

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0063.SH – Villas at Vinson Oak
Rezone

P.C. DATE: August 23, 2016

ADDRESS: 4507 and 4511 Vinson Drive

DISTRICT AREA: 3

OWNER: Notigius, LLC – Series Vinson
(Antonio Giustino)

AGENT: Perales Engineering, LLC
(Jerry Perales, P.E.)

ZONING FROM: SF-3-NP

TO: SF-6-NP

AREA: 1.9 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

August 23, 2016:

ISSUES:

A valid petition of 41.62% has been filed by the adjacent property owners in opposition to this rezoning request. Petition materials and comment response forms are located at the back of the Staff report.

The initial applications filed were for MF-2-NP zoning and a corresponding change in the Future Land Use Map (FLUM) from Residential Core to the Neighborhood Transition character district. On Monday, July 25th, Staff met with the Applicant and representatives of the South Austin Combined Neighborhood Plan area, including the Southwood Neighborhood Association to discuss the proposed FLUM change. On Tuesday, August 2nd, the Applicant amended the rezoning request to SF-6-NP. SF-6 zoning is permitted within the Residential Core character district, hence the Applicant withdrew the neighborhood plan amendment application.

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. Please refer to Attachment A.

DEPARTMENT COMMENTS:

The subject property consists of three undeveloped tracts and is zoned family residence – neighborhood plan (SF-3-NP) district. Access to the property is taken to Vinson Drive, a 21-

foot wide residential collector street. The railroad tracks parallel Vinson Drive which veers to the northwest as it approaches West St. Elmo Road and corresponding railroad crossing sign with directional arrows as well. A non-operational railroad spur borders the northern two tracts of this property. There is a religious assembly use fronting St. Elmo Road to the northwest (LO-MU-CO-NP); single family residences on large lots that front on South 3rd Street and back up to the railroad tracks to the north; and residential lots of more standard sizes that front on South 3rd Street and Philco Drive to the west and south (SF-3-NP). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence – neighborhood plan (SF-6-NP) district and construct 19 condominium units on 1.9 acres, specifically 12 attached units (2 units per building) and 7 detached units. The subdivision and site plan in process are provided as Exhibits B and C. The proposed site plan shows one driveway access to Vinson Drive near the southwest corner of the property. Due to the location of the heritage tree near the south property line and the curve in the road approximately midpoint on the property, a second driveway on Vinson Drive may not be achievable.

This is a classic case of residential infill in a residential neighborhood. Under the existing SF-3-NP zoning, the Applicant could resubdivide the property and achieve nearly the same number of residences as proposed. Under a duplex scenario, which requires lots of 7,000 square feet, the hypothetical density would be approximately 18 units, estimating the utilities and other infrastructure needed to serve the lots. However, the applicant thinks the requested SF-6 zoning, will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive. However, given that the number of residential units and vehicle trips per day is comparable to what could be developed under the existing zoning with duplex development, the difference in impact is likely marginal.

If Austin is to grow and evolve as a compact and connected city, as envisioned in the recently adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into higher density residential.

In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|----------------------|---|
| <i>Site</i> | SF-3-NP | Undeveloped |
| <i>North</i> | LO-MU-CO-NP; SF-3-NP | Single family residences; Religious assembly |
| <i>South</i> | SF-3-NP | Single family residences in the Greenwood Forest Section1 subdivision |
| <i>East</i> | SF-3-NP | Single family residences in the Greenwood Forest Annex, Cary Subdivision and sections of the Hartkopf Subdivision |
| <i>West</i> | SF-3-NP | Railroad r-o-w and tracks; Single family residences |

NEIGHBORHOOD PLANNING AREA: South Austin **TIA:** Is not required
Combined NPA (South Manchaca)

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association 511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
742 – Austin Independent School District 950 – Southwood Neighborhood Association
1108 – Perry Grid 644 1228 – Sierra Club, Austin Regional Group
1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
1424 – Preservation Austin 1429 – Go! Austin / Vamos! Austin (GAVA)
1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
1550 – Homeless Neighborhood Association

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|----------------------|--|---|
| C14-04-0134 – Kingdom Hall Zoning 2 – 801 W St. Elmo Rd | SF-3 to LO-MU- CO | To Grant LO-MU-CO w/CO for list of prohibited uses, 315 trips/day, limit driveways to W St. Elmo to 1; limit access to Vinson Dr to emergency only; | Apvd LO-MU-CO as recommended by ZAP (01-13-2005). |

| | | | |
|--|--|--------------------------------------|--|
| | | Restrictive Covenant for the NTA. | |
|--|--|--------------------------------------|--|

RELATED CASES:

South Manchaca Neighborhood Plan Rezoning

The South Manchaca Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Imagine Austin Comprehensive Plan on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-087). As part of the South Manchaca Neighborhood Plan Rezonings, the Secondary Apartment special use was adopted area wide with the exception of certain subdivisions and portions thereof. It is an allowed use on the subject property and the surrounding properties too.

Subdivision

A one lot subdivision plat is under review for this tract, C8-2016-0089.0A – Villas at Vinson Oak Resubdivision. The plat proposes to combine two lots and an unplatted area into one lot. Please refer to Exhibit B.

Site Plan

A site plan application is currently under review for this property, SP-2016-0276C.SH – Villas at Vinson Oak. The plan proposes 7 detached and 12 attached condominium units, with associated parking on 1.9 acres. Please refer to Exhibit C.

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|--------------|-----------|----------|----------------|-----------|---|----------------------------------|
| Vinson Drive | >160 feet | 21 feet | Collector | No | Not at this location; Buffered Bike Lane further south | No |

