survey for any purposes other than this transaction is prohibited

EXHIBIT D

From: The University Hills Neighborhood Plan Contact Team

To: Maureen Meredith, Senior Planner
Maureen.Meredith@austintexas.gov
City of Austin - Planning & Zoning Dept.
505 Barton Springs Rd, 5th Floor, Austin, TX 78704

Re: NPA-2015-0023.01_Boys & Girls Club

Date: Tuesday, October 6, 2015, 2:20 p.m.

Dear Ms. Meredith,

The University Hills Neighborhood Plan Contact Team at the regular meeting of May 18, 2015, heard a presentation by the Drenner Group and others regarding a proposed Boys and Girls Club facility in University Hills on Hwy. 183 with access also from Turner Lane/Ashland Dr. All members of the UHNPCT were also present at the meeting set up by your department on August 17, 2015, at which the same people presented details regarding the proposed project and received feedback and answered questions from the approximately 70 people from the University Hills area.

After extensive discussion following these two presentations, the University Hills Neighborhood Plan Contact Team voted unanimously to not support the plan amendment that has been requested and which is referenced in your correspondence as NPA-2015-0023.01_Boys & Girls Club.

Regarding your email of 12:08 p.m. today changing the deadline to have this letter to your office from tomorrow to today at 3:30 p.m., the UHNPCT also is registering its extreme dissatisfaction at the exceptionally short notice of three hours to do so.

Sincerely,

Lynn Marshall, Vice Chair
University Hills Neighborhood Plan Contact Team

cc: UHNPCT
Greg Guernsey
Marc Ott
Ora Houston

Chaffin, Heather

From: Jeff Borchman [redacted]
Sent: Wednesday, August 19, 2015 8:00 PM
To: Chaffin, Heather
Subject: Boys and Girls - Legacy Club of Austin, Case # C14-2015-0086

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Chaffin,

I writing to express my support of the rezoning the 10.369 acres in the University Hills neighborhood for the Boys and Girls - Legacy Club of Austin's proposed use.

I attended the neighborhood meeting at University Hills Public Library on 8/17/15 and feel that the proposed development would be a good enhancement to our community and Austin in general.

Thank you for your time and efforts and please let me know if I can be of any assistance in helping this plan come to fruition.

Jeff Borchman
6608 Ashland Drive
Austin, TX 78723

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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:
www.austintexas.gov/planning.

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: C14-2015-0086
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Oct 13, 2015, Planning Commission
Nov 12, 2015, City Council

JU. HONG
Your Name (please print)

☒ I am in favor
☐ I object

7112 ED Bluestein Blvd #140
Your address(es) affected by this application

Signature — 10-6-15 *Date*

Daytime Telephone: 512-926-8405

Comments: No Comments

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

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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:
www.austintexas.gov/planning.

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: C14-2015-0086
Contact: Heather Chaffin, 512-974-2122
Public Hearing: Oct 13, 2015, Planning Commission
Nov 12, 2015, City Council

Annie Williams (January)
Your Name (please print)

☐ I am in favor
☑ I object

6609 Ashland Dr. Austin
Your address(es) affected by this application

Annie January-Williams 10/12/15
Signature *Date*

Daytime Telephone: (512) 929 9172

Comments: I think that this area is congested enough. Furthermore, I don't want my street opened or extended to 183 highway. It would further impact this area - Neighborhood.

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

Chaffin, Heather

From: Bini Foste[redacted]
Sent: Friday, November 13, 2015 4:10 PM
To: Stephen Rye
Cc: [redacted]
Subject: Re-zoning request for 183 & Turner Lane property

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Zoning Commissioners,

My name is Sabine Foster, Administrative Supervisor of Partnerships for Austin ISD , and I am in support of the re-zoning request for the property at Hwy 183 & Turner Lane proposed by the Boys & Girls Clubs of the Austin Area (BGCAA). Children living in low-income families are especially in need of access to quality programs that are proven to counteract the negative effects of poverty. There are currently over 60,000 Travis county children living in poverty. A new state of the art, stand-alone Boys & Girls Club will allow for programming to be offered to more than 12,000 youth annually; host city-wide events, and continue to build upon a proven track record of implementing programming that inspires and enables all young people to realize their full potential as productive, responsible and caring citizens.
Most importantly this new facility will offer an opportunity for the BGCAA to duplicate their Formula for Success to an increasing number of under-served youth.

Over the past 4-years, BGCAA outcomes include:

- 100% of high school senior Club members graduated on time compared to 88% of Texas and 84% for AISD high school seniors.
- Club members had a 15% higher overall GPA than their peers.
- Club Members also reported having greater expectations for their futures.

Thank you for consideration of this request to continue a path of success in support of our youth.

Sabine (BiNi) Foster
Administrative Supervisor of Partnerships | Office of Innovation & Development | Austin ISD
[redacted] | **phone** (512) 414.0304 | **fax** (512) 414.4876
Confidentiality Notice: This email message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential student and/or employee information. Unauthorized use of disclosure is prohibited under the federal Family Educational Rights & Privacy Act (20 U.S.C. §1232g, 34 CFR Part 99, 19 TAC 247.2, Gov't Code 552.023, Educ. Code 21.355, 29 CFR 1630.14(b)(c)). If you are not the intended recipient, you may not use, disclose, copy or disseminate this information. Please call the sender immediately or reply by email and destroy all copies of the original message, including attachments.

Chaffin, Heather

From: Pam Jupe [redacted]
Sent: Friday, November 13, 2015 4:30 PM
To: Stephen Rye; Erica Gallardo Taft
Subject: Proposed Boys & Girls Club of the Austin Area

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commissioners,

My name is Pam Jupe, president/principal of San Juan Diego Catholic High School (SJDCHS). SJDCHS hosts the south club of the BGCAA on campus. BGCAA transports kids from nearby schools and I have not seen an increase in traffic or parking issues on our campus. I am in support of the re-zoning request for (183 & Turner Lane property) proposed by the Boys & Girls Clubs of the Austin Area.

Children living in low-income families are especially in need of access to quality programs that are proven to counteract the negative effects of poverty. There are currently over 60,000 Travis county children living in poverty. A new state of the art, stand-alone Boys & Girls Club will allow for programming to be offered to more than 12,000 youth annually and continue to build upon a proven track record of implementing programming that inspires and enables all young people to realize their full potential as productive, responsible and caring citizens.

Most importantly, this new facility will offer an opportunity for the Boys & Girls Clubs of the Austin Area to duplicate their Formula for Success to an increasing number of under-served youth.

Over the past 4-years BGGAA outcomes include:

- 100% of high school senior Club members graduated on time compared to 88% of Texas and 84% for AISD high school seniors.
- Club members had a 15% higher overall GPA than their peers.
- Club Members also reported having greater expectations for their futures.

Thank you for your consideration of this request.

Pam Jupe
President/Principal

SAN JUAN DIEGO
CATHOLIC HIGH SCHOOL

Housing Authority of the City of Austin

November 19, 2015 *Established in 1937*

Board of Commissioners,
Carl S. Richie, Jr., Chairman
Charles Bailey
Edwina Carrington
Tyra Duncan-Hall
Isaac Robinson

President & CEO
Michael G. Gerber

Re: 4714 Turner Lane, Austin, TX 78723
C14-2015-0086

Dear Zoning Commissioners:

My name is Michael Gerber, and I serve as President and CEO of the Housing Authority of the City of Austin (HACA). On behalf of HACA, I am writing in strong support of the re-zoning request proposed by the Boys & Girls Clubs of the Austin Area to allow for the development of a new flagship Boys & Girls Club that will provide transformational youth services at Highway 183 and Turner Lane.

