

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0031 Springdale Farms

DISTRICT: 3

ZONING FROM: CS-MU-CO-NP

TO: CS-MU-CO-NP, to change a condition of zoning

ADDRESS: 735 Springdale Road

SITE AREA: 4.848 Acres

PROPERTY OWNER/APPLICANT: PSW Springdale LLC (Jarred Corbell)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request to rezone the property to change a condition of zoning. The Applicant proposes to retain all existing zoning conditions with the following changes:

- 1. Remove the following land uses from the list of prohibited uses: Restaurant (General), Restaurant (Limited), Convenience Retail, and Art Workshop.**
- 2. Add the following condition: The property shall be limited to 20 dwelling units per acre.**

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:

July 9, 2019: *TO GRANT CS-MU-CO-NP AS RECOMMENDED BY STAFF, ON CONSENT (11-0). [P. Seeger-1st, T. Shaw-2nd; P. Howard, C. Llanes-Pulido- Absent]*

CITY COUNCIL ACTION:

August 8, 2019:

ORDINANCE NUMBER:

ISSUES:

The subject property has been developed with an urban farm and associated land uses since 2009. The property was rezoned from CS-MU-CO-NP to CS-MU-CO-NP to change a condition of zoning in 2014-2015. An extensive list of conditions was attached to the property and the proposed rezoning would retain all of those conditions except as described in the Staff Recommendation on Page 1. The Applicant proposes redeveloping portions of the property to add residential, restaurant and retail uses, while retaining some existing features and uses. ***Please see Exhibits C and D—Zoning Ordinance and Applicant Letter.***

CASE MANAGER COMMENTS:

The subject property is located between Springdale Road and Mansell Avenue, with frontage on both streets. It is a half-block north of Gonzalez Street and a half-block south of Glissman Road. The property is currently developed with an urban farm and restaurant (limited) land uses. Immediately to the north are single family residences and a church zoned SF-3-NP. To the east, across Mansell Avenue, is the former Allen Elementary, which is zoned P-NP. Immediately south of the subject property are single family residences zoned SF-3-NP. Across Springdale Road to the west are single family residences zoned SF-3-NP, a police substation zoned P-NP, and an undeveloped property zoned GR-MU-CO-NP. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

Staff supports the rezoning request. The uses that are currently proposed- Restaurant (General), Restaurant (Limited), Convenience Retail, and Art Workshop- are suitable for the site. Restaurant (Limited) uses has existed on the site for several years. The proposed limit on number of dwelling units is comparable to MF-1/MF-2 density and will allow development that provide a mix of housing options at scale suitable for the area.

Staff has received correspondence from the Neighborhood Plan Contact Team (NPCT) regarding the proposed change. The NPCT supports the request with additional conditions that cannot be attached as a condition of zoning. The NPCT letter states that they support compatibility standard waivers that affect building height, as well as affordable housing agreement with the Guadalupe Neighborhood Development Corporation (GNDC) that would be attached via a private restrictive covenant. ***Please see Exhibit E - Correspondence.***

BASIS OF RECOMMENDATION:

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The scale of residential development proposed and type of land uses proposed for this site are compatible with neighborhood character. The proposed land uses are appropriate for a mixed use site in this area.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The Strategic Housing Blueprint promotes a mix of housing types and densities across the city.

3. *Zoning changes should promote a balance of intensities and densities.*

The subject property is located in an area that transitions from the commercial corridor of East 7th Street to the residential neighborhood to the north. The proposed zoning change would provide a transition between these areas.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Urban Farm
<i>North</i>	SF-3-NP, LR-MU-NP, P-NP	Residences, Religious Assembly, Police substation
<i>South</i>	SF-3-NP, CS-MU-CO-NP	Residences
<i>East</i>	P-NP	Public school
<i>West</i>	SF-3-NP, LO-MU-CO-NP	Residences, Undeveloped

NEIGHBORHOOD PLANNING AREA: Govalle-Johnston Terrace Combined NP Area

SCHOOLS:

Govalle Elementary School
 Martin Middle School
 Eastside Memorial at Johnston High School

