Planning Commission hearing: October 25, 2016

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Bouldin Creek

CASE#: NPA-2016-0013.01 **DATE FILED**: February 26, 2016 (In-cycle)

PROJECT NAME: Bouldin Court

PC DATE: October 27, 2016
September 27, 2016
August 9, 2016

ADDRESSES: 908, 1000, & 1002 South 2nd Street

DISTRICT AREA: 9

SITE AREA: 1.53 acres

OWNER/APPLICANT: 1st Street Highlands, LP

AGENT: PSW Homes, LLC (Jarred Corbell)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Higher Density Single Family

Base District Zoning Change

Related Zoning Case: C14-2016-0077 *(Includes property outside of the neighborhood plan application site area)*
From: GR-CO- MU-NP and SF-3-NP **To:** SF-6-CO-NP

NEIGHBORHOOD PLAN ADOPTION DATE: May, 23, 2002

PLANNING COMMISSION RECOMMENDATION:

October 25, 2016-

September 27, 2016- Motion to grant staff's request for postponement of this item to October 25, 2016 was approved on the consent agenda. [J. Schissler- 1st: P. Seeger -2nd]. Vote: 12-1 [F. Kazi absent] .

August 9, 2016 **-** The motion to grant staff's request for postponement of this item to September 27, 2016 was approved on the consent agenda. [N. Zaragoza – 1st; K. McGraw – 2nd]. Vote: 8-0 [S. Oliver, K. McGraw, P. Seeger, J. Thompson, and T. White absent].

STAFF RECOMMENDATION: Staff recommends the applicant's request for Higher Density Single Family land use.

BASIS FOR STAFF'S RECOMMENDATION: The applicant's request to change the land use on the future land use map from Single Family to Higher Density Single Family is supported by staff because the property is in an urban area near an Activity Corridor as identified in the Imagine Austin Comprehensive Plan, which makes this land use appropriate for this area. Higher Density Single Family land use and the associated zoning request will provide development flexibility within an urban area to provide a variety of housing choices.

On the north of the site is property with Mixed Use land use which is also part of the associated zoning case that will be developed with this site. No change in the future land use map is needed for that portion of the site. See maps on pages 18-19.

The following Goals and Objectives are from the Bouldin Creek Neighborhood Plan emphasizes that the area should remain as single family zoning and land use. Staff believes that Higher Density Single Family land use is an appropriate form of single family land use for this area of the city adjacent to Mixed Use and Single Family land uses.

Part I: Land Use

GOAL 1: Maintain established neighborhood character and assets

OBJECTIVE 1.1: Maintain the Single Family Residential Character of the Neighborhood Interior.

- *Properties located within the interior of the neighborhood that are zoned single family should remain as single-family land uses.*

Action Item 6: Maintain SF-3 zoning on South Second from East Bouldin Creek to lots 6-10 of the Abe Williams Sub-Division (or 25 contiguous lots out of the existing 30 lots on S. Second remain SF-3) This is intended to protect the creek from expanded impervious cover and honor the neighborhood planning objective of preserving the single-family nature of the neighborhood interior. Lead Implementer: NPZD

Action Item 7: On S. 1st, rezone SF-3 properties between East Bouldin Creek and 902 S. 1st to GR-MU (Community Commercial-Mixed Use). This rezoning will also apply to properties on the South Side of Copeland that have access to lots on South 1st. The following site development standards should be required for new buildings:

a) All new structures should be limited to 35 feet in height;
b) Parking should be located in the rear; and
c) Buildings should be setback 20' from the street, and 30% of the setback should be improved public open space abutting the public right-of-way.

Lead Implementer: NPZD

This recommendation is part of an overall rationalization of zoning along S. 1st. The neighborhood plan recommends protecting the residential character of the neighborhood interior while encouraging commercial and mixed use development to occur on the neighborhood arterials, such as S. 1st. The small slice of S. 1st from E. Bouldin Creek to 902 S. 1st represents a limited upzoning from SF-3, not to CS (Commercial Services), which is found on the remainder of S. 1st, but to the more restrictive GR-MU with a Conditional Overlay (CO) limiting height and other development standards.

OBJECTIVE 1.5: Encourage developments to incorporate units for low-income persons.

The BCNPT strongly supports the continued economic diversity of residents in the neighborhood. Providing a variety of housing options is important to counteract the effects of gentrification. The City of Austin's SMART Housing Initiative can contribute to more affordable housing options in the neighborhood.

GOAL 2: Protect and enhance creeks and open spaces

OBJECTIVE 2.1: Protect East and West Bouldin Creeks to ensure the safety and enjoyment of the neighborhood residents.

OBJECTIVE 2.2: Preserve, improve and develop parks and green spaces.

GOAL 3: Manage growth by encouraging development on major corridors and in existing higher-density nodes.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

Purpose

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Application

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PROPOSED LAND USE ON THE PROPERTY

Higher Density Single-family is housing, generally up to 15 units per acre, which includes townhouses and condominiums as well as traditional small-lot single family.