Children living in low-income families are especially in need of access to quality programs that are proven to counteract the negative effects of poverty and provide skills and social supports that will serve as a foundation for future success. There are currently over 60,000 Travis county children living in poverty. A new state of the art, stand-alone Boys & Girls Club will allow for programming to be offered to more than 12,000 youth annually, in an area of Austin that has fewer youth enrichment resources than many other areas. The facility will also be used to host community-wide events, and continue to build upon Boys & Girls Club's proven track record of implementing programming that inspires and enables all young people to realize their full potential as productive, responsible and caring citizens.

Most importantly this new facility will offer an opportunity for the Boys & Girls Clubs of the Austin Area to duplicate their *Formula for Success* to an increasing number of under-served youth.

Over the past 4-years BGGAA outcomes include:

- 100% of high school senior Club members graduated on time compared to 88% of Texas and 84% for AISD high school seniors.
- Club members had a 15% higher overall GPA than their peers.
- Club Members also reported having greater expectations for their futures.

HACA has been fortunate to partner with the Boys & Girls Clubs of the Austin Area for well over a decade to bring enrichment programming to HACA youth after school, during school breaks and during the summer. In 2008, we were able to bring two small Boys & Girls Clubs on to our public housing properties, with an additional club added in 2014. The benefits of having these clubs accessible to HACA youth are innumerable, and we fully support the Boys & Girls Clubs effort to expand these services to other areas of the city and other youth that can benefit.

Thank you for consideration of this request to continue a path of success in support of our youth. Please feel free to contact me should you have any questions regarding this letter.

Sincerely,

Michael Gerber
President and CEO

DIVISION OF DIVERSITY AND COMMUNITY ENGAGEMENT
THE UNIVERSITY OF TEXAS AT AUSTIN

Vice President for Diversity and Community Engagement
110 Inner Campus Drive · Stop G1050 · Austin, TX 78712-1700 · (512) 471-3212 · Fax (512) 471-0819

November 19, 2015

Dear Zoning Commissioners,

I write you in support of the proposal by the Boys & Girls Clubs of the Austin Area (BCGAustin) to rezone a parcel of land at 183 and Turner Lane. The land will allow for the construction of a state-of-the-art club that will serve the growing number of Travis County youth that need access to BCGAustin programming and services.

One of the most influential times in a child's day is between 3:00 p.m. and 8:00 p.m. It's this time when many of our children are without adult supervision, especially those living in poverty, which includes over 60,000 children in Travis County. Without supervision, many of these children can unknowingly derail their futures by experimenting with drugs or committing juvenile crimes.

As a Co-Chair of the Greater Austin Area My Brother's Keeper Initiative, which is working to end the school-to-prison pipeline, I know all too well that these mistakes can follow them forever and in many cases lead them to drop out of school. Dropping out is one of the worst decisions a teenager can make. As a dropout, not only will they face an unemployment rate that is nearly twice as high as the general public, but they will also become more likely to commit crimes, end up the criminal justice system, abuse drugs, and become teenage parents.

But thankfully, we have proven solutions to curb the school to prison pipeline, like BCGAustin. The Boys & Girls Club has been a terrific partner of the My Brother's Keeper Initiative and I am proud to support them in their efforts to improve the lives of our area children.

This land will provide BGCAustin with a stand-alone club that will provide programming to more than 1,000 youth annually. This club will help ensure that every child has the opportunity to graduate high school on time, while also providing them with daily fitness, nutrition education, and most importantly, a safe environment to learn and play. With 100% of club members graduating on time from AISD, we need to do all we can to support BGCAustin.

Thank you for your consideration,

Dr. Gregory J. Vincent
Vice President for Diversity and Community Engagement
Professor, School of Law
W. K. Kellogg Professor of Community College Leadership

TXPOST
TEXAS PARTNERSHIP FOR OUT OF SCHOOL TIME

November 30, 2015

City of Austin
Zoning and Platting Commission
City Hall – Council Chambers
301 W. 2nd Street
Austin, TX 78701

RE: Re-zoning of property at 183 and Turner Lane

Dear Zoning Commissioners,

As the statewide network for afterschool and summer learning programs for Texas youth, the Texas Partnership for Out of School Time (TXPOST) supports the re-zoning request for the 183 & Turner Lane property proposed by the Boys & Girls Clubs of the Austin area.

Across the state of Texas, almost one million K-12 students are unsupervised during the hours after school. Research shows that the hours between 3-6pm are the peak hours for youth to be involved in violent crime and experiment with alcohol, drugs and sexual activity.

Unfortunately, there are not nearly enough afterschool and summer programs available statewide to ensure that the hours outside the traditional school day are spent in productive, engaging learning activities that enrich students' lives and prepare them for college or the workforce.

Children living in low-income families are especially in need of access to quality programs that are proven to counteract the negative effects of poverty. There are currently over 60,000 Travis county children living in poverty. A new state of the art, stand-alone Boys & Girls Club will allow for programming to be offered to more than 12,000 youth annually and continue to build upon a proven track record of implementing programming that inspires and enables all young people to realize their full potential as productive, responsible and caring citizens.

Most importantly, this new facility will offer an opportunity for the Boys & Girls Clubs of the Austin Area (BGCAA) to duplicate their Formula for Success to an increasing number of under-served youth. Over the past 4 years, BGGAA outcomes include:

- 100% of high school senior Club members graduated on time compared to 88% of Texas and 84% for AISD high school seniors.
- Club members had a 15% higher overall GPA than their peers.
- Club Members also reported having greater expectations for their futures.

Thank you for consideration of this request to continue a path of success in support of Central Texas youth.

Sincerely,

Molly Clayton
Executive Director

7703 N. Lamar Blvd. Suite 515
Austin, TX 78752

Phone: 512.605.0101
info@txpost.org
www.txpost.org

December 2, 2015

Dear City of Austin Zoning Commissioners,

My name is Shirlene Justice and I am writing in support of the Boys and Girls Club of the Austin Area (BGCAA) and their request to rezone the property at Hwy 183 and Turner Lane to recreational. As a founding member of School's Out Central Texas and the Texas Partnership for Out of School Time and a leader in the out-of-school time (OST) community, I can testify to the need for high quality OST programs in our community, particularly the neighborhoods surrounding this site. Before retiring two years ago, I served as an Afterschool Coordinator for Austin ISD. I supervised federally funded programs at all of the schools targeted by BGCAA to participate at the new club. Reagan and Winn no longer have that source of funding and the grants that fund Hart and Dobie will be over by the end of this school year. This leaves approximately 1,000 low-income, at-risk students served at these four schools without a place to go when school is not in session. Boys and Girls Club has generously offered to serve these students knowing that there is no other place for them to go. They are providing a great service to the students, the families, the neighborhoods, the Austin school district, and the city.

High quality programs are scarce, and without them families struggle to keep their kids safe and engaged in learning after school and during the summer. The positive impact of the BGCAA programs on the lives of the young people they serve is too crucial and important to be side-tracked by the whims of a few individuals. As I understand, this site was selected based on extensive research conducted by the BGCAA and was chosen because of the easy access off 183, the central location for the students most in need of OST programs, and it is the least likely to be disruptive to the surrounding neighborhood. I understand that some neighbors might be concerned or fear the unknown but my question would be to them, if not here, where?

The BGCAA has the capacity to provide high quality programs with proper supervision and sustain the club for years to come. I have had many opportunities to work with BGCAA over the years and I can assure you that their commitment to the children and families they serve and the neighborhoods surrounding their clubs should not be a concern. In the end, their presence will be viewed as a positive asset to the community.

Please consider carefully what is in the best interest of our children and youth and their future when making your decision.

Sincerely,

Shirlene Justice

Shirlene Justice
[redacted]
(512) 507-1003

Chaffin, Heather

From: Daniela D. Daniel [redacted] on behalf of James Finck
[redacted]
Sent: Friday, December 04, 2015 11:26 AM
To: Stephen Rye
Cc: [redacted]
Subject: Letter of Support

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning and Zoning Commissioners,

My name is James Finck, President & CEO of the YMCA of Austin. I am in full support of the re-zoning request for (183 & Turner Lane property) proposed by the Boys & Girls Clubs of the Austin Area.