TIA: N/A

WATERSHED: Boggy Creek

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association	AISSD
SELTexas	Austin Innercity Alliance
Preservation Austin	Neighbors United for Progress
Del Valle Community Coalition	Sierra Club
Claim Your Destiny Foundation	Bike Austin
Friends of Austin Neighborhoods	PODER
Neighborhood Empowerment Foundation	Friends of Northeast Austin
Guadalupe Neighborhood Development Corporation	Black Improvement Association
Del Valle Community Coalition	East Austin Conservancy
El Concilio Mexican American Neighborhoods	United East Austin Coalition
African American Cultural Heritage District	
Govalle/Johnston Terrace Neighborhood Plan Contact Team	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0123	CS-MU-CO-NP to CS-MU-CO-NP, to change a condition of zoning (to add	10/28/2014: To grant CS-MU-CO-NP with the	12/11/2014: ORD NO. 20141211-147

Springdale Farm	<p>Outdoor Entertainment as permitted use). Request amended to include: < 2,000 vehicle trips per day; allow Outdoor Entertainment. Hours for Outdoor Entertainment land use shall be limited to the following: Friday and Saturday: 10:00 AM-11:00 PM; Sunday through Thursday: 11:00 AM-10 PM. Outdoor Entertainment prohibited within 80 feet from used or zoned SF properties. Max 30 Outdoor Entertainment events/year. Prohibited land uses: Alternative Financial Services, Bail Bond Services, Pedicab Storage/Dispatch, and Guidance Services.: Hospital Services (General), Maintenance and Service Facilities, Art and Craft Studio (General), Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing (Of Any Type), Business or Trade School, Business Support Services, Campground, Commercial Blood Plasma Center, Commercial Off-Street Parking, Consumer Convenience Services, Consumer Repair Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Limited Warehousing & Distribution, Exterminating Services, Community Recreation (Public & Private), Financial Services, Food Sales, Funeral Services, General Retail Sales (Convenience), General Retail Sales (General), Kennels, Laundry Services, Monument Retail Sales, Off-Site Accessory Parking, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited, General), Service Station, Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Club or Lounge, College and University Facilities, Congregate Living, Residential Treatment, Transitional Housing, Transportation Terminal,</p>	<p>following changes: the maximum number of outdoor entertainment events per year shall not be a condition of zoning, and may be addressed at time of conditional use permit; outdoor entertainment events, including set-up, shall not begin before 3:00 p.m. on school days; and the Decibel limit at the property line shall be 75 db max. (8-0)</p>	<p>Approved adding the following conditions: No. of events/year: < 50 people – no limit; 51 to 150 people – no more than 22 events; 150+ people – no more than 5 events. Hours of Events: Monday – Thursday - 3:00 p.m. to 8:00 p.m.; Friday - 3:00 p.m. to 9:00 p.m.; Saturday - 10:00 a.m. to 10:00 p.m.; Sunday - 10:00 a.m. to 8:00 p.m. No events over 150 will be allowed after 5:00 p.m. Amplified Sound Only permitted for 20 events of between 51 and 150 people, all other events are not amplified. Hours of amplified sound: Sunday through Friday from 10:00 a.m. to 8:00 p.m. and Saturday from 10:00 a.m. to 10:00 p.m. All sounds are limited to no more than 75 decibels. No amplified sound will be permitted during the last five days of “Spring Festival Season” as defined in 9-2-1(12)S. Location of Events: No events are held within 80 feet from any property zoned or used for single family residential.</p>
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	Hotel-Motel, Indoor Entertainment, and Indoor Sports and Recreation.		11/20/2014: Approved on 1 st reading only (5-1-1)
C14-2017-0090.SH Springdale Arts	SF-3-NP to GR-MU-NP (not recommended by Staff)	12/12/2017: To grant GR-MU-CO-NP (11-0). Conditions: NTA, Drive-in services prohibited; 8' privacy fence & 25' veg. buffer on north property line; Max 3 stories/40' height; Max 40% Comm'l uses; SF-5 and less intense uses only within 75 feet of the north property line; prohibited uses: Funeral svcs, Pawn shop svcs, Bail bond svcs, Auto repair svcs, Auto washing (of any type), Outdoor entertainment, Hospital svcs (general), Residential treatment, Med offices > 5,000 sf, Restaurant (general), Service station, Exterminating svcs, Alt financial svcs, Auto rentals, Auto sales, Drop-off recycling collection facility Outdoor sports and rec, Hospital services (ltd), Hotel-motel, Offsite accessory parking, Restaurant (ltd), Theater	02/15/2018: To grant GR-MU-CO-NP as rec by PC, Ord. 20180215-064