Purpose

1. Provide options for the development of higher-density, owner-occupied housing in urban areas; and

2. Encourage a mixture of moderate intensity residential on residential corridors.

Application

1. Appropriate to manage development on major corridors that are primarily residential in nature, and

2. Can be used to provide a buffer between high-density commercial and low-density residential areas.

3. Applied to existing or proposed mobile home parks.

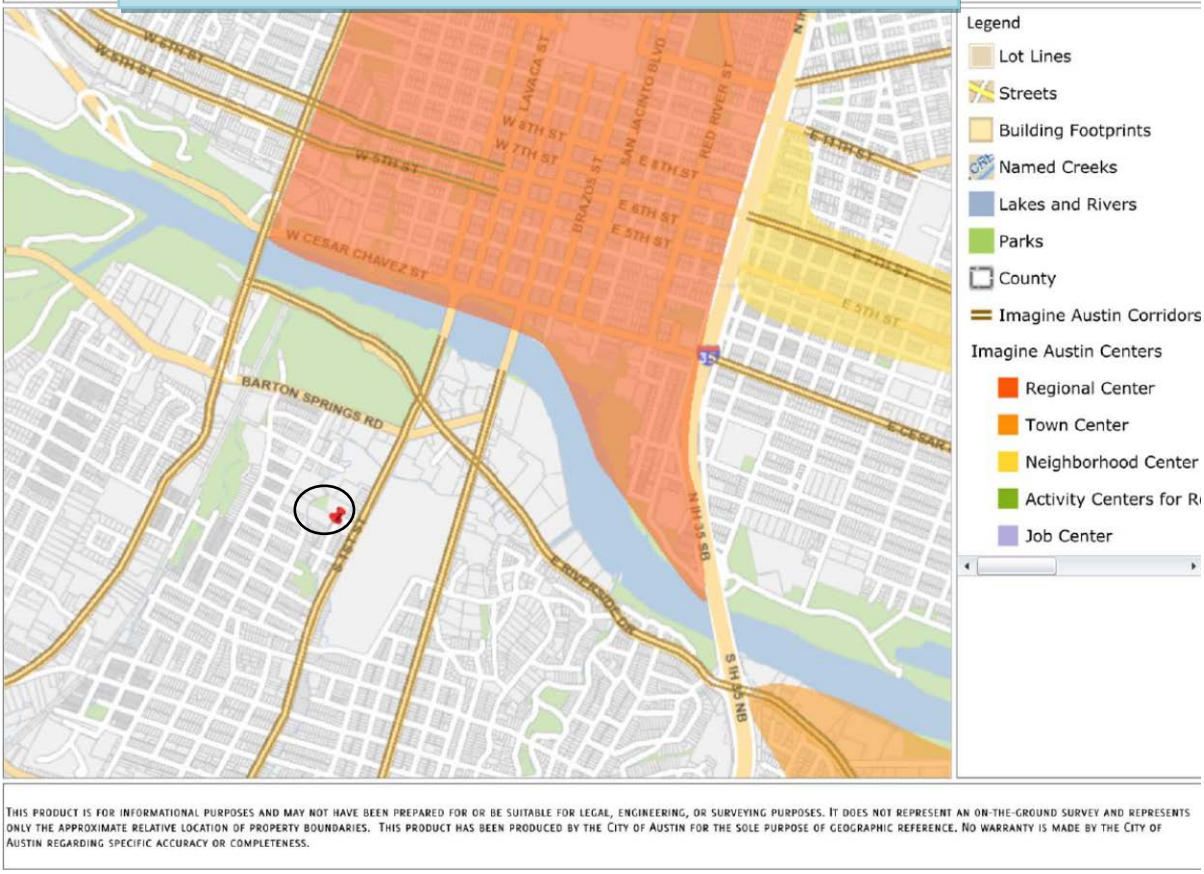
IMAGINE AUSTIN PLANNING PRINCIPLES

- Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
    - ***The applicant proposes to build single family condominiums which will expand the housing choices for the area and for the city. The property is near public transportation and city parks. Along South 1st Street are commercial businesses, including civic uses such as the Texas School for the Deaf and the City of Austin offices.***
- Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
    - ***The property is located approximate 320 feet from the west side South 1st Street, which is an Activity Corridor as identified in the Imagine Austin Comprehensive Plan, which encourages a mix of uses along these corridors.***
- Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***The property is approximately 320 feet from South 1st Street, which is identified as an Activity Corridor in the Imagine Austin Comprehensive Plan, which encourages a mix of uses along these corridors.***
- Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
    - ***The proposed single family condominiums will provide additional housing choices for the area and the city.***
- Ensure harmonious transitions between adjacent land uses and development intensities.

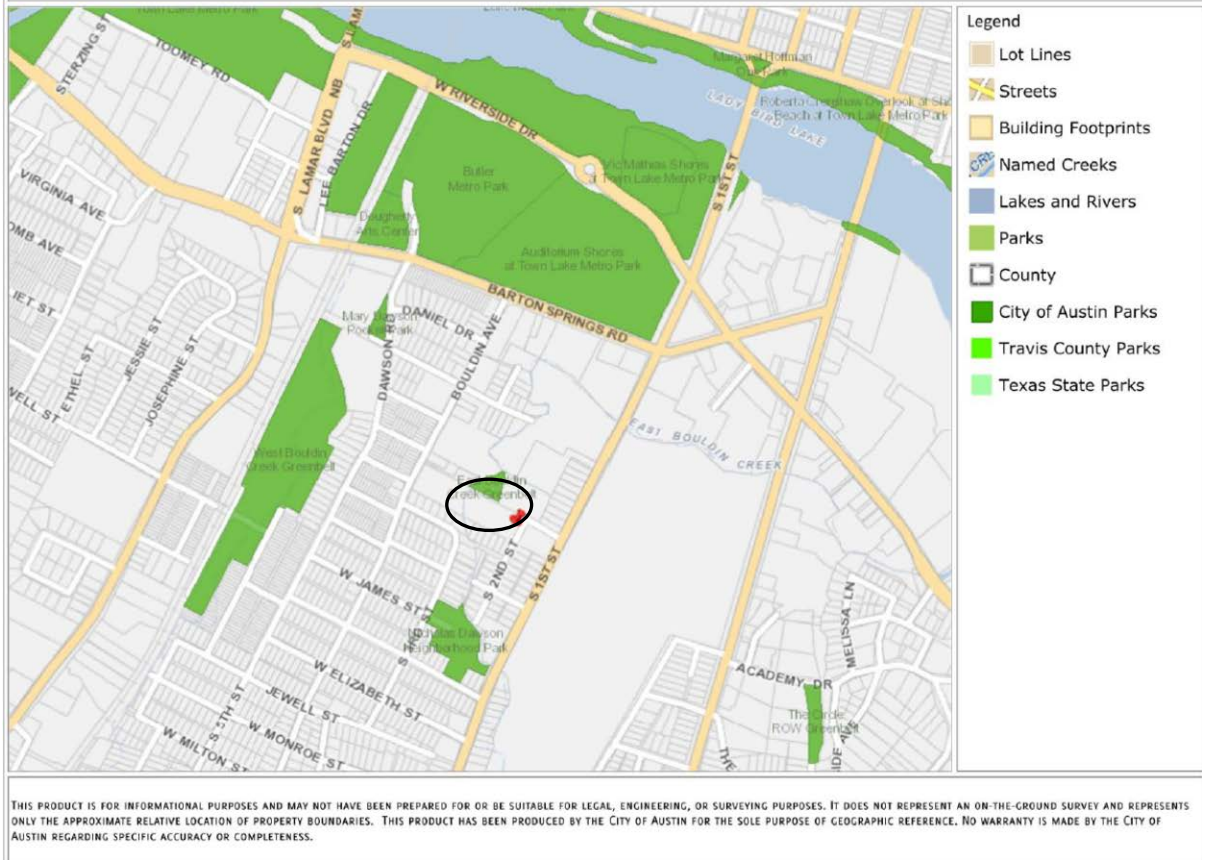
- ***The applicant's request for Higher Density Single Family Land use is a compatible land use located adjacent to Mixed Use and Single Family Land use and zoning. The applicant's request for SF-6-CO-NP zoning will provide development flexibility for property located adjacent to a creek and within an urban area.***

- Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
  - ***The property is located near a creek and will provide development flexibility to preserve open space near the creek. The applicant is working with the City of Austin's Parks and Recreation Department to create parkland near the creek.***
- Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
  - ***The applicant is working with the City of Austin's Parks and Recreation Department to create parkland adjacent to the property.***
- Protect, preserve and promote historically and culturally significant areas.
  - ***Not applicable.***
- Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
  - ***Not directly applicable.***
- Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
  - ***Not directly applicable.***
- Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
  - ***Not applicable.***
- Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
  - ***The property is located near existing public transportation, commercial uses, parks, and public services, which supports compact, connected and complete communities.***

Approx. Location of Imagine
Austin Activity Corridors and Activity Centers



Location of Parks in the Vicinity of the Property



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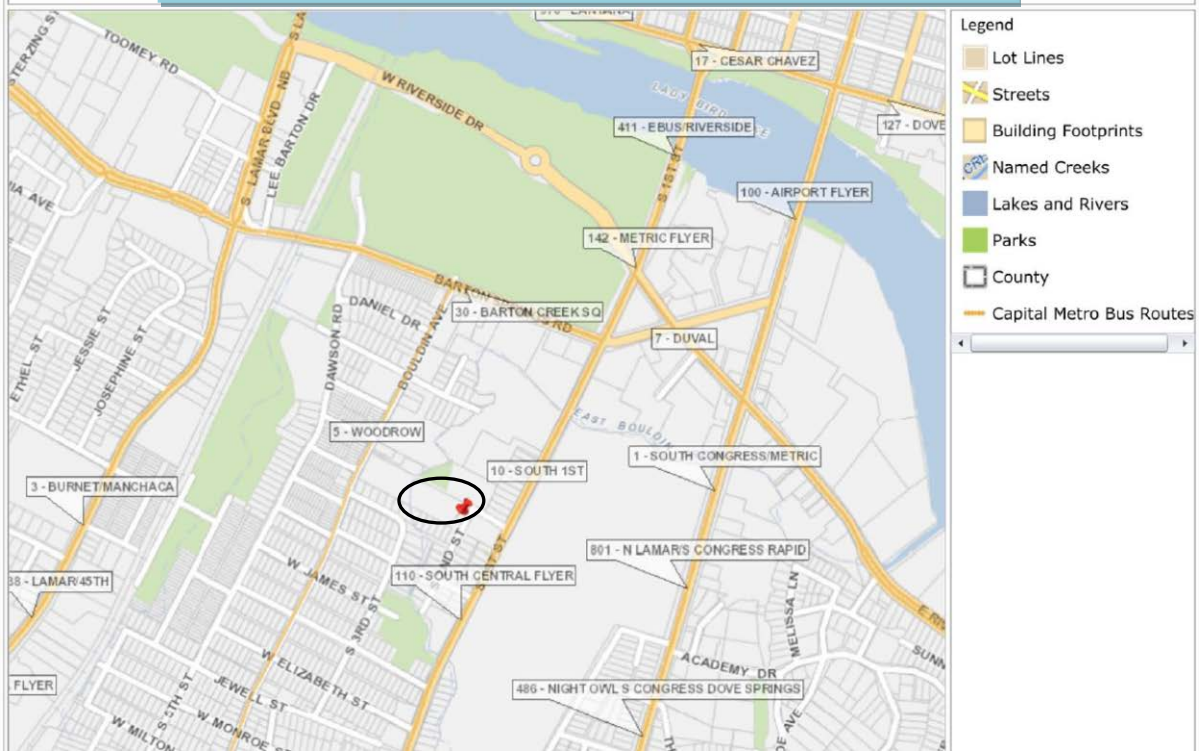
Capital Metro Routes in the Vicinity of the Property



IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

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

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee

bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

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

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND:The application was filed on February 26, 2016, which is in-cycle for neighborhood planning areas located on the west side of I.H.-35. The applicant asked staff to delay scheduling the community meeting so allow him more time to work with the neighborhood and Bouldin Creek Neighborhood Planning Contact Team.

The applicant has requested to change the land use on the future land use map from Single Family to Higher Density Single Family. There is a portion of the zoning change application that is not part of the plan amendment application because no change in the future land map was required.

The associated zoning change application is a request to change the zoning on the property from SF-3-NP and GR-MU-CO-NP to SF-6-NP to build approximately 30 single family condominiums.

PUBLIC MEETINGS: The ordinance-required community meeting was held on August 29, 2016. Approximately 500 meeting notices were mailed to property owners and utility account holders who live within 500 feet of the property, in addition to any neighborhood or environmental organization that requested notification for the area. Thirteen people attended the meeting.

The applicant's agent, Jarrod Corbell, gave a presentation that is provided at the back of this report. Mr. Corbell said they are requesting an SF-6-CO-NP zoning to build 30 detached single family dwelling units in a condo-regime. The SF-6 will allow a development that would reduce the impervious cover that what would be allowed in the SF-3 and would provide additional green space and tree preservation. The SF-6 would allow for more dwelling units which would reduce the cost of the units.

After the presentation, the following questions were asked:

Q. You said you would add 350 inches of trees?
A. I don't know how many trees, but it would be a mix of 8 in. to 19 in. mix of trees. 12 inches would be the average. Approximately 30 trees would be saved. We can get you more information.

Q. Will there be an HOA?
A. Yes.

Q. The current zoning would allow 22 homes on standard lots on 5,750 sq. foot lots?
A. Yes, each lot would be 5,750 square feet.

Q. You plan to build 30 homes?
A. Yes, with SF-6 zoning, we propose to build 30 units.

Q. Under SF-3 zoning, why would you need to cut down so many trees?
A. The amount of infrastructure that would be needed under SF-3 zoning and the terrain would cause that many trees to be removed. The 30 feet of pavement would be for the cul-de-sac only.

Q. You mentioned the proposed adjacent development where part of the parking garage would be located is near the property.
A. There will be eight lots between the project and the S. 1st Street VMU. There will be an access easement south of the VMU project. We would like to have a traffic light signal at S. 1st Street.

