

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0150 – 1804/1806/1808 W 6th St Rezoning

DISTRICT: 9

ZONING FROM: SF-3-NP

TO: LO-MU-NP

ADDRESS: 1804, 1806, and 1808 W 6th Street

SITE AREA: 0.681 acres (29,619 square feet)

OWNER: Syllabus Partners LLC (James Lindsey), Vairea Partners (Peter Pfeiffer)

APPLICANT: Syllabus Partners LLC (James Lindsey)

CASE MANAGER: Scott Grantham (512-974-3574, scott.grantham@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Neighborhood Office -Mixed Use - Neighborhood Plan (NO-MU-NP) combining district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

May 14, 2019

Approved NO-MU-NP combining district as staff recommended. [T. Shaw, P. Seeger – 2nd]. Vote 10 – 1. Commissioner McGraw voted nay. Commissioners Kazi and Shieh were off the dais.

CITY COUNCIL ACTION:

June 6, 2019

Scheduled for City Council

ORDINANCE NUMBER:

ISSUES:

There are two property owners in this zoning case – James Lindsey of Syllabus Partners owns 1806 and 1808 and Peter Pfeiffer owns 1804. The owners have made a joint request for a rezoning to LO-MU-NP, and Mr. Lindsey is serving as the agent.

Currently a stacked duplex, 1804 is proposed to remain structurally the same as it is today, and Mr. Pfeiffer would like to allow for an office within the existing building. For the 1806 and 1808 property, the conceptual plan is to remove the existing structures and build a mixed use development with 4,000 square feet of office, and six residential units with a total of 10,000 square feet. The proposed LO-MU-NP zoning would accommodate both the uses and development standards in the concept plan.

The property is situated at the far end of West 6th Street, at the beginning of the access road to Mopac, as well as a one-way street called Theresa Avenue, which forks off from the Mopac access road and heads north. To the north of the subject property is an alleyway which runs between Theresa and Patterson Avenue, providing rear access to the lots which front on those respective streets.

West 6th Street in this location is a TxDOT roadway; access to 6th Street and Theresa Avenue requires approval from the TxDOT. The applicants commissioned an access study, which contains certain assumptions about future development of the site which are non-binding. (See Exhibit D, access study). The study was evaluated by TxDOT, and the reviewer determined that access to 6th Street and Theresa Avenue may be allowed at the time of the site plan application with restrictions and conditions. Sight distance and spacing will be analyzed at the time of the site plan application and the type of access may result in right-in/right-out and/or one-way driveways based on the analysis (See transportation comments).

In early 2018, Mr. Lindsey began speaking to neighbors and gathering information about what would be needed to redevelop the site. He met with the Old West Austin Neighborhood Association (OWANA), and with their zoning committee. At a later date, he sent another agent to meet with OWANA again and discuss the case.

However, some immediate neighbors have made known their opposition and signed a petition which states: “The [neighbors] want to maintain a sense of neighborhood and this rezoning request does not promote residential use. Office space and/or mix[ed] use are not desired.” It has been verified as a valid petition, signed by owners of 21.83 % of the land area within 200 feet of the subject property. (See Exhibit F, petition)

CASE MANAGER COMMENTS:

The subject property is currently zoned SF-3-NP consists of two lots – 1804 is on its own lot; 1806 and 1808 share a lot. 1804 is the site of a stacked duplex with an upstairs and a downstairs unit. On the 1806 and 1808 lot are two single family structures and one accessory dwelling unit – a converted carriage house. The applicant has stated that all three structures

are in relatively poor condition; and demolition permits have been granted by the Historic Landmark Commission. In addition, a land status determination has been granted for 1806 and 1808, which will exempt the property from additional subdivision requirements.

The property is situated on the far western end of W 6th Street as it curves northward and turns into the Mopac service road. Also at this junction is a one-way street called Theresa Avenue which forks to the east of the Mopac service road.

North of the property along Theresa Avenue are a row of SF-3 zoned lots with single family houses. To the northeast is an alley which runs northwest to southeast, then cuts east just past the property. Generally to the northeast is the Old West Austin neighborhood which has mostly SF-3 zoning and single family homes. Directly east of the property are properties zoned LO-NP and GR-NP on which offices are situated. Further to the east along W. 6th Street are more NO and LO zoned properties with offices. South of W. 6th Street is the Lake Austin Commons Planned Unit Development (PUD) which has retail shops and structured parking.

The property is not in the flood plain. There is a slight topography on the site, generally sloping down from north to south.

BASIS OF RECOMMENDATION:

Staff recommends Neighborhood Office – Mixed Use – Neighborhood Plan (NO-MU-NP) combining district zoning.

The staff recommendation was carefully considered – although the neighborhood plan calls for an NO base zone, there are already several LO base zones along W. 6th Street, among other commercial zoning categories. Staff ultimately supported the NO base zone for the reasons listed below.

The first basis of the recommendation is that rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission. In the Old West Austin Neighborhood Plan, the property is located in the North 6th Street District, which has the following recommendation: “If zoned SF-3, allow rezoning to NO-MU-CO...” Although the Conditional Overlay has several prescriptive elements which may be considered, the recommendation to rezone to Neighborhood Office (NO) is clear in the neighborhood plan.

The second basis is that zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities. A rezoning to NO-MU would create a transition from the adjacent LO property and others along W 6th Street to the more residential, SF-3 zoned properties to the north.

The third basis is that zoning changes should promote compatibility with adjacent and nearby uses. Per the City of Austin zoning guide, “Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through

renovation and modernization of existing structures.” Although the existing structures on the 1806 and 1808 property may not be saved, the concept is that future structures would be similar in scale to the original structures, and be compatible with the neighborhood to the north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3-NP	Single Family and accessory structures
North	SF-3-NP	Single Family
South	Mopac Service Road, W 6 th Street	Mopac Service Road, W 6 th Street
East	LO-NP, GR-NP, alley	Office, alley
West	Theresa Ave, Mopac Service Road	Theresa Ave, Mopac Service Road

NEIGHBORHOOD PLANNING AREA: Old West Austin

TIA: Not required

WATERSHED: Johnson Creek

OVERLAYS: National Register of Historic Districts, Scenic Roadways

SCHOOLS: Matthews Elementary, O Henry Middle School, Austin High School

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Old West Austin Neighborhood Assn
 Old West Austin Neighborhood Plan
 Contact

Preservation Austin
 Save Barton Creek Assn
 Seltexas
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Tarrytown Neighborhood Association
 TNR BCP - Travis County Natural
 Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0112	Old West Austin Neighborhood Plan Combining District	08-14-02 – Apvd NP	09-26-02 – Apvd NP, and related zoning changes
C14-05-0025 1706 & 1708 W. 6th Street-City Initiated	NO-MU-CO-NP	05-24-05 – Apvd NO-MU-CO-NP with conditions	01-12-06 – Apvd NO-MU-CO-NP; CO limits trips per day, prohibits alley access for non-residential uses, and limits square footage for office

RELATED CASES:

The property is part of the Old West Austin Neighborhood Plan Combining District. The neighborhood plan was approved in 2002; the subject property is not called out specifically in the plan.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W 6 th St	70 feet	30ft	Arterial	Yes	Yes, wide curb lane	Route 663
Theresa Ave	50 feet	30ft	Local	No	No	Yes
MOPAC (ramp)	900 feet	25 feet (adjacent ramp)	Freeway/Parkway	No	Yes, shared lane	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the northeast corner of W. 6th Street, which forks into a Mopac expressway ramp and Theresa Avenue. The property is made up of two lots, which total approximately 0.68 acres in size when combined. The lots contains two large houses (built in the 1920s), a duplex and an ADU. This case is located within the boundaries of the Old West Austin Neighborhood Planning Area. Surrounding land uses includes single family houses to the north; the Mopac super cloverleaf and an office building/parking garage to the south; the Mopac super cloverleaf to the west and Lake Austin Park; and office uses to the east. The proposed use is to demolish the existing housing and construct ten residential units and some office uses.

Connectivity

Public sidewalks are along W. 6th Street. A CapMetro Transit stop is located 750 ft. east of this property. A bike lane is located on one side of W. 6th Street. There is the Johnson Creek Greenbelt urban trail located under Mopac Expressway. The Walkscore for this property is **77/100, Very Walkable**, meaning most errands can be accomplished on foot. Analyzing the area, while there are sidewalks, urban trails and public transit in the area, the amount of car traffic adjacent to the on-ramp of Mopac does not make this an ideal place to walk or bike around especially since W. 6th Street acts as a major arterial road to both Mopac and the neighborhood along Lake Austin Blvd.

Old West Austin Neighborhood Plan

The Old West Austin Neighborhood Plan (OWANP) is one of the few neighborhood plans that does not have a Future Land Use Map. The following OWANP text and policies are applicable to this case:

OWANP vision, from pg. 11 of the plan: An excerpt: *“The Old West Austin Neighborhood Planning Team seeks to maintain the neighborhood's diversity of residents, incomes, and housing types ... Maintaining diversity will mean finding ways to promote construction of moderately-priced housing. To this end, the Neighborhood Planning Team recommends allowing compatible infill development within the neighborhood (new garage apartments and second units, and the use of existing small lots).*

From pg. 12 of the OWANP, which lists of number of neighborhood plan goals for this planning area, with the top goal being *‘1.) Encourage mixed uses’* (p 12.).

From pg. 13 of the OWANP, Critical Development Issues: Zoning and land use issues. Commercial intrusion into the residential areas of the neighborhood is a concern. Zoning enforcement of businesses in residential areas operating in violation of the Home Occupation Ordinance is also an issue. In developing the plan, the neighborhood sought to develop appropriate infill standards to protect the residential and historical character of the neighborhood.

Goal 1 - Encourage Mixed Uses (p. 23)

TEXT: The neighborhood planning team has identified "neighborhood-friendly" commercial areas where office, retail, and residences can be mixed vertically and horizontally. These areas include West 5th and 6th Streets between Lamar and Mopac, Lamar Boulevard between Town Lake and Enfield, and those properties that already have commercial zoning on the central commercial service corridor on West Lynn from 10th to 13th Streets ("Downtown Clarksville") (p 23)

Goal 2 - Protect the Character of the Neighborhood (pgs 24 and 27)

Obj 2.1 – Encourage commercial uses that support the neighborhood.

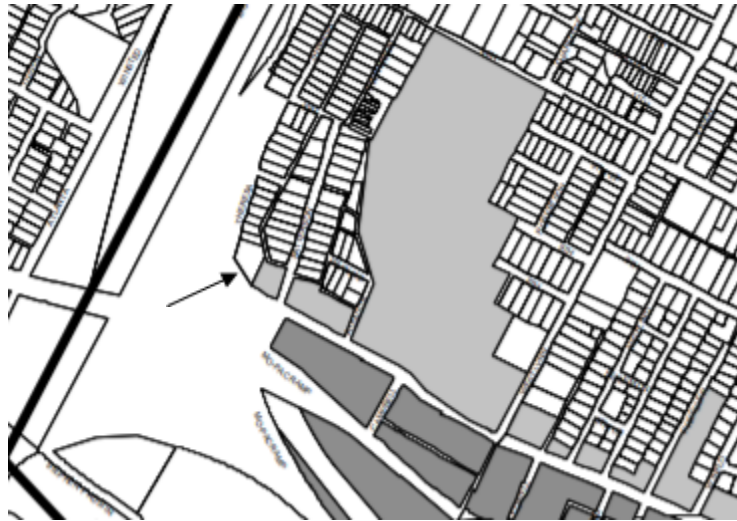
Obj 2.2 – Protect current pattern of single family uses in neighborhood.