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Mansell Avenue	50'	25'	Local	No	No	Yes
Springdale Road	60'	45'	Collector	Yes	Bike Lane	Yes

OTHER STAFF COMMENTS:ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Boggy 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to the maps there is a Critical Water Quality Zone within the project location. Development is limited to CWQZ per LDC 25-8-261/262.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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.

SITE PLAN

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 4. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

SP 5. The site is subject to compatibility standards. Along the northeast, northwest, and southwest SF-3-NP property lines, 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 zoned SF-5 or more restrictive. (use 540' radius)
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less property in an SF-5 or more restrictive zoning district.

☐ 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.

SP 6. The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

TRANSPORTATION

TR 1. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC. 25-6-113.

TR 2. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR 3. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Mansell Avenue	50'	25'	Local	No	No	Yes
Springdale Road	60'	45'	Collector	Yes	Bike Lane	Yes

WATER UTILITY

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A. Zoning Map
- B. Aerial Exhibit
- C. Zoning Ordinance
- D. Applicant Letter
- E. Correspondence

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 755 SPRINGDALE ROAD IN THE GOVALLE-JOHNSTON TERRACE NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-CO-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district to general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) combining district on the property described in Zoning Case No. C14-2014-0123, on file at the Planning and Development Review Department, as follows:

4.85 acre tract of land, more or less, out of the J. Goodwin Jones Subdivision the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 755 Springdale Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

- B. Outdoor entertainment use is a conditional use of the Property.
- C. An outdoor entertainment use shall not occur within 80 feet from any adjoining property zoned or used with a single family residential use.
- D. The following uses are not permitted uses of the Property:

Alternative financial services
Pedicab storage and dispatch
Hospital services (general)
Automotive rental
Automotive sales
Business or trade school
Campground
Commercial off-street parking
Consumer repair services
Drop-off recycling collection facility
Equipment repair services
Limited warehousing & distribution
Community recreation (private)
Financial services
Funeral services
General retail sales (general)
Laundry services
Off-site accessory parking
Pawn shop services
Personal services
Research services
Restaurant (general)
Theater
Veterinary services
Club or lounge
Congregate living
Transitional housing
Hotel-motel
Indoor sports and recreation

Bail bond services
Guidance services
Maintenance and service facilities
Automotive repair services
Automotive washing (of any type)
Business support services
Commercial blood plasma center
Consumer convenience services
Convenience storage
Electronic prototype assembly

Equipment sales
Exterminating services

Community recreation (public)
Food sales
General retail sales (convenience)
Kennels
Monument retail sales
Outdoor sports and recreation
Personal improvement services
Pet services
Restaurant (limited)
Service station
Vehicle storage
Custom manufacturing
College and university facilities
Residential treatment
Transportation terminal
Indoor entertainment
Art workshop

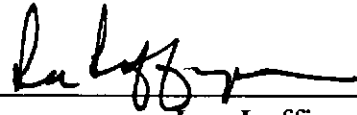
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

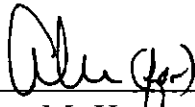
PART 4. The Property is subject to Ordinance No. 030327-11a that established the Govalle-Johnston Terrace neighborhood plan combining district.

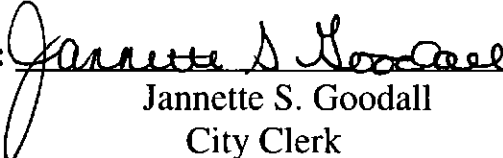
PART 5. This ordinance takes effect on December 22, 2014.