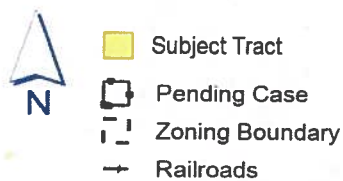
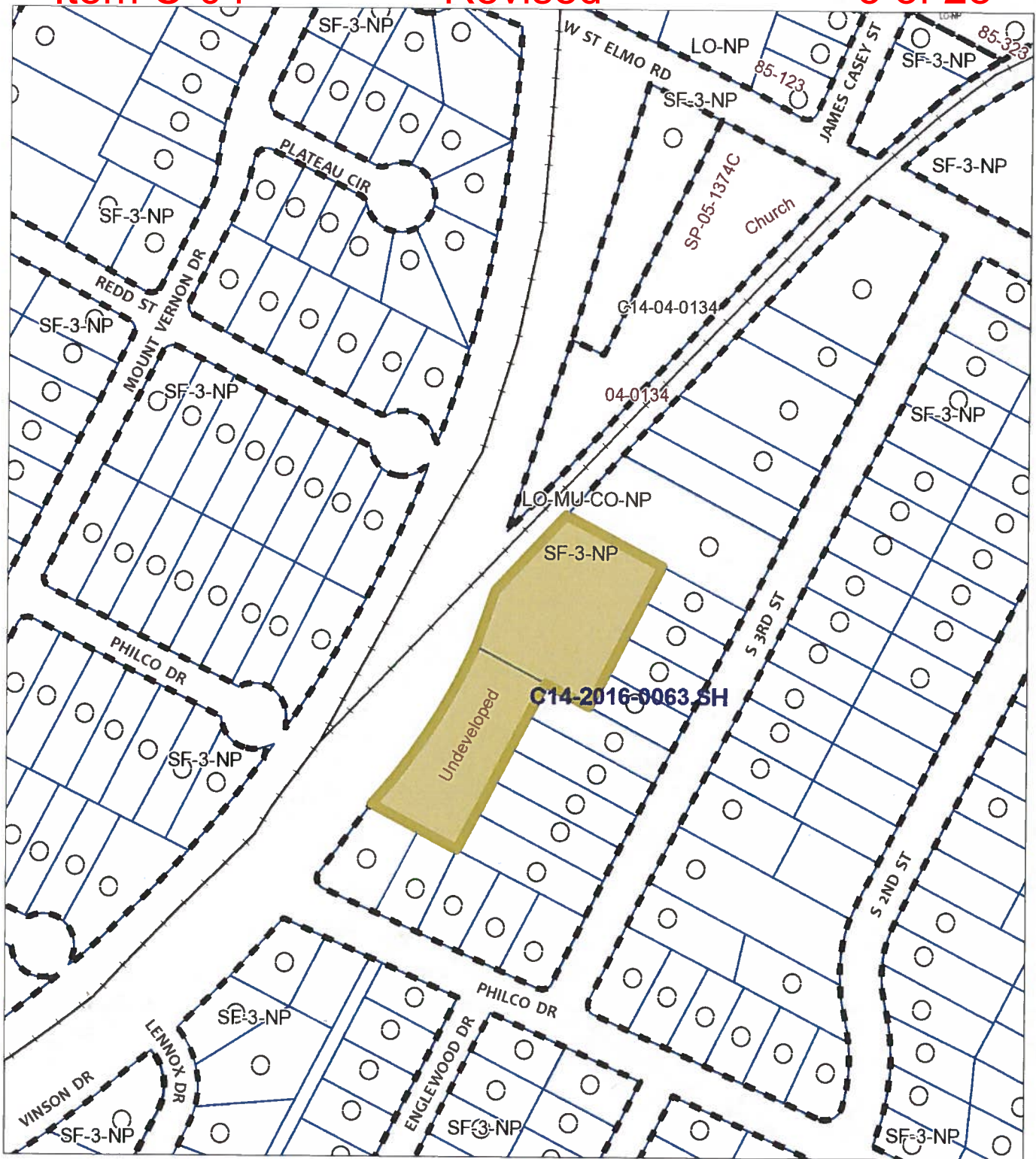
CITY COUNCIL DATE: September 22, 2016 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



100 200
Feet

1" = 200'

ZONING

ZONING CASE#: C14-2016-0063.SH

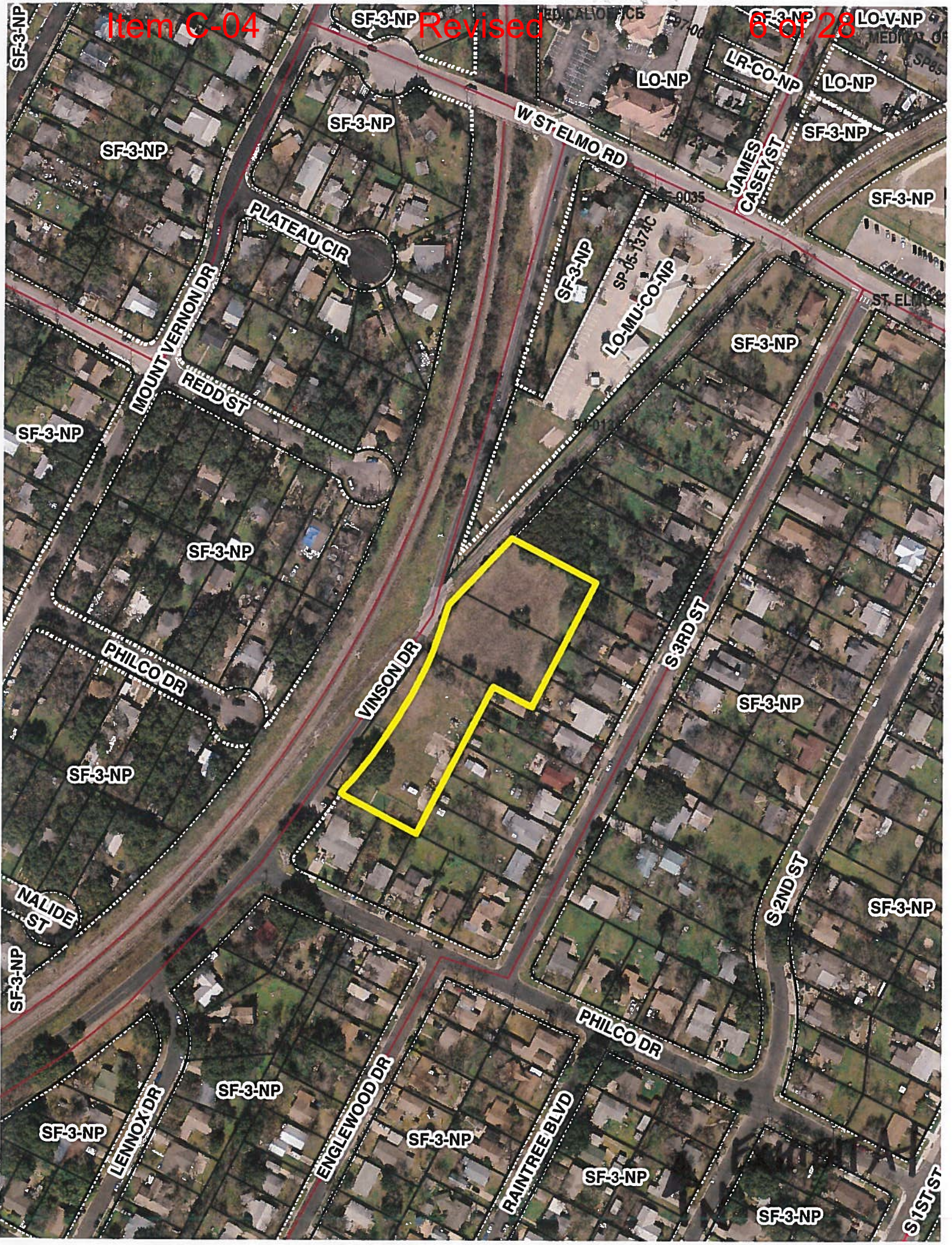
EXHIBIT A



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.