Goal 3 – Maintain Social and Economic Diversity of Residents (p 28)

Obj. 3.1 - Provide Additional Moderately-Priced Housing

North 6th Street District: From pg. 31 of the OWANP: **In the North 6th Street District** (lots along the north side of 6th Street): No zoning changes to a more permissive category. *(the property is located partially within the North 6th St District – see map below)*

- Exceptions: **If zoned SF-3, allow rezoning to NO-MU-CO, where the CO is: fewer than 40 trips/day, business access through alley is prohibited (though residential access through alley is acceptable), business access through a street with minimum of width of 36' is required, and there shall be a 10' vegetative buffer or a 6' masonry fence that separates the business use (including parking) and adjacent residential property. Owner occupied is encouraged.**
- Existing properties with MF zoning or an MF use on the north side of 6th St. may be rezoned / re-developed to include a commercial component consistent with this plan (a square footage ratio of 3:1, residential to commercial). Any redevelopment must not negatively impact surrounding residences, considering factors including but not limited to height, traffic, visual character, and other compatibility concerns.
- Rezoning of commercially zoned properties that do not change the base district but add mixed use should be permitted, if the existing building and character are maintained. Preservation of existing single-house structures is strongly encouraged.



(The property is partially located in the North 6th St. District) – pg. 32

The OWANP appears to partially support mixed use development along the north side of W. 6th but only if the traffic count is below 40 trips per day, business access through alley is prohibited (though residential access through alley is acceptable), a 10' vegetative buffer or a 6' masonry fence that separates the business use (including parking), adjacent residential property commercial intrusion is kept to a minimum, and the existing building and character are maintained. The plan also highly encourages the preservation of the existing single family structures along W. 6th Street to maintain the historic and architectural integrity of this area of Austin.

Imagine Austin

This portion of W. 6th Street is located along an '**Activity Corridor**', as identified on the Imagine Austin's Growth Concept Map are characterized by a variety of activities and types of buildings located along the roadway, and are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances.

- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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 schools, retail, employment, community services, and parks and recreation options.

Based on this project: (1) being located near existing office uses along W. 6th Street; (2) being partially supported by text, goals and objectives in the Old West Austin Neighborhood Plan that in certain instances supports mixed use along 6th Street but is not supportive of upzoning; and (3) being situated along a designated 'Activity Corridor', as identified on the Imagine Austin Growth Concept Map, which supports a mix of land uses, including office and residential, the proposed project appears to **partially support** the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Site Plan

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

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.

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

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

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]

A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114.

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Access to 6th Street and Theresa Avenue requires approval from the Texas Department of Transportation. Per TxDOT: TxDOT Traffic and NAAO have evaluated the proposed access study dated April 23, 2019 [the report was updated on May 1, 2019] and we have determined that access to 6th Street and Theresa Avenue may be allowed at the time of the site plan application with restrictions and conditions. Sight distance and spacing will be analyzed at the time of the site plan application and the type of access may result in right-in/right-out and/or one-way driveways based on the analysis.

The curb and gutter along 6th Street is not proposed for relocation at this time.

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

The Urban Trails Master Plan recommends a tier I urban trail along W 6th Street and MOPAC. Please review the Urban Trails Master Plan for more information. Aleksina Chapman, Urban Trails, Public Works Department may provide additional comments and requirements for right-of-way dedication and trail construction in accordance with LDC 25-6-55 and LDC 25-6-101. Update: The Johnson Creek Trail is existing so no additional

improvements are required at this time. Pedestrian safety improvements may be required at the time of the site plan application.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for W 6th Street. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information. Update: ROW dedication is not required for 6th Street. A pedestrian crossing is constructed across 6th Street; therefore, any new bicycle and sidewalk facilities should maintain and connect to the crossing. The crossing may need to be revised if a driveway or other improvements are proposed.

FYI – if access is taken through the adjacent alley, as recommended, alley reconstruction may be required, subject to Public Works approval.

FYI – the existing driveways and sidewalks along 6th Street and Theresa Avenue will be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

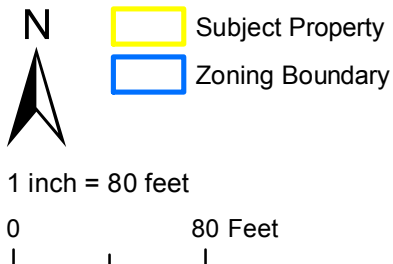
Austin Water Utility

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Survey and Field Notes
- D. Access Study
- E. Correspondence with Interested Parties
- F. Petition

Created: 12/13/2018



ZONING & VICINITY

Zoning Case: C14-2018-0150
 Addresses: 1804, 1806, and 1808 W 6th Street
 Case Manager: Scott Grantham

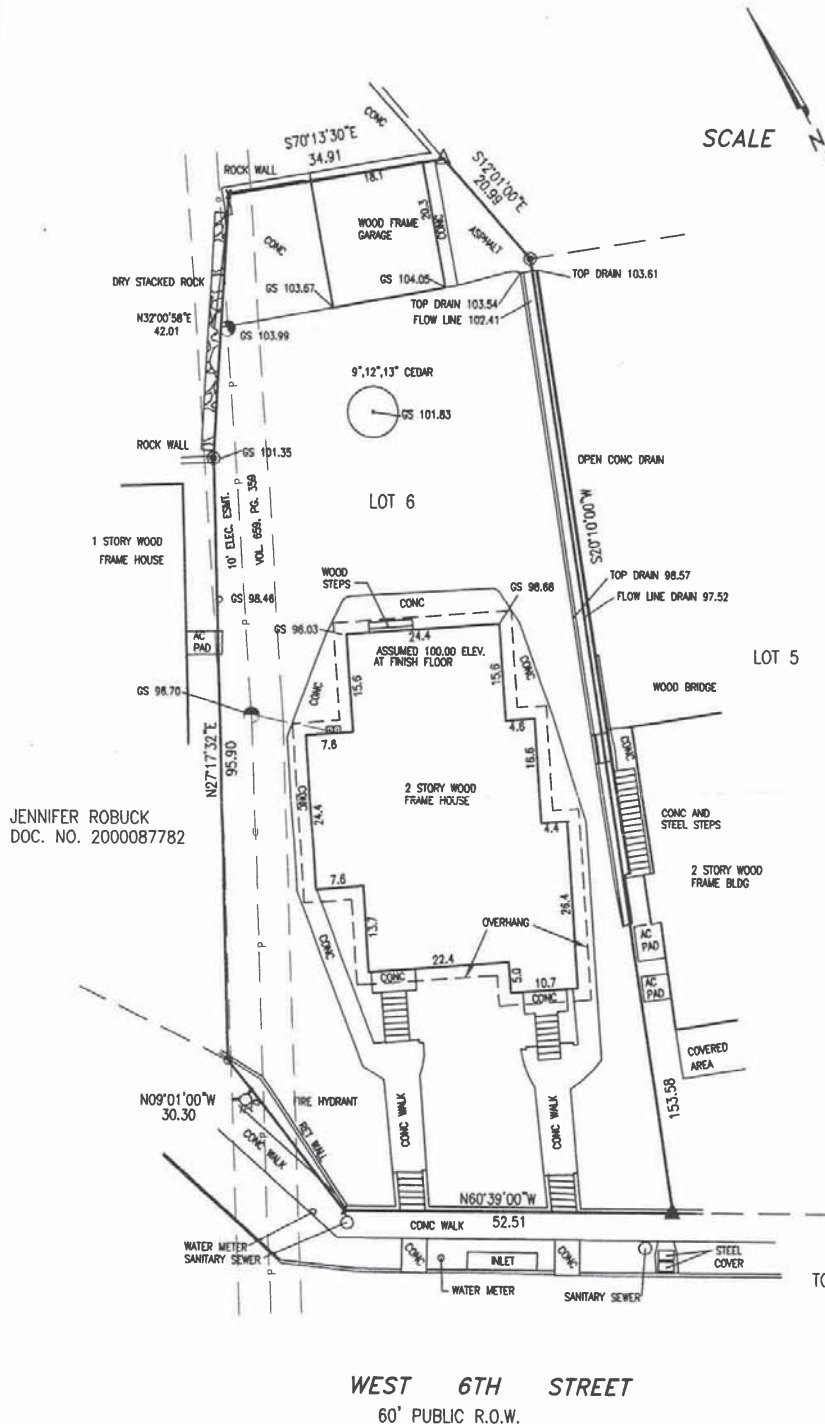
This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



EXHIBIT B

EXHIBIT C

SURVEY PLAT OF A PORTION OF LOT 6,
WEST END HEIGHTS, ACCORDING TO THE
MAP OR PLAT RECORDED IN VOLUME 3,
PAGE 20 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS, AND A PART OF THE GEORGE
W. SPEAR LEAGUE, IN TRAVIS COUNTY, TEXAS



The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown hereon and that said property has frontage on a public roadway, except as shown hereon.

To the Lien Holders and/or the owners of the premises surveyed:

The property described herein is not within the boundaries of the 100 Year Flood Plain as identified by the National Flood Insurance Program Flood Insurance Rate Map on Panel No. 48453C 0205E for the City of Austin, Travis County, Texas, dated June 16, 1993.

SURVEYED BY
ROY D. SMITH SURVEYOR

ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR
1214 WEST 5th STREET - SUITE
AUSTIN, TEXAS 78703
PHONE (512) 478 - 9821 JULY 12, 2004



FIELD NOTES
FOR

9536 SQUARE FEET OF LAND

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF THE GEORGE W. SPEAR LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 6, WEST END HEIGHTS, A SUBDIVISION RECORDED IN VOLUME 3, PAGE 20 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60-d nail found in a concrete wall at the Southeast corner of said Lot 6, being in the North r.o.w. line of West 6th Street for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of said Lot 6, being along the North r.o.w. line of West 6th Street, N 60°39'00" W for a distance of 52.51 feet to an "x" set in concrete at the Southwest corner of said Lot 6;

THENCE continuing along the North r.o.w. line of West 6th Street, N 09°01'00" W for a distance of 30.30 feet to a ½ inch capped iron pin set at the Southeast corner of that certain tract of land conveyed to Jennifer Robuck by Document No. 2000087782 of the Official Public Records of Travis County, Texas, for the Southwest corner hereof;

THENCE along the Easterly line of said Robuck Tract, N 27°17'32" E for a distance of 95.90 feet to a ½ inch iron pipe found and N 32°00'58" E for a distance of 42.01 feet to an "x" set on a rock wall for the Northwest corner hereof;

THENCE continuing along the Easterly line of said Robuck Tract, S 70°13'30" E for a distance of 34.91 feet to a 60-d nail set in the North line of said Lot 6, being in the West line of a 20 foot wide alley for the Northeast corner hereof;

THENCE along the North line of said Lot 6, being along the West line of said alley, S 12°01'00" E for a distance of 20.99 feet to a ½ inch iron pipe found at the Northeast corner of said Lot 6;

THENCE along the East line of said Lot 6, S 20°10'00" W for a distance of 153.58 feet to the PLACE OF BEGINNING and containing 9536 square feet of land, more or less.

