

ZONING CHANGE REVIEW SHEET

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

P.C. DATE: August 23, 2016
September 13, 2016
October 25, 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: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO SEPTEMBER 13, 2016*

[N. ZARAGOSA; J. SCHISSLER – 2ND] (12-0) M. WILSON – ABSENT

September 13, 2016: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO OCTOBER 25, 2016*

[P. SEEGER; A. PINEYRODEHOYOS – 2ND] (10-0) K. MCGRAW, J. SCHISSLER, J. VELA – ABSENT

October 25, 2016:

ISSUES:

The South Manchaca Contact Team has requested postponement of this case until December 13, 2016 and is scheduled to meet with the developer on November 1st and November 15th. Please refer to correspondence at the back of the Staff report.

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, and provides the opportunity for S.M.A.R.T. Housing to occur.

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; Restrictive Covenant for the NTA.	Apvd LO-MU-CO as recommended by ZAP (01-13-2005).

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 Rezoning, 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	No

					Lane further south	
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CITY COUNCIL DATE: September 22, 2016

ACTION: Approved a Postponement request by Staff to November 10, 2016 (10-0, Council Member Troxclair – off the dais).

November 10, 2016

ORDINANCE READINGS: 1st

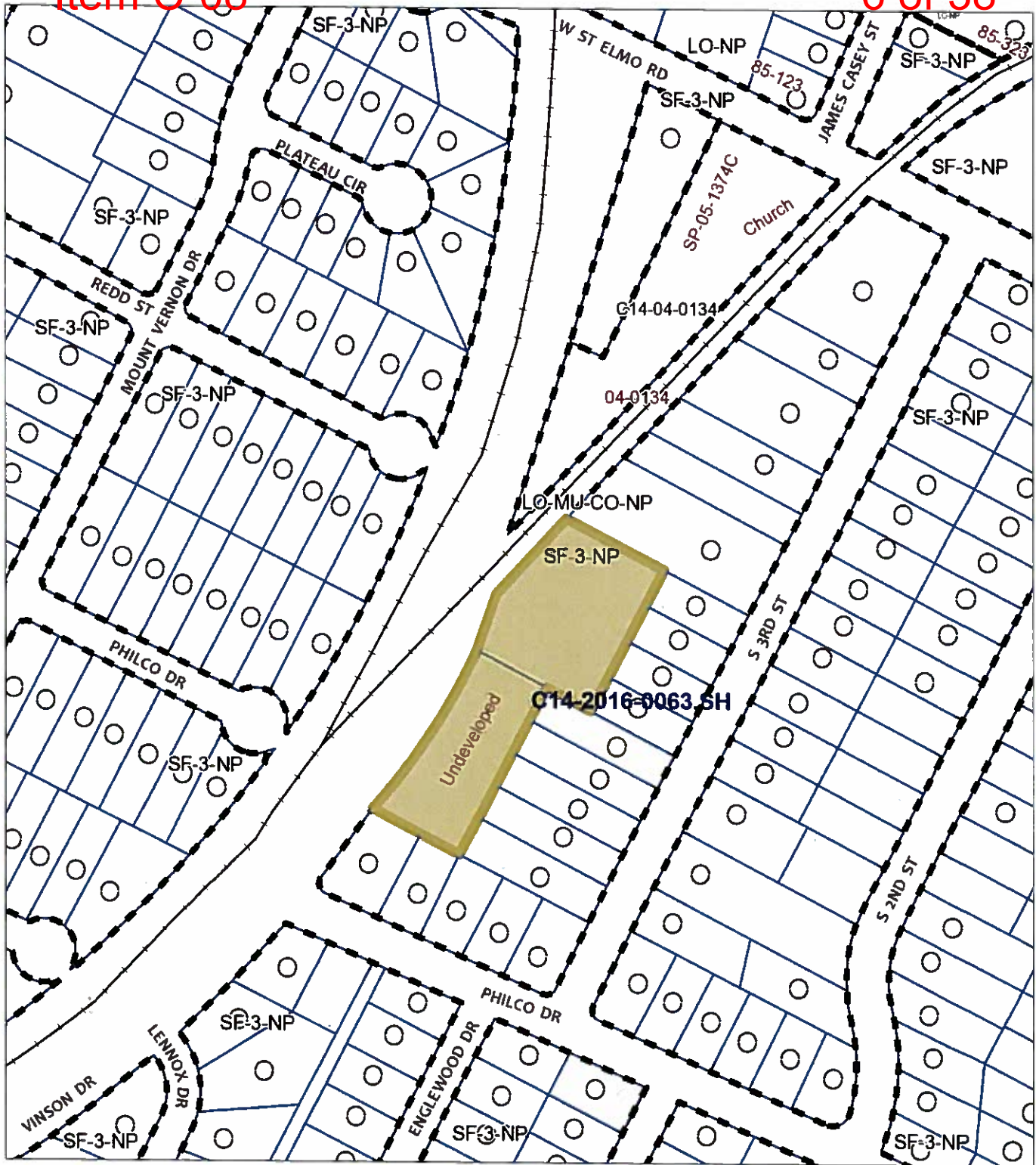
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