Created 08/09/16



OWNERS:
REMAINDER LOTS 5 AND 6-NOTIGUS, LLC
9385 AC- GARLAND WAYNE SAVAGE TRUST

LEGAL DESCRIPTION:

0.9385 OF AN ACRE, MORE OR LESS, OUT OF A PART/PORION OF LOT 11, BLOCK D, OF THE JAMES E. BOULDIN ESTATE, A DIVISION OF PROPERTY RECORDED IN DISTRICT COURT MINUTES BOOK U, PAGES 75-79, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, AND FURTHER BEING THAT SAME PROPERTY CONVEYED AND MORE PARTICULARLY DESCRIBED IN SPECIAL WARRANTY DEED TO REBECCA STUBBE, TRUSTEE OF THE GARLAND WAYNE SAVAGE TRUST, RECORDED IN DOCUMENT NUMBER 2013207822, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 9, PLAT RECORDS, SAVE AND EXCEPT THE EAST 140 FEET OF SAID LOTS CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND

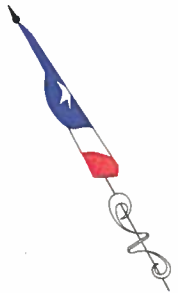
FOUND 1/2" IRON PIPE FIP
FOUND 1/2" IRON ROD FIR
FOUND 1/2" IRON ROD W/CAP FIR
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
WOOD FENCE ———
CHAIN LINK FENCE ———
HOG WIRE FENCE —X—
UTILITY POLE & ELECTRIC LINE —●—
(RECORD)
TREE SYMBOL
W/DROP LINE

BENCHMARK BM:

BM#1:
Top of Iron Pipe,
Assumed Elevation 100.00'

BM#2:
Triangle cut on concrete drainage
inlet; Assumed Elevation 89.95'

SCALE
1"=30'



Thomas P. Dixon R.P.L.S. 4324
WATERLOO SURVEYORS INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
FIRM# 10124400

State of Texas
County of Travis

The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1B Condition II Survey.

And I certify that the property shown hereon is NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD flood hazard boundary map revised as per Map Number: 48453C0585H

Zone: X Dated: SEPTEMBER 26, 2008

Survey Dated this the 4TH day of JANUARY, 201 6

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EXHIBIT B - SURVEY AND
PROPOSED SUBDIVISION

PAGE 2 OF 2

**RESUBDIVISION OF PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION
AND A PORTION OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE**

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, REBECCA STUBBE, TRUSTEE OF THE GARLAND WAYNE SAVAGE TRUST, OWNERS OF 0.9385 ACRES(0.937) OF LAND OUT OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE, AS RECORDED IN DISTRICT COURT MINUTES BOOK U, PAGES 75-79, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2013207822, OFFICIAL PUBLIC RECORDS, TOGETHER WITH 0.9418 ACRES, BEING LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 9, PLAT RECORDS, SAVE AND EXCEPT THE EAST 140 FEET CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, CONVEYED TO NOTIGIUS, LLC., BY DEED RECORDED IN DOCUMENT NO. 2015073553, OFFICIAL PUBLIC RECORDS, FOR A TOTAL OF 1.8803 ACRES, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 1.8803 ACRES TO BE KNOWN AS

**RESUBDIVISION OF PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION
AND A PORTION OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE**

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT AND NOT RELEASED.

REBECCA STUBBE, TRUSTEE
GARLAND WAYNE SAVAGE TRUST
100 S. CONGRESS AVE STE 1100
AUSTIN, TEXAS 78701

N. MICHAEL WARZECHA, TRUSTEE
NOTIGIUS, LLC
2106 RABB GLENN
AUSTIN, TEXAS 78704

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA STUBBE, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 201____, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED N. MICHAEL WARZECHA, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 201____, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

THIS THE _____ DAY OF _____, 201____, AD

STEPHEN OLIVER, CHAIRPERSON _____ JEAN STEVENS, SECRETARY _____

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE _____ DAY OF _____, 201____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 201____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ENGINEERS CERTIFICATION

I, JERRY PERALES, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP(FIRM) NO 48453C0585H, DATED SEPTEMBER 28, 2008

JEROME PERALES, PE NO. 94676
PERALES ENGINEERING, LLC
801 W. 5TH STREET STE 2211
AUSTIN, TX 78703
jerry.perales@gmail.com

DATE _____

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED

FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 201____, A.D. AT

_____ O'CLOCK _____ M., DULY RECORDED ON THE _____ DAY OF _____

201____, A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY _____

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED, TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN L.D.C.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE.
 - (a) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO CHAPTER 25-B OF THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - (b) MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
 - (c) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS OF THE CITY OF AUSTIN.
15. IN AN URBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND NEW DEVELOPMENT OR REDEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUN-OFF AS PER LDC OR OWNER MUST OBTAIN APPROVAL OF OPTIONAL PAYMENT INSTEAD OF STRUCTURAL CONTROLS IN ACCORDANCE WITH LDC FOR REDEVELOPMENT OR NEW DEVELOPMENT ON ANY LOT IN THIS SUBDIVISION.
16. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER UTILITY. 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.
17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
18. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG VINSON DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
19. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF VINSON DRIVE.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, HARTKOPF SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, AS RECORDED IN BOOK 5, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com