SURVEYED BY:

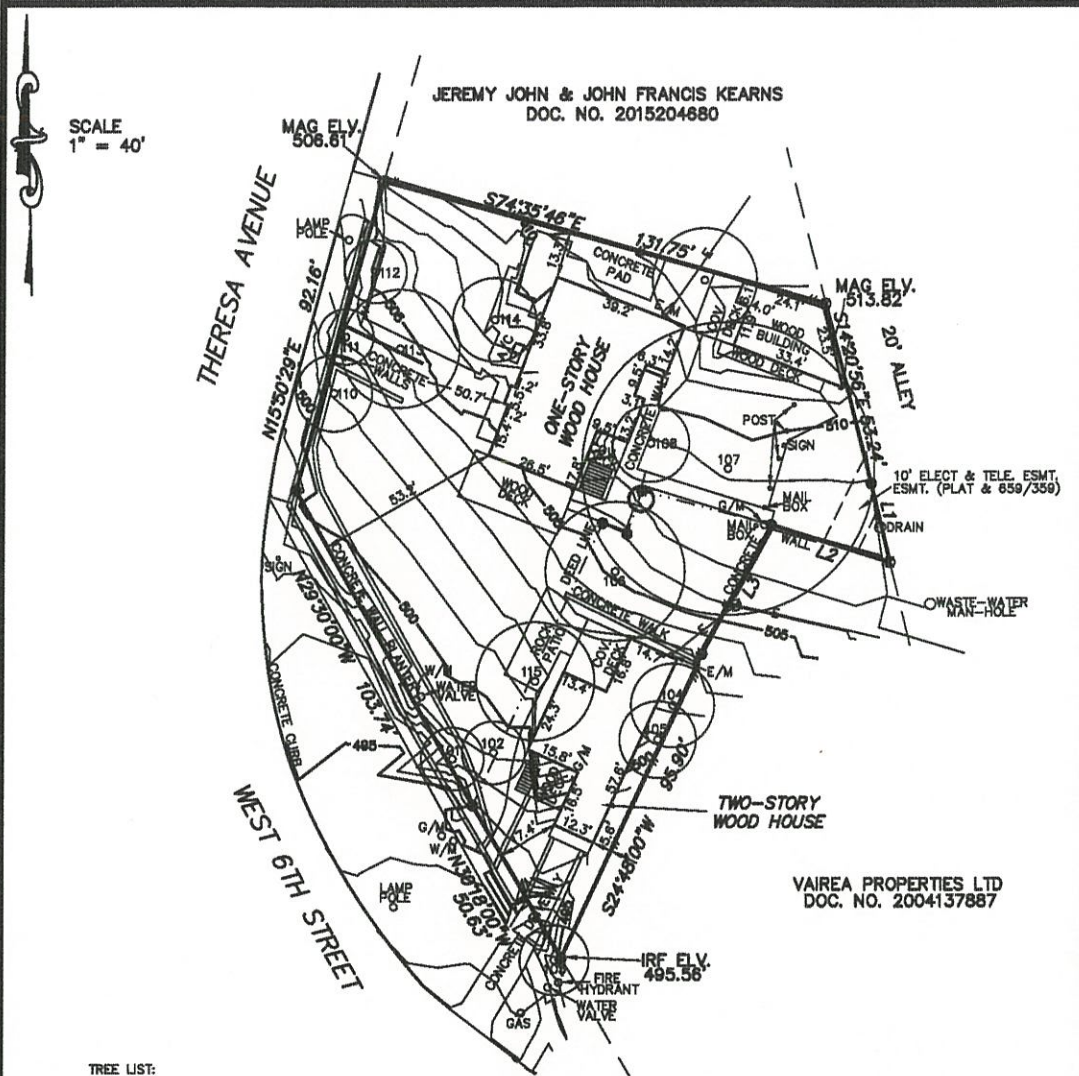
Roy D. Smith Surveyors, P.C.


ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094
July 12, 2004



Lot 6, West End Heights



TREE LIST:

101	PECAN	9.0"
102	PECAN	9.0"
103	ELM	10.0"
104	ELM	12.0"
105	ELM	11.0"
106	OAK	20.0"
107	LIVE OAK	42.0"
108	PECAN	11.0"
109	PECAN	15.0"
110	PECAN	11.0"
111	PECAN	8.0"
112	PECAN	9.0"
113	PECAN	17.0"
114	OAK	12.0"
115	GRAPE MYRTLE	17.0"

EASEMENT TO CITY OF AUSTIN AS RECORDED
IN VOLUME 408, PAGE 391, DEED RECORDS,
TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT EXCEPT AS
TO BLANKET RIGHTS OF INGRESS/EGRESS)

LEGEND

- = IRON ROD FOUND
- ⊗ = MAG NAIL FOUND
- () = RECORD PER PLAT
- = WOOD FENCE
- = METAL FENCE
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING LINE
- W/M = WATER METER
- A/C = AIR CONDITIONER
- G/M = GAS METER
- E/M = ELECTRIC METER
- PA = POWER POLE

LINE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°30'36"E	23.13'
L2	N72°45'35"W	35.67'
L3	S28°08'28"W	42.08'

ADDRESS: 1806 W. 6TH STREET, AUSTIN, TEXAS

LEGAL DESCRIPTION: A 0.467 ACRE TRACT OF LAND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND RECORDED IN DOCUMENT NO. 2016118577 AND 2018108238. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS
PLAT CORRECTLY REPRESENTS A SURVEY MADE UPON THE GROUND OF THE PROPERTY
SHOWN HEREON, AND THAT THERE ARE NO ENCROACHMENTS OF VISIBLE IMPROVEMENTS,
EXCEPT AS SHOWN HEREON, AND THAT THIS PROPERTY HAS ACCESS TO A PUBLIC ROADWAY,
EXCEPT AS SHOWN HEREON.

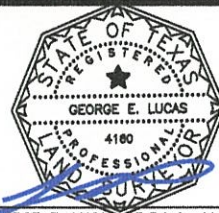
BUYER: SYLLABUS PARTNERS, LLC
TITLE CO: AUSTIN TITLE COMPANY

G.F.#: 2097517-AU27 EFF: DECEMBER 7, 2015 LENDER: N/A

PLAN No.: 2018-0492-ALL

SURVEY DATE:

JULY 31, 2018



GEORGE E. LUCAS R.P.L.S. 4160

FIELD NOTE DESCRIPTION FOR A 0.467 ACRE TRACT OF LAND:

BEING A LOT, TRACT OR PARCEL OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF AND A PART OF THE G. W. SPEAR SURVEY NUMBER 7, ABSTRACT NO. 697, AND BEING A PART OF LOT 6, WEST END HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 3, PAGE 20, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM THE BANK OF NEW YORK, DATED JULY 13, 2016, RECORDED IN DOCUMENT NO. 2016118577, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 1", AND ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO SYLLABUS PARTNERS, LLC FROM JENNIFER ROBUCK, DATED JULY 09, 2018, RECORDED IN DOCUMENT NO. 2018108238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (HEREIN AFTER REFERED TO AS "TRACT 2", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at an iron rod found in the east right of way line of Theresa Avenue, for the Southwest corner of that certain tract of land conveyed to Jeremy John Kearns and John Francis Kearns from John P. Urban, III, dated December 29, 2015, recorded in Document No. 2015204680, Official Public Records of Travis County, Texas, for the Northwest corner of said "Tract 2", and for the Northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE with the south line of the said Kearns tract and the north line of said "Tract 1", South 74°35'46" East, a distance of 131.75 feet to an iron rod found in the west line of a twenty (20') alley, for the Southeast corner of the said Kearns tract, for the Northeast corner of said "Tract 2", and for the Northeast corner of this tract;

THENCE with the west line of said alley and the east line of said "Tract 1", the following two (2) courses:

1. South 14°20'56" East, a distance of 53.24 feet to an iron rod found, for an angle corner of this tract;
2. South 13°30'36" East, a distance of 23.13 feet to an iron rod found, for an angle corner of that certain tract of land conveyed to Vairea Properties, Ltd, recorded in Document No. 2004137887, Official Public Records of Travis County, Texas, for an exterior corner of said "Tract 1", and for an exterior corner of this tract;

THENCE with the north line of the said Vairea Properties tract being common to "Tract 1", North 72°45'35" West, a distance of 35.67 feet to an iron rod found, for the Northeast corner of said "Tract 2", for the Northwest corner of the said Vairea Properties tract, and for an interior corner of this tract;

THENCE with the west line of the said Vairea Properties tract and the east line of said "Tract 2", the following two (2) courses:

1. South 28°08'26" West, a distance of 42.09 feet to an iron rod found, for an angle corner of this tract;
2. South 24°48'00" West, a distance of 95.90 feet to an iron rod found in the east right of way line of West 6th Street, for the Southwest corner of the said Vairea



Access Study

1808 W. 6th Street

Austin, Texas

1st Submission: April 23, 2019

2nd Submission: May 1, 2019

Access Study

1808 W. 6th Street

Austin, Texas

First Submission: April 23, 2019

Second Submission: May 1, 2019



Prepared for

Syllabus Partners, LLC

Prepared by

HDR Engineering, Inc.

Texas P.E. Firm Registration No. F-754

504 Lavaca Street, Suite 900

Austin, Texas 78701 USA

Telephone 512 904-3700

Website: hdrinc.com

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Introduction

The 1808 W. 6th Street development is located to the northeast of W. 6th Street and Theresa Avenue in Austin, Texas as shown in Figure 1. The proposed development will consist of six (6) units of multifamily housing (low-rise) and 4,020 square feet of office space. This study evaluates options to address access concerns in accordance with City of Austin and TxDOT requirements.