100 200
Feet

1" = 200'

ZONING

ZONING CASE#: C14-2016-0063.SH

EXHIBIT A



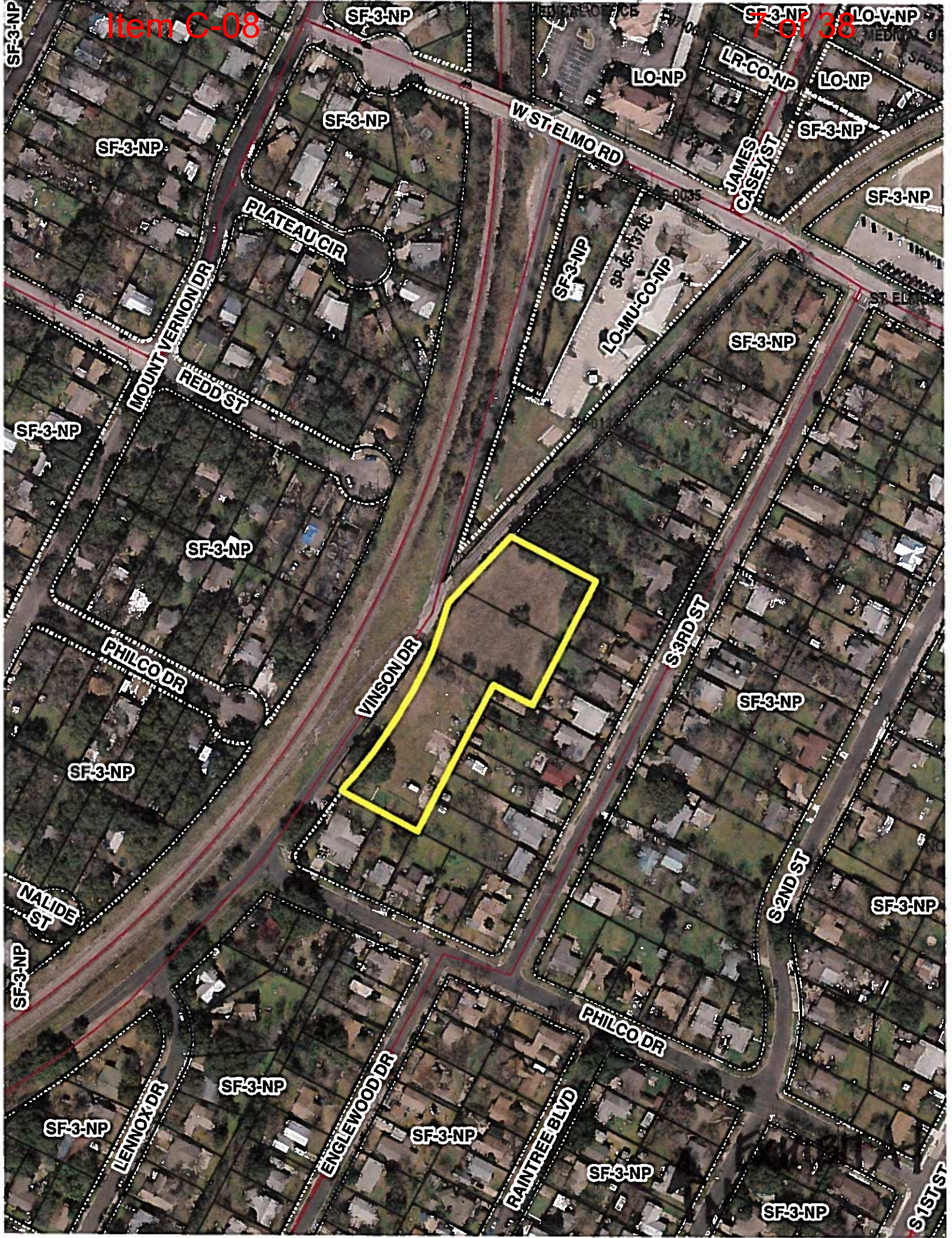
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Item C-08