J14667P

VILLAS AT VINSON OAK
4500 VINSON DRIVE AUSTIN, TX 78745

13

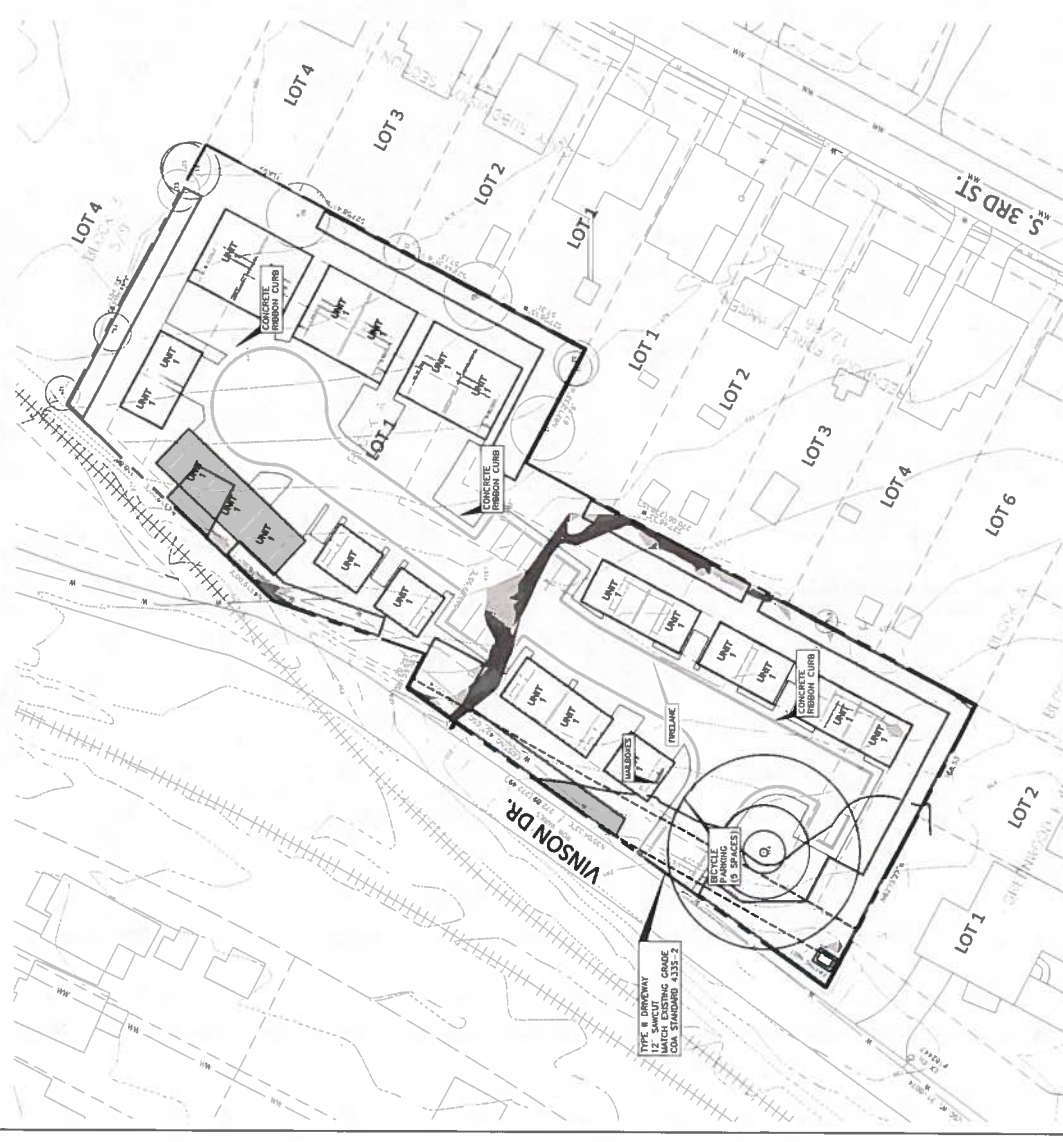


_____ DEPARTURE / TIME OF TRIP
 _____ (CURRENT)
 _____ AIRPORT
 _____ ACCESSORY ROUTE
 _____ 5 MINUTE TRIP
 _____ FINE LINE
 _____ AIRPORT, CRUISELINE ROUTE (HRS)
 _____ HOURS OF CRUISELINE
 _____ CRUISELINE RETURN
 _____ MEANS AIR CRUISELINE
 _____ TIME TO RETURN
 _____ (HRS)

[illegible][illegible][illegible]

1. PROVIDE PLASTER/STAIN CONNECTION TO ADJACENT RESIDENTIAL DEVELOPMENT
2. PROVIDE SHADY SIDEWALKS ALONG 100% OF ALL PUBLICLY VISIBLE BUILDING FOOTPRINTS
3. SCHEDULING FOR SOLID WASTE COLLECTION AND LOADING APPROVED BY THE CITY OF LOS ANGELES
4. ALL EXTERIOR LIGHTING MUST BE FULLY SHIELDED AND FULLY SHIELDED IN COMPLIANCE WITH SUBSECTION C 2.5.2 AND ALL REVEALED DURING BUILDING PLAN REVIEW ANY CHANGE OR MODIFICATION OF LIGHT-FIXTURE FIXTURES SHALL BE SUBMITTED TO THE CITY OF LOS ANGELES FOR APPROVAL IN ACCORDANCE WITH SECTION 2.2.2.E

- A) ALL EXTERIOR LIGHTING WILL BE HOODDED OR SHIELDED FROM THE VIEW OF THE PUBLIC.
- B) RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM THE BUILDING.
- C) THE USE OF HEAVY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS, POLISHED METAL, OR POLISHED STONE, WILL BE PROHIBITED.
- D) THE MOIST LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED THE MOIST LEVEL OF MECHANICAL EQUIPMENT FOR RESIDENTIAL USES.



| UNIT # | PLANT # | BATHS | SHOWERS | HOT/C/HT (FT ² BATH) | STOVES | PAVE | 1ST FLOOR | 2ND FLOOR | COMBINED AREA (SQ) | UNCONFINED AREA (SQ) | PORCHES | CEMENT | AP (SQ) | FINISHING FOOTPRINT |
|--------|---------|-------|---------|---------------------------------|--------|------|-----------|-----------|--------------------|----------------------|---------|--------|---------|---------------------|
| 1 | 1 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 | 2 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3 | 3 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 4 | 4 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5 | 5 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 6 | 6 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 7 | 7 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |
| 8 | 8 | 1 | 1 | 2 | 2 | 2 | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 |