Children living in low-income families are especially in need of access to quality programs that are proven to counteract the negative effects of poverty. There are currently over 60,000 Travis county children living in poverty. A new state of the art, stand-alone Boys & Girls Club will allow for programming to be offered to more than 1,000 youth annually and continue to build upon a proven track record of implementing programming that inspires and enables all young people to realize their full potential as productive, responsible and caring citizens

Most importantly this new facility will offer an opportunity for the Boys & Girls Clubs of the Austin Area to duplicate their Formula for Success to an increasing number of under-served youth.
Over the past 4-years BGGAA outcomes include:

- 100% of high school senior Club members graduated on time compared to 88% of Texas and 84% for AISD high school seniors.
- Club members had a 15% higher overall GPA than their peers.
- Club Members also reported having greater expectations for their futures.

Thank you for consideration of this request to continue a path of success in support of our youth.

James Finck
President & Chief Executive Officer

the YMCA
FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

YMCA OF AUSTIN
Association Offices
3208 Red River #200
Austin TX 78705

O 512 322 9622 | ext 121
C 530 262 7274
F 512 457 1972

AustinYMCA.org

JAMES N. SYLVESTER
Chief Deputy

GREG HAMILTON

TRAVIS COUNTY SHERIFF
P.O. Box 1748
Austin, Texas 78767
(512) 854-9770
www.tcsheriff.org

WILLIAM POOLE
Major - Law Enforcement

WES PRIDDY
Major - Corrections

MICHAEL GOTTNER
Major - Administration & Support

December 7, 2015

City of Austin Planning and Zoning Commission

Families rely on Boys & Girls Clubs to provide a safe, positive place for kids because we should believe in their physical, emotional, and intellectual well-being. The Boys and Girls Club helps in closing the opportunity gap, improving grades, reducing high school drop-out rates, and teaching kids to see themselves as learners is crucial. The programs offered also reduce juvenile crime rates and instill an attitude of community engagement.

The Club has assisted in the success of many people, some high profile and others not so much, but I believe that if you were to poll the majority of those who have come through the Boys and Girls Club during their youth you will find that most of them will tell you that the things they learned during this time have proven to be valuable even years later. I was fortunate enough to be a member at the Killeen Boys and Girls Club. I believe that the clubs programs, along with my mother and an extended family instilled values in me that I still use today. I could have very easily been swayed, if not for my early experiences provided to me at the Boys and Girls Club.

I know that there are numerous clubs located here in Austin, but none serve as a flagship club. By approving the request to change the location at the proposed site will enhance the upward mobility of the Boys and Girls Club of the Austin Area.

I ask you to please approve the request to re-zone the proposed location. By doing so, you will begin the process of reducing the number of individuals in my jail.

Thank you for your consideration.

Sincerely,

GREG HAMILTON
Sheriff, Travis County

GH:ojm

DLA Piper LLP (US)
401 Congress Avenue, Suite 2500
Austin, Texas 78701-3799
www.dlapiper.com

Jay Hailey
jay.hailey@dlapiper.com
T 512.457.7050
F 512.721.2250

December 7, 2015

Via Email to Stephen.oliver@austintex.gov and
Via Hand Delivery

Mr. Stephen Oliver
Chair, City of Austin Planning Commission
c/o OPA Design Studio, Inc.
1301 E. 7th Street, Suite 201
Austin, Texas 78702

Re: Boys and Girls Club (C14-2015-0086 & NPA-2015-0023.01)

Dear Steve:

My law partner and good friend Sam Zabaneh is a member of the Board of Directors and serves as General Counsel of the Boys and Girls Club of the Austin Area. During the past six years, Sam has provided many hours of pro bono services and other volunteer work for the Club, including the proposed Legacy Club at Highway 183 and Turner Lane that is the subject of the above-referenced rezoning request and neighborhood plan amendment. I have talked with Sam and Mark Kiester, the Austin Area Boys and Girls Clubs CEO, about their goals and plans for the Legacy Club, including the proposed site plan, architectural renderings and other information. I wanted to let you know that I think it is a great project that will be a wonderful contribution to the young people of our community, and a very compatible and attractive addition to the neighborhood.

I would not ordinarily speak up about a project in which I do not have a professional interest, or that does not affect my neighborhood, so I would like to explain my interest in this, beyond my desire to be supportive of Sam and his work for the Boys and Girls Club. In 1970, when my son Trey was 4 years old and his sister Jennifer was 18 months old, my wife and I bought our first home in the new University Hills neighborhood, on a street along Little Walnut Creek very near the proposed Legacy Club. Trey's younger sister Elizabeth was born 5 years later. We lived there for 10 years and it was a wonderful time for our family. Our kids made good friends in the neighborhood; played in Little Walnut Creek; walked to Winn Elementary School; swam in Dottie Jordan Pool; and Trey played Little League baseball for the Delwood Northeast Optimist Club. These were wonderful, formative years for our children, and we believe the safe, diverse and friendly neighborhood environment helped shape their personalities and values in a positive way.

University Hills is still a good neighborhood; but, like many older neighborhoods east of IH-35, there are a number of challenges to overcome to preserve and maintain the quality of life. Many of the children living there now do not have the same benefits that our children enjoyed. I respect the neighborhood planning process, and I understand that many people in the neighborhood support the requested neighborhood plan amendment and rezoning. We no longer live there, but we still care about what happens, so please know that we stand with our former neighbors who believe the Legacy Club will be a good, family-friendly addition to the neighborhood.

DLA PIPER

Thank you for your community leadership and service on the Planning Commission, and best wishes to you and your colleagues on the Planning Commission during your consideration of this matter Tuesday night.

Sincerely,

Jay Hailey

Chaffin, Heather

From: Lay, Phillip A [redacted]
Sent: Monday, December 14, 2015 7:34 AM
To: Stephen Rye
Cc: Erica Gallardo Taft
Subject: Stephen 12/14/15

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Stephen,

My name is Phillip Lay and I appreciate you taking the time to read this email. I am an active and involved community member. I belong to several organizations including but not limited to The United Way, Any Baby Can, & Boys & Girls Club. I am writing to inform you t that I am in support of the re-zoning request for (183 & Turner Lane property) proposed by the Boys & Girls Clubs of the Austin Area.

Children living in low-income families are especially in need of access to quality programs that are proven to counteract the negative effects of poverty. There are currently over 60,000 Travis county children living in poverty. A new state of the art, stand-alone Boys & Girls Club will allow for programming to be offered to more than 12,000 youth annually; host city-wide events, and continue to build upon a proven track record of implementing programming that inspires and enables all young people to realize their full potential as productive, responsible and caring citizens

Most importantly this new facility will offer an opportunity for the Boys & Girls Clubs of the Austin Area to duplicate their Formula for Success to an increasing number of under-served youth.
Over the past 4-years BGGAA outcomes include:

- 100% of high school senior Club members graduated on time compared to 88% of Texas and 84% for AISD high school seniors.
- Club members had a 15% higher overall GPA than their peers.
- Club Members also reported having greater expectations for their futures.

Thank you for consideration of this request!

Sincerely

Enterprise | FLEET MANAGEMENT

Phillip A Lay
Vice President
Austin / San Antonio

(512) 912-5556 direct
(512) 692-3956 fax
[redacted]

Enterprise Fleet Management
4210 S CONGRESS AVE
AUSTIN, TX 78745-1104

FOUNDATION COMMUNITIES
creating housing where families succeed

3036 South First Street
Austin, TX 78704

tel: 512-447-2026
fax: 512-447-0288

www.foundcom.org

visit us on facebook
follow us on twitter

December 21, 2015

Dear Zoning Commissioners,

We strongly support the re-zoning request by the Boys and Girls Club of the Austin Area (BGCAA) for the property located at Turner Lane and Hwy. 183.