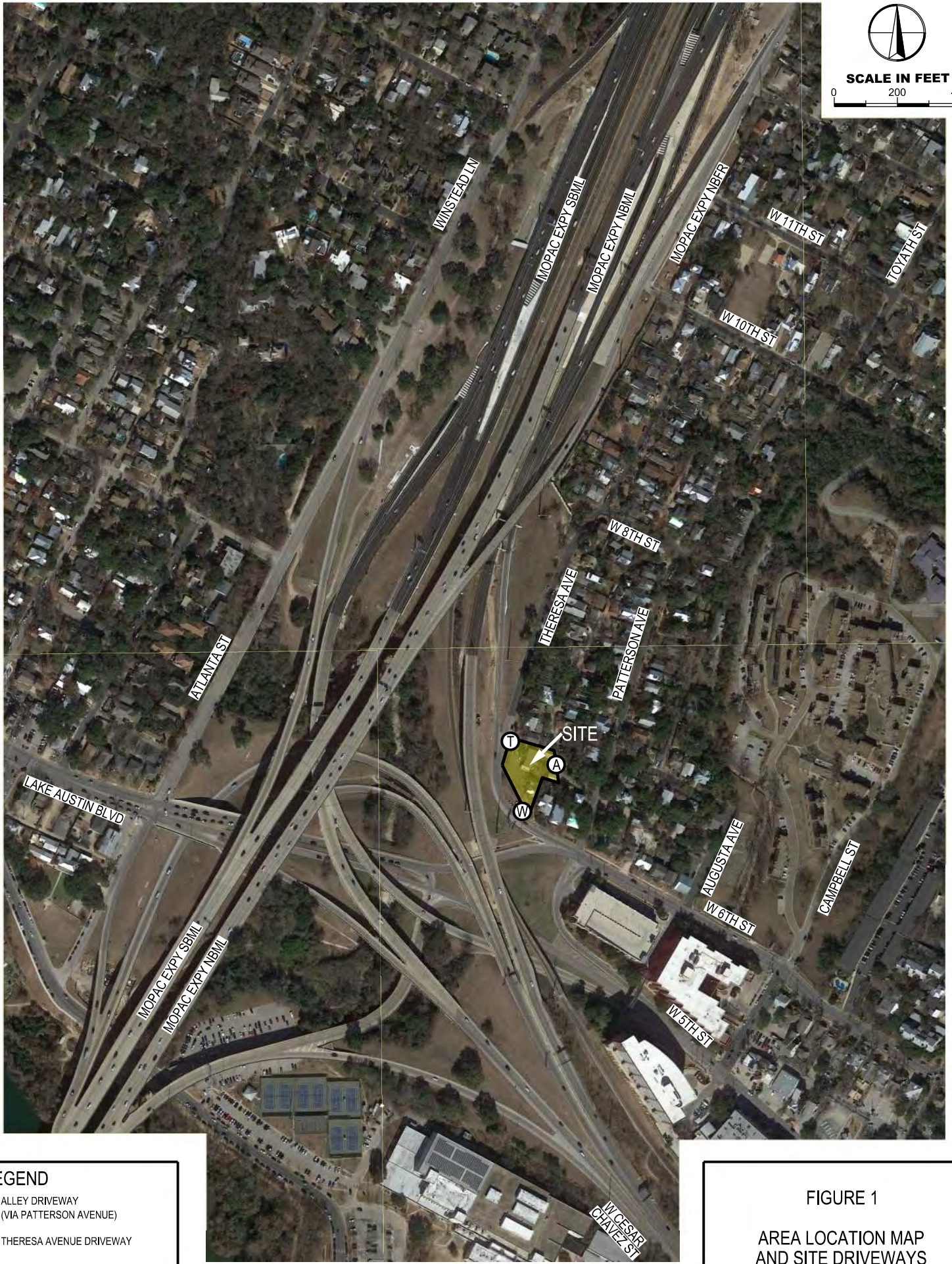
Site and Access Characteristics

Access to the site is provided via two (2) existing driveways: one located on W. 6th Street (Driveway W) and one located on Theresa Avenue (Driveway T), as shown in Figure 1. Additional access to the site is provided via an alley accessing Patterson Avenue (Driveway A). The conceptual site plan, as shown in Figure 2, relocates Driveway T approximately 10 feet to the south and alters its configuration to provide right-in, right-out access. Driveway W is proposed to be widened to allow both entering and exiting movements and maintain right-in, right-out access.



SCALE IN FEET

0 200 400



Stopping Sight Distance Study

As part of the driveway permitting process, TxDOT has requested a review of the stopping sight distance along W. 6th Street and Theresa Avenue to determine if there is sufficient sight distance for a vehicle to stop in advance of the site driveways. This study follows the guidelines as established by the American Association of State Highway and Transportation Officials (AASHTO). AASHTO guidelines state that for West 6th Street and Theresa Avenue, roadways with 30 mile-per-hour (mph) posted speed limits, a minimum 200' of stopping sight distance should be provided (Ref. 1). This is based on a braking reaction time of 2.5 seconds and a deceleration rate of 11.2 ft/s², which are the recommended AASHTO values.

Existing Driveways

HDR conducted a field review on Thursday, March 7, 2019, to document the available stopping sight distance along Theresa Avenue and W. 6th Street upstream of the existing site driveways. For vehicles traveling on Theresa Avenue, there is approximately 250' of stopping sight distance available, which satisfies the AASHTO minimum, as shown in Figure 3.



Figure 3. Stopping Sight Distance – Driveway T

For vehicles traveling on W. 6th Street, there is approximately 540' of stopping sight distance available, which satisfies the AASHTO minimum, as shown in Figure 4.

Table 1 summarizes the required and measured stopping sight distance for each driveway.



Figure 4. Stopping Sight Distance – Driveway W

Table 1. Stopping Sight Distance Study Summary

Location	Speed	Required Stopping Sight Distance	Minimum Measured Sight Distance
Theresa Avenue	30 mph	≥ 200 feet	250 feet
W. 6 th Street	30 mph	≥ 200 feet	540 feet

Proposed Driveways

The conceptual site plan shown in Figure 2 calls for the widening of Driveway W to allow both entering and exiting movements, while Driveway T is proposed to be relocated approximately 10 feet to the south. These changes will not significantly impact the available stopping sight distance along W. 6th Street and Theresa Avenue.

Proposed Driveway Access

Driveway T and Theresa Avenue

Driveway T will provide access to the commercial portion of the development. Driveway T is proposed to be modified to right-in, right-out access to prevent vehicles exiting this driveway from turning onto the northbound entrance ramp to Loop 1 / MoPac Expressway. This configuration can be achieved by constructing a channelization island at Driveway T which facilitates only right-turn movements into and out of the site. Additionally, extending the physical gore point between the Loop 1 northbound on-ramp and Theresa Avenue with flexible delineators, a concrete curb, or other barrier would prevent vehicles exiting Driveway T from accessing the Loop 1 entrance ramp. Driveway T should be constructed with a minimum 30' pavement width to provide two-way vehicular operations.

Driveway W and W. 6th Street

Driveway W will provide access to the commercial portion of the development. Driveway W is located upstream of the entrance ramp to Loop 1 / MoPac Expressway and is subject to the access control stipulations set forth in the TxDOT Roadway Design Manual (RDM). Figure 3-14 in the TxDOT RDM shows that driveways and side streets should be located at least 200 feet upstream from the intersection of the travel lanes of an entrance ramp and the frontage road, also known as the theoretical gore point (Ref. 2). Based on the conceptual site plan, Driveway W is greater than 200 feet away from the theoretical gore point of the Loop 1 northbound entrance ramp. Driveway W should be widened to a minimum 30' pavement width to provide two-way vehicular operations.

Driveway A and Alley

Driveway A will provide site access for residential uses only. Driveway A should be constructed with a minimum 30' pavement width to provide two-way vehicular operations.

Existing and Site Generated Traffic

Determining the site generated traffic, or the traffic that will be generated due to the development of the proposed project, was an additional element of this analysis. Unadjusted total trips per day, as well as the peak hour traffic associated with the project, were estimated using recommendations and data contained in the ITE Trip Generation Manual 10th Edition (Ref. 3).

The proposed development will consist of six (6) units of multifamily housing (low-rise) and 4,020 square feet of office space and will generate approximately 109 unadjusted daily trips upon build-out. Table 2 provides a detailed summary of traffic production, which is directly related to the assumed land use plan.

Table 2. Summary of Unadjusted Daily and Peak Hour Site Trip Generation

Land Use	Size	ITE Rate or Equation	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
				Enter	Exit	Enter	Exit
Multifamily Housing (Low-Rise)	6 DU	Rate / Equation	44*	0	3	3	2
Small Office Building	4,020 SF	Equation	65	6	2	3	7
Total			109	6	5	6	9

*Based on ITE rate; equation yields fewer daily trips than peak hour trips

Traffic counts were conducted on Theresa Avenue and the northbound on-ramp to Loop 1 / MoPac Expressway on Thursday, February 28, 2019 while schools were in session. Reports of the raw traffic count data are provided in Appendix A of this report. Figure 8 shows daily and peak hour traffic volumes under existing conditions as well as site generated trips from the proposed development. Based on the proposed site plan, all trips produced by the multifamily residential units would be routed through Driveway A, while trips generated by the offices would be routed through Driveway T and Driveway W.



SCALE IN FEET

0 50 100



LEGEND

- EXISTING 24 HOUR VOLUME
AM (PM) PEAK HOUR VOLUME
- SITE 24 HOUR VOLUME
AM (PM) PEAK HOUR VOLUME

FIGURE 5

EXISTING AND SITE
GENERATED TRAFFIC

Sidewalks

The City of Austin Land Development Code (LDC), Subchapter E of Chapter 25-2, lists the sidewalk requirements for mixed-use sites, which are determined based on the type of roads adjacent to the site (Ref. 4). Based on Figure 2 in Subchapter E of the LDC, both W. 6th Street and Theresa Avenue are classified as urban roadways. For urban roadways, a minimum five (5) foot paved sidewalk is required in addition to a minimum seven (7) foot wide planting zone between the curb and sidewalk that may be unpaved. Based on the conceptual site plan and the width of the buffer, a sidewalk easement may be necessary due to right-of-way constraints along Theresa Avenue.

Summary and Recommendations

Based on the conceptual site plan and applicable requirements, the following are recommended:

Driveway W

- Maintain existing location and widen to approximately 30 feet to allow both entering and exiting movements
- Coordinate with property owner of 1802 W. 6th Street to eliminate the ground-mounted sign and landscaping that may impact intersection sight distance for the Driveway W (these features do not impact stopping sight distance)

Driveway T

- Construct with a pavement width of approximately 30 feet to allow both entering and exiting movements
- Relocate as shown on conceptual site plan and modify with channelization island to facilitate only right-turn movements into and out of the site
- Extend physical gore point between the Loop 1 northbound entrance ramp and Theresa Avenue with flexible delineators, a concrete curb, or other barrier

Driveway A

- Construct with a pavement width of approximately 30 feet to allow entering and exiting movements

Sidewalks

- Provide sidewalks along both W. 6th Street and Theresa Avenue with a minimum width of five (5) feet and a seven (7) foot buffer

References

1. American Association of State Highway and Transportation Officials
2011 A Policy on Geometric Design of Highways and Streets, 6th Edition, Washington D.C.
2. Roadway Design Manual
2018 Texas Department of Transportation, Austin, TX
3. Institute of Transportation Engineers
2017 Trip Generation Manual, An Informational Report, 10th Edition, Washington D.C.
4. City of Austin
2019 Land Development Code, Austin, TX

Appendix A. Technical Addendum

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, Texas 78626
512-832-8650

Page 1

Site Code: 1
Station ID:
NB Ramp to Mopac Expy
NW of Theresa Ave
Latitude: 0' 0.0000 Undefined

Start Time	28-Feb-19 Thu	Northbound		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		28	137		
12:15		25	125		
12:30		15	123		
12:45		20	146	88	531
01:00		16	134		
01:15		8	158		
01:30		12	130		
01:45		11	98	47	520
02:00		12	138		
02:15		9	127		
02:30		11	148		
02:45		9	134	41	547
03:00		9	137		
03:15		9	126		
03:30		4	143		
03:45		3	125	25	531
04:00		1	135		
04:15		3	109		
04:30		3	121		
04:45		7	125	14	490
05:00		7	134		
05:15		3	110		
05:30		11	133		
05:45		14	125	35	502
06:00		20	121		
06:15		21	133		
06:30		46	176		
06:45		39	152	126	582
07:00		45	137		
07:15		77	169		
07:30		93	150		
07:45		99	129	314	585
08:00		98	133		
08:15		108	132		
08:30		127	111		
08:45		145	107	478	483
09:00		129	82		
09:15		116	98		
09:30		108	84		
09:45		87	62	440	326
10:00		83	65		
10:15		106	60		
10:30		103	74		
10:45		126	64	418	263
11:00		126	70		
11:15		129	59		
11:30		128	37		
11:45		134	22	517	188
Total		2543	5548		
Percent		31.4%	68.6%		
Grand Total		2543	5548		
Percent		31.4%	68.6%		
ADT		ADT 8,091		AADT 8,091	

GRAM Traffic Counting, Inc.