TOTAL CONDITIONED AREA (SF):
TOTAL COVERED AREA (SF):

EXHIBIT C
PROPOSED SITE PLAN



City of Austin

Neighborhood Housing and Community Development

P.O. Box 1088, Austin, TX 78767

(512) 974-3100 * Fax: (512) 974-3161 * <http://www.austintexas.gov/department/housing>

May 11, 2016 (Revision to letter dated April 21, 2016)

S.M.A.R.T. Housing Certification

Notigius LLC, Series Vinson – Villas at Vinson Oak (Id#66113)

TO WHOM IT MAY CONCERN:

Notigius LLC – Series Vinson (development contact: Tracy Henry, Project Manager: 512.636.5334 (o); tspencer@peraleseng.com) is planning to develop a **20 unit ownership and rental** development at 4507 and 4511 Vinson Drive, 78745. The reasonably priced units will be rental units and therefore will be subject to a **5 year affordability** period after issuance of certificate of occupancy. The developer is seeking a zoning change from SF-3 to MF-2 and has submitted evidence they are working with the neighborhood and are responding to the neighborhood's legitimate concerns. **This revision changes the proposed set aside of affordable units from 10% to 40%. Total fee waiver changes from 25% to 100%. The total reasonably priced units changed from 2-8.**

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 40% of the units (8 units) of this project will serve households earning no more than 80% MFI, the development will be eligible for a 100% waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit

Site Plan Review
Misc. Site Plan Fee
Construction Inspection
Subdivision Plan Review
Misc. Subdivision Fee
Zoning Verification

Land Status Determination
Building Plan Review
Parkland Dedication (by
separate ordinance)

Prior to issuance of building permits and starting construction, the developer must:

- ♦ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@AustinEnergy.com).
- ♦ Submit plans demonstrating compliance with visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- Pass a final inspection to certify that visitability standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins

Neighborhood Housing and Community Development

Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PZD
M. Simmons-Smith, DSD
Katherine Murray, Austin Energy
Randi Jenkins, AWU

Bryan Bomer, AEGB
Gina Copic, NHCD
Marilyn Lamensdorf, PARD
Heidi Kasper, AEGB
Carl Wren, DSD

Alma Molieri, DSD
Susan Kinel, NHCD
Stephen Castleberry, DSD
Cande Coward, DSD
Ellis Morgan, NHCD

The Neighborhood Housing and Community Development Office's mission is to provide housing, community development, and small business development services to benefit residents so they can have access to livable neighborhoods and increase their opportunities for self-sufficiency.

ATTACHMENT A

Rhoades, Wendy

From: Harkins, Sandra
Sent: Wednesday, July 27, 2016 10:03 AM
To: [REDACTED]
Cc: Meredith, Maureen; Rhoades, Wendy
Subject: RE: Plan Amendment Case #: NPA-2016-0030.01.SH Vinson Drive

Good morning Ms. Taylor

Thank you for your email regarding the project on Vinson Drive. The current S.M.A.R.T. Housing code only requires a project to be located within one-half mile walking distance of a local public transit route it does not require the construction of sidewalks/accessible routes to the transit stop. The S.M.A.R.T. Housing guide section on Additional Design Standards – Multi-Family (Page 12), are only recommendations. The City currently cannot require a developer to build sidewalks outside of their property boundaries.

The City of Austin is addressing the need for sidewalks adjacent to affordable housing projects by identifying income restricted affordable housing projects as a priority for new construction/repair of sidewalks in the City of Austin's Sidewalk Master Plan that was adopted on June 16, 2016. More information about the Sidewalk Master Plan can be found at the following

link: http://www.austintexas.gov/sites/default/files/files/Public Works/Street %26 Bridge/Sidewalk MPU Adopted 06.16.2016_reduced.pdf

Please contact me if you have any further questions regarding S.M.A.R.T. Housing.

Sandra Harkins

Project Coordinator, Real Estate and Development
Neighborhood Housing and Community Development
Street-Jones Building
1000 E 11th Street, Ste 200, 78702
Tel: 512-974-3128
Office Hours: Mon – Thurs 7:30 am – 6:00 pm
TODAY I CHOOSE JOY!!!!

From: Meredith, Maureen
Sent: Wednesday, July 27, 2016 8:18 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Harkins, Sandra <Sandra.Harkins@austintexas.gov>
Cc: Navvab Taylor <[REDACTED]>
Subject: RE: Plan Amendment Case #: NPA-2016-0030.01.SH Vinson Drive

Wendy and Sandra:

Please see the question below and let me know if you are able to answer it. If you're not the person, please let me know who would be the appropriate staff member.

Thanks.

Maureen

From: Navvab Taylor [redacted]
Sent: Tuesday, July 26, 2016 11:37 PM
To: Meredith, Maureen
Subject: Plan Amendment Case #: NPA-2016-0030.01.SH Vinson Drive

Maureen,

My question for the zoning reviewer, or perhaps it should be directed to NHCD since it is about the sidewalk for smart housing:

Page 12 of the SMART housing guide found on the City's website states: "Additional Design Standards: Multi-family 1. Accessible routes to transit – Accessible sidewalks must connect the complex to nearby transit stops." Does this requirement apply to this property, since the developer is seeking MF2 multifamily zoning? I asked this question last night and he seemed to think that he didn't have to provide an accessible route to transit. In this case, it may mean a sidewalk to connect his property to the sidewalk in existence on either the north or south side of St. Elmo Road, which could connect to the #10 bus stops on S 1st. He said that he wasn't required to build sidewalks that weren't on his property - technically, these sidewalks are in the right of way, not his property. I don't see the point of this qualifying as SMART housing if there's no accessible route to transit.

Thank you,
Ms Navvab Taylor
915 Redd St

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and

3. Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan and

4. The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.

This is a classic case of residential infill in a residential neighborhood. Under the existing SF-3-NP zoning, the Applicant could resubdivide the property and achieve nearly the same number of residences as proposed. Under a duplex scenario, which requires lots of 7,000 square feet, the hypothetical density would be approximately 18 units, estimating the utilities and other infrastructure needed to serve the lots. However, the applicant thinks the requested SF-6 zoning, will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive. However, given that the number of residential units and vehicle trips per day is comparable to what could be developed under the existing zoning with duplex development, the difference in impact is likely marginal.

If Austin is to grow and evolve as a compact and connected city, as envisioned in the recently adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger tracts such as this into higher density residential.