Q. It's confusing when you say the impervious cover would be less with the SF-6 zoning than under the current zoning of SF-3? Could that be put in a conditional overlay or a restrictive covenant?
A. Yes, based on this plan, 65,000 square feet would be the maximum impervious cover. The maximum on the site is 41%, which is below what the SF-3 entitlements would allow.

Q. You met with the zoning committee with your initial proposal, right?
A. When we met with the zoning committee, we proposed 33 units under SF-6 zoning, but the people on your committee didn't like the density. The site plan layout wasn't much of a concern. We went back and reduced it to 30 units and we added green space. When we went back, the Zoning Committee didn't like some aspects of the changes and said they wanted SF-3 density. We came back with this site plan. The issue seems to be more with the number of units.

Q. Parking on the proposed site is an issue with not having all the parking on site.
A. Each dwelling unit would have one spacing space on site, but the second parking space would be located in the VMU parking garage. We will tell future homeowners that this is the limit. There would be 40 dedicated parking spaces in the parking garage for the homeowners. If we were to build under SF-3 zoning, we would have to build a traditional subdivision which would require more infrastructure to the site. It wouldn't make financial sense.

Q. It sounds like you are creating your own problem?
A. We are creating a plan with a loop road and parking with reduced impervious cover. We need the additional units to off-set the cost of more grading. The smaller dwelling units will cost less.

Q. With SF-3 parking, you would be required to have two parking spaces?
A. That's correct, but it doesn't account for guest parking.

Q. With the SF-6 zoning, would the road be private?
A. Yes, it would not be maintained by the City.

Q. Has your proposed subdivision plan been reviewed by the City?
A. No, we haven't to that level. Subdivision review typically has three to four rounds of comments.

Q. The dedicated parkland will only serve the people who live in the development?
A. Yes.

Q. Could the greenspace ever be used as a parking lot?
A. This condition could be in a restrictive covenant to make sure it doesn't become parking.

Q. How would this be enforced?
A. A conditional overlay or a public restrictive covenant would be enforced by the City. A private restrictive covenant would be enforced by the neighborhood.

Q. Could we have a maximum number of units in a CO?
A. Yes.

Q. Would there be a fence?
A. It would depend on the design.

Q. It seems to me with HOA fees, the fees would be lower with an SF-3 zoning, probably around $40 a month, whereas with SF-6 zoning it runs around $200 a month.
A. SF-6 would be more expensive because we have to maintain the roads. The HOA fee for our development would between around $140 to $180 a month.

After the question and answer period, Cory Walton from the Bouldin Creek Neighborhood Planning Contact Team and president of the Bouldin Creek Neighborhood Association gave a presentation, making the following points;

- The property is in an environmentally sensitive area.
- The Bouldin Creek neighborhood plan has a specific Goal 1 for this property, which is to maintain it as single family and to direct dense development to the commercial corridors.
- The parcel is deep within the residential core.
- Action Item 6 is specific to the property to preserve these parcels because they want to preserve the impervious cover.
- They don't want the creek to erode away.
- Action Item 8 says the previous owner agreed with a restrictive covenant to only single family uses and the only GR use would be a religious retreat. The remainder would be preserved as SF-3.

  Applicant's response:
  - For Action Item 6, we feel the proposed SF-6 zoning meets these goals. We reduced the number of units from 33 to 30 and we added more green space.

Comments:

- I wish you could line the drive way up with the new street coming in.

CITY COUNCIL DATE:

October 13, 2016	**ACTION:** Postponed to the November 10, 2016 hearing date at the request of staff. [D. Zimmerman – 1st; L. Gall0-2nd] Vote: 9-0 [P. Renteria and E. Troxclair absent].
November 10, 2016	**ACTION:**

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: maureen.meredith@austintexas.gov

Summary Letter Submitted by the Applicant

2003 South 1st Street
Austin, Texas 78704
O: 512.326.3905
F: 888.866.8175

February 26, 2016

City of Austin
505 Barton Springs Rd
Austin, TX 78704

Re: Bouldin Creek Neighborhood Plan Amendment Summary Letter

To Whom it May Concern-

The proposed NPA Application contained herein and to be soon followed by a rezoning application is a result of discussions between PSW and many City Officials and neighborhood stakeholders. This particular Plan Amendment is directly related to vacant property, being generally located at 1000 South 2nd Street, Zoned SF-3 and approximately 1.53 acres in size. However, this tract of land is part of a larger development which contains mixed Zoning, SF-3 and GR-MU-CO-NP. Throughout the initial site design process, there was negative feedback to a SF-3 Subdivision. The feedback we received from City Officials and neighborhood stakeholders to investigate a SF-6 site plan that would allow increased flexibility for vehicular access and unit location and density.

Due to this requested change in Zoning, this would in turn require a Neighborhood Plan Amendment to the Future Land Use Map which was adopted in May 2002.

Sincerely,

Jarred Corbell, P.E.

Letter of Recommendation from the Bouldin Creek Neighborhood Planning Contact Team

Bouldin Creek Neighborhood Plan Contact Team (BCNPCT) –
Minutes on special called meeting
Thursday October 13, 2016
The High Road, 700 Dawson Road, Austin, 78704 7pm-8.30pm

Attendees:
Stuart Hampton (Chair)
Magdalena Rood (VC)
Cory Walton (Secretary)
Paul Strange
Matt Coldwell
Bert McIlwain
Murray Freeman
Sean Kelly
Gary Hyatt

Minutes

7.00
Introductions.
Review of minutes from the last meeting.

7.05
The PSW zoning change application NPA-2016-0013.01

PSW presentation – (10" presentation)

Report on BCNA position on the case – (10" presentation)

