

Late Backup

#58
PAZ

4515 S. Congress Ave. 134 Sheraton

Intersection of Sheraton Ave (Storage) – Suburban Dr. & Lucksinger Ln.



**From the SCCNPCT - South Congress Combined Neighborhood
Plan Contact Team.**

Case Number: C14-2017-0132

Project Name: 4515 S. Congress

Project Location: 134 Sheraton

Zoning Change: From CS-MU-CO-NP, to CS-MU-V-NP

In conversation with the developer relating to projected units for 4515 S. Congress, the developer stated that 250 units are projected for 4515 S. Congress. 10% of the units would be affordable housing at 80% of Median Family Income with 1 unit at 60% of Median Family Income.

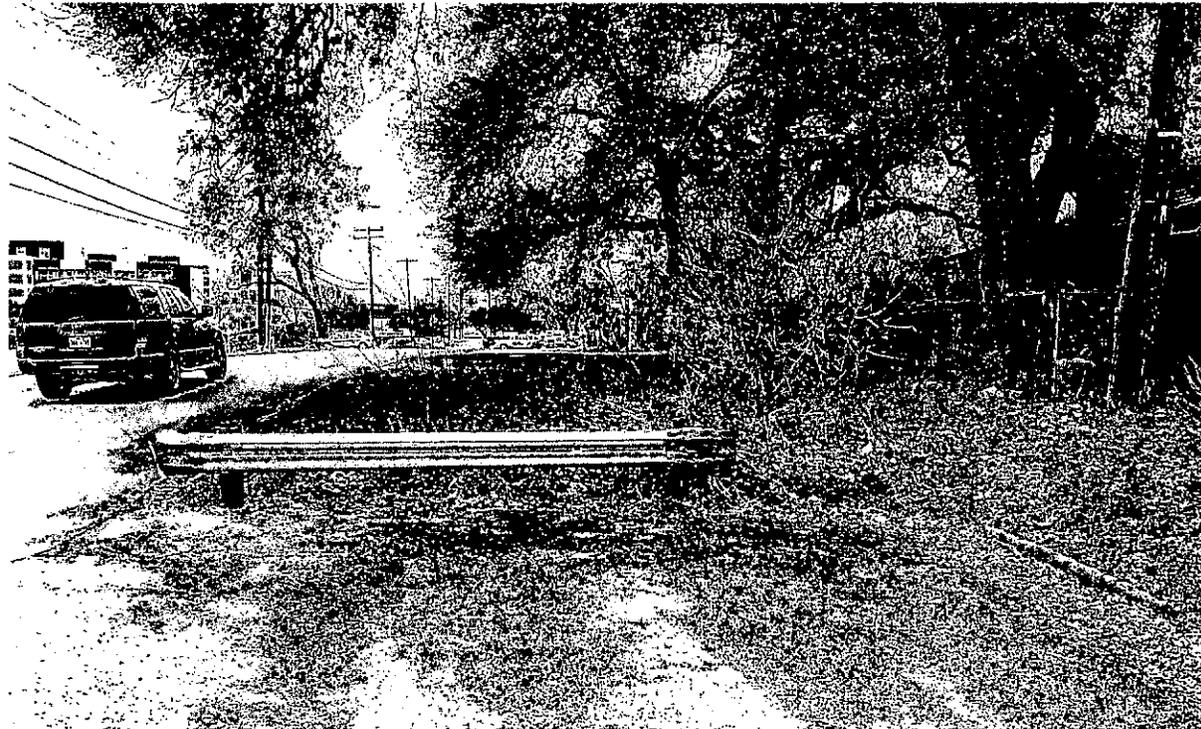
If the projected units would increase to 280, 25 units would be at 80% Median Family Income & 3 units would be at 60% MFI.

The SCCNPCT is requesting a restrictive covenant with commitments to the following:

1. Entrances & exits designated as **fire/emergency response** to remain designated for that use only.
2. Onsite pet use area – designated area placed within the development. The pet population for 280 units is approximately 39 dogs – total population for dogs is 63, placing an additional burden on Battle Bend Park. The SCCNPCT would like to mitigate the effect on Battle Bend Park with an **onsite pet area**.
3. Ensure the garage is wrapped to decrease light pollution from the development in order to minimize light pollution into residential property. Adopt outdoor lighting equal or greater to the **City of Westlake Hills lighting ordinance on areas facing Lueksinger Lane and Sheraton Avenue**. The SCCNPCT seeks to promote the effective and reasonable artificial exterior illumination within the residential and contact team area. The SCCNPCT finds that improperly designed light fixtures cause glare, light pollution, and wasted resources. In addition, glare and light pollution can result in: hazardous circulation conditions for all modes of transportation; the diminishing ability to view the night sky; light trespass; and an unattractive townscape/area.
 - The residents who live in and near the Sheraton & Lueksinger area value the natural environment, including the beauty of Battle Bend Springs Park, and South Congress Ave.
 - The SCCNPCT desires to protect the health, safety and welfare of the general public, and to protect the night sky that adds to the quality of life and economic well-being of the neighborhood.