PASSED AND APPROVED

December 11, 2014

§
§
§ 
Lee Leffingwell
Mayor

APPROVED: 
Karen M. Kernard
City Attorney

ATTEST: 
Jannette S. Goodall
City Clerk



LEGAL DESCRIPTION

4.85 ACRE TRACT
J. GOODWIN JONES SUBDIVISION
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

Being a 4.85 acre tract of land and being all of lots 6, 7 and 8 out of the J. Goodwin Jones Subdivision, a subdivision in the City of Austin, Travis County, Texas, recorded in Volume 486, Page 56 of the Deed Records of Travis County, Texas, said 4.85 acres being more particularly described by metes and bounds as follows;

BEGINNING at a 1 inch iron pipe found at the most westerly corner of the above mentioned Lot 6, being the northeast corner of the Chunn Subdivision, (4/120), located on the southeast line of Springdale Road, for the most westerly corner of this;

THENCE along the northwest line of said Lots 6, 7 and 8, common boundary with said Springdale Road, and generally along a chain link fence line, N 27°47'40" E a distance of 319.57 feet to a 1/2 inch iron rod set at a chain link fence corner post at the most northerly corner of said Lot 8, being the northwest corner of the Springdale Terrace subdivision, (4/47), for the most northerly corner of this;

THENCE departing said Springdale Road, along the northeast line of said Lot 8, common boundary with said Springdale Terrace, S 62°18'16" E a distance of 660.07 feet to a 1 inch iron pipe found at the most easterly corner of said Lot 8, same being the southwest corner of said Springdale Terrace, and located on the northwest R.O.W. line of Mansell Avenue (50 foot wide R.O.W.), for the most easterly corner of this;

THENCE along the southeast line of said Lots 8, 7 and 6, common boundary with said Mansell Avenue, S 27°43'02" W a distance of 320.27 feet to a 1 inch iron pipe found at the most southerly corner of said Lot 6, same being the southeast corner of said Chunn Subdivision, for the most southerly corner of this;

THENCE departing said Mansell Avenue, along the southwest line of said Lot 6, common boundary with said Chunn Subdivision, N 62°14'37" W a distance of 660.50 feet to the **POINT OF BEGINNING**, in all containing 4.85 acres of land.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

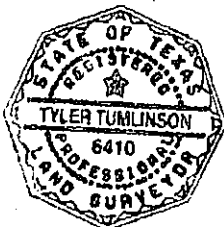
This description to accompany a plat of like date representing an on the ground survey supervised by me Tyler Tumlinson, Registered Professional Land Surveyor.