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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/PORTION OF LOT 11, BLOCK D, OF THE JAMES E. BOULDER ESTATE, A DIVISION OF PROPERTY RECORDED IN DISTRICT COURT MINUTES BOOK U, PAGES 75-79, DISTRICT COURT 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 180, 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 & W/DRIP LINE
(RECORD)
TREE SYMBOL
W/DRIP 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: 4849X0585H

Zone X Dated: SEPTEMBER 26, 2008

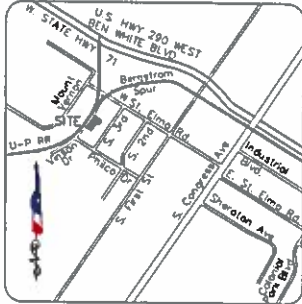
Survey Dated this the 4TH day of JANUARY, 201 8

Copyright 2015

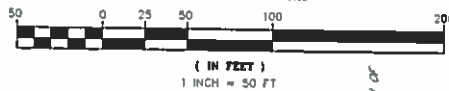
EXHIBIT B - SURVEY AND
PRODUCED SUBDIVISION

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

LOCATION MAP not to scale



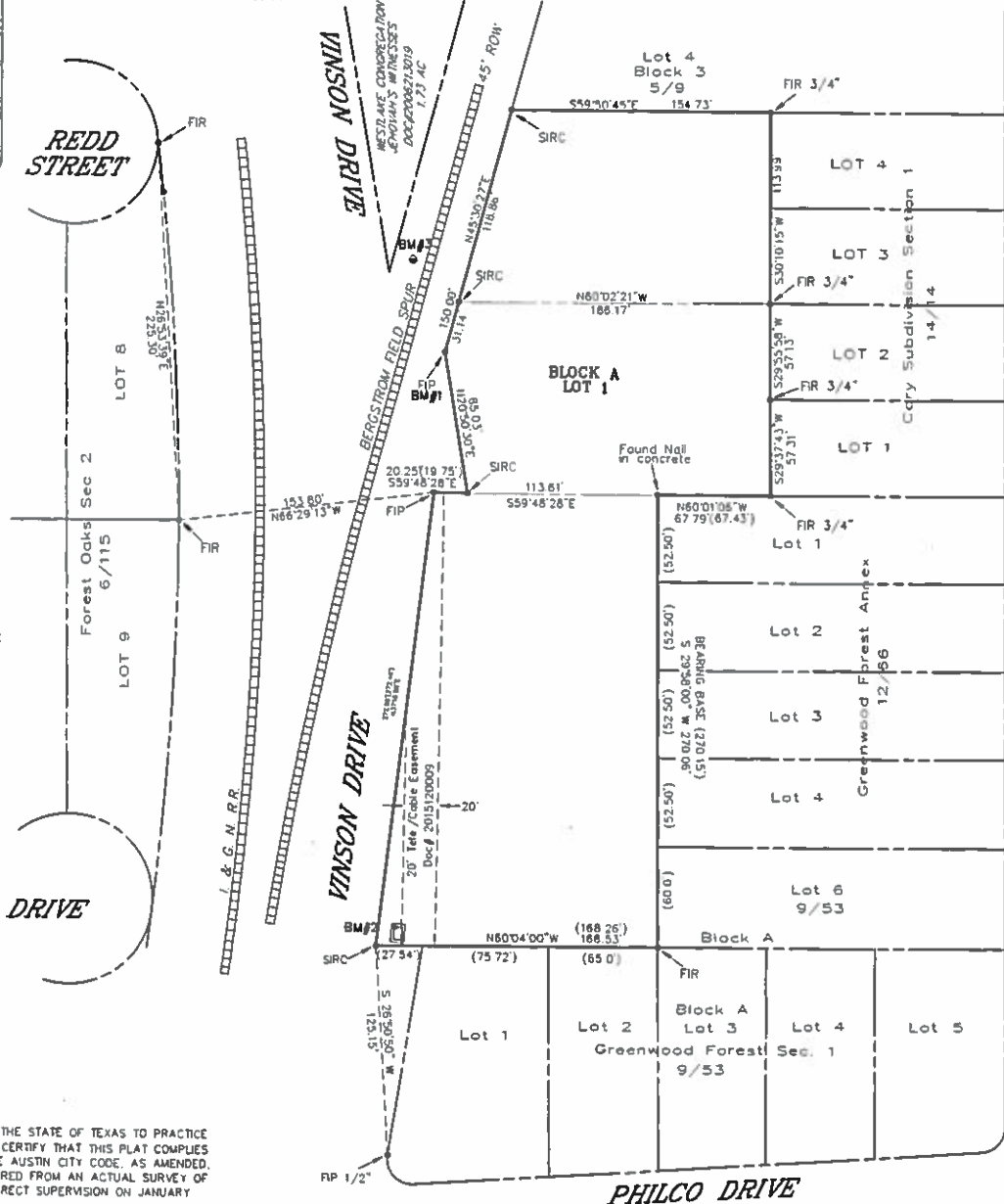
GRAPHIC SCALE



ONE LOT/ONE BLOCK
MULTI-FAMILY DWELLINGS
LOT 1/BLOCK A- 81,906 SQ FT/1.8803 AC
BLOCK TOTAL- 81,906 SQ FT/1.8803 AC

LEGEND
FOUND 1/2" IRON ROD FIR
FOUND IRON ROD W/CAP FIRC
FOUND 1/2" IRON PIPE FIP
SET 1/2" IRON ROD W/CAP SRC
LABELED "WATERLOO RPLS 4324"
(RECORD CALL)
SIDEWALKS REQUIRED
BENCHMARK BM:
BM#1
TOP OF IRON PIPE FOUND;
ASSUMED ELEVATION 100.00'
BM#2
TRIANGLE CUT IN CONCRETE DRNG;
ASSUMED ELEVATION 89.95'
BM#3
SPINDLE SET IN UPLE;
ASSUMED ELEVATION 102.51'

PHILCO DRIVE



S. 3RD STREET

SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 4, 2016