3751 FM 1105, Bldg. A
Georgetown, Texas 78626
512-832-8650

Page 1

Site Code: 2
Station ID:
Theresa Ave
NB of Ramp to Mopac Expy
Latitude: 0' 0.0000 Undefined

Start Time	28-Feb-19 Thu	Northbound		Hour Totals	
		Morning	Afternoon	Morning	Afternoon
12:00		1	7		
12:15		0	2		
12:30		0	5		
12:45		1	4	2	18
01:00		0	12		
01:15		0	6		
01:30		0	8		
01:45		0	12	0	38
02:00		0	4		
02:15		0	9		
02:30		0	5		
02:45		0	6	0	24
03:00		0	14		
03:15		0	7		
03:30		0	6		
03:45		0	0	0	27
04:00		1	12		
04:15		0	11		
04:30		0	15		
04:45		0	16	1	54
05:00		0	6		
05:15		0	9		
05:30		0	11		
05:45		0	7	0	33
06:00		2	16		
06:15		0	13		
06:30		0	4		
06:45		0	7	2	40
07:00		4	3		
07:15		0	4		
07:30		6	2		
07:45		5	6	15	15
08:00		1	3		
08:15		6	5		
08:30		8	2		
08:45		4	4	19	14
09:00		3	4		
09:15		8	2		
09:30		8	7		
09:45		1	4	20	17
10:00		6	2		
10:15		4	0		
10:30		8	0		
10:45		3	2	21	4
11:00		15	0		
11:15		0	0		
11:30		4	0		
11:45		7	0	26	0
Total		106	284		
Percent		27.2%	72.8%		
Grand Total		106	284		
Percent		27.2%	72.8%		
ADT		ADT 390		AADT 390	

EXHIBIT E

January 28, 2019

Erin Ator Thomson
Chair
OWANA Zoning Committee

Re: Zoning Case # C14-2018-0150
1804, 1806 and 1808 W6th St.
Austin, Texas

Dear Erin,

As requested by the OWANA Zoning Committee several neighbors (about 8) along the alley from Theresa and Patterson Avenue met this past weekend to discuss the above-mentioned Zoning Case.

The unanimous consensus and major topics discussed were the following:

1. Use: to maintain the residential use. We feel strongly the need to maintain the residential use. The sense of neighborhood will only be reinforced by adding residences. Office space or mix-use is not desired, in fact it will be strongly opposed by the neighbors. The significant investments in the homes on Theresa, overlooking and adjacent to MoPac, underscores the residential demand for properties in that area of 6th and MoPac.

2. Alley access: alley traffic and access are a serious concern in terms of safety and access for any new development. A mixed use with alley access for a residential component appears unworkable or unenforceable.

3. Parking: with the amount of office space currently in our neighborhood the street parking during the weekdays is problematic. Any development should study carefully the parking requirements.

4. Impervious coverage, massing and height: adding impervious coverage to those lots per the suggested zoning will change the landscape and fabric of our neighborhood. The massing and 40ft height of structures might change the character of the neighborhood.

We are open and available to meet with the Zoning Committee and the Owner of the lots to find ways that will improve the area. The neighbors are willing to support reasonable variances to help the Owner achieve multiple family residential units, such as town-houses etc.

Neighbors of Patterson and Theresa Avenue

Grantham, Scott

From: Ellen Justice <>
Sent: Thursday, January 03, 2019 12:06 PM
To: Grantham, Scott
Subject: rezoning of 1804, 1806, 1808 West 6th C14-201800150

Follow Up Flag: Follow up
Flag Status: Flagged

Scott,

Please count me opposed to the rezoning of these properties to allow for “Limited Office” development. Combining FOUR lots will allow a very large office development, and likely adversely affect the residential properties behind it on Theresa.

This is exactly the opposite of what the City’s stated purpose was in trying to pass CodeNext in our neighborhood, which was to increase residential housing. This development would displace one SF residence, one SF plus an ADU, and one SF duplex - for a seemingly giant-sized office complex. Please do not allow this.

— Ellen Justice, 802 Winflo Drove, Austin 78703

Grantham, Scott

From: Ellen Justice <>
Sent: Thursday, May 09, 2019 12:47 PM
To: Grantham, Scott
Subject: C14-2018-0150 -- 1804, 1806, 1808 W. 6th Street

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Scott,

I am opposed to the upzoning of these properties. It will be very deleterious for the residences nearby to allow a height of 40 feet for this building. Also, parking and flooding are already a big problems in our neighborhood. So, having more of it paved-over to accommodate cars for the business part of this building will make things even worse.

Another big concern is that cars for the residences part of this building would have to access it through the existing alley - which will also have a bad effect on neighboring residences.

This developer has not brought his plans to the OWANA Zoning Committee. I hope that this rezoning is postponed, if not refused, so that the OWANA neighborhood can have some input...

— Ellen Justice, 802 Winflo Drive

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: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

David Applewhite
Your Name (please print)

608 Patterson Ave, Austin, TX

Your address(es) affected by this application 78703

Daik 5/6/18
Signature Date

Daytime Telephone: 512-826-2012

Comments: This rezoning request is in conflict with the OWANA Neighborhood Plan and expressed needs of the immediate neighbors due to the commercial use of the property, the mass of the structure, the impervious cover allowed, and the limited parking available.

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

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Gerry Dalton
Your Name (please print)

717 Patterson Ave.

Your address(es) affected by this application

[Signature]
Signature

5/6/2019
Date

Daytime Telephone: 512-669-9319

Comments: WE ARE CONCERNED ABOUT THE

PARKING ON OUR STREET AND HOW THE
INFLUX OF BUSINESSES HAS AFFECTED LONG
TIME RESIDENTS. EXISTING BUSINESSES ON
PATTERSON & 6TH ALREADY AFFECTS US
DUE TO THE PARKING ISSUES CREATED.
WE OPPOSE THIS CHANGE IN ZONING.

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

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

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

William Dalton
Your Name (please print)

717 Patterson Ave.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 300 7278

Date

5/8/2019

Comments: Our neighborhood already has parking problems. The encroachment of more commercial spaces will only worsen this condition

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

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

☐ I am in favor
☒ I object

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.

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Walter D. Rivers

Your Name (please print)

703 DARTMOUTH AVE

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512 997 2830

☐ I am in favor
☒ I object

May 10/2019

Date

Comments:

NEED THE MIXED USE MU
IMPROVING WALKABLE BE
COMPATIBLE WITH NEIGHBORS.

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

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Carol Clark

Your Name (please print)

716 Patterson Ave

Your address(es) affected by this application

☐ I am in favor
☒ I object

5/12/19

Date

Signature

Daytime Telephone: 512 560 8013

Comments:

I am opposed because
we are a residential neighborhood.
There are commercial establishments
on the street, but these offices are
carefully sited in houses, thus
fitting into the neighborhood.

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Scott Grantham
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Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

W. Roger Wilson

Your Name (please print)

716 Patterson Avenue

Your address(es) affected by this application

W. Roger Wilson

Signature

5/12/19

Date

Daytime Telephone: 210/262-7109

Comments:

I Am Strongly opposed to the subject development. Its size, character, & potential for increasing traffic congestion within the Patterson/Theresa Street area is inconsistent with the quiet residential nature of the neighborhood. Residential enclaves near the city center should be preserved, not eroded.

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City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Dave Oblisk
Your Name (please print)

☐ I am in favor
☒ I object strongly

606 Patterson Ave, Ash, TX 78703
Your address(es) affected by this application

[Signature] 5/12/19
Signature Date

013 787-1742
Daytime Telephone:

Comments: The disruption to the neighborhood would be enormous. The alley is not wide enough to support additional traffic. It's not fair the city would change zoning in a historic neighborhood. My house is over 100 years old and a business unit would destroy the charm this house has had since 1917.

Please keep and protect our neighborhood's charm & history

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

WALTER R. LEVERETT

Your Name (please print)

701 Patterson Ave, Austin TX 78703

Your address(es) affected by this application

Walter Leverett

Signature

(512) 478-1913

Daytime Telephone:

Date

5/12/2019

☐ I am in favor
☒ I object

Comments:

I'm opposed to this encroachment of commercial use into residential area. Particularly with regard to traffic & parking issues. These roads were laid out when Model T Fords were in use. There's no way this property could be used without damaging commercial traffic on narrow residential streets. Current zoning was done for a reason.

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Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Deborah Boyd
Your Name (please print)

719 Patterson Ave.

Your address(es) affected by this application

Deborah Boyd May 12, 2019
Signature Date

Daytime Telephone: 512-787-6744

Comments:

This neighborhood - including Patterson and Theresa streets - are Austin treasures. Please don't allow this unique residential neighborhood to be spoiled by this development, which will surely open the door for more.

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Your Name (please print)

Rick Patrick

Your address(es) affected by this application

1702 Francis Ave, Austin, TX 78703 5-11-19

Signature

Date

Daytime Telephone: 512-577-9092

Comments: Rezoning this property to LO-OFFICE use will harm the residential character of our neighborhood. The property is suitable for residential use, which will have the smallest impact on traffic and parking. The alley behind the property is used by several families and changing the zoning will increase car traffic in that alley. Please keep the property residential.

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Alex Henderson
Your Name (please print)

608 Augusta Av.

Your address(es) affected by this application

Alex Henderson

Signature

Date

Daytime Telephone:

512-1797-9790

Comments:

*Rezoning would be a
terrible idea for this
neighborhood -
It is the opposite of
a neighborhood, & you allow
this rezoning -
We are definitely opposed !!*

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

☐ I am in favor
☒ I object

Your Name (please print)

Virginia Davidson
1704 Francis Ave

Your address(es) affected by this application

MD

5/10/19

Signature

Date

Daytime Telephone:

310-579-7178

Comments:

Please no more commercial properties in our tiny and wonderful residential neighborhood - there is NO parking as it is!

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Lynne Dodge
Your Name (please print)

719 Patterson Ave. 78703

Your address(es) affected by this application

Lynne Dodge

Signature

Date

512.322.2633

Daytime Telephone:

Comments:

I am opposed to this re-zoning
request because our narrow
residential street was never
designed to handle traffic from
a commercial building.
Presently, the street is almost
dangerous because it is so narrow.
Two cars cannot fit if a car is parked
on it.