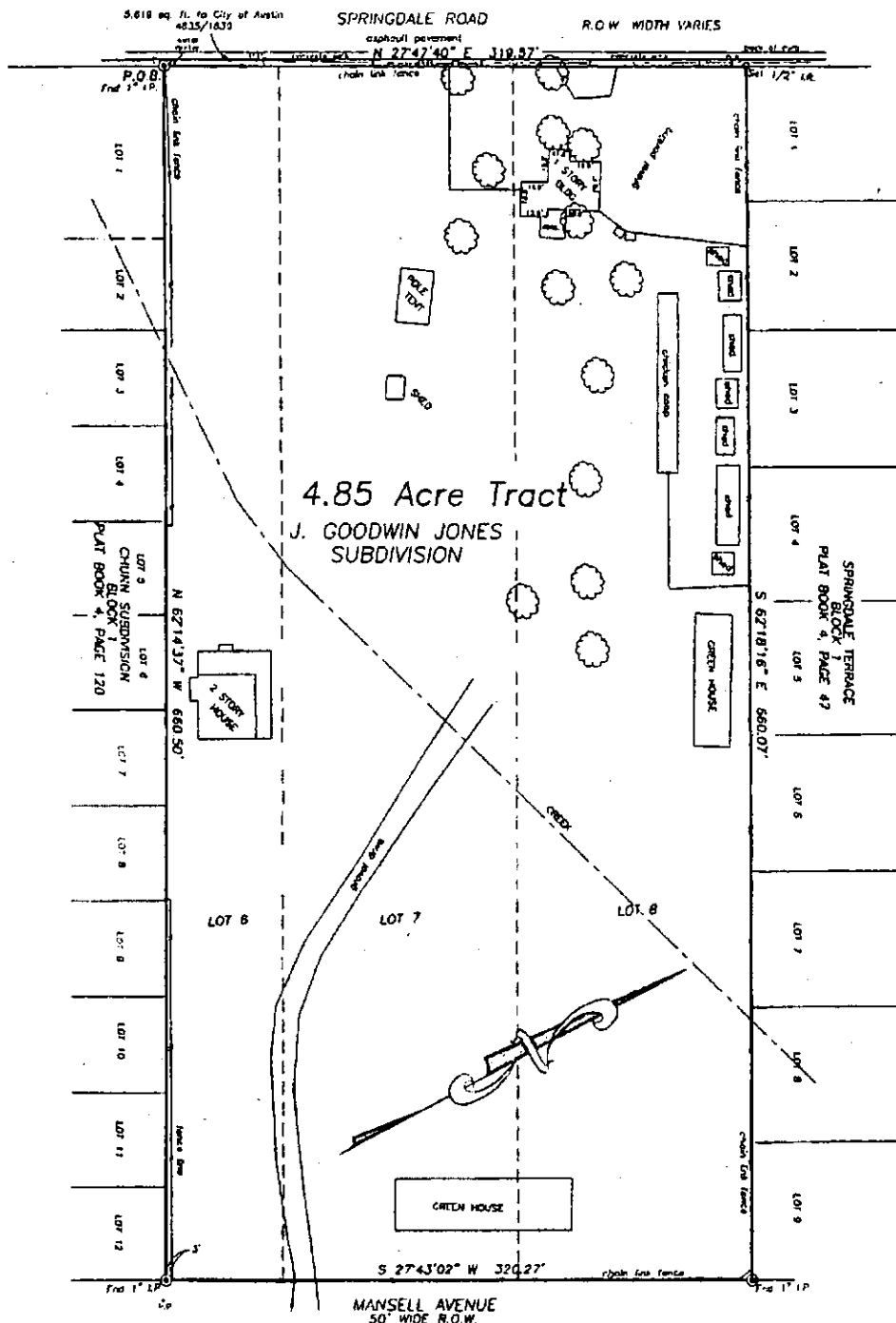
October 18, 2014

A handwritten signature in black ink, appearing to read "Tyler Tumlinson", is written over a horizontal line.

Tyler Tumlinson
RPLS No. 6410

00312-SPR





I, Tyler Tumlinson, Registered Professional Land Surveyor, do hereby certify that this survey was made on October 19, 2014 on the ground of the property, legally described hereon, and is correct; and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments of ground level, overlapping of improvements, easements, or apparent rights of way, except as shown hereon, and said property has access to and from a dedicated roadway, except as shown hereon

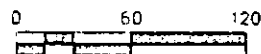
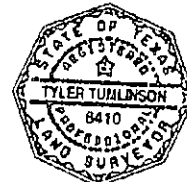
All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, NAD 1983.

This property is not located in the Special Flood Hazard Area according to F.I.R.M. Map ID No. 48453C0465H. Effective date 9/26/2008

[Signature]