THOMAS P. DIXON, R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
PH-512-481-9602
FAX-512-330-1621
thomas@waterlosurveyors.com

1/14/2016
DATE



PROJECT DATA

OWNERS: NOTIGUS, LLC GARLAND WAYNE SAVAGE TRUST
2106 RABB GLENN 100 CONGRESS AVE STE 1100
AUSTIN, TEXAS 78704 AUSTIN, TEXAS 78701

PROPERTY ADDRESS: 4507 AND 4511 VINSON DRIVE

LEGAL DESCRIPTION: 1.8803 ACRES, MORE OR LESS OF LAND OUT OF THE ISAAC DECKER LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, AND LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE

ONE LOT/ONE BLOCK
PREPARATION DATE: JANUARY 14, 2016
SUBMITTAL DATE
REVISION DATE

CASE # CB-2016-XXXX.OA

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J14667P

**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 0.9388 ACRE(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, SAYE AND EXCEPT THE EAST 140 FEET CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, CONVEYED TO NOTIGUS, 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 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
NOTIGUS, LLC
2106 RABBS 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 REPLATING 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 WITHHOLDING 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 3, 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

CASE # CB-2016-XXXX-0A

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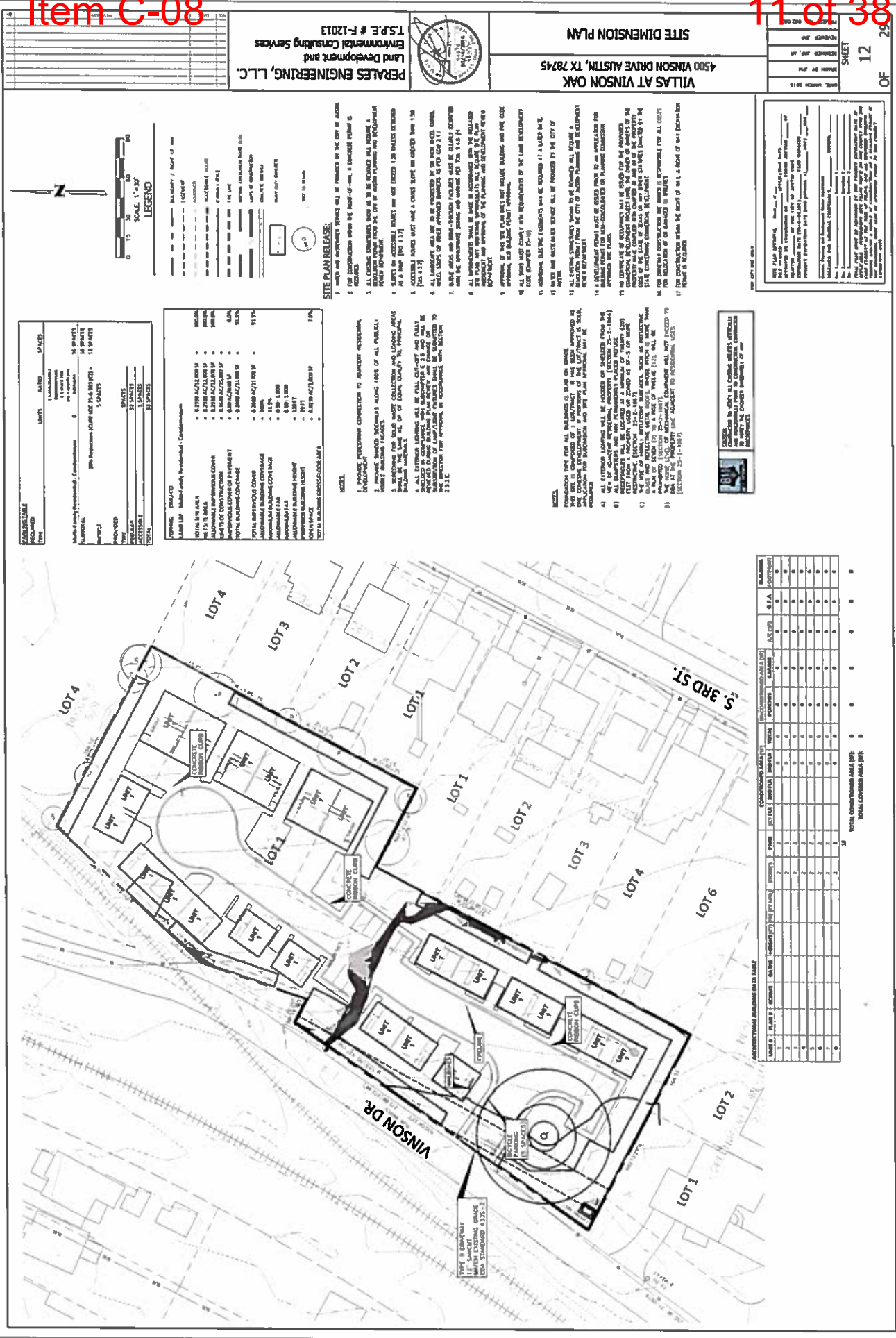