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

City of Austin

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Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Rob Miller

Your Name (please print)

1711 FRANKS AVE

Your address(es) affected by this application

[Signature] 5/12/19
Date

Signature

Daytime Telephone: 512 300-3857

Comments:

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

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

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Sonia Roncador

Your Name (please print)

706 Patterson Ave

Your address(es) affected by this application

Sonia Roncador

Signature

5/12/2019

Date

Daytime Telephone: (512) 636 9440

Comments:

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☐ I am in favor
☒ I object

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Todd Eggleston
Your Name (please print)

607 Theresa Ave

Your address(es) affected by this application

T. Eggleston
Signature

5/9/2019
Date

Daytime Telephone: 512.293.9301

Comments: There is no access to have

15,000+ square feet of office

space (combined) at 1804, 1806, 1808.

This will create havoc for parking,
congestion in transit and unsafe
conditions in a one lane two way
alley.

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Althea Eggleston
Your Name (please print)

607 & 609 Theresa Ave

Your address(es) affected by this application

A Eggleston
Signature

5/9/2019
Date

Daytime Telephone: _____

Comments: _____

I object to business use
that will further congest traffic
along Theresa Avenue and the
alley behind our home(s).

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

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

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Beverly Dunn
Your Name (please print)

607 Patterson Ave

Your address(es) affected by this application

Dunly Dunn 5/9/19
Signature Date

Signature

Daytime Telephone: 512-750-1379

Comments:

the subject to change
of character in the neighborhood
increased traffic, parking
problems, increased impervious
coverage.

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

PAUL SEALS

Your Name (please print)

1709 FRANCIS AVE, AUSTIN, TX

Your address(es) affected by this application

78703

Paul Seals

Signature

5/9/19

Date

Daytime Telephone:

Comments: Oppose commercial zoning

☐ I am in favor
☒ I object

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Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Ron Polite
Your Name (please print)

1815 W. 8th St. Austin
Your address(es) affected by this application

Ron Polite 5/11/19
Signature Date

Daytime Telephone: 512 775 0831

Comments:

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Elenna Deitiker
Your Name (please print)

708 Patterson Ave
Your address(es) affected by this application

☐ I am in favor
☒ I object

May 14, 2019 Date

Signature

Daytime Telephone: 972-342-9395

Comments:

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Drew Buchanan

Your Name (please print)

601 Theresa Ave.

Your address(es) affected by this application

5/7/19

Date

Signature

512-228-1579

Daytime Telephone:

Comments:

Potential to decrease property value

Volume control / Increased

traffic

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

John & Kim O'Brien

Your Name (please print)

723 Patterson Av.

Your address(es) affected by this application

L. O'Brien

Signature

Daytime Telephone: *512-517-0295*

Date

5-12-19

☐ I am in favor
☒ I object

Comments:

We oppose this zoning change because of increased traffic and its not in line with the Neighborhood Plan

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Michelle Dreaft McGary
Your Name (please print)

713 Patterson Ave
Your address(es) affected by this application

Munlee X G *05/11/19*
Signature Date

Daytime Telephone: *512-766-4439*

Comments:

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

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

☐ I am in favor
☒ I object

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Louis Appel

Your Name (please print)

721 Patterson Ave.

Your address(es) affected by this application

Signature

Signature

Daytime Telephone: 512-619-9003

Date

5/11/2019

☐ I am in favor
☒ I object

Comments: This is too large a commercial development for this area - this is concerning about the traffic implications & the parking. I'm also concerned it's simply out of place for this large commercial development in this location.

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1098

Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

JOEL PARKER

Your Name (please print)

724 PATTERSON AVE

Your address(es) affected by this application

Signature **5/10/19** *Date*

Daytime Telephone: **512-569-8191**

Comments:

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

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

☐ I am in favor
☒ I object

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

**Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council**

Julia Remington
Your Name (please print)

705 Theresa Ave

Your address(es) affected by this application

78703
5-11-19

Signature Date

Daytime Telephone: *773-209-6316*

☐ I am in favor
☒ I object

Comments:

*We are a family neighborhood
and the traffic this
would cause would put
our children who play
in front of the house
at risk.*

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

K. Doyle
Your Name (please print)

1806 West 8th St.

Your address(es) affected by this application

K. Doyle

Signature

Date

Daytime Telephone: 512 474-4362

Comments: This zoning change is
a bad idea. It will adversely
impact the neighborhood by
increasing traffic and parking on
the narrow streets that don't have
sidewalks endangering the large
amount of pedestrian traffic we have.
It will also set a precedent for more
commercial development in a close knit
residential community. This zoning change
should NOT be allowed.

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

John Henneberger
Your Name (please print)

603 Threest

Your address(es) affected by this application

[Signature]
Signature

Daytime Telephone: 512-963-4385

May 10, 2019
Date

Comments:

The traffic plan is inadequate. The exit onto the alley will generate excessive traffic. Exit on thereys will be harned with illegal turns onto Mo-Pac Ramp. Height is excessive. Erodes status of historic district. The development should be NO at the most residential.

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Frances Anna Borton
Your Name (please print)

701 Patterson Ave. Austin 78703
Your address(es) affected by this application

Frances Anna Borton
Signature

5-12-2019
Date

Daytime Telephone: 512-478-1913

Comments: This large commercial development is completely inappropriate for this residential neighborhood. Our streets cannot handle this kind of traffic.

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

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

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Case Number: C14-2018-0150
Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Savalyne Stewart
 Your Name (please print)

700 Patterson Ave
 Your address(es) affected by this application

Savalyne Stewart 5/12/19
 Signature Date

Daytime Telephone: 512 694 2320

Comments: no commercial due to
the neighborhoods concern
for increased traffic, parking
demand, and structural
density.

☐ I am in favor
☒ I object

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

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

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

THOMAS BARBOUR

Your Name (please print)

1707 FRANCIS AVE.

Your address(es) affected by this application

Thomas Barbour

Signature

Daytime Telephone: 512 473 8690

Date

5/11/2019

Comments:

This does not conform to the
neighborhood plan and will increase
traffic density

☐ I am in favor
☒ I object

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Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Thomas Popovt Family

Your Name (please print)

702 Patterson Ave

Your address(es) affected by this application

July 1

Signature

Date

Daytime Telephone: (512) 563-8484

Comments: I have taught two children to drive in the last five years and had to stress extreme defensive driving due to the office traffic such as the bottom of the alley

The plan adds far too much traffic to the alley.

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City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission

June 06, 2019, City Council

Walter R. Peterson

Your Name (please print)

704 PETERSON BLVD

Your Address(es) affected by this application

May 14, 2019

Date

Signature

Daytime Telephone: 512 797 2830

Comments:

RESIDENTIAL USE BOUND
WHERE CANNOT BECAUSE OF THE
ALLEY IS PARTIAL

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

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Planning & Zoning Department
Scott Grantham
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0150
 Contact: Scott Grantham, 512-974-3574
 Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

Augusta Associates LLC
 Your Name (please print)

606 Augusta Ave.
 Your address(es) affected by this application

[Signature] *5-6-19*
 Signature Date

Daytime Telephone: *512-473-9930*

Comments:

☒ I am in favor
☐ I object

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

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 Austin, TX 78767-8810

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Contact: Scott Grantham, 512-974-3574
Public Hearing: May 14, 2019, Planning Commission
 June 06, 2019, City Council

Paula Heron

Your Name (please print)

1707 Francis Ave

Your address(es) affected by this application

Lucia Ziem

☐ I am in favor
☒ I object

5/9/19
Date

Signature: (512) 438-9106
Daytime Telephone: _____

Date 5/9/19

Comments: I strongly object to the
revisions requested. The change
you suggest to the position cost
plan. It turns up the pie
concerns not representative
management and opens up
a favorable financing

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Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2018-0150

Contact: Scott Grantham, 512-974-3574

Public Hearing: May 14, 2019, Planning Commission
June 06, 2019, City Council

Your Name (please print) Julie Cold

☐ I am in favor
☒ I object

714 Patterson Ave

Your address(es) affected by this application

Austin, TX 78710

Queo a 353d

5/13/19

Signature

Date

Daytime Telephone:

512-584-9744

Comments:

I certainly don't want
a 14000 sq. foot office
building going up
pretty much in the midst
of a residential area with
many historic homes.

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

City of Austin

Planning & Zoning Department

Scott Grantham

P. O. Box 1088

Austin, TX 78767-8810

Patterson, Theresa, & Francis Neighborhood

- A. Over 20 school aged kids in the neighborhood
- B. Mathews Elementary, O'Henry Middle School Austin High are all within walking distance
- C. Neighborhood gatherings
 - I. May Day - May
 - II. Talent Show – October









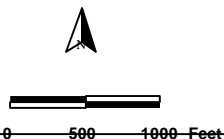
Local Neighbors strongly oppose the Rezoning

- A. Valid Petition submitted 1/29
- B. Met with owner's representative
& owners and prospective buyer, last meeting 5/9
- C. Over 33 immediately neighbors signed in opposition to rezoning



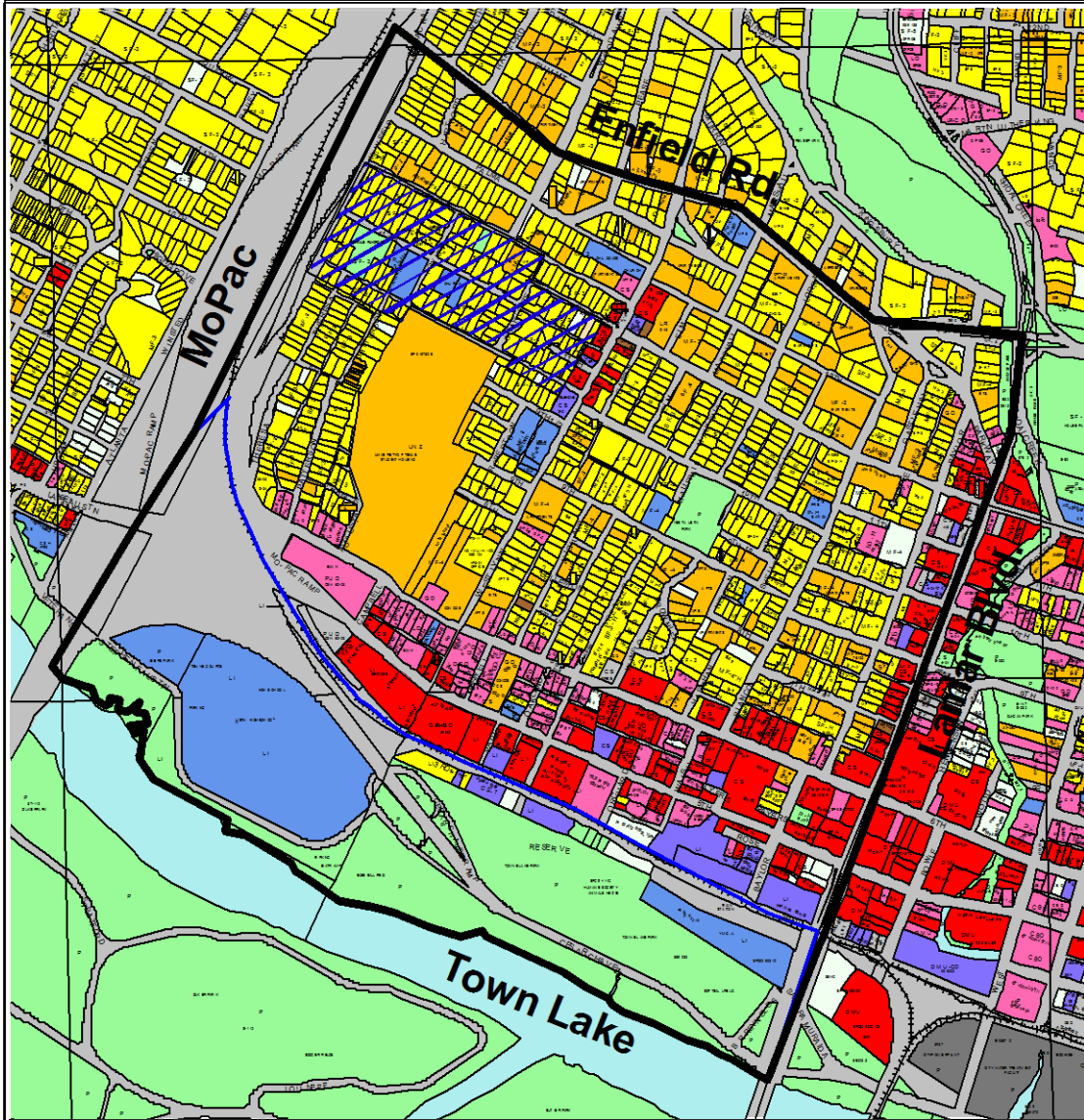
Old West Austin Neighborhood Plan
Neighborhood Districts