Tyler Tumlinson, R.P.L.S. No 6410

October 19, 2014

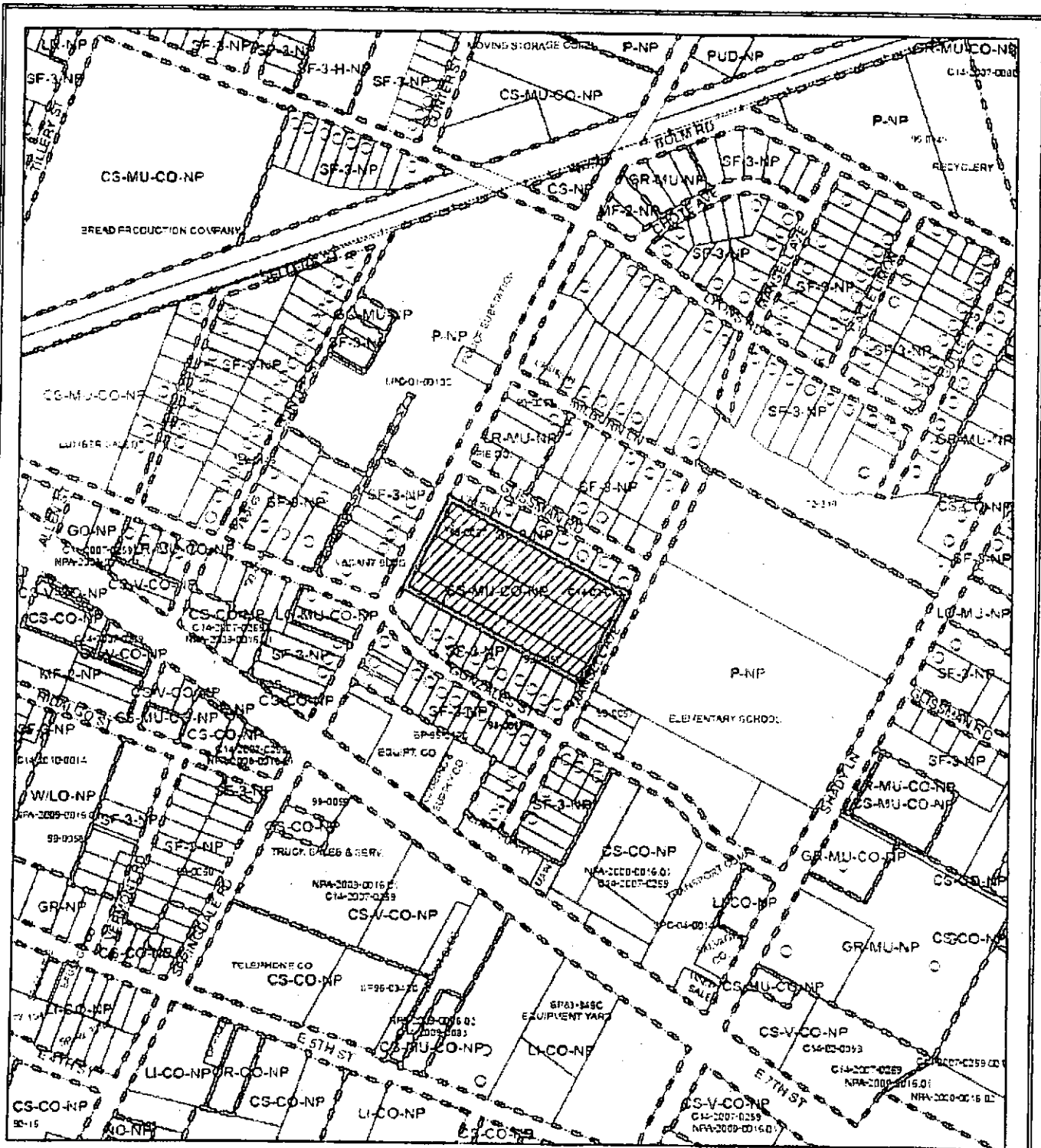


TUMLINSON
— LAND SURVEYING
2114 County Road 219
Cameron, Texas 76520
(254) 931-6707
FIRM #10193858

BOUNDARY SURVEY

BEING ALL OF LOTS 6, 7 AND 8 OF THE J. GOODWIN JONES SUBDIVISION,
a subdivision in the City of Austin, Travis County, Texas.
Recorded in Volume 488, Page 56 D.R.T.C.

PROJECT:	00312-SPR
DATE:	10-19-2014
SURVEYOR:	T. TUMLINSON
DRAWN BY:	T. TUMLINSON
FILEBOOK:	see file



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

ZONING

ZONING CASE#: C14-2014-0123

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

This product has been produced by CTRM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





Date: February 22, 2019

Re: Springdale Farms Zoning Case Summary Letter

In early 2018, PSW was approached by the Owners of Springdale Farms as potential suitors to carry on the legacy of Springdale Farms as Paula and Glenn were approaching a new chapter in their life. Springdale Farms has been a focal point of East Austin as not just an Urban Farm that takes Farm to Table to a new level but has also served as a welcoming and gathering atmosphere to everyone in the community. Knowing what the farm means to so many people, PSW sent letters out to nearly 100 adjacent community members and reached out to numerous local businesses that serve this area in hopes of coordinating community charrettes so we could better understand what the farm means to the community and what changes they would welcome as the new chapter begins.