EXHIBIT C
PROPOSED SITE PLAN



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@austinenrgy.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 Mofeni, DSD
Susan Kinsel, 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 [mailto:navvab.taylor@cityofhouston.gov]
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.

Drainage

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through

engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

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.
- 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, 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. The transportation review for development applications (which is within Development Services Department) can only make requirements within the context of the Land Development Code. That is, DSD does not have the authority to require the NTA since the proposed development does not exceed the threshold (300 trips), and the 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.

FYI – At the site plan phase, the land owner will be required to provide a 22' recreational easement on the portion of their property that fronts the rail line. 22' includes a 12' trail and 5' shoulders on each side. However, if the owner is willing to maintain the vegetation on their side of the property, the easement can be reduced to 17'. Any trail or sidewalk alignment should be setback from the existing edge of the roadway by 10' or so.

If there is a roughly proportionate need to mitigate traffic impacts, the 12' trail could be constructed. Additionally, there should be a sidewalk provided along Vinson Drive on the western border of the property.

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.

Case Number:

PETITION

C14-2016-0063.SH

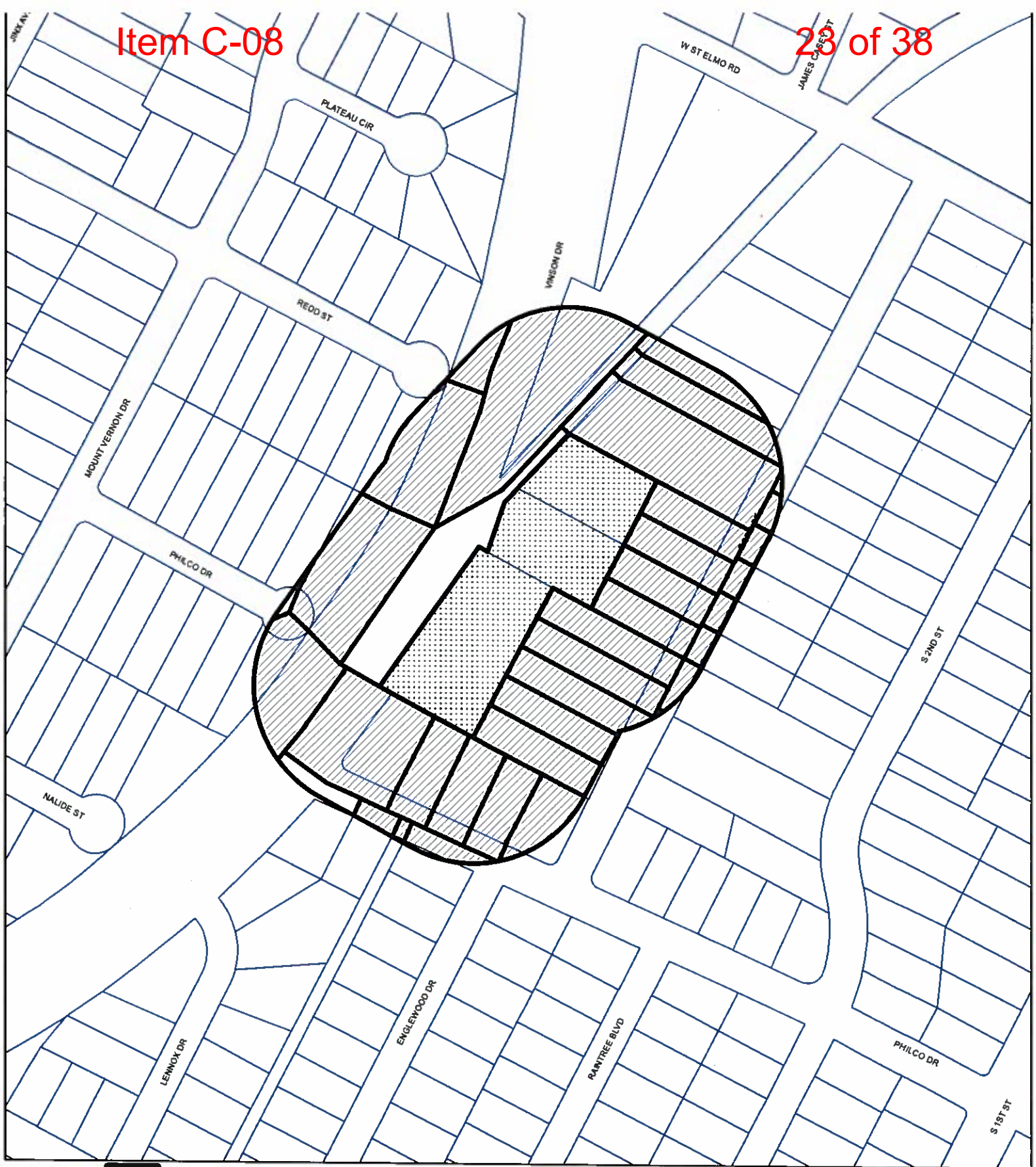
Date: 8/19/2016




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
	Teresa Sanchez	4511 South 3rd 78745
	Willie Alvarado	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 Beyana	4600 Englewood 78745
	Pat Segura	4600 Englewood 78745
	RICHARD C RAMIREZ	4514 S 3rd St 78745
	Salvador Contreras	4508 S 3rd St 78745
	Vincent Lopez	4509 S 3rd St
	Clara R. Ramirez	4513 S 3rd St

Item C-08

Signature

Printed Name

Address

[Signature]

ANNA M. STRONT

901 Redd St

[Signature]
Olivia Estrada

Ernest A. STRANA
Olivia Estrada

802 Philo
4510 S. 3rd

[Signature]
Olivia Estrada

Ernest A. STRANA
Olivia Estrada