In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6 zoning is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood.

EXISTING CONDITIONS

Site Characteristics

The site consists of three undeveloped tracts which are fairly level with the exception of an approximate 5-foot drop in topography on the southernmost tract. There is a 51-inch Live Oak tree near the south property line.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations.

Capital Metro

This notice concerns all proposed development within 500-feet of the Capital Metro Rail Tracks

Capital Metro runs freight service on these tracks, and is required to continue to do so as a matter of federal law. Since March 22, 2010, we are operating passenger rail service, primarily, but not limited to, weekday hours. With the start of passenger rail service, we have shifted freight rail service to other times, particularly the hours after the last passenger train has run. This shift is in accordance with Federal regulations and safety procedures.

All concerned parties need to be aware of the freight service in planning any development. The freight trains generate some noise as they move through. At many urban street crossings, there are upgraded signal systems with crossing arms to block the roadway. This allows the City of Austin the ability to apply for a "quiet zone" meaning that the train will not blow its horn, under normal operations, as it moves through the street. At other crossings, the freight train will blow the horn, which is approximately 96 decibels. At any time, if the engineer judges it to be prudent, the horn will be sounded as needed for safe operation.

Capital Metro strives to provide the community with the best passenger and freight service possible. We also try to be sure that all of our neighbors are aware of both our present and possible future operations.

Comprehensive Planning

This rezoning case is located on the east side of Vinson Drive on an undeveloped tract, which is approximately 1.9 acres in size. The property is located in the South Austin Combined Planning Area, in the South Manchaca NP. Surrounding land uses includes single family housing to the north, east and south, and a railroad track to the west. The proposed use is a 19 unit condominium project.

Connectivity: The Walk Score for this site is 25, meaning almost all errands must be accomplished by car. A Cap Metro transit stops are located a third of a mile from the subject property. Public sidewalks are non-existent along the majority of the streets in this section of the planning area.

South Austin Combined Neighborhood Plan (SACNP)

This property is located within the South Manchaca Neighborhood Planning Area, which is part of the South Austin Combined Neighborhood Planning area. The SACNP Character District Map classifies this area of the plan as '**Residential Core**' (almost adjacent to a Neighborhood Transition District) and SF-6 zoning is allowed in the character district. The following SACNP text and policies are relevant to this case:

The Residential Core character districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood. The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some "missing middle" housing types into the neighborhood fabric, which aids affordability and can contribute to walkability. (p. 47)

Vision: Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors. (p. 48)

Policies for the Residential Core:

RC P1: Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

RC P2: The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see page 49 thru 50 for details):

- Single family houses
- Duplexes
- Small houses on small lots
- Cottage clusters/bungalow courts

RC P6: Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing. (p. 52)

RC P7: Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of

the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district:

MH: Mobile home residence
SF-2: Standard lot single family
SF-3: Family residence
SF-4A: Small lot single family
SF-4B: Single family condo
SF-5*: Urban family residence
SF-6*: Townhouse & condo residence
MF-1: Limited density multi-family

* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

Please see pages 47 to 52 of the SACCNP for more specifics.

SACNP policy and text appears to support townhouse and condo residences in the Residential Core as long as they are compatible with the neighborhood character of the area, while Vinson Road is almost rural in nature due to the adjacent railroad track.

Imagine Austin

This property is not located along an Activity Center or in a Center according to the Imagine Austin Growth Concept Map. The following IACP policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The policies in both the SACNP and Imagine Austin appear to support this residential project, which will provide much needed missing middle housing in the area.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban

Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

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.

The site is subject to compatibility standards. Along the north, east and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No parking or driveways are allowed 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 triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed within 50 feet of adjoining SF-4A or SF-2 zoned property.

Transportation

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

The trip generation based on the initial site plan would not trigger a Neighborhood Traffic Analysis (NTA) per LDC Section 25-6-114. Maximum build out for SF-6 zoning would not trigger a NTA either (total trip count would be approx. 283). Therefore, Staff cannot require transportation improvements for Vinson Drive. Staff would only be able to require payment of fiscal with the subdivision since Vinson Drive is a substandard roadway, but would not require physical improvements.

Complete Streets Review

FYI – At the time of site plan, it is recommended that sidewalks are provided along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity in accordance with our Complete Streets Policy Ordinance #20140612-119. The sidewalk dimensions shall comply with the Transportation Criteria Manual and shall be constructed in accordance with the latest ADA standards.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a buffered bike lane is recommended for Vinson Drive.

Water and Wastewater

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 land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. **Water and wastewater service extension requests will be required for this tract.** 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.

PETITION

Case Number:

C14-2016-0063.SH

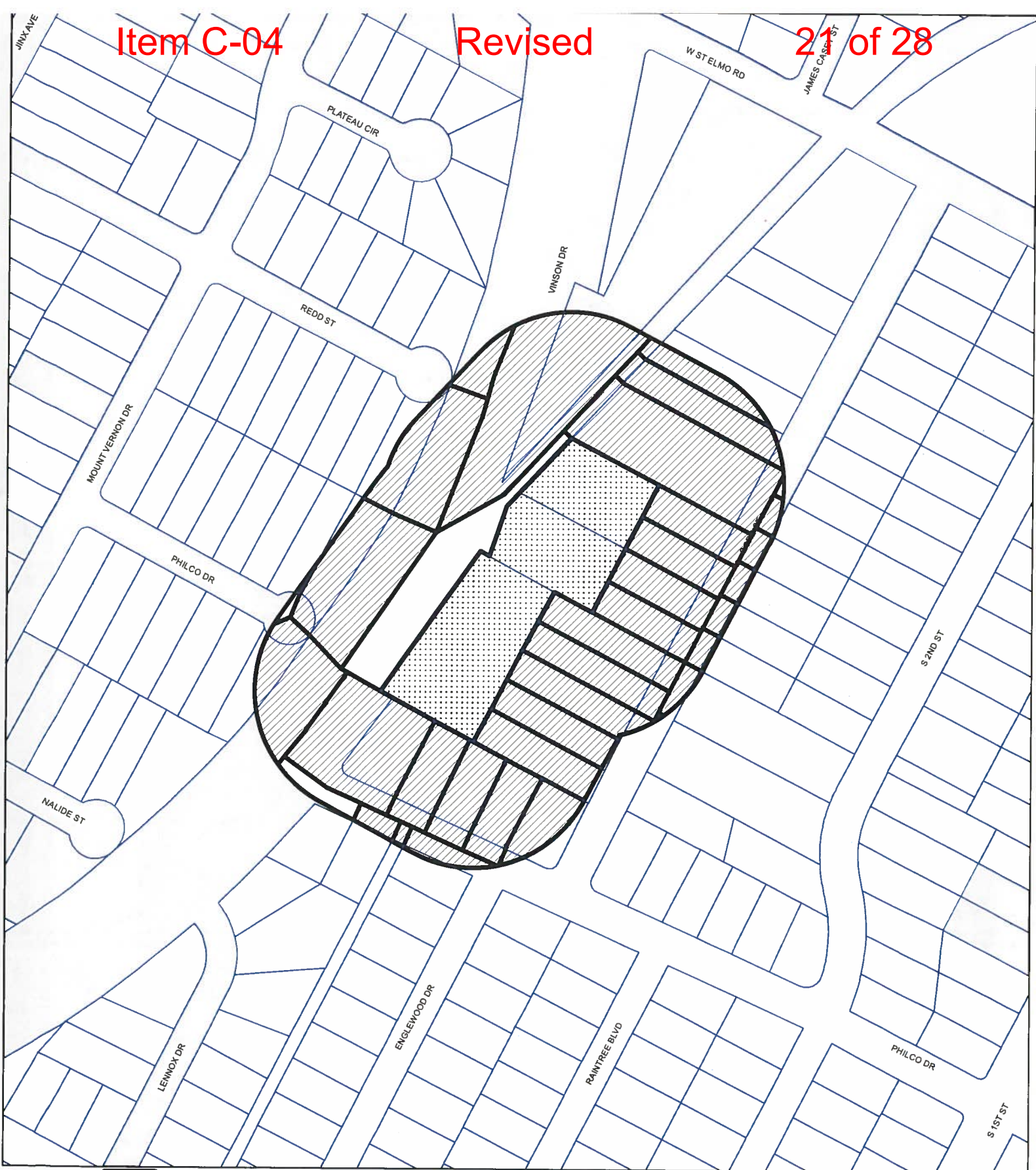
Date: 8/19/2016

Total Square Footage of Buffer: 399253.2735

Percentage of Square Footage Owned by Petitioners Within Buffer: 41.62%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

| TCAD ID | Address | Owner | Signature | Petition Area | Percent |
|--------------|-------------------------|--|-----------|------------------|---------------|
| 0410080719 | 4512 S 3 ST 78745 | ALVAREZ WILLIE F & VIRGINIA | yes | 9816.31 | 2.46% |
| 0410080207 | 902 PHILCO DR 78745 | BOERNER DARREN & JENNIFER ANNE | no | 164.12 | 0.00% |
| 0410080712 | 804 PHILCO DR 78745 | BURT EMUEL ONEIL | no | 10610.59 | 0.00% |
| 0410080906 | 4507 S 3 ST 78745 | CHOO LISA SUYIN | no | 1874.38 | 0.00% |
| 0410081414 | PHILCO DR 78745 | CITY OF AUSTIN | no | 684.47 | 0.00% |
| 0410080104 | 901 PHILCO DR 78745 | CLARK NATHAN T | no | 19655.14 | 0.00% |
| 0410080715 | 4500 S 3 ST 78745 | CONTRERAS SALVADOR SOTO | yes | 7122.06 | 1.78% |
| 0410080302 | 900 REDD ST 78745 | CUELLAR JEANINE & MIGUEL A | no | 4440.02 | 0.00% |
| 0410080932 | 4515 S 3 ST 78745 | EAMES SANDRA | no | 2226.14 | 0.00% |
| 0410080710 | 800 PHILCO DR 78745 | EGAN NATALIE A & RANDY W | no | 8183.10 | 0.00% |
| 0410080718 | 4510 S 3 ST 78745 | ESTRADA ERNEST A | yes | 9681.57 | 2.42% |
| 0410080711 | 802 PHILCO DR 78745 | ESTRADA ERNEST A & OLIVIA G | yes | 9835.68 | 2.46% |
| 0410080907 | 4505 S 3 ST 78745 | FLORES FRANK JIMMY | yes | 1555.46 | 0.39% |
| 0410080723 | 4520 S 3 ST 78745 | HOWARD EMILY RUTH | yes | 11528.77 | 2.89% |
| 0410080724 | 4522 S 3 ST 78745 | LONGORIA HOMERO | no | 10559.52 | 0.00% |
| 0410080905 | 4509 S 3 ST 78745 | LOPEZ VERA | no | 1894.20 | 0.00% |
| 0410080704 | 4506 S 3 ST 78745 | NAUERT JOHONAS R | yes | 37631.14 | 9.43% |
| 0410080709 | 4524 S 3 ST 78745 | PACKERT PATRICIA G GOLDSTEIN | yes | 11765.44 | 2.95% |
| 0410080903 | 4513 S 3 ST 78745 | RAMIREZ CLARA R | yes | 1943.85 | 0.49% |
| 0410080720 | 4514 S 3 ST 78745 | RAMIREZ RICHARD C | yes | 9325.08 | 2.34% |
| 0410080722 | 4518 S 3 ST 78745 | SALAZAR JENNY R | no | 12482.09 | 0.00% |
| 0410080904 | 4511 S 3 ST 78745 | SANCHEZ TERRESA | yes | 1894.74 | 0.47% |
| 0410080716 | 4502 S 3 ST 78745 | SCHEMAGIN GEORGES | yes | 13992.46 | 3.50% |
| 0410081407 | 4600 ENGLEWOOD DR 78745 | SEGURA EDWARD D & PATRICIA A | yes | 4073.14 | 1.02% |
| 0410080206 | 900 PHILCO DR 78745 | SEVEN 05 INVESTMENTS LLC | no | 29904.62 | 0.00% |
| 0410080717 | 4508 S 3 ST 78745 | SOTO SALVADOR CONTRERAS | no | 9636.04 | 0.00% |
| 0410080205 | 901 REDD ST 78745 | STRONG ANNA MAE | yes | 22938.94 | 5.75% |
| 0410080714 | 810 PHILCO DR 78745 | TAMARON LLC-SERIES PHILCO 810 | no | 29466.42 | 0.00% |
| 0410080721 | 4516 S 3 ST 78745 | TOVAR JORGE M & RACHEL M | no | 12506.79 | 0.00% |
| 0410080501 | 801 W ST ELMO RD 78745 | TRUSTEES OF WESTLAKE CONGREGATION OF JEHOVAH'S | no | 47259.55 | 0.00% |
| 0410081406 | 807 PHILCO DR 78745 | WILLIAMSON LYNN | yes | 2227.34 | 0.56% |
| 0410080713 | 806 PHILCO DR 78745 | YOST STEPHEN WILLIAM & MICHELLE L | yes | 10835.81 | 2.71% |
| Total | | | | 367714.96 | 41.62% |



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2016-0063.SH



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.