PSW's intention has always been to create a mixed-use community that offers new residents and existing residents a place they can continue to enjoy in a lot of the same aspects the farm created. The charrettes proved very informative and allowed us to incorporate as much open space, community space and urban farming as possible while also creating an economically viable project. Currently we are proposing approximately half of the allowed Impervious Cover and FAR while providing 80 for sale units and commercial uses while staying below the 2,000 trips/day threshold per the Conditional Overlay.

Per the existing Zoning and Conditional Overlay, nearly all uses typically allowed under CS Zoning are prohibited and as mentioned earlier, our goal of holding the charrettes was to allow those entrenched in the area to help tell us what they would want out of this development so we could better identify our approach to altering the CO. Per those discussions, the uses identified that we hope to be allowed are: Restaurant, General Retail and Convenience and Art Workshops.

We also understand there are numerous Restrictive Covenants on the site and we intend on discussing all options with the neighborhood to see where we can alleviate any concerns in relation to those.



We have been working with the NPCT for the past few months in hopes of gaining their support of our requests and potentially codify portions of the development or create restrictions that are suitable to all parties. We will continue to further those discussions and hopefully come to an agreement prior to any Commission Hearings.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jarred", is displayed on a light blue rectangular background.

Jarred Corbell



EXHIBIT E

Govalle/Johnston Terrace Neighborhood Plan Contact Team *"Strength Through Unity"*

To: Austin Planning Commission, City Council and Board of Adjustment
From: G/JTNP Contact Team
RE: **NPA-2018-0016.04_Springdale Farms**

Commissioners and Council members,

Please accept this letter on behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact Team**. After approximately nine (9) months of talks and negotiations with the developer, we have come up with an agreement for

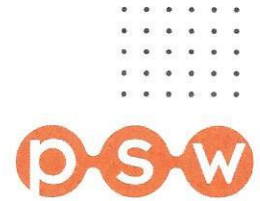
Support for case # NPA-2018-0016.04_Springdale, **with the following conditions:**

- *Conditional Overlay – change to include restaurant, general retail sales (convenience) & artisan workshop uses
- *Keep FLUM SF3 (no change)
- *Limit of 20 unit per acre
- *Housing - 90 units, five affordable unit sold to (GNDC) @ 60% MFI
- *Height – no more than 3 stories (48' on commercial, 40' on residential), 2 story on street with 3rd story stair-stepped back into the interior of the site at compatibility set-backs
- *Parking – on site and below ground parking
- *Removal of one heritage tree as outline in the project proposal

Please feel free to contact me with any questions or comments you may have regarding this case.

Thank you,

Daniel Llanes, Chair
G/JTNP Contact Team
512-431-9665



RE: Letter of Intent-

We are pleased and excited to outline the terms between PSW Real Estate and the Guadalupe Neighborhood Development Corporation (GNDC) as it relates to the proposed affordability units being offered with the development at Springdale Farms. This LOI is intended to be non-binding on both parties and is a preliminary expression of our understanding of the general terms under which we intend on working with the GNDC to offer affordable units with the proposed development.

Property Description: 755 Springdale Road, Austin, TX 78702

Affordable Units Proposed: 5 units

General Understanding: PSW will develop and construct a proposed development located at the above address. The proposed Affordable Units, at the discretion of PSW, while working in good faith with GNDC, will be sold to the GNDC at the City of Austin's 60% MFI (Medium Family Income) rate. The GNDC, in turn and at their discretion, will sell and convey these residences at the same 60% MFI rate, or at a lower MFI rate, to individuals or families that qualify. The GNDC will be responsible for complying with all requirements of the City of Austin's SMART housing program or other affordability requirements and relinquish PSW of any future requirements in regard to City/County compliance as required by the SMART housing or other program. Once the units have been conveyed to the GNDC, PSW will no longer be involved in future transactions conducted by the GNDC or owners of the affordable units.

Contingency: It is agreed that this General Understanding is only valid if PSW is successful in all facets of the proposed Zoning Case, C14-2019-0031.

Thank you and we look forward to working with you.

Jarred Corbell

ACCEPTED AND AGREED TO THIS THE 21ST DAY OF JUNE, 2019:

On Behalf of the Guadalupe Neighborhood Development Corporation

By: Mark C. Rogers
Mark C. Rogers, Executive Director

6/21/2019