4510 S. 3rd

Frank J. Flores

FRANK J. FLORES

~~4510 S. 3rd~~
802 Philo
4505 S. 3rd

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)

Marivel Loera

Your address(es) affected by this application

4606 Spinnree Blvd Austin Texas 78745

Signature

Date

Daytime Telephone: 512-461-1895

Comments: Vinson street Can not Support

High traffic. There will be

facilities.

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

PUBLIC HEARING INFORMATION

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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)

4524 S. 3RD ST.

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. 3RD 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 since

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

1960 this was my parents home. This neighborhood Rd is already at the busy intersection due to the country

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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

Johanna R. & Carol Nauer
 Your Name (please print)

☐ I am in favor
☒ I object

4506 South Third St.
 Your address(es) affected by this application

Johanna 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 Express runs west of us. A thoroughfare for neighbourhoods running south to Grass Valley. The intersection of Vinson & St. Elmo has no light & backs up like 303rd 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 78741

Your address(es) affected by this application

Margaret Dunn
Signature

Date

8-17-16

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 I approve it would be zoning. Please see the zoning petition filed by property owners within 200 feet of the rezoning proposal with twenty five signatures and consider this their appeal to the rezoning.

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Planning & Zoning Department

Wendy Rhoades

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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)

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

78745

M Halsey
Signature

8/12/16
Date

Daytime Telephone: 512/784-8237

Comments: This project is not compatible in any way with the adjacent properties, all but one of which are SFIR. Projects calls for 10 lots per acre, adjacent lots average close to 14 acre, less than 4/acre. This density is not acceptable. The traffic generated by the additional this project will make an already dangerous situation worse.