City of Austin
Planning, Environmental and
Conservation Services Department
Neighborhood Planning



OWANA Neighborhood Plan

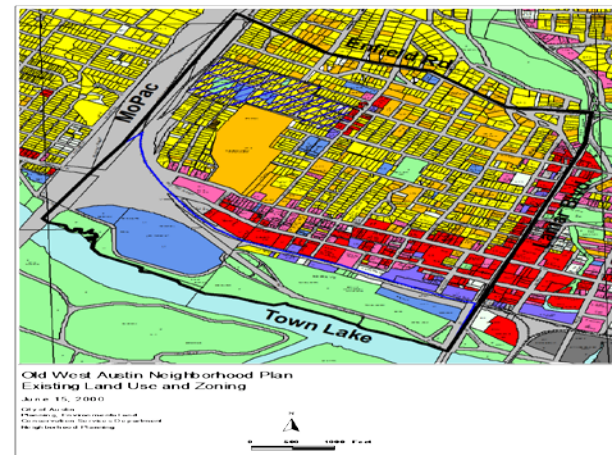
- A. These properties are defined as part of the Neighborhood Residential Core. See Map
- B. "Residential Core (See the attached Neighborhood District Map)...No zoning changes to a more permissive zoning category should be permitted. Preservation of existing older residential structures is strongly encouraged." Pg 11 & 13 Old West Austin Neighborhood Plan



Old West Austin Neighborhood Plan Existing Land Use and Zoning

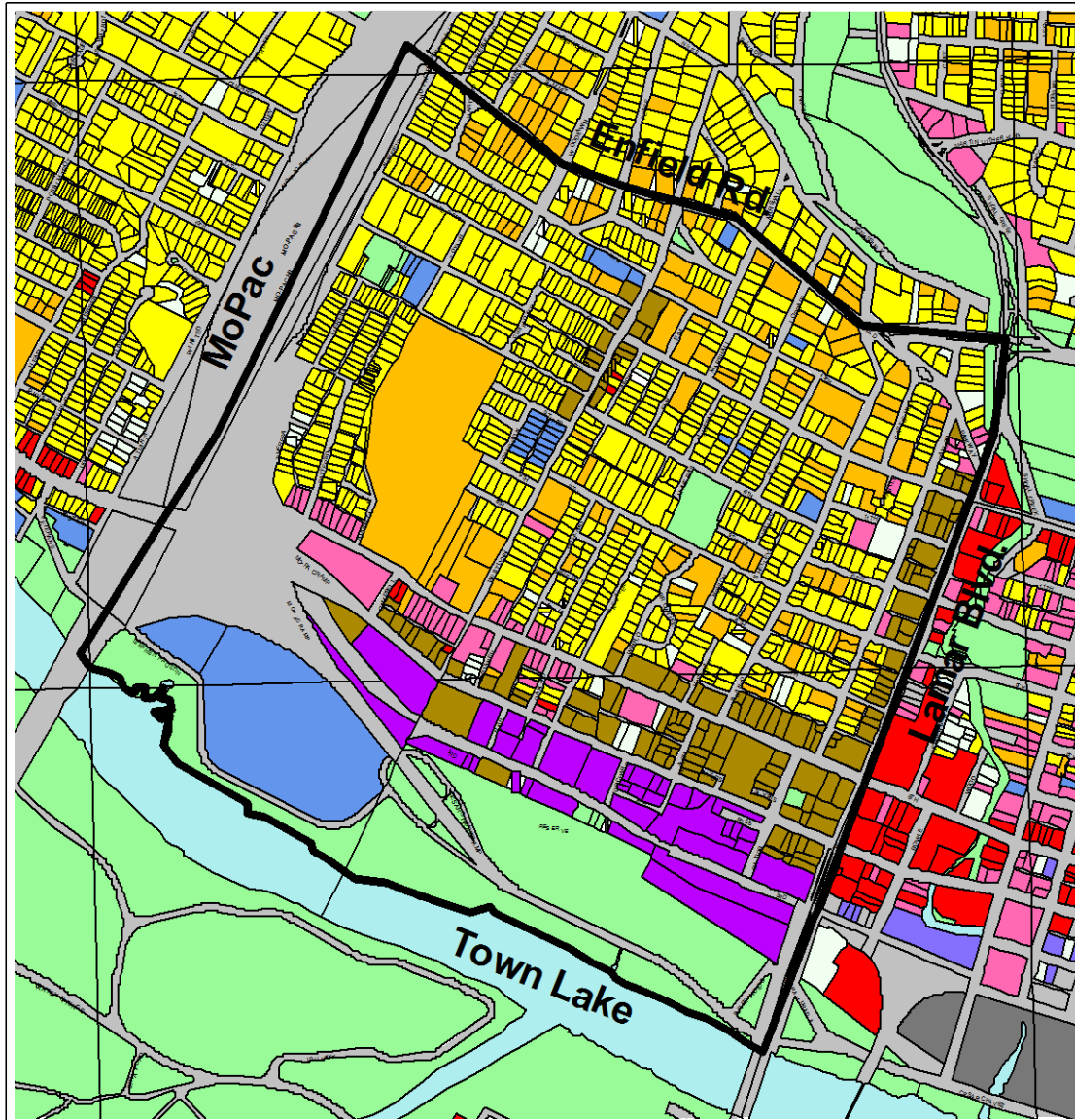
June 15, 2000

City of Austin
Planning, Environmental and
Conservation Services Department
Neighborhood Planning



Old West Austin Neighborhood Plan

8



Old West Austin Neighborhood Plan Proposed Land Use and Zoning Changes

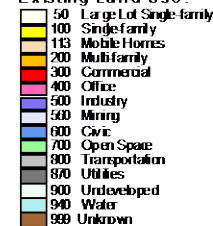
DRAFT - 5/01/00

City of Austin
Planning, Environmental and
Conservation Services Department
Neighborhood Planning

Change from Commercial Services (CS or CS-1) to Mixed Use: Mixed Use residential with commercial and office. Would apply to lots currently zoned CS or CS-1. Lots would retain base zoning, but some commercial uses would be restricted using a Conditional Overlay. See plan text for details. Mixed use development would be permitted, but not required.

Change from Light Industrial (LI) to Mixed Use: Mixed Use residential with commercial and office. Would apply to lots currently zoned LI. Lots would retain base zoning, but some commercial and industrial uses would be restricted using a Conditional Overlay. See plan text for details. Mixed use development would be permitted, but not required. Owners of these properties who seek rezoning to WAO, CS, CO, or MF in the future will have the support of the neighborhood plan.

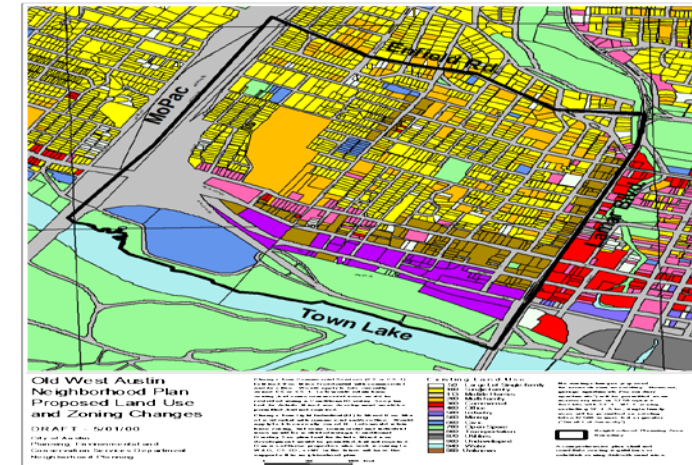
Existing Land Use:



No zoning changes proposed for areas shown as existing. However, garage apartments ("carriage apartments") will be permitted as an accessory use on 5750 square foot lots with SF-1, MF-6 zoning, excluding SF-4. Also, single-family uses will be permitted on existing lots of 5000 square feet or greater ("Small Lot Amenity").

Neighborhood Planning Area Boundary

A comprehensive plan shall not constitute zoning regulations or establish zoning districts and uses.