As the largest provider of affordable housing in Central Texas, Foundation Communities (FC) has long-recognized the need to provide wrap-around support to empower families to make lasting changes in their lives. One of the most critical services we provide is our afterschool and summer programming for the kids who live on our properties and in the surrounding communities.

FC owns and operates the Trails at Vintage Creek apartments (Vintage Creek), an affordable housing community along the edge of the University Hills neighborhood on Northeast Drive near 183. The afterschool program at Vintage Creek operates at maximum capacity most of the time and we regularly place kids, in particular those who don't live on-site, on our waiting list. To address this critical gap in services, we welcome the addition of the new BGCAA site that will provide afterschool and enrichment programming to over 12,000 youth annually. We feel strongly that it will benefit the neighborhood by providing a critical safety net for these kids who are without adult supervision and safe, constructive activities during out-of-school time. We also know that BGCAA has a proven track record of successful, high quality programming and feel confident that the important work they are already doing all over Austin will be not only duplicated at the new flagship site, but also enhanced by the state-of the-art facility.

Thank you in advance for your consideration of our support as well the support of so many other nonprofits and community leaders.

Sincerely,

Walter Moreau
Executive Director

NeighborWorks® CHARTERED MEMBER
a Partner Agency of United Way
United Way for Greater Austin

MOBILE LOAVES & FISHES
Miracles on Wheels

A 501(c)(3)
Nonprofit Organization

We provide food and clothing and promote dignity to our homeless brothers and sisters in need.

December 28, 2015

City of Austin
Zoning and Platting Commission
301 W. 2nd Street
Austin, Texas 78701

Dear Zoning Commissioners,

I am writing to ask that you approve the Boys and Girls Clubs' request for a zoning change from Multifamily and Commercial to Community Recreational to allow them to build a state of the art neighborhood club and administrative office at the Turner Lane/ Manor Springdale/Hwy 183 site. This will ensure that more than 10,000 kids from nearby lower income schools will have access to our community's most proven and impactful youth development organization. BGCAA has a 100 year + history of helping kids, especially those that need it most, realize the dream of a great future.

Mobile Loaves & Fishes believes profoundly that the single greatest cause of homelessness is a profound catastrophic loss of family. When the family is broken or weakened in any way, it is incumbent upon the community to come up underneath them with strength. For our younger citizens, the BGCAA is that strength. We are the community, we must say "yes"!

Very Truly Yours,

Alan Graham
President/CEO

BOARD OF DIRECTORS

Bruce Agness
Chairman

Alan Graham
President

J.P. "Pat" Patterson
Vice President

Amber Fogarty
Secretary

Katie Zunker
Treasurer

Meagan McCoy Jones
Brian McClure
Neal Nolan
Rob Reynolds
Mark White

Jack Selman
Board Member Emeritus

903 S. Capital of Texas Highway
Austin, TX 78746
(512) 328-7299
Fax (512) 328-7223

www.mlf.org

THE JUNIOR LEAGUE AUSTIN
THE STRENGTH WOMEN THE POWER COMMUNITY

A Project of The Junior League of Austin

"Taking the five loaves and the two fishes, and looking up to heaven, he said the blessing, broke the loaves, and gave them to the disciples, who in turn gave them to the crowds. They all ate and were satisfied, and they picked up the fragments left over - twelve wicker baskets full. "

Matthew 14: 19-20

6615 Ashland Drive

Austin, TX 78723

January 18, 2016

City of Austin
Planning Commission Members
P.O. Box 1088
Austin, Texas 78767-8865

RE: C14-2015-0086 and NPA-2015-0023.01_Boys & Girls Club

Dear Planning Commission Members:

My name is Erma N. Morrow and I am a homeowner coming to you in opposition to the above referenced matter. I have lived in the Bluffs of University Hills for about 35 years and am of the opinion that the changes sought in C14-2015-0086 and NPA-2015-0023.01_Boys & Girls Club, will, if granted, have a devastating effect on our neighborhood's safety and values.

We have listened carefully to those seeking these changes and find that they are duplicative of services already in existence in our area, not planned in accordance with our neighborhood's plan, nor taking current and future transportation challenges into account.

Those seeking the changes do not currently own the land and any zoning change you grant may ultimately not be used for the purposes that have been presented to you. We have been given different information at almost every meeting and are concerned about any future assurances we may be given.

We are aware of the balancing act required of you to do what is best for the city and we are grateful for your thoughtful deliberations. We ask that you continue to evaluate the information provided to you by the University Hills' Contact Team, an unpaid group whose sole interest is preserving the integrity of our neighborhood.

Sincerely,

Erma N. Morrow

Erma N. Morrow

January 19, 2016

ATTN: Heather Chaffin
City of Austin
Planning and Zoning Department
505 Barton Springs Rd.
Austin, TX 78704

Dear Ms. Chaffin:

I have resided for the past 40 years at 6505 Ashland Circle, Austin, TX 78723. I am in opposition to the zoning change and FLUM (future land use map) for the planned Boys & Girls project near Ashland Drive in the Turner Lane area. Reasons for my opposition to this project and the resulting extension of Ashland Drive beyond its present location are as follows:

- The proposed project will add an overwhelming amount of traffic congestion (both car and foot) on Ashland Drive feeding into Loyola Lane. This current intersection is already a traffic nightmare. It often takes me 15 minutes or more to get onto Loyola Lane from Ashland Circle. This shouldn't be an issue, since Loyola Lane is a cross street to Ashland Circle.

- The proposed walkway leading to the Boys & Girls project would be directly behind many residences. This would mean that people would be walking behind the backyards of current residents, which may pose a safety issue.

Thank you in advance for taking my concerns into consideration regarding this zoning change. Please feel free to contact me for further information.

Sincerely,
Patsy McConico Anderson
(T): 512-928-2335
(E): [redacted]

Chaffin, Heather

From: BETTY WILLIAMS <[redacted]
Sent: Tuesday, January 19, 2016 11:15 PM
To: Chaffin, Heather
Subject: Boys And Girls Club

Follow Up Flag: Follow up
Flag Status: Flagged

Heather,

I am writing this email to let you know that I am not in favor of the **Boys and Girls Club** being built in my neighborhood which is University Hills because of the following reasons.

1. It will generate too much traffic. Ashland does not need to be extended.
2. It will breed undesirables after hours.
3. The families that are moving into this neighborhood will not see or require a need for such a facility.
4. Within a mile or two radius, we have Dottie Jordan Park, YMCA and Turner Rec. Center.

I hope these reasons will be taken into consideration. The reference numbers are c-14-2015-0086, and NPA-2015-0023.01.o

Thank You,
Betty Williams#2015-0023.01
n

Chaffin, Heather

From: Vera Givens [redacted]
Sent: Wednesday, January 20, 2016 4:29 PM
To: Chaffin, Heather
Subject: Opposition to Zoning Change and/or the FLUM

Follow Up Flag: Follow up
Flag Status: Flagged

I am a homeowner who lives in the University Hills Bluffs and I oppose the change ofhte Zoning of the FLUM for the 10 acres at 4717 Turner Lane that the Drenner Group is proposing for the Boys and Girls Club of Austin.
I want to register my opposition changing the C 14-2015-0086 and the NPA-2015-0023.01.

Vera Givens
6416 Bridgewater Dr.
Austin, TX 78723

Dear Austin Planning and Zoning Commission:

My name is Maria A. Vazquez. *; my family and I have lived in the University Hills Neighborhood for some time now. It has come to my attention that the contact team for the University Hills Neighborhood Association is asking you not to approve the zoning change request to allow the Boys & Girls Clubs of Austin to build a new club at Turner Lane off of Manor Road. Please know that the contact team does NOT represent my view of this request. My family and I strongly urge you to approve the Boys & Girls Clubs request and allow us to have Austin's foremost youth development organization serving kids of University Hills and the adjacent neighborhoods.*

Thanks you your consideration of this request.