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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

Tracey Lambert
Your Name (please print)

902 held, Austin, 78745

Your address(es) affected by this application

Wendy Lambert

Signature

Date

Daytime Telephone: 512-203-7845

Comments:

That lot is too small
to put a multi-residential
complex on. Also the traffic
is this area is horrendous.
There have been no improvements
or widening of this road.
~~We~~ We hope the planning dept.
takes the voice of residents living
around there seriously. Money
should not be the object.

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

David Pocock

Your Name (please print)

902 Redd St Austin 78745

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-358-1385

8/18/16
 Date

☐ I am in favor
☒ I object

Comments: The traffic is absolutely terrible on Vinson going to St Elmo Multi-residence buildings would increase it even more.

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

Rhoades, Wendy

From: Meredith, Maureen
Sent: Monday, August 01, 2016 12:24 PM
To: Southwood Resident
Cc: Rhoades, Wendy
Subject: RE: Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Tara:
Thanks you for your comments. I've forwarded them to Wendy Rhoades, the zoning planner and I will add them to my case report.

There will not be a second meeting to discuss the zoning aspects of the property. For zoning questions, people can communicate directly with Wendy.

Please let me know if you have any questions.

Maureen

From: Southwood Resident [mailto:southwoodresidents@gmail.com]
Sent: Friday, July 29, 2016 4:49 PM
To: Meredith, Maureen
Subject: Concerns over Plan Amendment Case #: NPA-2016-0030.01.SH 4511/4507 Vinson Dr.

Hello Maureen,

I thank you for offering to take emails for those of us who wanted to be able to better articulate our concerns over the Vinson Drive Rezoning.

Will there be another meeting at which the city zoning officer will be present? I feel like there were many questions about zoning Monday night that went unanswered.

I have 3 major concerns about rezoning from SF-3 to MF-2; 1) Safety, 2) Environmental, 3) Over-development.

1) SAFETY CONCERN

Where the site is located 4511/4507 Vinson Dr, there is a current traffic safety concern that should be reviewed

and addressed before more traffic is introduced to this area. As you can see from the Google maps vantage of the address, it is just down hill from a sharp, blind curve that goes over an old rail road track.

50 neighbors over 48 hours voted on the safety of this patch of road. 82% thought it was not currently safe. Some neighbors also voiced their concerns in addition to voting in the poll about the safety of that stretch of road. The full poll and contents are attached (VinsonDrive_SafetyPoll_07282016.pdf) but I've pulled out some quotes from neighbors.

"...Scared to death with the blind corners, the speed... "

"The issue is the size of the road for the amount of expected traffic; there is too much traffic for the road now..."

"While I believe the tracks are an effective traffic calming tool, they do bring safety issues in several areas: -blind spot for drivers heading south. southbound drivers turning left into the new development may not be visible to cars crossing the tracks behind them...."

"I was just looking at the breakdown for the Mayor's mobility bond, and there's a significant dollar amount set aside for "substandard roads." I feel like Vinson definitely ought to fit that definition..."

"I don't think the problem is the track so much as how narrow the road is there..."

"...Whether there is a new development put in here or not, the road needs improvements. The visibility is terrible for drivers and bicyclists alike. Vinson is a recommended route for bikes so it gets a lot of bike traffic (especially on the weekend when groups do long rides)..."

I don't want to see any ghost bikes, or see anyone hurt, but I also don't want to be unreasonable. So, in addition to the neighborhood poll, I did a super unscientific traffic capture at the site of the proposed development's driveway. It's not compelling video, but it does highlight the blind curve, that is already a hazard, and would be doubly so if there was an entrance for which people slowed down/stopped to turn into the proposed new development.

Short video traffic capture taken 7/26/2016 from 6:50 to 7pm,
https://youtu.be/Av5o_McTxfQ > Counted 52 cars, 1 bicyclist, and 1 pedestrian.

As you can see on this video taken during the dinner hour on a Tuesday, almost every vehicle rides the double yellow lane. I don't think its because people are bad drivers or people are going too fast, but like other neighbors expressed, it is too narrow and a sudden blind curve. A real traffic impact study/road safety review should be done so a more thoughtful approach can be taken to fixing this section of road. It needs to be fixed before the situation is aggravated with stop and go traffic from residents going into the development.

2) ENVIRONMENTAL CONCERN

Any incremental increase of impervious cover will increase rain run-off. There are already many of our neighborhood streets that suddenly flood during rains. The dense development that the architects plans show for these 2 fallow acres will have an immediate run-off impact on those neighbors with houses downhill and an impact the traffic on that stretch of Vinson Drive.