1" = 200'

PETITION

Date: August 15, 2016
 Case Number: C14-2016-0063.SH

Address of Rezoning Request: 4507 & 4511 Vinson Drive

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The proposed zoning change is incompatible with adjacent and nearby single-family homes and would negatively impact our neighborhood. There are no other properties in the neighborhood with the proposed zoning. To approve this zoning request would result in spot zoning. The applicant is proposing eighteen condominiums on 1.9 acres in a neighborhood of single-family homes with an average lot size of .28 acres.

| Signature | Printed Name | Address |
|-----------|---------------------|-------------------------|
| | Larry Mavers | 4503 South 3rd St |
| | Georges Schemagin | 4502 S. 3rd St 78745 |
| | J.R. & Carol Nauert | 4506 S. 3rd |
| | Terresa Sanchez | 4511 South 3rd 78745 |
| | Willie Alvarez | 4512 South 3rd 78745 |
| | Brandon Salazar | 4518 South 3rd 78745 |
| | Emily Howard | 4520 South 3rd 78745 |
| | Patricia G Packert | 4524 S. 3RD 78745 |
| | Lynn A Williamson | 809 Philco Dr. 78745 |
| | Tony Adams | 809 Philco Dr 78745 |
| | Stephen W. Vast | 806 Philco 78745 |
| | Edward Segura | 4600 Englewood 78745 |
| | Pat Segura | 4600 Englewood 78745 |
| | Richard Ramirez | 4514 S 3rd 512 442-0444 |
| | Ruben Ramirez | 4514 S 3rd |
| | Salvador Contreras | 4508 S 3rd St 78745 |
| | Salvador Contreras | 4500 S 3rd St Contreras |
| | Vincent Lopez | 4509 S. 3rd St |
| | Clara R. Ramirez | 4513 S 3rd St |

Item C-04

Revised

23 of 28

| Signature | Printed Name | Address |
|--------------------------|-------------------|--------------------------------------|
| <i>Anna M. Strong</i> | ANNA M. STRONG | 901 Redd St |
| <i>Ernest A. Estrada</i> | Ernest A. ESTRADA | 802 Philo |
| <i>Olivia Estrada</i> | Olivia Estrada | 4510 S. 3 rd |
| <i>Ernest A. Estrada</i> | Ernest A. ESTRADA | 4510 S. 3 rd |
| <i>Olivia Estrada</i> | Olivia Estrada | 4510 S. 3rd |
| <i>Frank J. Flores</i> | FRANK J. FLORES | 802 Philo 4505 S. 3 rd |

Contact: Margaret Dunn
 4409 S. 3rd St
 Austin TX 78745
 512-577-6495

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: C14-2016-0063.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

Your Name (please print)

Marvella Loera

Your address(es) affected by this application

4605 Spinnaker Blvd, Austin Texas 78745

8-14-2016

Signature

Date

Daytime Telephone: 512-461-1895

Comments: Vinson street Can not Support High traffic. There will Be fatalities!

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2016-0063.SH

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council**

Patricia Packert

Your Name (please print)

525 + 325 + 525

Your address(es) affected by this application

Patricia Packert

Signature _____

Date _____

Daytime Telephone: 512-417-0724

Comments: The proposed building would be immediately behind my property. There is no alternative roads for traffic other than S. 3100 which would even create more traffic. The proposed building would be within 300 ft of the railroad that "DOES" have trains running. Vinson Dr. was a dirt road at one time, it is narrow, and is not going to be widened due to the proximity of rail tracks. Our privacy will be evaded and TAXES Raised. I've been If you use this form to comment, it may be returned to: here@seattle.gov

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

1960 this was
x parents home.

This neighborhood Rd
is already at the busy
freeway due to the

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Case Number: C14-2016-0063.SH

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council**

Johnas R. & Carol Nauer

Your Name (please print)

☐ I am in favor
☒ I object

4506 South Third St.

Your address(es) affected by this application

Johnas R. Nauer & Carol Nauer 08/15/16

Signature

Date

Daytime Telephone: 512.444.5895

Comments: The 4500 block of So. 3rd St. is a one block long street populated with families consisting of parents, children, grandparents, grandchildren of various ages. This last section of So. 3rd starts on the north across from St. Elmo Elementary & on the south at a cross street leading into more streets like ours. Our street is used as a cut-through for people south of us going to the 1st St/St. Elmo Traffic light for easier access from our neighbourhood. Vinson/Emerald Forest

runs west of us. A thoroughfare for neighbourhoods running south to Stassney Ln. The intersection of Vinson & St. Elmo has no light & backs up like so during rush hour, especially during the school year. This proposed development would add even more congestion to our already busy streets.

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0063.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

Margaret Dunn
Your Name (please print)

☐ I am in favor
☒ I object

4409 S 3rd St Austin TX 78744

Your address(es) affected by this application

Margaret Dunn 8-17-16
Signature Date

Daytime Telephone: 512-577-6495

Comments: I am very opposed to the proposed rezoning from SF-3 to SF-6. There are no other properties in this neighborhood of single family homes with the proposed zoning. The zoning change is completely incompatible with nearby homes and to approve it would be zoning. Please see the zoning petition filed by property owners w. this 200 feet of the rezoning proposal with twenty five signatures and consider this their appeal to the rezonement.

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

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2016-0063.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: August 23, 2016, Planning Commission
September 22, 2016, City Council

Marty Halsey
Your Name (please print)

☐ I am in favor
☒ I am in object

4410 S. 3rd St. Austin, TX
Your address(es) affected by this application

78745

M Halsey
Signature

8/17/16
Date

Daytime Telephone: 512/784-8237

Comments: This project is not compatible in any way with the adjacent property, all but one of which are SFR. Project calls for 10 lots per acre; adjacent lots average ^{only} 14 acre, less than 4/acre. This density is not acceptable. The traffic generated by the addition of this project will make an already dangerous situation worse.

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

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Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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