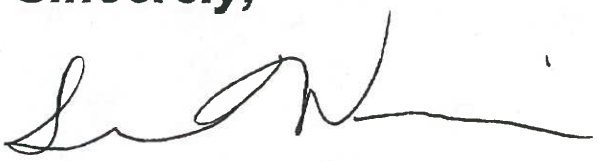
Sincerely,

Dear Austin Planning and Zoning Commission:

My name is Sean P. Wiese *; my family and I have lived in the University Hills Neighborhood for some time now. It has come to my attention that the contact team for the University Hills Neighborhood Association is asking you not to approve the zoning change request to allow the Boys & Girls Clubs of Austin to build a new club at Turner Lane off of Manor Road. Please know that the contact team does NOT represent my view of this request. My family and I strongly urge you to approve the Boys & Girls Clubs request and allow us to have Austin's foremost youth development organization serving kids of University Hills and the adjacent neighborhoods.*

Thanks you your consideration of this request.

Sincerely,



Dear Austin Planning and Zoning Commission:

My name is Yajaira Solano *; my family and I have lived in the University Hills Neighborhood for some time now. It has come to my attention that the contact team for the University Hills Neighborhood Association is asking you not to approve the zoning change request to allow the Boys & Girls Clubs of Austin to build a new club at Turner Lane off of Manor Road. Please know that the contact team does NOT represent my view of this request. My family and I strongly urge you to approve the Boys & Girls Clubs request and allow us to have Austin's foremost youth development organization serving kids of University Hills and the adjacent neighborhoods.*

Thanks you your consideration of this request.

Sincerely,

Yajaira Solano C

Dear Austin Planning and Zoning Commission:

My name is Brandy Culberson *; my family and I have lived in the University Hills Neighborhood for some time now. It has come to my attention that the contact team for the University Hills Neighborhood Association is asking you not to approve the zoning change request to allow the Boys & Girls Clubs of Austin to build a new club at Turner Lane off of Manor Road. Please know that the contact team does NOT represent my view of this request. My family and I strongly urge you to approve the Boys & Girls Clubs request and allow us to have Austin's foremost youth development organization serving kids of University Hills and the adjacent neighborhoods.*

Thanks you your consideration of this request.

Sincerely,

Brandy Culberson

Dear Austin Planning and Zoning Commission:

My name is Wee Fong Ehlers *; my family and I have lived in the University Hills Neighborhood for some time now. It has come to my attention that the contact team for the University Hills Neighborhood Association is asking you not to approve the zoning change request to allow the Boys & Girls Clubs of Austin to build a new club at Turner Lane off of Manor Road. Please know that the contact team does NOT represent my view of this request. My family and I strongly urge you to approve the Boys & Girls Clubs request and allow us to have Austin's foremost youth development organization serving kids of University Hills and the adjacent neighborhoods.*

Thanks you your consideration of this request.

Sincerely,

Wee Fong Ehlers

Dear Austin Planning and Zoning Commission:

My name is Jane Gomez *; my family and I have lived in the University Hills Neighborhood for some time now. It has come to my attention that the contact team for the University Hills Neighborhood Association is asking you not to approve the zoning change request to allow the Boys & Girls Clubs of Austin to build a new club at Turner Lane off of Manor Road. Please know that the contact team does NOT represent my view of this request. My family and I strongly urge you to approve the Boys & Girls Clubs request and allow us to have Austin's foremost youth development organization serving kids of University Hills and the adjacent neighborhoods.*

Thanks you your consideration of this request.

Sincerely,

Jane Gomez

C1, C2

Sylvia H. Little
3107 Lynridge Drive
Austin, Texas 78723-2348
Phone: 512 926-1595

January 26, 2016

Maureen Meredith
Maureen.Meredith@austintexas.gov
Planning and Zoning Department
City of Austin
Austin, TX 78701

Re: Oppose Plan Amendment/Zoning Change: NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1: C14-2015-0086:C14-2015-0086

Dear Ms. Meredith,

As we discussed yesterday, I submit my comments on the **January 16, 2016** presentation by Steve Rye and Mark Keister to the University Hills Neighborhood Association on the Zoning Change Request to be included in the "Late Backup File" for the Planning Commission Members and the City Council Members.

Four concerns stand out from that meeting,

1. **Population Served.** Why Dobie Middle School was included in the target population when it is approximately 4 miles away and across from Gus Garcia Recreational Center. I found this somewhat disingenuous when the Austin Achieve Public School located at 5908 Main Road, approximately 1 mile away, was the population served in their August 17, 2015 presentation.
2. **Private Covenants**. Any private covenants given into the Boys and Girls Club would not convey if and when the property is sold.
3. **Strain on City's Resources**. A Boys and Girls Club in this location would place considerable stress on University Hills Library's resources. The library and staff are not equipped to babysit or maintained order for large groups of unattended children. When there was a Boys and Girls Club across from the Windsor Park Library their members were dismissed early, entered the library unsupervised and cause numerous problems for Library staff, customers, and city resources—i.e. police.
4. **Privacy Invasion.** Homes on Ashland Drive that backed up to the proposed Boys and Girls Club would you give up much of their privacy.

As a University Hills Area Resident since 1973, a licensed Texas Real Estate Broker as well as an educator, I hope you give my request strong consideration and deny the requested Plan Amendment/Zoning Change: NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1.

Sincerely,

Sylvia H. Little, Ph.D
3107 Lynridge Drive

C1, C2

Sylvia H. Little

3107 Lynridge Drive
Austin, Texas 78723-2348
Phone: 512 926-1595

January 26, 2016

Maureen Meredith
Maureen.Meredith@austintexas.gov
Planning and Zoning Department
City of Austin
Austin, TX 78701

Re: Oppose Plan Amendment: NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1

Dear Ms. Meredith,

As we discussed yesterday, I submit my comments on the August 17, 2015 meeting between the combined University Hills/Winsor Park Neighborhood Association and the Drenner Group to be included in the "Late Backup File" for the Planning Commission Members and the City Council Members.

