

# Conor Kenny

Vice Chair,  
City of Austin Planning Commission

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Dear Members of the Austin City Council,

On behalf of the Planning Commission, I am writing to offer additional insight into our recommendation (by 7-4 vote) to approve the entitlements and restrictive covenant changes requested by the applicant for the properties at – or adjacent to – 4700 East Riverside Drive, and to reject the staff recommendation to limit height in the northern portion of the site.

By the same vote, the Commission authorized this letter to advise City Council to request from the relevant city departments the feasibility and status of the following conditions from the East Riverside/Oltorf Combined (EROC) Neighborhood Planning Area Contact Team, which also endorsed the applicant's request, contingent on those conditions (presented below verbatim with relevant departments added), many of which are more questions for city staff than for the applicant:

1. The additional street Right of Way needed to extend Lakeshore Blvd. to connect to Wickersham will be granted by the city, but all existing street Right of Way in Guerrero Park east of Wickersham will be vacated (likely a question for the Parks and Recreation Department and Austin Transportation Department);
2. No storm water will be allowed to enter Country Club Creek from this development. All storm water from the development will be diverted to the Colorado River below Longhorn Dam (likely a question for the Wastewater Protection Department);
3. The City will buy as parkland the Water Quality Protection Zone land along Country Club Creek south of Guerrero Park (likely a question for the Wastewater Protection Department and the Parks and Recreation Department);
4. The County Club Creek Trail will be rerouted at developer expense before any construction begins (likely a question for the Austin Transportation Department); and
5. The city will create a Recreational Use Easement in the drainage easement along Country Club Creek between Elmont Drive and Wickersham (likely a question for the Wastewater Protection Department and the Parks and Recreation Department).

The Commission also advises that Council seek clarity from the applicant regarding:

1. Any agreement to offer "right of return" and tenant relocation assistance to existing residents who have been tenants for as short as one year; and
2. Analysis of the minimum required / agreed-upon residential portion of each site needed to achieve parking reductions in the Traffic Impact Analysis and the attendant on-site income-restricted affordable housing units required under the East Riverside affordable housing bonus.

Respectfully submitted,

Conor Kenny  
Vice Chair, City of Austin Planning Commission

Cc: Planning Commission members, Parks and Recreation Department, Austin Transportation Department, Watershed Protection Department, Planning and Zoning Department, East Riverside/Oltorf Combined (EROC) Neighborhood Planning Area Contact Team, Armbrust & Brown, PLLC