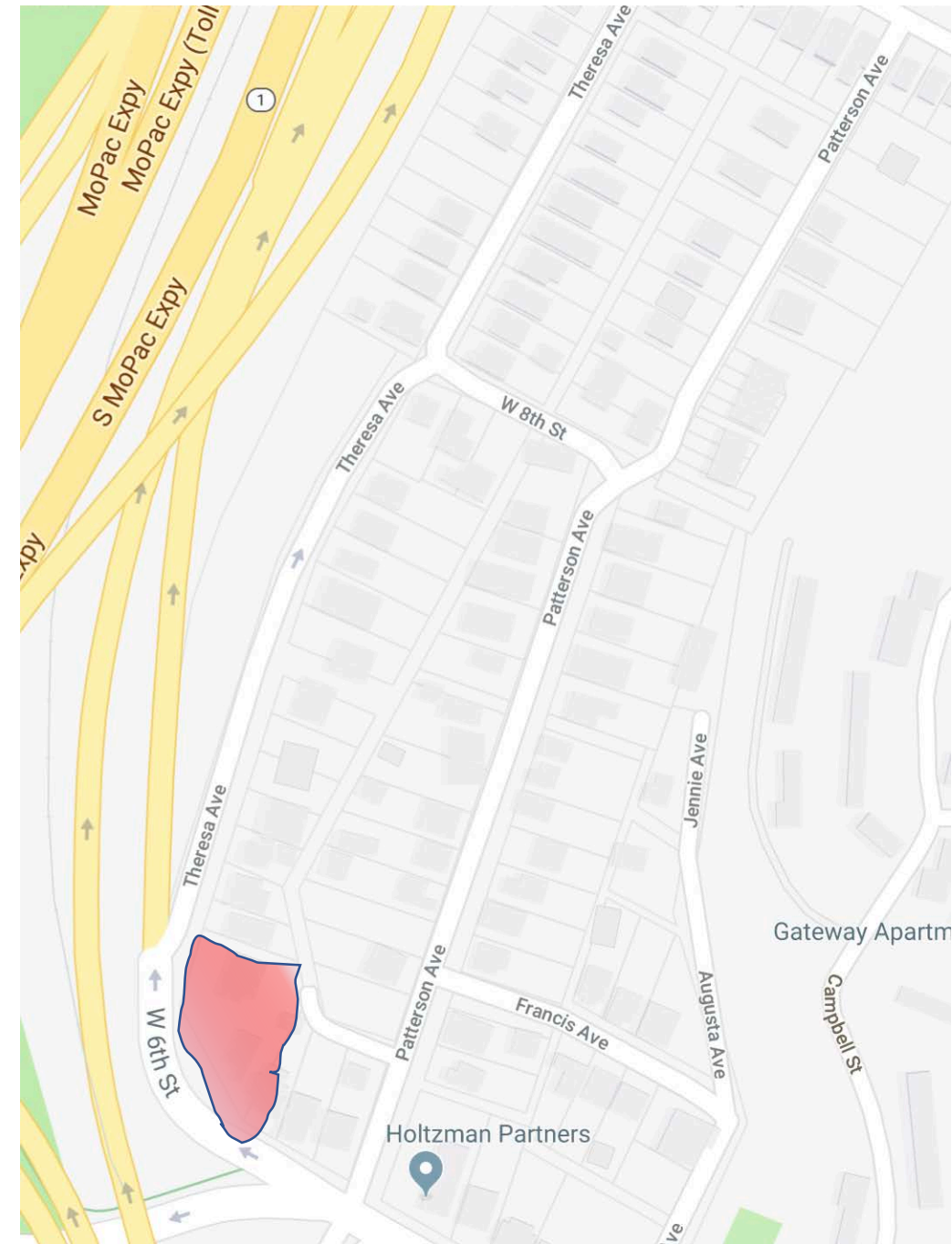


Old West Austin Neighborhood Plan

Why we object

- A. Commercial property at this location would substantially change the nature of our community
 - I. LO allows for the possibility of over 70 employees on these properties
 - $29,688 \text{ sq ft lots} * 70\% \text{ conditioned area} = 20,000 \text{ square feet building} * .70/200 \text{ sq feet per office}$
 - II. Commercial brings in transient traffic to the neighborhood
 - III. We have repeatedly asked the owners and developers to look at a residential option

More affordable housing options are welcomed



Why we object

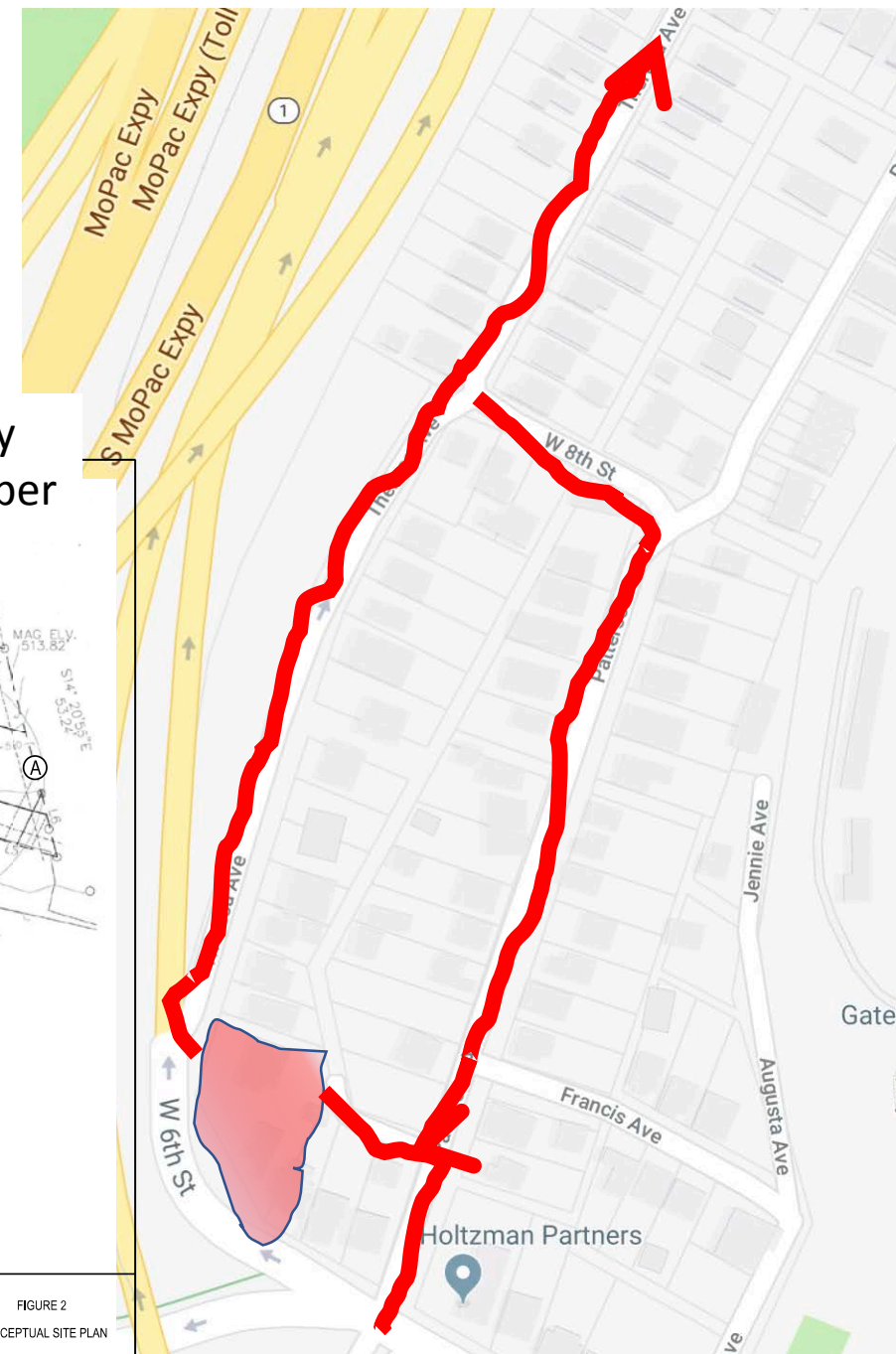
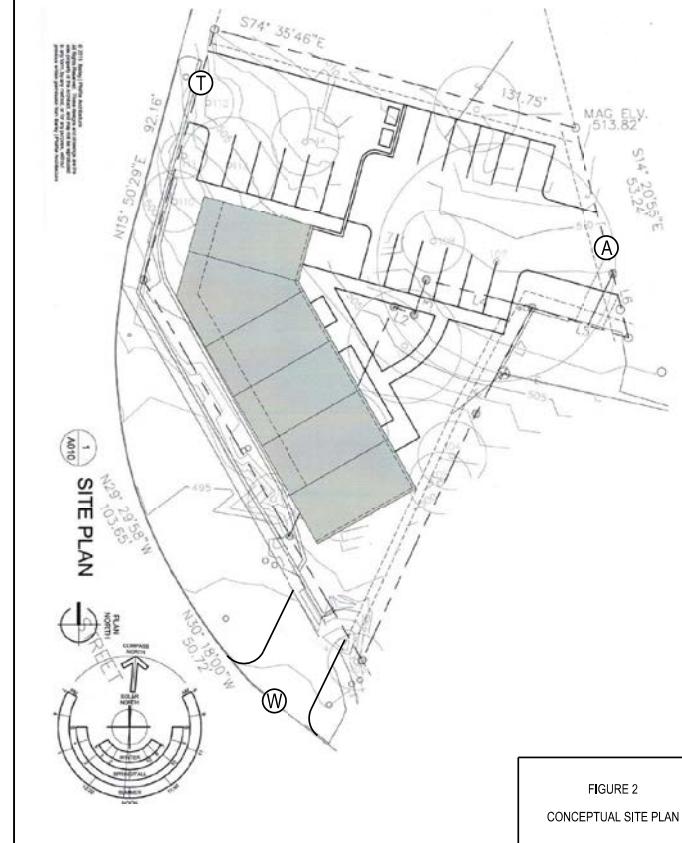
- B. The increase of building mass and impervious cover
 - I. 70% impervious cover would remove current green space and possibly remove heritage oak trees
 - II. 20,000 square feet of commercial (14000 designed for 1806 & 1808 alone)
 - III. 601 Theresa – 952 sq feet
 - IV. Neighborhood houses are under 2500 square feet, this structure is 6 times the average residential size



Why we object

- C. Major concerns with access and parking
- I. 109 Vehicles per day based on the HDR Access Study – can only go up with more commercial
 - II. 44 through the alley – 12 foot wide dead-end alley
 - III. 65 are anticipated to go up Theresa and through neighborhood
 - IV. 14,000 square foot commercial property could permit over 50 employees – 18 parking spaces proposed
 - Our streets are currently full ever day with employees in the existing businesses on 6th street
 - V. 20,000 square feet – over seventy employees

Conceptual Plan provided by the Architect of the Developer



Comments from the objections of 33 neighbors

- *Rezoning this property will harm the residential character of our neighborhood. The alley is used by families. Please keep the property residential.*
- *The commercial establishments on 6th street are carefully retrofitted houses that fit into the neighborhood. We are a residential neighborhood.*
- *These roads were laid out when the Model T Fords were in use. We have narrow, residential streets. Current zoning is there for a reason.*
- *This neighborhood – including Patterson and Theresa – are Austin treasures. Please don't allow this unique residential neighborhood to be spoiled by this development.*
- *Residential enclaves near the city center should be preserved, not eroded.*
- *A business unit at this location would spoil the charm our home has had since 1917. Please keep and protect our neighborhood's charm and history.*

EXHIBIT F

P E T I T I O N

Date: 1/29/2019

File Number: C14-2018-0150

Address of



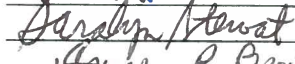
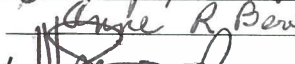

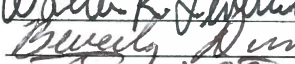




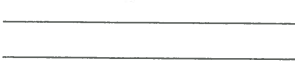
Rezoning Request: 1804, 1806 & 1808
W. 6th St.

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 Residential Use.

The owners want to maintain a sense of neighborhood and this Rezoning Request does not promote residential use. Office space and/or mix use are not desired.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	David Applewhite	608 Patterson Ave.
	Thomas Popov	702 Patterson Ave
	Sarahyn Stewart	700 Patterson Ave
	ANNE R BERTHOIS	606 Patterson Ave
	JEWEL R. RIVERUS	704 & 703 PATTERSON AVE.
	Walter R. Leverich	701 Patterson Ave
	Beverly Dunn	607 Patterson Ave
	Todd Eggleston	607 Theresa
	Athena Eggleston	609 Theresa
	BJ HEINLEY	613 Theresa Ave Unit B,
	Sonia Koncador	706 Patterson Ave

Date: 1/31/2019

Contact Name: David Applewhite

Phone Number: 512-826-2012

guitarkota@yahoo.com