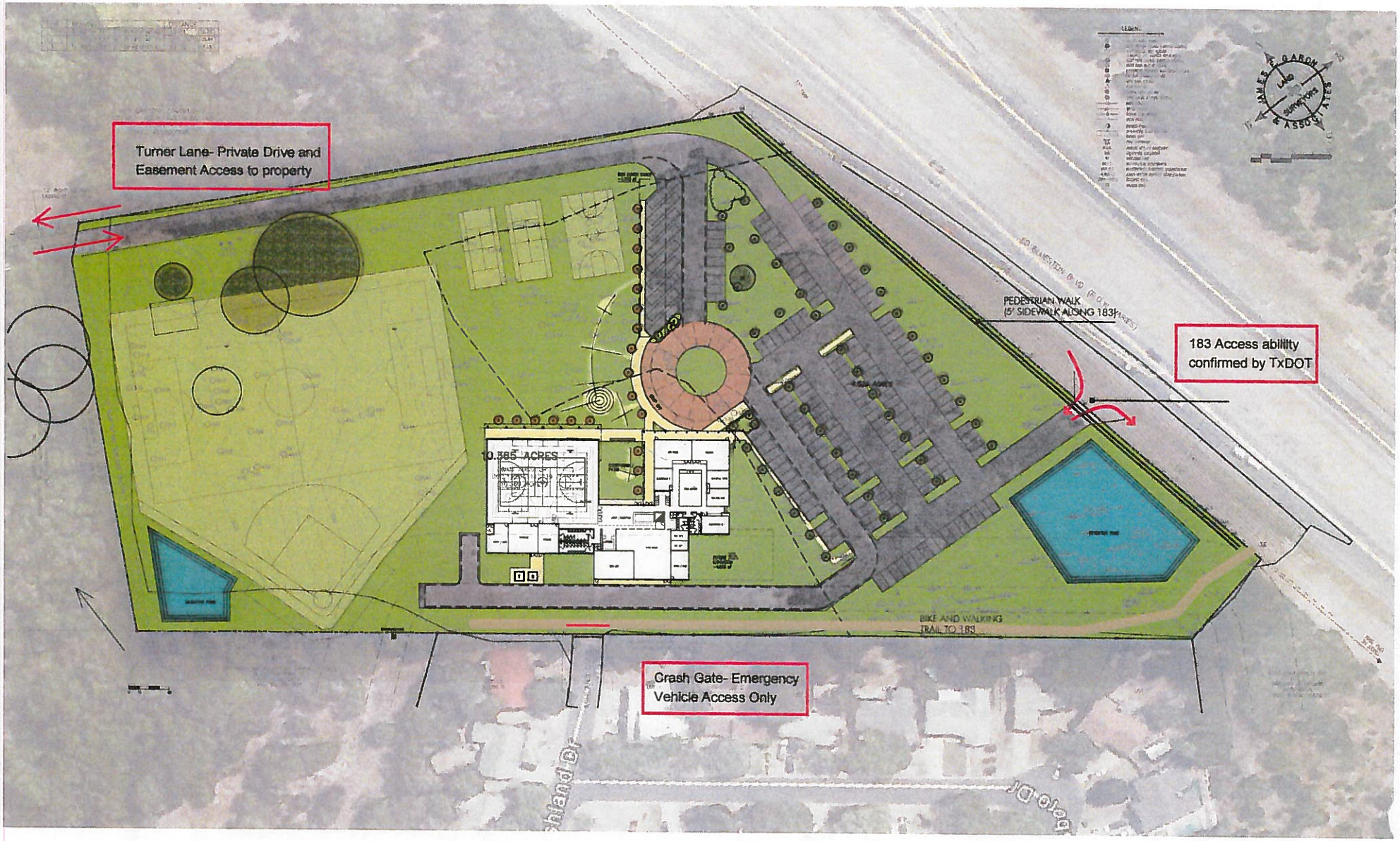
On August 17, 2015, I stated that I oppose the proposed plan amendment for numerous reasons among which included:

1. Charter Schools as well as Boys and Girls Clubs lower the property values of near-by residential areas.
2. Manor Road and Loyola Lane cannot handle the additional traffic that locating a Boys and Girls Club on that site bring.
3. A Boys and Girls Club would be duplicating efforts currently provided by Dottie Jordan Recreation Center, a city owned facility on Loyola Lane.
4. The current zoning for single family and townhomes would be more in keeping with the population in our Neighborhood Associations Areas. Additionally, their property taxes would ad to the city's coffers not take away from them.
5. A Boys and Girls Club in this location would place considerable stress on University Hills Library's resources. The library and staff are not equipped to babysit or maintained order for large groups of unattended children. When there was a Boys and Girls Club across from the Windsor Park Library their members were dismissed early, entered the library unsupervised and cause numerous problems for Library staff, customers, and city resources—i.e. police.

As a University Hills Area Resident since 1973, an educator, as well as a licensed Texas Real Estate Broker, I hope you give my request strong consideration and deny the requested Plan Amendment: NPA-2015-0023.01 - Boys and Girls - Legacy Club of Austin; District 1.

Sincerely,

Sylvia H. Little, Ph.D
3107 Lynridge Drive



SG DESIGN

BOYS AND GIRLS CLUB - AUSTIN | SITE PLAN

SCHEMATIC PLAN STUDY | AUGUST 17, 2015

EXHIBIT E

EXHIBIT F

Zoning Case No. C14-2015-0086

APPLICANT PROPOSED PUBLIC

RESTRICTIVE COVENANT

OWNER: JIMMY NASSOUR

ADDRESS: 373 King Arthur Court, Austin, Texas 78746

CONSIDERATION: Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: ABSTRACT NO. 2 2 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 1 0.3 69 ACRE TRACT OF LAND CONVEYED TO J IMMY NASSOUR BY DEED RECORDED IN DOCUMENT NO. 20 13 14 57 39 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 1 0.36 5 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN NOVEMBER, 2014.

WHEREAS, the Owner (the "Owner", whether one or more), of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. For so long as the Property is operated as a Boys & Girls Club (a "Club"), (a) the Property shall have perimeter fencing, (b) pedestrian access shall be allowed only via a front gate located at the access to Highway 183 and a gate allowing access to Turner Lane and (c) pedestrian and bike access from Ashland Drive to the northern border of the Property shall be via the pathway depicted on Exhibit A attached hereto.

2. For so long as the Property is operated as a Club, no extension of Ashland Drive shall be allowed on the Property; provided, however, a crash gate shall be located at the terminus of Ashland Drive as shown on Exhibit A attached hereto.

3. Outdoor athletic fields at the Property shall not be illuminated except for security lighting.

4. In no event shall any building or permanent improvement constructed on the Property exceed 42 feet in height.

5. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.

6. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.

7. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

8. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property, or a portion of the Property, subject to the modification, amendment or termination at the time of such modification, amendment or termination.

Executed this ___ day of _____2015.

OWNER:

_____

JIMMY NASSOUR

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of _____, 2015, by Jimmy Nassour, an individual.

_____

Notary Public, State of California

Approved as to form:

[CITY OF AUSTIN]

After Recording, Please Return to:
City of Austin Department of Law
P. 0. Box 1088
Austin, Texas 78767-1088

Attention: J. Collins, Paralegal



Exhibit "A"

BOYS AND GIRLS CLUB - AUSTIN
SCHEMATIC PLAN STUDY | OCTOBER 26, 2015

SITE PLAN

APPLICANT PROPOSED
PRIVATE RESTRICTIVE COVENANT

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions and Restrictions (this "Declaration") is entered into by and between **JIMMY NASSOUR** ("Declarant"), and **UNIVERSITY HILLS NEIGHBORHOOD ASSOCIATION,** a Texas non-profit corporation, its successors or assigns ("UHNA"), as of the _____ day of _____, 2015.

RECITALS

WHEREAS, Declarant owns the tracts of land described in City of Austin Zoning Case No. C14-2015-0086 (the "Zoning Case"), having an address as 4714 Turner Lane, Austin, Texas 78746, being more particularly described on Exhibit "A" attached hereto (the "Property");

WHEREAS, Declarant, or its successors in interest, intends to redevelop the Property, and, in order to do so, is seeking an amendment to the existing University Hills/Windsor Park Neighborhood Plan ("UHNP") such that the Property is designated Civic Future Land Use (from Higher Density Single Family, Commercial and Transportation);

WHEREAS, Declarant intends to redevelop the Property and change the zoning from SF-3-NP, LR-CO-NP and SF-6-NP to GR-CO-NP, with certain use restrictions as outlined in the above-referenced zoning case (the "Project");

WHEREAS, Declarant and UHNA have agreed that if the Project is to be developed utilizing the entitlements granted in the Zoning Case and the amended UHNP, the Project shall include certain elements that are important to UHNA, and that these elements should be recorded and made enforceable by means of binding legal instruments, such as this restrictive covenant;

WHEREAS, upon the effective date of the rezoning of the Property to the requested GR-CO-NP zoning by the City of Austin allowing the redevelopment of the Property, and subject to all of the terms and conditions of this Declaration, Declarant has voluntarily agreed to establish certain restrictive covenants, which are described herein; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to all of the terms and conditions of this Declaration, the undersigned agrees to hold, sell and convey the Property subject to the following covenants, conditions and restrictions, which are impressed upon the Property by this Declaration.

I. DECLARATIONS

For so long as the Property is used as a stand-alone Boys & Girls Club (or similar civic or community facility), the following restrictions shall affect the Property.