15" Q&A

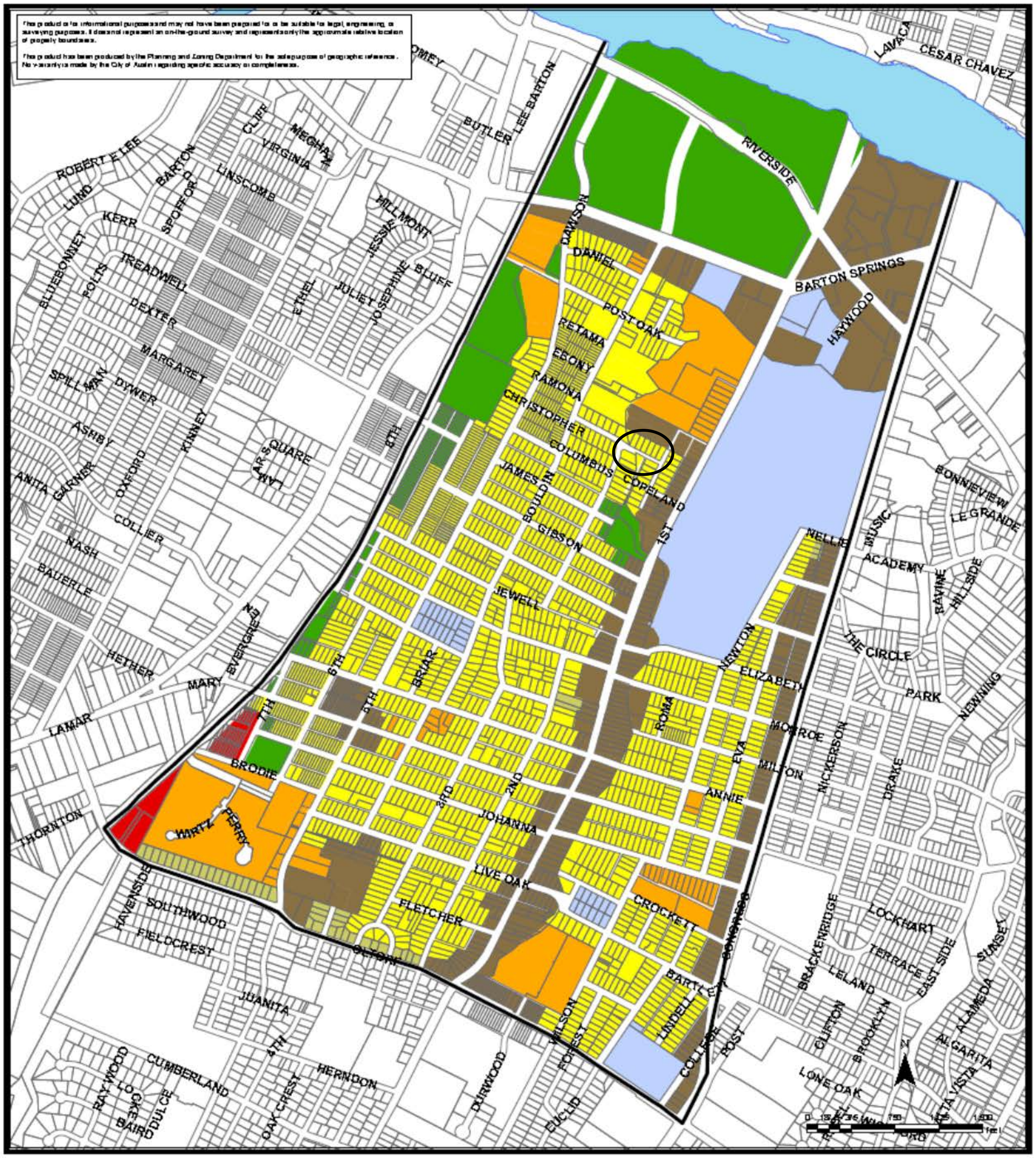
BCNPCT discussion and vote -- 30 minutes

Motion:
By Paul Strange, Seconded by Gary Hyatt

"The BCNPCT supports the good faith negotiations between the Bouldin Creek Neighborhood Association and PSW to provide a site plan that respects the intent of the existing Neighborhood Plan and restrictive covenant, codified in a conditional overlay and a restrictive covenant.

The motion passed with 1 abstention and 0 votes against.
8.05
Other business:
(initial discussion only)
- Adopting the City's garage placement infill tool as a neighborhood plan amendment
BCNPCT Bylaws review
Officer elections/new officers