3) OVER-DEVELOPMENT CONCERN

While we have seen some sketches of the proposed development, we don't have any guarantee of what will actually be built. This is not to call into question anyone's integrity, but what if the current owner has financial hardship and needs to sell? Then the site will be sold with the more dense zoning of MF-2 TRANSITIONAL

NEIGHBORHOOD to a new developer who can now easily build 23 units an acre without any community input. The safest way to prevent over-whelming a small pocket-neighborhood of small older homes, is to stick to the current zoning of SF-3

Lastly, I'd just like to note that many neighbors have been in their homes for more than a decade, some are even the original homeowner of their house. This has been a very mature blue-collar neighborhood since the 1950s, that has been steadily becoming more expensive. Introducing a big development like this means that our little pocket neighborhood will be prone to the same radical transformations as have been seen on the East Side, Rainey Street and South Lamar. Many people will not be able to keep up with the tax rate and be forced to move out of their homes.

Well, I know this is alot, so I appreciate you taking the time to read it and put it on the record.

Best,

Tara Connolly
4606 Englewood Drive
Austin, TX 78745

Rhoades, Wendy

From: Antonio Giustino ~~Antonio Giustino~~
Sent: Monday, August 22, 2016 2:30 PM
To: Rhoades, Wendy
Cc: Jerry Perales, P.E.; William Hodge
Subject: Postponement tomorrow

Hi Wendy,

After we spoke we decided to definitively postpone the hearing tomorrow till 13 Sept. Will pointed out that it very likely the neighbors haven't had a chance to truly understand the SF-3 option and that they should be given the opportunity to do so. He's going to finalize that soon, and I'll set up a time to show them.

I'll reach out to Joan and Margaret as well.

Best,

tony

PS - I'll be there tomorrow regardless as I may get a chance to speak with some of the neighbors.

7 September 2016

Antonio Giustino
Notigius, LLC – Series Vinson
2106 Rabb Glen St
Austin, TX 78704

RE: C14-2016-0063.SH
Villas at Vinson Oak
4507 and 4511 Vinson Dr
Austin, TX 78745

TO: City of Austin Members of the Planning Commission

I respectfully request a second postponement to the Planning Commission hearing due to needing additional time for resolving community concerns regarding my project. If possible, the date of 25 October 2016 would be most helpful for accomplishing the planned outreach.

Among various efforts, I have hired Linda Guerrero as a Community Outreach source to further engage and facilitate meetings with the neighbors. We need time to focus on assessing issues and concerns that need to be addressed before proceeding. This ability to approach the community with additional outreach may foster solutions to existing issues with my project.

I truly appreciate your time and consideration regarding this additional extension.

Respectfully,

A handwritten signature in black ink, appearing to read 'Antonio Giustino', written in a cursive style.

Antonio Giustino
Villas at Vinson Oak

October 19, 2016

To: Planning Commission, Austin TX

Attn: Stephen Oliver, Chair

Copy: Wendy Rhoades, Case Manager, Planning & Zoning Dept.

Regarding: C14-2016-0063.SH, Villas at Vinson Oak rezoning
4511/4507 Vinson Drive
Austin, TX 78745

Dear Mr. Oliver and members of the Planning Commission,

Our Contact Team was formed about a month ago, in September 2016. We've been asked by the Southwood Neighborhood Association and South Manchaca Contact Team members to organize a public meeting regarding zoning case C14-2016-0063.SH, Villas at Vinson Oak, located at 4511/4507 Vinson Drive.

On behalf of the South Manchaca Contact Team (South Austin Combined Neighborhood Planning area), we are requesting a postponement of the hearing for this case before the Planning Commission on October 25th, 2016.

We have organized a public meeting with the Applicant, his Community Engagement Specialist, the residents of the planning area where the property is located, and a few invited guests from City Council and various advisory councils. This meeting is set to take place at **Manchaca Public Library, Tuesday, November 1st, 7pm**. It has taken us several weeks to successfully find an available meeting location which is free of charge, coordinates with attendees' schedules, and does not require liability insurance for the Contact Team. As such, we have not been able to hold a public meeting prior to the October 25th hearing date.

We have also reserved meeting time at **Manchaca Public Library on Tuesday, November 15th, 7pm**, for a second meeting with the developer, as we think we may need two meetings to fully discuss this case. As such, we are requesting postponement of the hearing until the subsequent Planning Commission meeting on December 13th.

Should there be any questions, you may reach us at southmanchacacontactteam@gmail.com.

Regards,

South Manchaca Contact Team Officers, on behalf of the South Manchaca Contact Team

Missy Bledsoe, Chair

Michael Cospers, Vice-Chair

Jaki Frost, Membership Secretary

Navvab Taylor, Secretary