1.1 Hours of Operation. For so long as the Property is used as a Boys & Girls Club ("Club"), the hours of operation shall be restricted to the following 7:00 a.m. to 8:00 p.m, except for periodic special events.

1.2 Public Pedestrian Access. For so long as the Property is used as a Club, the Club shall be closed to public use during the periods of time that school age children are present in the facility and at such other times as shall be determined by Club administrators.

1.3 Access Easement to Manor Road Via Turner Lane. The Project shall be benefited by an access easement to Manor Road via Turner Lane. Use of such access easement shall be limited to pedestrian, bike and one-way vehicular ingress only unless a minimum pavement width of 24 feet is constructed.

✳ 1.4 Maximum Building Size. For so long as the Property is used as a Club, the maximum size of the Club building shall be 35,000 square feet of space served by HVAC systems.

1.5. Orientation of Building. For so long as the Property is used as a Club, the front door of the Club building shall face in a northerly direction, and the vehicular drop off location shall be located north of the Club building.

1.7 Delivery Location. For so long as the Property is used as a Club, any food and other deliveries shall be made via the front door of the Club building.

1.8 Commitment to Dottie Jordan Park. For so long as the Property is used as a Club, the Club shall support Dottie Jordan Park by periodically participating in service days at the Park; provided, however, such support shall not include financial donations.

1.9 Terms of Support. All items listed in this Article I above are enforceable by UHNA only under the condition that UHNA positively supports the Zoning Case during the Austin City Council meetings in which the vote for first, second reading and third readings of the Zoning Case take place. This support may be in the form of a letter to the Mayor of Austin and the Austin City Council Members or by a public statement by an authorized representative of UHNA during such City Council meetings.

II. DEFAULT AND REMEDIES

2.1 Remedies. In the event of a breach of this Declaration (that continues beyond applicable notice and cure periods), only Declarant, including its successors and assigns, and UHNA shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. If either party to this Declaration (a "***Defaulting Party***") shall fail to comply with any term, provision or covenant of this Declaration and shall not cure such failure within thirty (30) days after receipt of written notice (or if the default is of such character as to require more than thirty [30] days to cure and the Defaulting Party shall fail to commence to cure the same within such period or shall fail to use reasonable diligence in curing such default thereafter) from an entity with the right hereunder to seek relief for such breach (a "***Non-Defaulting Party***") to the Defaulting Party of such failure, the Non-Defaulting Party shall have the option of pursuing any remedy it may have at law or in equity, including, without limitation, specific performance or injunctive relief from a court of competent jurisdiction; provided,

however, except as provided in Section 3.4 below, neither party to this Declaration shall be liable to the other for monetary damages, whether direct, consequential or punitive.

III. GENERAL PROVISIONS

3.1 No Third-Party Beneficiary. The provisions of this Declaration are for the exclusive benefit of the parties hereto, and their successors and assigns, and not for the benefit of any third person, nor shall this Declaration be deemed to have conferred any rights, express or implied, upon any third person or the public.

3.2 No Dedication. No provision of this Declaration shall ever be construed to grant or create any rights whatsoever in or to any portion of the Property other than the covenants, conditions and restrictions specifically set forth herein. Nothing in this Declaration shall ever constitute or be construed as a dedication of any interest herein described to the public or give any member of the public any right whatsoever.

3.3 Notice. All notices required or permitted to be given hereunder, or given in regard to this Declaration, shall be in writing and the same shall be given and be deemed to have been served, given and received (a) one (1) business day after being placed in a prepaid package with a national, reputable overnight courier addressed to the other party at the address hereinafter specified; or (b) if mailed, three (3) business days following the date placed in the United States mail, postage prepaid, by certified mail, return receipt requested, addressed to the party at the address hereinafter specified. Declarant and BOTP may change their respective addresses for notices by giving five (5) days' advance written notice to the other in the manner provided for herein. Until changed in the manner provided herein, Declarant and BOTP's address for notice is as follows:

Declarant:

[_____]

with a copy to:

Drenner Group, P.C.
200 Lee Barton Drive, Suite 100
Austin, Texas 78704
Attn: Stephen O. Drenner
Telephone: (512) 807-2900

UHNA:

University Hills Neighborhood Association, Inc.

_____
Austin, Texas 787__
Attn: President, University Hill Neighborhood Association, Inc.

Telephone: (512) _____

With a copy to:

[Insert if applicable]

3.4 Attorneys' Fees. The unsuccessful party in any action brought to enforce this Declaration shall pay to the prevailing party a reasonable sum for costs incurred by the prevailing party in enforcing this Declaration, including reasonable attorneys' fees and court costs.

3.5 Entire Declaration. This Declaration constitutes the entire agreement between the parties hereto regarding the matters set forth herein. The parties do not rely upon any statement, promise or representation with respect to the matters set forth herein that is not herein expressed, and this Declaration once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

3.6 Severability. If any provision of this Declaration shall be declared invalid, illegal or unenforceable in any respect under any applicable law by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired thereby. It is the further intention of the parties that in lieu of each covenant, provision or agreement of this Declaration that is held invalid, illegal or unenforceable, that be added as a part hereof a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may possible and be legal, valid and enforceable.

3.7 Rights of Successors; Interpretation of Terms. The restrictions, benefits and obligations hereunder shall create benefits and servitudes running with the land. Subject to the other provisions hereto, this Declaration shall bind and inure to the benefit of the parties and their respective successors and assigns. Reference to "***Declarant***" includes the future owners of their respective portions of the Property, including any portions of the Property that may in the future be created as separate tracts pursuant to a resubdivision of any portion of the Property. The singular number includes the plural and the masculine gender includes the feminine and neuter.

3.8 Estoppel Certificates. Either party (or any mortgagee holding a first lien security interest in any portion of the Property) may, at any time and from time to time, in connection with the leasing, sale or transfer of its tract, or in connection with the financing or refinancing of its tract by any bona fide mortgage, deed of trust or sale-leaseback made in good faith and for value, deliver a written notice to the other party requesting that such party execute a certificate, in a form reasonably acceptable to such party, certifying that, to such party's then current actual (not constructive) knowledge, (a) the other party is not in default in the performance of its obligations to or affecting such party under this Declaration, or, if in default, describing the nature and amount or degree of such default, and (b) such other information regarding the status of the obligations under this Declaration as may be reasonably requested. A party shall execute and return such certificate within twenty (20) days following its receipt of a request therefor.

3.9 Counterparts; Multiple Originals. This Declaration may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

3.10 Exculpation. Any person or entity acquiring fee or leasehold title to any portion of the Property shall be bound by this Declaration only as to the portion acquired by such person or entity and such person or entity shall not be liable for violations occurring on any portion of the Property which it does not own. Such person or entity shall be bound by this Declaration only during the period such person or entity is the fee or leasehold owner of such portion, except as to obligations, liabilities or responsibilities that accrue during said period. Although persons or entities may be released, the covenants, conditions and restrictions in this Declaration shall continue to be benefits and servitudes upon the Property running with the land.

3.11 Conflict with Ordinance. To the extent that any of the covenants, conditions and restrictions contained within this Declaration conflict with terms or conditions addressed in the zoning ordinance issued by the City of Austin in connection with the Zoning Case, or any supporting materials, for purposes of this Declaration the terms and conditions of this Declaration shall control.

3.12 Approval of the City Applications. Notwithstanding any other provision of this Declaration to the contrary, the agreements of Declarant reflected herein are conditioned upon final approval (i.e., third reading) of the Zoning Case by the City of Austin City Council, with no subsequent appeal, and in a form acceptable to Declarant. If the Property is not rezoned pursuant to the Zoning Case in a form acceptable to Declarant, this Declaration shall be null and void and have no further force and effect.