8.30
Adjourned

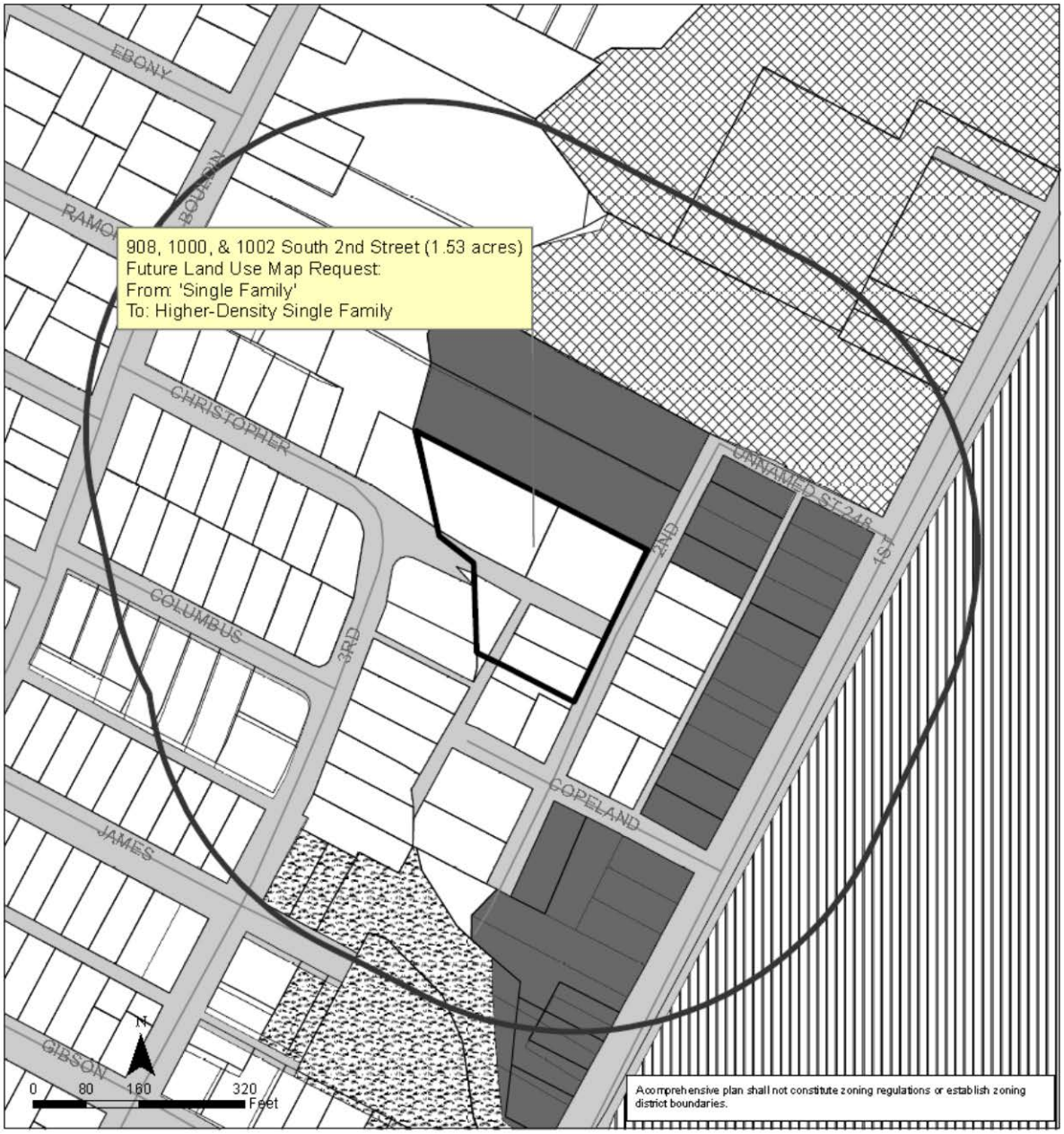


Bouldin Creek Neighborhood Planning Area

Future Land Use Map

- Single-Family
- Higher-Density Single-Family
- Multifamily
- Commercial
- Mixed Use
- Civic
- Recreation & Open Space

PLANNING AND ZONING DEPARTMENT
Updated: August 29, 2016

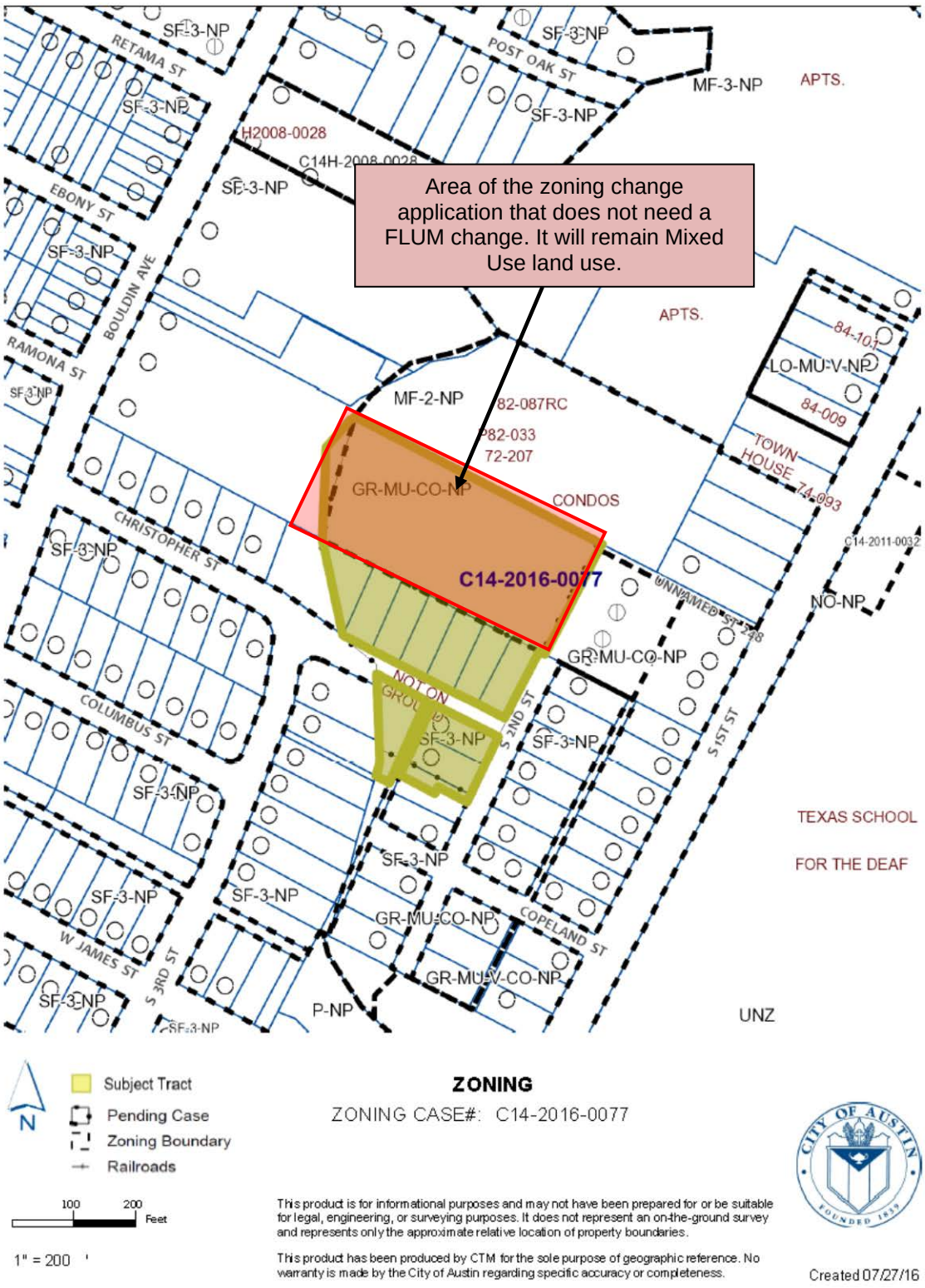


Bouldin Creek Neighborhood Planning Area
NPA-2016-0013.01

City of Austin
Planning and Development Review Department
Created on 3/3/2016, by: meredithm

Future Land Use

- 500 ft. notification boundary
- Subject Property
- Single-Family
- Higher-Density Single-Family
- Multi-Family
- Mixed Use
- Civic
- Recreation & Open Space
- Transportation