Lucksinger Ln.

Narrow road with residence (right) across from proposed development.
SCCNPCT Requesting not to widen Lucksinger Ln.

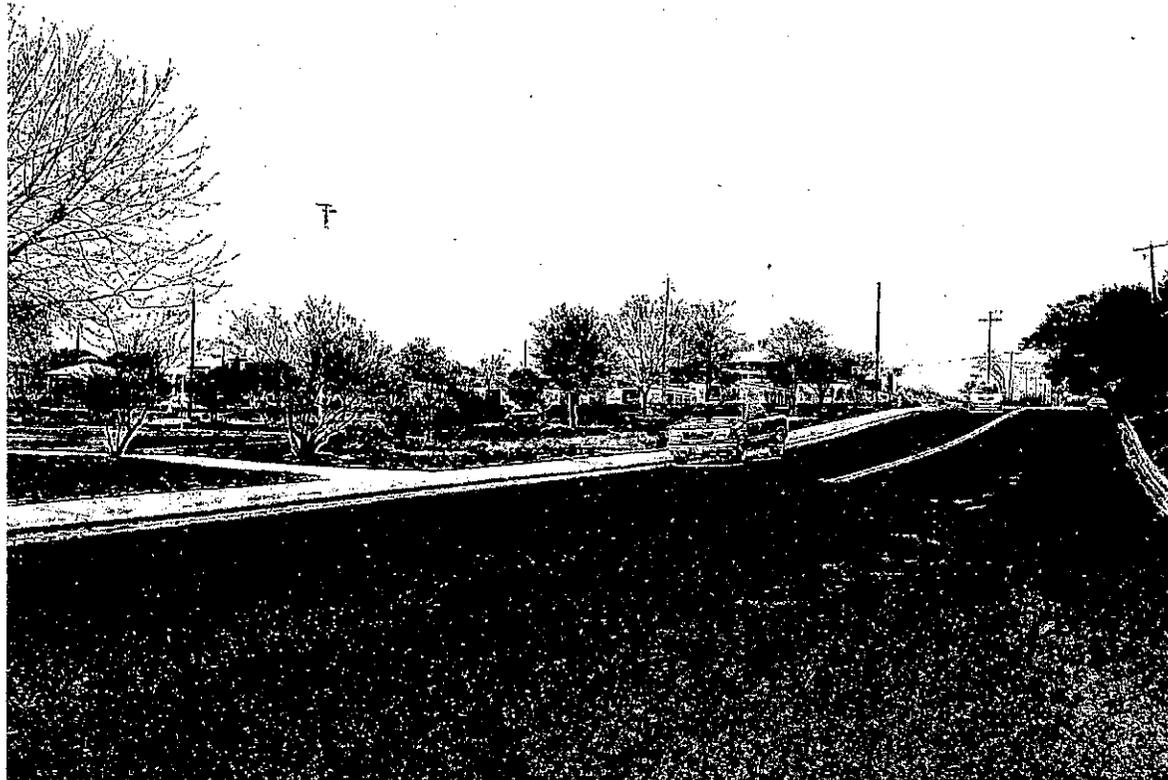


Nighttime Lighting Concerns - Onsite Pet Area

Battle Bend Park within close proximity to the Proposed Development

SCCNPCT Requesting an Onsite Pet Area

Residential & Park Area



Agreements for maintaining quality of life for neighbors during construction, the SCCNPCT is requesting a go-to person to contact.

Construction workers blocking sidewalks & Fire Hydrants.



Total Units – MFI - Zoned Properties

Within the SCCNPCT Area

- MFI Travis County: \$81,400.00
 - MFI in District 3: \$36,185 (2013)
 - MFI in this particular piece of District 3: \$60,000-75,000 (2015)
 - Fully surrounded by neighborhoods in district 2, district 5 & district 9 @ \$20,000-560,000 (2015)
- 3 Projects/same developer:
 - 4401: 27 units – mix of 20 2BR & 7 1BR (75/25%)
 - ✦ No affordable units above required 10% @ 80%
 - 3 units @ 80%; all 2-3BR
 - 4411: 230 units – mix of 69 2BR & 161 1BR (30/70%)
 - ✦ Instead of 10% @ 80%, 5% 60/5% 80, across development
 - ✦ All 23 units will be 1BR
 - 4515: Proposed (269-)280 units – mix of 84 2 BR & 196 1BR (30/70%)
 - ✦ 3 units @ 60% MFI = 1% across development (only on "V")
 - ✦ Developer says he will ensure all 3 units are 2-3BR
- Total: 537 units = 172 2BR & 364 1BR
 - Of 537, only 14-17 units are offered @ 60% MFI
 - Only 3.1% - across all tracts
 - Of 364 1BR units, 11 1 BR @ 60% MFI
 - Of 172 2BR units, 3 2/3BR @ 60% MFI (or maybe 6)