3.13 Effective Date. If UHNA complies with the terms of Section 1.9 above, this Declaration shall become effective upon the final effective date of the rezoning of the Property to GR-CO-NP zoning by the City of Austin in a form acceptable to Declarant. If the Property is not rezoned to GR-CO-NP zoning in a form acceptable to Declarant, then, consistent with Section 3.12 above, this Declaration shall be void and of no effect.

[SIGNATURE PAGE FOLLOWS]

Executed this __ day of November, 2015.

DECLARANT:

_____
JIMMY NASSOUR

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of _____, 2015, by Jimmy Nassour.

_____
Notary Public, State of California

UIINA:

UNIVERSITY HILLS NEIGHBORHOOD ASSOCIATION, INC.

By: _____
Name: _____
Title: President
Date: _____

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me this ____ day of _____, 2015, by _____, the President of University Hills Neighborhood Association, Inc., on behalf of said non-profit corporation.

_____
Notary Public, State of Texas

Exhibit "A"
Property

ABSTRACT NO. 2 2 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 1 0.3 69 ACRE TRACT OF LAND CONVEYED TO J IMMY NASSOUR BY DEED RECORDED IN DOCUMENT NO. 20 13 14 57 39 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 1 0.36 5 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN NOVEMBER, 2014.

Restrictive Covenant Proposal

Public Restrictive Covenant	Private Restrictive Covenant
Property shall have perimeter fencing	Hours of operation
Pedestrian access to property from front gate of 183 frontage and a gate allowing access to Turner Lane	Public pedestrian access (location and access hours)
Pedestrian and bike access from Ashland Drive to the northern border of the property via a designated pathway	Require adequate access easement to Turner Lane
No extension of Ashland Drive. A crash gate shall be located at the terminus of Ashland Drive	Crash gate location/function
Prohibit athletic field lighting	Maximum building size
No building shall exceed 42 feet in height	Orientation of building
	Pick-up/Drop-off times and location
	Commitment to Dottie Jordan Park (utilization/ programming/maintenance)

APPLICANT PROPOSED

Conditional Overlay Proposal

Staff Recommendation (Conditional Overlay)	Additional Conditional Overlay Items
2,000 trips per day	
Prohibited uses: Automotive Repair Services Automotive Rentals Automotive Sales Automotive Washing (of any type) Bail Bond Services Commercial Off-Street Parking Drive-in Services (as accessory to a commercial use) Funeral Services Group Home (Class II) Off-site Accessory Parking Service Station	**Prohibited uses:** Transportation Terminal Pawn Shop Services Hotel-Motel (*Prohibited uses as requested by University Hills and Trinity White)
	Maximum building height

APPLICANT PROPOSED

APPLICANT PROPOSED

Staff recommendation (conditional overlay)	Additional conditional overlay items
2,000 trips per day	
Prohibited uses: Automotive Repair Services Automotive Rentals Automotive Sales Automotive Washing (of any type) Bail Bond Services Commercial Off-Street Parking Drive-in Services (as accessory to a commercial use) Funeral Services Group Home (Class II) Off-site Accessory Parking Service Station	Prohibited uses: Transportation Terminal Pawn Shop Services Hotel-Motel *(*Prohibited uses as requested by University Hills and Trinity White)*
	Maximum building height

Information To Build On
Engineering • Consulting • Testing

EXHIBIT G

November 19, 2015

Boys and Girls Club of Austin & Travis County, Inc.
5407 IH-35 South, Suite 400
Austin, Texas 78723

Attn: Mr. Mark Kiestor

Re: Executive Summary
Proposed Boys and Girls Club of Austin
Ed Bluestein Boulevard
Austin, Texas
PSI Project No. 0303763

Dear Mr. Kiestor:

Professional Service Industries, Inc. (PSI) is pleased to submit the following informational letter regarding the proposed Boys and Girls Club of Austin planned off Ed Bluestein Boulevard in Austin, Texas. In an email dated November 12, 2015 from Mr. Stephen Rye, Project Manager with the Drenner Group, PC, an Executive Summary was requested for the referenced project. PSI's original report was issued September 16, 2015 (PSI Report No. 0303763) and contained geotechnical recommendations for the proposed recreation center and associated support infrastructure items. A summary of the findings of this Geotechnical Engineering Study are contained herein.

EXECUTIVE SUMMARY

This summary does not contain all the information that is found in the full report. The report should be read in its entirety to obtain a more complete understanding of the information provided and to aid in any decisions made or actions taken based on this information.

1. The site is located off Ed Bluestein Boulevard approximately 0.4 miles north of its intersection with Loyola Lane in Austin, Texas.

2. The subsurface conditions consist of lean clay/clayey sand/silty sand within the upper 8 to 20 feet and underlain by fat clay to each boring termination depth. The clays at this site are moderately expansive.

3. The Turner Landfill can be found within this project site. Within Boring B-7, landfill materials were encountered. These intermixed landfill materials were encountered at a depth of two (2) feet below the existing subgrade and extended to a depth of eight (8) feet below the existing subgrade. Some of the encountered landfill materials included trash bags. Landfill materials were not encountered in any of the remaining borings.

4. During drilling, all possible landfill borings were tested for methane content in the field. These tests resulted in levels of methane that posed no health risks nor were in any way dangerous to the field operations or the field crew. Following extrusion, landfill spoils were deposited in steel barrels and were testing for leachable lead content. No leachable lead was detected and the barrels were then transported to the appropriate landfill for disposal.

5. The site is suitable for the planned construction provided the site preparation recommendations are implemented prior to foundation and pavement construction. Building pad construction will consist of excavation of two (2) feet of existing soil and replacement with at least two (2) feet of low-expansive potential select fill, as required to bring foundation pad to proper building grade.

6. A monolithic stiffened beam and slab-on-grade foundations (Waffle Slab) bearing in compacted select fill will be suitable for the structures provided the site preparation recommendations are implemented. The foundation may be sized for a net allowable bearing capacity of 2,000 psf based on a design safety factor of three (3) and a limiting settlement criteria of one (1) inch.

7. Deep straight shaft drilled piers with a soil-supported floor slab may also be utilized to support the proposed structures. Pier embedment should be at a minimum of 22 feet. The soil supported floor slab should bear on a building pad prepared for a 1" PVR.

8. It will be important to have perimeter protection around the foundation such as pavements, flatwork, or a compacted lean clay cap. Landscaped areas should be protected with horizontal or vertical barriers.

Closing

Detailed analyses of subsurface conditions and pertinent design recommendations are included in the original report. PSI cannot be responsible for the interpretation or implementation of this report by others. PSI should be retained to perform services sufficient to determine compliance with its recommendations. If PSI is not so retained, it will not accept any responsibility for the performance of the structure.

Recommendations presented in PSI's referenced geotechnical report have not been modified by this letter and remain applicable. If there are any revisions to the plans for this project, or if deviations from the subsurface conditions noted in the original report are encountered during construction, PSI should be notified immediately to determine if changes in the foundation recommendations are required. If PSI is not notified of such changes, PSI will not be responsible for the impact of those changes on the project.

The geotechnical engineer warrants that the findings, recommendations, or professional advice contained herein have been made in accordance with generally accepted professional geotechnical engineering practices in the local area. No other warranties are implied or expressed.

This Addendum Letter has been prepared for the exclusive use of Boys and Girls Club of Austin and Travis County, Inc. for specific application to the proposed Boys and Girls Club of Austin project to be constructed off Bluestein Boulevard in Austin, Texas. This letter may not be copied, except in the entirety, without the expressed written permission from PSI.

We appreciate the opportunity to provide Geotechnical Consulting Engineering services to you and your design team. If you have any questions regarding the information presented in this letter, please contact our office.

If there are any questions pertaining to this letter or original geotechnical report, or if PSI may be of further service, please feel free to call us at your convenience.

Respectfully submitted,
Professional Service Industries, Inc.

Andrew J. Domke, P.E.
Department Manager
Geotechnical Services

Dexter Bacon, P.E.
Chief Engineer