Area of the zoning change application that does not need a FLUM change. It will remain Mixed Use land use.
C14-2016-0077
GR-MU-CO-NP
MF-2-NP
MF-3-NP
SF-3-NP
LO-MU-V-NP
NO-NP
P-NP
UNZ
APTS.
CONDOS
TOWN HOUSE
TEXAS SCHOOL FOR THE DEAF
RETAMA ST
POST OAK ST
EBONY ST
BOULDIN AVE
RAMONA ST
CHRISTOPHER ST
COLUMBUS ST
W JAMES ST
S 3RD ST
S 2ND ST
S 1ST ST
COPELAND ST
UNNAMED ST
C14H-2008-0028
82-087RC
82-033
72-207
84-103
84-009
74-093
C14-2011-0032
Subject Tract
Pending Case
Zoning Boundary
Railroads
N
100 200 Feet
1" = 200 '
ZONING
ZONING CASE#: C14-2016-0077
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.
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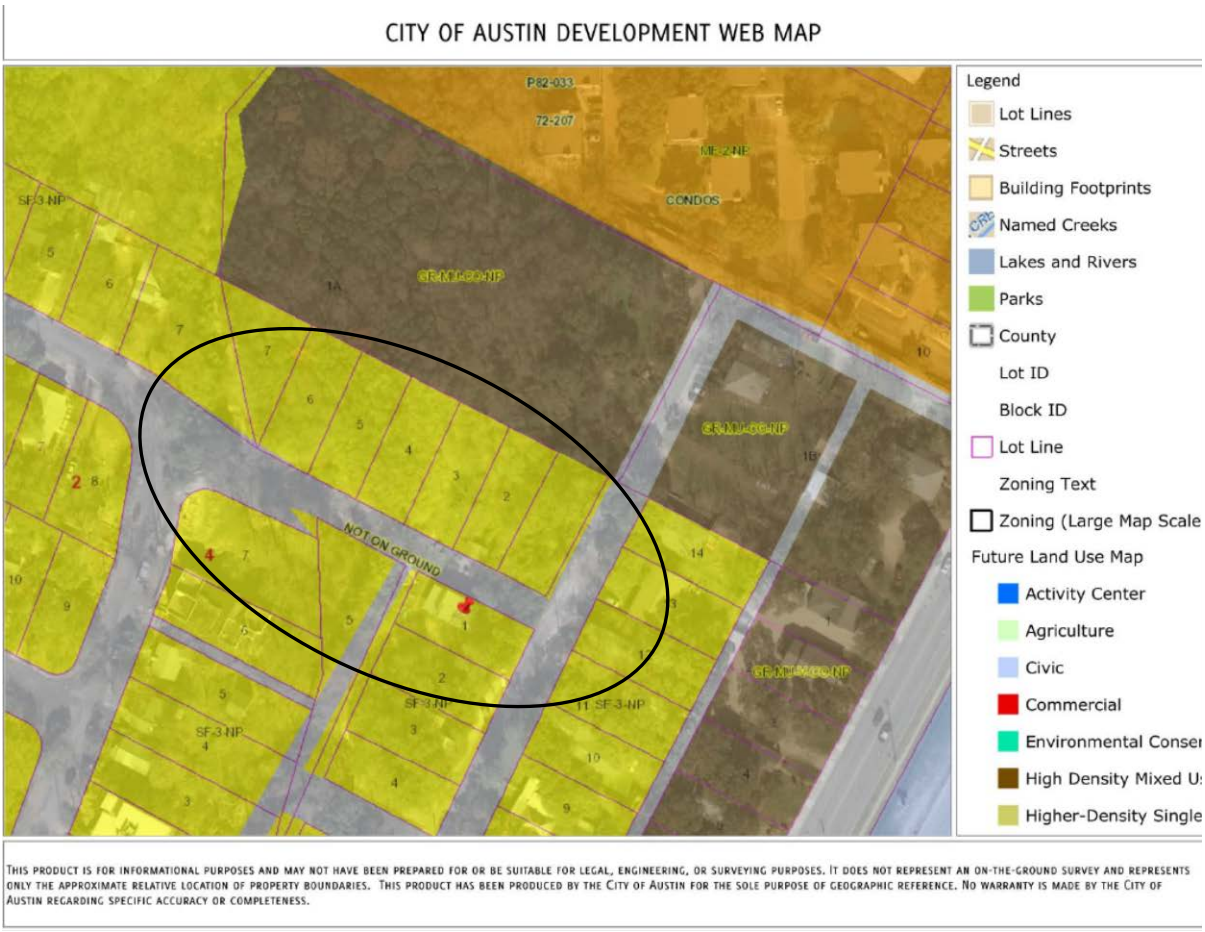
CITY OF AUSTIN DEVELOPMENT WEB MAP
P82-033
72-207
CONDOS
SF-3-NP
NOT ON GROUND
Legend
Lot Lines
Streets
Building Footprints
Named Creeks
Lakes and Rivers
Parks
County
Lot ID
Block ID
Lot Line
Zoning Text
Zoning (Large Map Scale
Future Land Use Map
Activity Center
Agriculture
Civic
Commercial
Environmental Conser
High Density Mixed U
Higher-Density Single
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Applicant's Presentation at Community Meeting

Bouldin Court

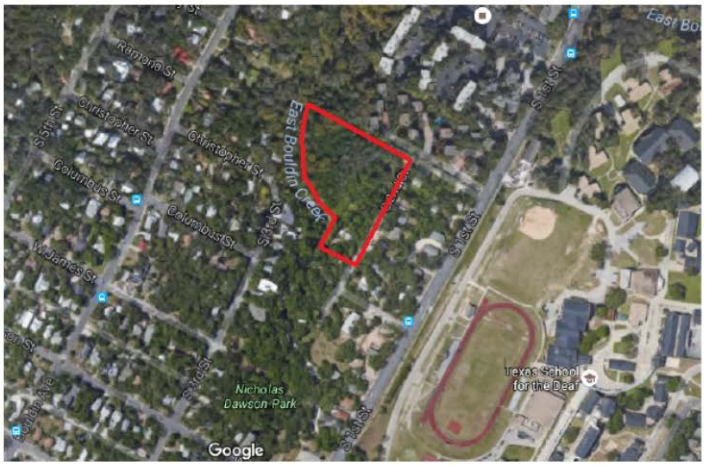
Bouldin Creek Development

900 South 2nd Street

NPA/Zoning

Aug 29, 2016

Site Location



Why are we here?

- Pursuing a zoning change from SF 3 to SF6-CO. (CO being restrictive covenant limiting SF6 to proposed development)
- Current SF 3 zoning allows for 22 homes
- Proposed SF 6 zoning requests 30 homes
- Seeking neighborhood support

Current Zoning-SF 3

Single Family Attached

- Subdivision + Right of Way dedication
- 22 Units
- Avg. 2,200-2,500 sf
- 2 and 3-story, mix of 3/2 and 4/3
- Trail access along property line and joint driveway
- Preserve trees 19" and above
- Max Impervious cover
- Accessory dwelling Units allowed

Proposed Zoning-SF 6

- 30 Units proposed
- Diverse Unit Mix (1300-2500sf)
- Preserve or mitigate for trees 8" and above
- 23- 2-story, mix of 2/2, 3/3 and 4/4
- 7 - 3-story townhomes
- Design Improvements
  - Imp. Cover
  - Open Space
  - Reduced Env. Impacts
  - Pedestrian Oriented
  - Tree Preservation
- "Imagine Austin" realized

Diverse Unit Mix

Homes along Creek
- Avg. Size: 2200 sf
- 2-story, mix of 3/2 and 4/3

Bungalow Style
- Avg. Size: 1,400 sf
- 2-story, mix of 2/2 and 3/3

Townhome
- Avg. Size: 2,500 sf
- 3-story, mix of 3/3 and 4/3
- Complimentary to VMU projects across South 2nd Street

Traffic/Parking

- One-way, no parking on street
- 9 Guest parking spaces provided
- One dedicated space per Unit
- Additional Guest parking and "2nd vehicle" parking in adjacent parking garage. Language to be inserted in Zoning Ordinance

Parkland/Open Space

- Community Space created
- Parkland dedication
- 3 Park/Trail access locations
- Potential future connection to west side of creek
- Improved public edge to Parkland and Creek/Future trail system
- Internal trail system

Zoning Options

(Existing)SF-3

Proposed SF-6

Zoning Comparisons-Site Impervious Cover/Bldg Coverage		
	SF-3 Entitlements	SF-6 Designed
Building Coverage	52,272	34,000
Parking/Driveways	6,534	8,676
Roadway	20,017	20,500
Total Impervious Cover-	78,823	65,175
Site Area-	157,703	157,703
Impervious Cover %	50%	41%

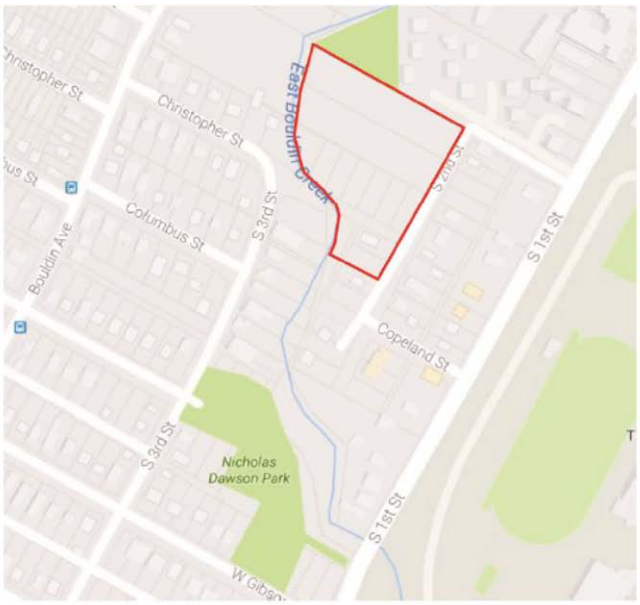
SITE PLAN COMPARISONS		
	SF 3	SF 6
Homes Along Creek	13	11
Park Access Locations	2	3
Trees Preserved (in)	1050	1390
Total Units	22	30
Community Green Space (sq ft)	0	17,425
Public Green Space (sq ft)	25,890	25,890

Benefits of SF6 vs SF3

Benefits of SF 6

- Diverse Unit Mix
- Additional Green Space, Park Access and improved public edge
- Design Flexibility
- Tree Preservation > 350 inches
- Fewer Homes Along Creek
- Additional units allow for more attainably priced homes
- Reduced Impervious Cover

Overall Parks Context



PUBLIC HEARING COMMENT FORM

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

RECEIVED
AUG 2016

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

Case Number: NPA-2016-0013.01
Contact: Maureen Meredith, ph: 512-974-2695
Public Hearings: Aug 9, 2016, Planning Commission
Oct 13, 2016, City Council

☐ **I am in favor**
☑ **I object**

PAUL B. EISHMEN
Your Name *(please print)*

801 S. 1st St. UNIT 217, AUSTIN, TX 78704
Your address(es) affected by this application

Signature

7/30/16
Date

Comments: THIS PROPOSAL WILL ADVERSELY AFFECT THE NEIGHBORHOOD W/ INCREASED TRAFFIC AND DECREASED QUALITY OF LIFE FOR ALL RESIDENTS.

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Austin, TX 78767-8810

RECEIVED
8/11/16

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☐ I am in favor
☑ I object

Sarah Sullivan
Your Name *(please print)*

614 S. 1st St. #218
Your address(es) affected by this application

Sarah Sullivan — July 28 2016.
Signature — Date

Comments: The traffic in the morning is bumper to bumper. The addition of more density to this "at maximum" capacity is short sighted. South 1st does not have the capacity to take on more traffic.

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Austin, TX 78767-8810

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☐ I am in favor
☒ I object

Holly Tompkins
Your Name *(please print)*

807 Christopher Street
Your address(es) affected by this application

Holly Tompkins — 7/29/2016
Signature — Date

Comments: Neighborhood plan does not support this. Will increase traffic, parking & congestion.

PUBLIC HEARING COMMENT FORM

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

908, 1000, 1002, 2nd

RECEIVED 8/2/16

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Contact: Maureen Meredith, ph: 512-974-2695
Public Hearings: Aug 9, 2016, Planning Commission
Oct 13, 2016, City Council

☐ **I am in favor**
☒ **I object**

Kim GEARY
Your Name *(please print)*

1109 & 1111 W. ANNIE
Your address(es) affected by this application

Kim Geary — Signature
7-29-16 — Date

Comments: I am against zoning changes for Bouldin Creek neighborhood. These projects never provide enough parking. Vehicles will be parked on both sides of Christopher and 2nd streets, causing traffic problems. The quality of life will diminish with increased traffic, pollution and noise

PUBLIC HEARING COMMENT FORM

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

RECEIVED
9/29/16

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Contact: Maureen Meredith, ph: 512-974-2695
Public Hearings: Aug 9, 2016, Planning Commission
Oct 13, 2016, City Council

☐ **I am in favor**
☒ **I object**

Your Name *(please print)* Kim Geary

Your address(es) affected by this application
802 S 1st St 78704
1109 & 1111 W Annie 78704

Signature

8-23-16
Date

Comments: