

## SECOND/THIRD READINGS SUMMARY SHEET

CASE: C14-2018-0150 – 1804/1806/1808 W 6<sup>th</sup> St Rezoning      DISTRICT: 9

ADDRESS: 1804, 1806, and 1808 W 6<sup>th</sup> Street

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

APPLICANT: Syllabus Partners LLC (James Lindsey)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

REQUEST:      **Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 1804, 1806, and 1808 W 6<sup>th</sup> Street to rezone from family residence - neighborhood plan (SF-3-NP) combining district zoning to multifamily residence low density-neighborhood plan (MF-2-NP) combining district zoning.**

### PREVIOUS CITY COUNCIL ACTION:

**June 6, 2019      Approved MF-2-NP zoning on 1<sup>st</sup> reading only (9-0, Mayor S. Adler and Councilmember N. Harper-Madison-off the dais); K. Tovo-1<sup>st</sup>, A. Kitchen-2<sup>nd</sup>.**

**August 22, 2019**

### ISSUES:

During 1<sup>st</sup> reading of this case on June 6, 2019, Council Member Tovo asked questions regarding 1) the amount of trips per day that would be generated on this property under the MF-2 zoning category, 2) the status of the demolition permits approved by the Historic Landmark Commission for 1806 and 1808 West 6<sup>th</sup> Street and 3) if the City could prohibit access to Theresa Avenue. The staff has contacted DSD Transportation Review and the Historic Preservation Office and has received the following information:

- 1) 0.68 acres would provide a maximum of 19 dwelling units. Using 10<sup>th</sup> Edition, ITE Code 220 for the MF-2 zoning, 19 dwelling units would generate approximately 139 vehicle trip per day.
- 2) 1806 and 1808 West 6<sup>th</sup> Street are located within the West Line National Register Historic District. This means that the Historic Landmark Commission will need to review and comment on plans for new construction before the demolition permits are released. We have not received any plans to date.
- 3) It has been confirmed with the Public Works Department that Theresa Avenue is maintained by the City of Austin and we have the authority to prohibit access. The prohibition of access to Theresa Avenue can be handled through a conditional overlay (CO) in the zoning ordinance.

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 6<sup>th</sup> 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 6<sup>th</sup> Street in this location is a TxDOT roadway; access to 6<sup>th</sup> 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 6<sup>th</sup> 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).

Some immediate neighbors are opposed to the rezoning request and have filed 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)

## **ZONING CHANGE REVIEW SHEET**

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

DISTRICT: 9

ZONING FROM: SF-3-NP

TO: LO-MU-NP

ADDRESS: 1804, 1806, and 1808 W 6<sup>th</sup> 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: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@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 – 2<sup>nd</sup>]. Vote 10 – 1. Commissioner McGraw voted nay. Commissioners Kazi and Shieh were off the dais.**

CITY COUNCIL ACTION:

**June 6, 2019**

**Approved MF-2-NP zoning on 1<sup>st</sup> reading only (9-0, Mayor S. Adler and Councilmember N. Harper-Madison-off the dais); K. Tovo-1<sup>st</sup>, A. Kitchen-2<sup>nd</sup>.**

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.

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West 6<sup>th</sup> Street in this location is a TxDOT roadway; access to 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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. 6<sup>th</sup> Street are more NO and LO zoned properties with offices. South of W. 6<sup>th</sup> 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. 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 <sup>th</sup> Street | Mopac Service Road, W 6 <sup>th</sup> 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  |
|---|---|---|---|
| <b>C14-02-0112</b>                                      | <b>Old West Austin Neighborhood Plan Combining District</b> | <b>08-14-02 – Apvd NP</b>                   | <b>09-26-02 – Apvd NP, and related zoning changes</b>   |
| C14-05-0025<br>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 <sup>th</sup> 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. 6<sup>th</sup> 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. 6<sup>th</sup> Street. A CapMetro Transit stop is located 750 ft. east of this property. A bike lane is located on one side of W. 6<sup>th</sup> 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. 6<sup>th</sup> 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 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.

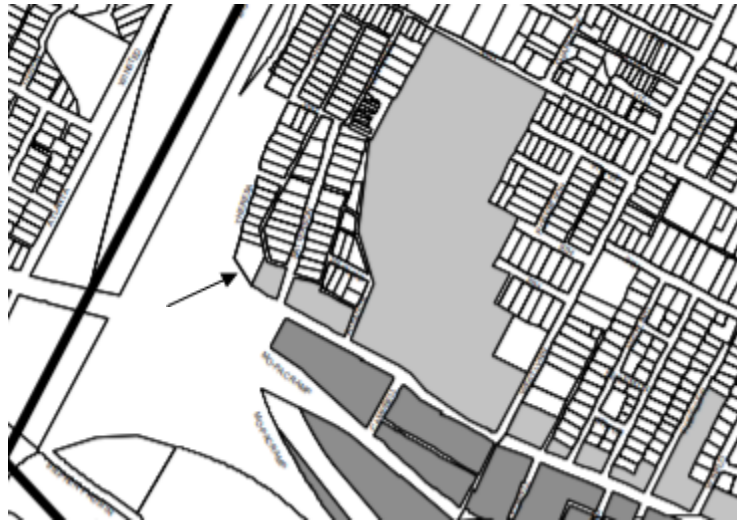
**Obj 2.2** – Protect current pattern of single family uses in neighborhood.

**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 6<sup>th</sup> 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 6<sup>th</sup> St. District) – pg. 32*

The OWANP appears to partially support mixed use development along the north side of W. 6<sup>th</sup> 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. 6<sup>th</sup> Street to maintain the historic and architectural integrity of this area of Austin.

### **Imagine Austin**

This portion of W. 6<sup>th</sup> 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. 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> Street. A pedestrian crossing is constructed across 6<sup>th</sup> 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

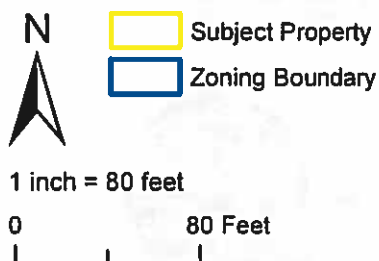
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required 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

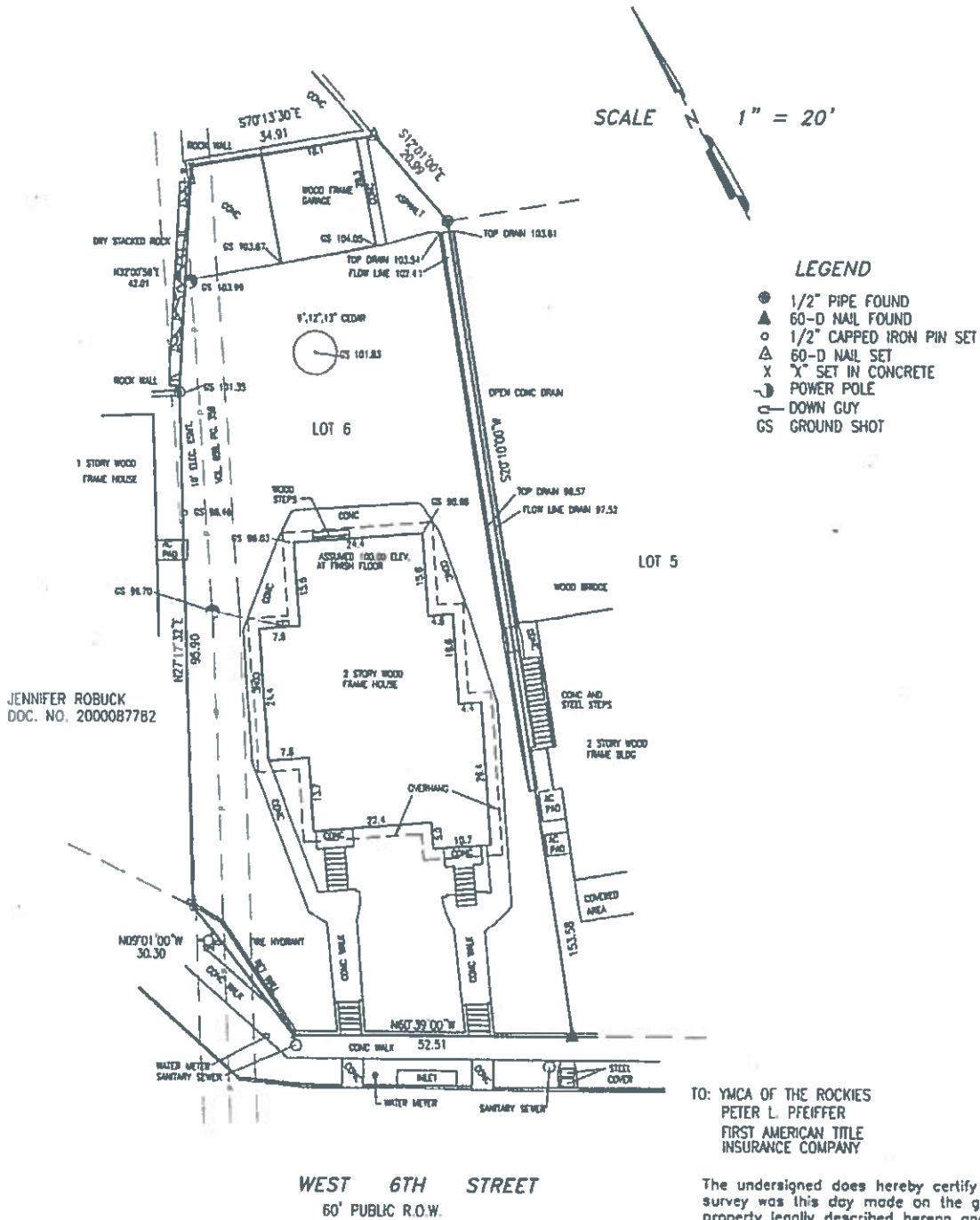
This map has been produced for the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**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



JENNIFER ROBUCK  
DOC. NO. 2000087782

TO: YMCA OF THE ROCKIES  
PETER L. PFEIFFER  
FIRST AMERICAN TITLE  
INSURANCE COMPANY

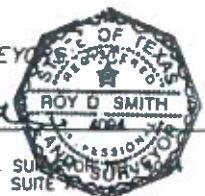
The undersigned does hereby certify that this survey was this day made on the ground of the property legally described hereon and is correct and that there are no visible discrepancies, deed line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown 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*  
ROY D. SMITH  
REGISTERED PROFESSIONAL SURVEYOR  
1214 WEST 5th STREET - SUITE 200  
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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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.

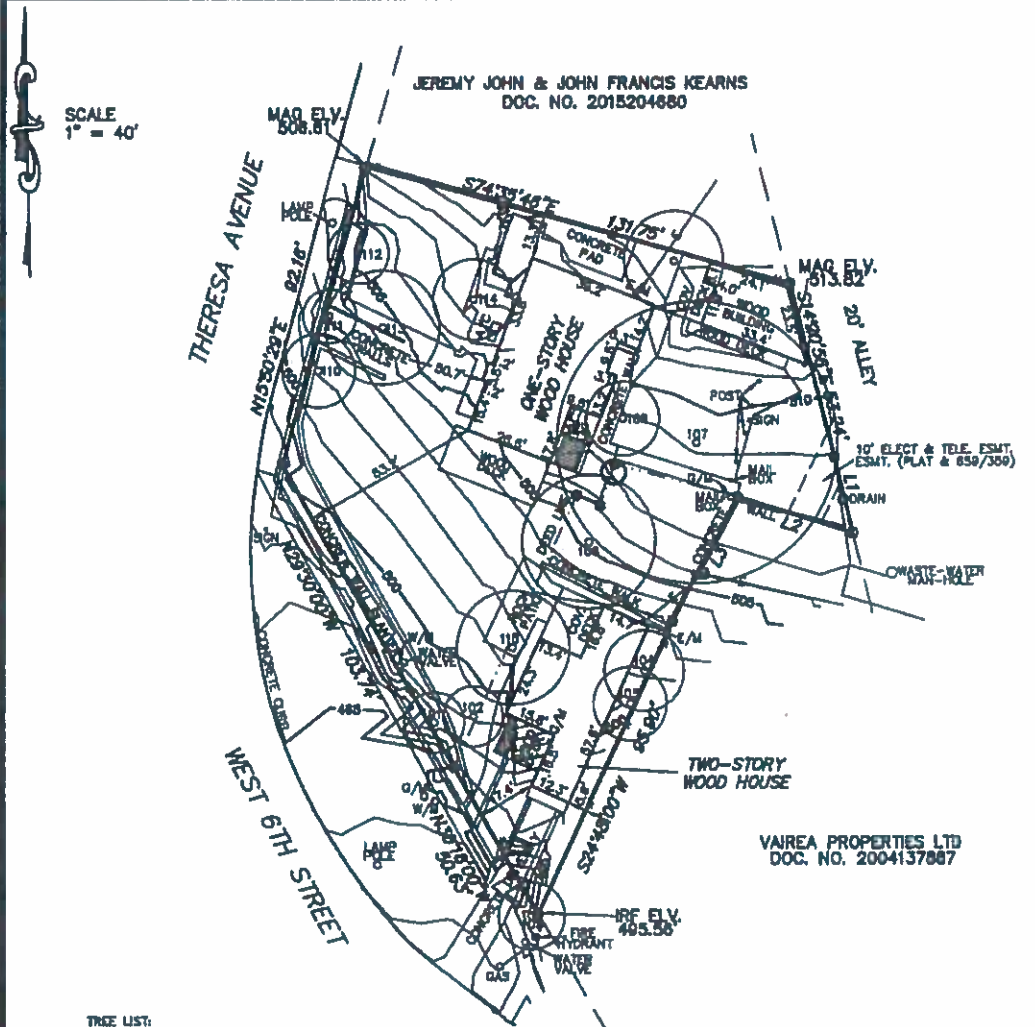
SURVEYED BY:  
Roy D. Smith Surveyors, P.C.

  
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094  
July 12, 2004

Lot 6, West End Heights





**TREE LIST:**

|     |              |       |
|-----|--------------|-------|
| 101 | PECAN        | 8.0°  |
| 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        | 13.0° |
| 110 | PECAN        | 11.0° |
| 111 | PECAN        | 8.0°  |
| 112 | PECAN        | 8.0°  |
| 113 | PECAN        | 17.0° |
| 114 | OAK          | 12.0° |
| 115 | GRAPE MYRTLE | 17.0° |

EASEMENT TO CITY OF AUSTIN AS RECORDED  
IN VOLUME 408, PAGE 381, 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
- ⚡ - POWER POLE

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | S15°30'36"E | 23.15' |
| L2         | N72°45'35"W | 35.67' |
| L3         | S20°08'28"W | 42.00' |

**ADDRESS: 1808 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. 2018118577 AND 2018108230, 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.P.#: 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 6<sup>th</sup> Street, for the Southwest corner of the said Vairea



## Access Study

1808 W. 6<sup>th</sup> Street

*Austin, Texas*

1<sup>st</sup> Submission: April 23, 2019

2<sup>nd</sup> Submission: May 1, 2019

# Access Study

1808 W. 6<sup>th</sup> 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](http://hdrinc.com)

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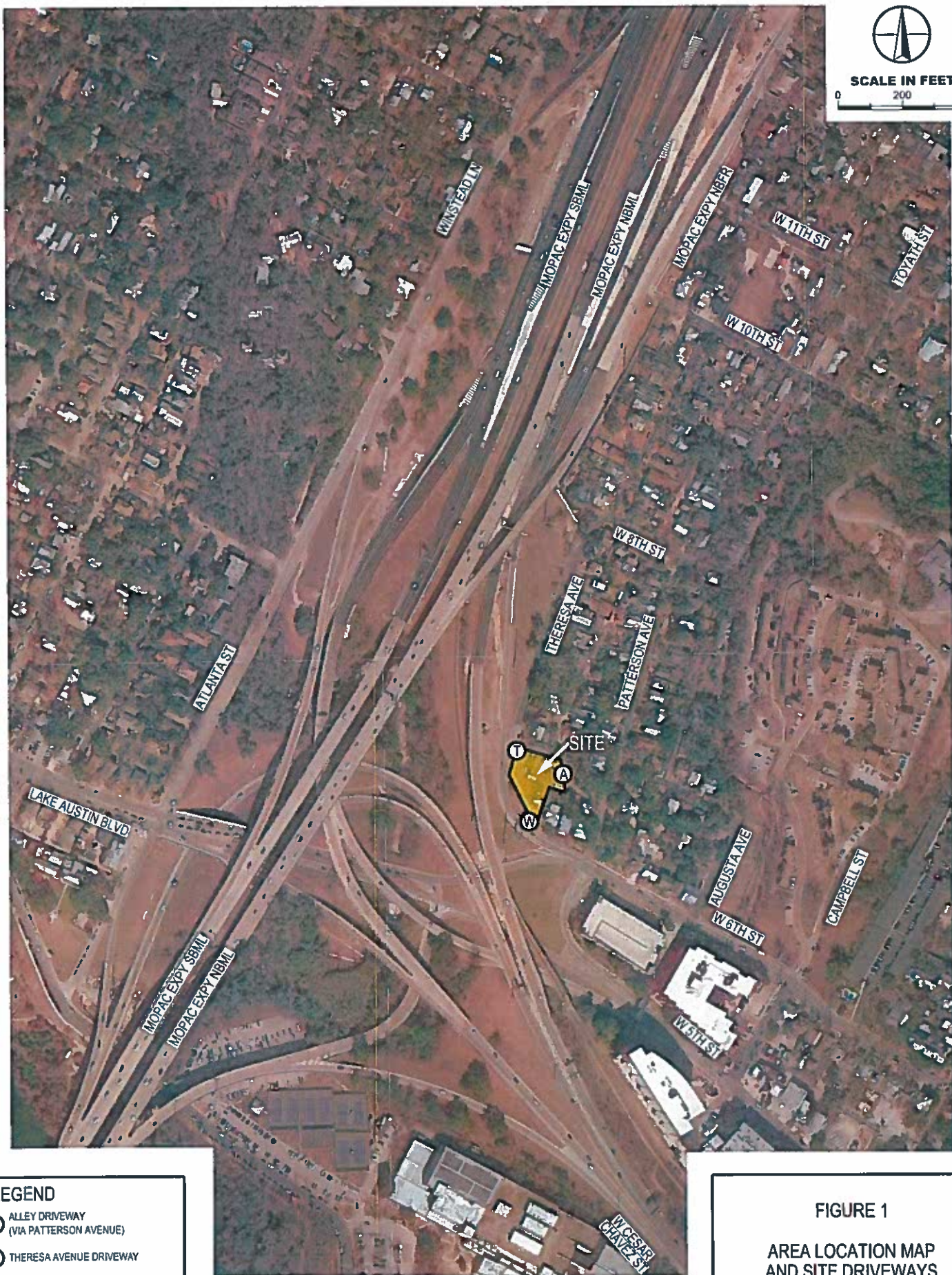
## Introduction

The 1808 W. 6<sup>th</sup> Street development is located to the northeast of W. 6<sup>th</sup> 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. 6<sup>th</sup> 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.





- LEGEND**
- (A) ALLEY DRIVEWAY  
(VIA PATTERSON AVENUE)
  - (T) THERESA AVENUE DRIVEWAY
  - (W) W. 6TH STREET DRIVEWAY

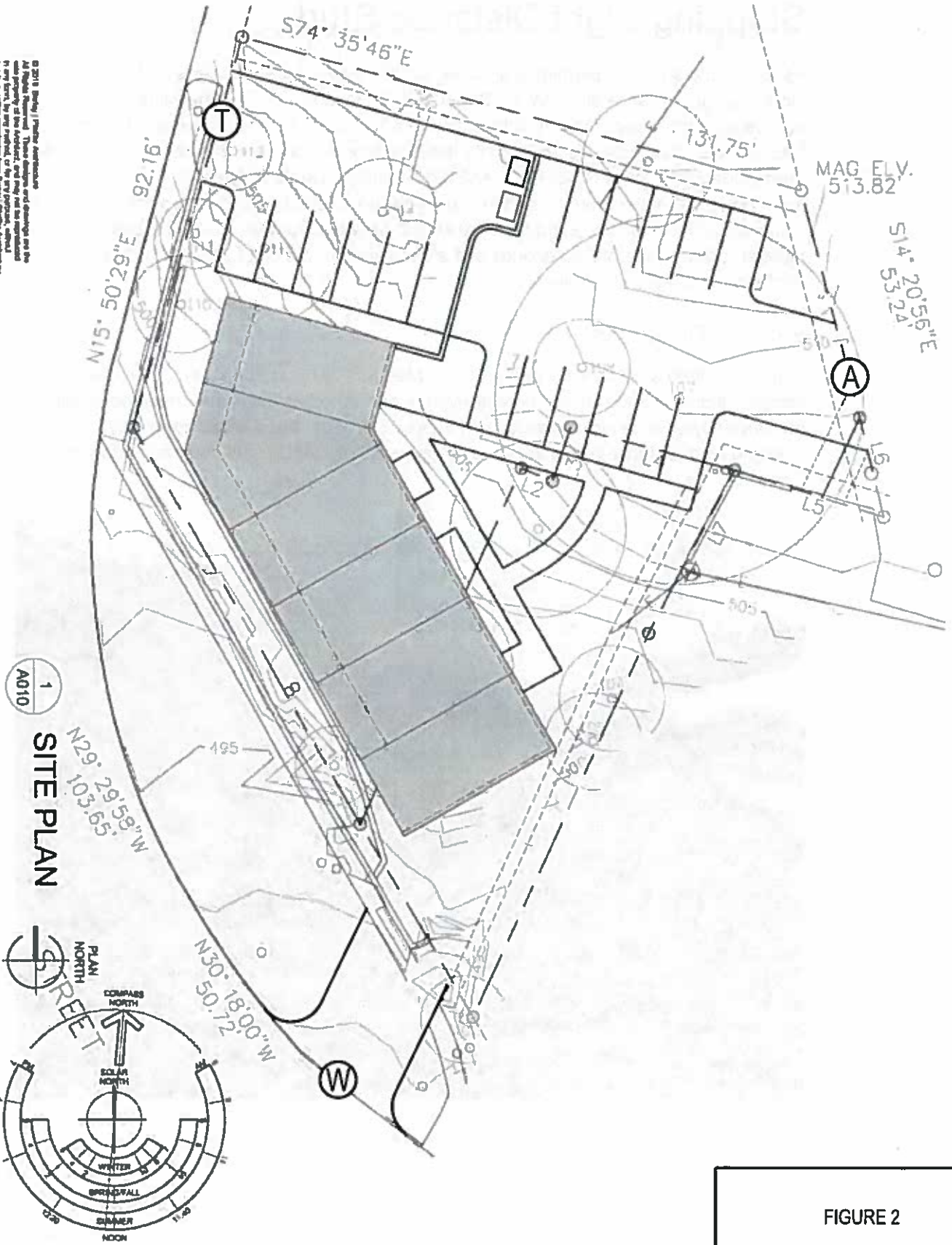
**FIGURE 1**

**AREA LOCATION MAP  
AND SITE DRIVEWAYS**

Background Map Copyrighted by Google, 2019



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 property of the architect. No part of these drawings, designs,  
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 the prior written permission from Bailey | Project Associates.



1  
 A010  
**SITE PLAN**

**FIGURE 2**  
**CONCEPTUAL SITE PLAN**

# Stopping Sight Distance Study

As part of the driveway permitting process, TxDOT has requested a review of the stopping sight distance along W. 6<sup>th</sup> 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 6<sup>th</sup> 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/s<sup>2</sup>, 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. 6<sup>th</sup> 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.

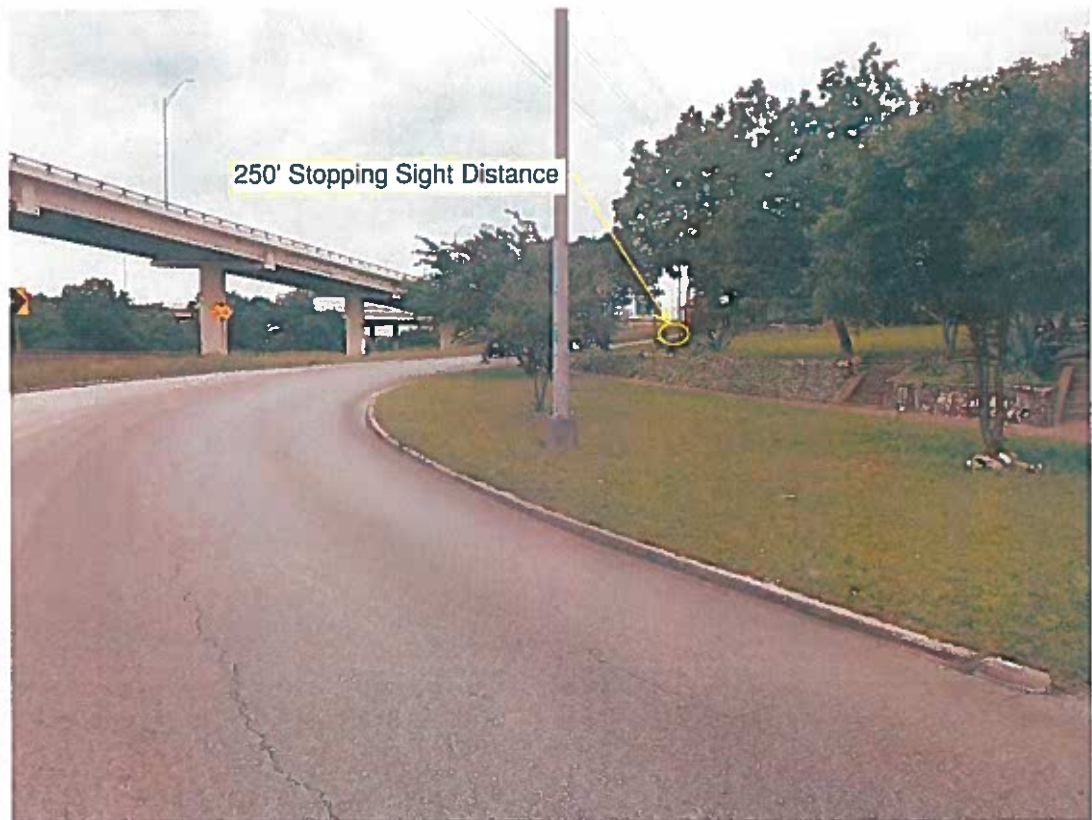


Figure 3. Stopping Sight Distance – Driveway T

For vehicles traveling on W. 6<sup>th</sup> 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 <sup>th</sup> 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. 6<sup>th</sup> 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. 6<sup>th</sup> 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 10<sup>th</sup> 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.

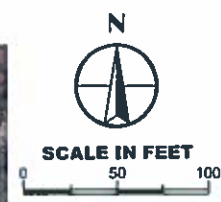
**Table 2. Summary of Unadjusted Daily and Peak Hour Site Trip Generation**

| 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        |
| <b>Total</b>                   |          |                      | <b>109</b>             | <b>6</b>     | <b>5</b> | <b>6</b>     | <b>9</b> |

\*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.





LEGEND

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

Background Map Copyrighted by Google, 2019

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. 6<sup>th</sup> 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. 6<sup>th</sup> 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. 6<sup>th</sup> 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, 6<sup>th</sup> 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, 10<sup>th</sup> 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<br>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<br>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 6<sup>th</sup> 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

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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

David Applewite  
Your Name (please print)

608 Patterson Ave, Austin, TX

Your address(es) affected by this application 78703

5/6/18

Date

Signature

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



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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

Genny Dalton  
Your Name (please print)

717 Patterson Ave.  
Your address(es) affected by this application

  
Signature

Daytime Telephone: 512-669-9319

☐ I am in favor  
☒ I object

5/6/2019  
Date

Comments: WE ARE CONCERNED ABOUT THE PARKING ON OUR STREET AND HOW THE INFLUX OF BUSINESSES HAS AFFECTED LONG TIME RESIDENTS. EXISTING BUSINESSES PARKING IS 6th ADDRESS 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



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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

512 300 7278  
Daytime Telephone:

5/8/2019  
Date

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

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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. PIERCE

***Your Name (please print)***

703 DATED 25 APR 1968

Your address(es) affected by this application

Date 10/01/2019

Date \_\_\_\_\_

Signature

Daytime Telephone: 512 297 2830

**Comments:**

ments:  
needed the largest and  
impractical number of  
comparisons with networks

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

City of Austin

Planning &amp; 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

Carol Clark

Your Name (please print)

716 Patterson Ave

Your address(es) affected by this application

[Signature]

Signature

5/12/19

Date

Daytime Telephone: 512 560 8013

Comments:

I am opposed because  
we are a residential neighborhood.  
There are commercial establishments  
on 6th Street, but these offices are  
carefully sited houses, thus  
fitting into the neighborhood.

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

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.

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

Dave Oblisk  
Your Name (please print)

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

☐ I am in favor  
☒ I object strongly

D. Oblisk 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 Neighborhoods  
Charm & history

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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. LEVERETT

Your Name (please print)

701 Patterson Ave, Austin TX 78703

Your address(es) affected by this application

Walter Leverett

Signature

(512) 978-1913

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 for property could be used without damaging commercial traffic on normal residential streets. Current zoning was done for a reason.

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

Deborah Boyd

Your Name (please print)

719 Patterson Ave.

Your address(es) affected by this application

Deborah Boyd

Signature

Daytime Telephone: 512-787-6744

Date

May 12, 2019

☐ I am in favor  
☒ object

Comments:

This neighborhood - including Patterson and Theresa Streets - are Austin treasures. Please don't allow this wine residential neighborhood to be sealed 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

☐ I am in favor  
☒ I object

Your Name (please print)

Rick Patrick

Your address(es) affected by this application

1702 Francis Ave, Austin, TX 78703

Date

Daytime Telephone: 512-577-9092

Signature

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



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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

Lex Henderson  
Your Name (please print)

608 Augusta Av.  
Your address(es) affected by this application

Lex Henderson  
Signature

Date

Daytime Telephone: 512-797-9790

Comments:

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

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

Virginia Davidson

Your Name (please print)

1704 Francis Ave

Your address(es) affected by this application

MD

5/10/19

Date

Signature

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!

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

Lynne Dodge  
Your Name (please print)

719 Patterson Ave. 78703

Your address(es) affected by this application

Lynne Dodge

Signature

Date

5/12/2019

Daytime Telephone: 512.322.2633

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

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

Rob Miller  
Your Name (please print)

1711 Francis Ave  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

[Signature] 5/12/19  
Signature Date

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

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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:

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

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 1844, 1806, 1808.

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

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

Althea Eggleston  
Your Name (please print)

607 E 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



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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 Dunn*  
Your Name (please print)

*607 Patterson Ave*  
Your address(es) affected by this application

*Deborah Dunn*  
Signature

*5/9/19*  
Date

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

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

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:

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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

Gilena Deitiker

Your Name (please print)

708 Patterson Ave

Your address(es) affected by this application

7100 W. 1st St

Signature

Date

Daytime Telephone: 972-342-9395

Comments:

☐ I am in favor  
☒ I object

5-11-2019

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

City of Austin

Planning & Zoning Department

Scott Grantham

P.O. Box 10988

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

*Drew Buchanan*

Signature

Date

Daytime Telephone: *512-228-1579*

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 Paterson Av.

Your Address(es) affected by this application

L. G. O'Brien

Signature

Date

5-12-19

Daytime Telephone: 512-5170295

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  
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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**

Micquelle P  
Your Name (please print)

☐ I am in favor  
☒ I object

713 Patterson Ave

Signature Munir Z Gh Date 05/11/19

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**

## 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

Louis Appel  
Your Name (please print)

721 Patterson Ave.  
Your address(es) affected by this application

☐ I am in favor  
☒ I object

5/11/2019  
Date

512-619-9003  
Daytime Telephone

[Signature]  
Signature

Comments: This is too large a commercial development for this area - this is the current zoning. I am personally concerned about the traffic implications & the parking situation also concerned it's simply out of place to put 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 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

JOEL PARKER

Your Name (please print)

724 PATTERSON AVE

Your address(es) affected by this application

*[Signature]*

Signature

Daytime Telephone: 512-569-8191

☐ I am in favor  
☒ I object

5/10/19  
Date

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

Julia Remington

Your Name (please print)

705 Theresa Ave

Your address(es) affected by this application

78703

Julia Remington

Signature

Date

5-11-19

Daytime Telephone: 773-209-6310

☐ 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 8<sup>th</sup> 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 if you use this form to comment, it may be returned to: City of Austin should NOT be allowed.

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 Henneberger  
Your Name (please print)

603 Therese

Your address(es) affected by this application

603 Therese

Signature

Date

Daytime Telephone: 512-963-4385

Comments:

The traffic plan is inadequate. The exit onto the alley will generate excessive traffic. Exit on Therese will be harmed 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

☐ I am in favor  
☒ I am in favor



## 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

*Frances Anna Barton*  
Your Name (please print)

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

*Frances Anna Barton*  
Signature

Date

*512-478-1913*  
Daytime Telephone:

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

☐ 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

Sara Lyn Stewart

Your Name (please print)

700 Patterson Ave

Your address(es) affected by this application

Sara Lyn Stewart

Signature

Date

Daytime Telephone: 512 694 2320

Comments: No commercial due to

the neighborhood concern  
for increased traffic, parking  
demand, and structural  
density.

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

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

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 Popovt Family

Your Name (please print)

702 Patterson Ave

Your address (not affected by this application)

W.F.P.

☐ I am in favor  
☒ I object

05/15/19

Date

Signature

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.

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

Wade R. Pineda

Your Name (please print)

704 PINESTON BLVD

Your Address(es) affected by this application

May 14 2019

Date

Signature

Daytime Telephone: 512 797 2830

Comments:

RECREATION USE, BOUND  
WINDY CIRCLE. RECORDS OF THE  
ALLEY IS PAVED.

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

Ausguts Associates LLC

Your Name (please print)

☒ I am in favor  
☐ I object

506 Ausguts Ave

Your address(es) affected by this application

[Signature]

Signature

5-6-19

Date

Daytime Telephone: 512-473-9930

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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**Contact: Scott Grantham, 512-974-3574**

**Public Hearing: May 14, 2019, Planning Commission**

**June 06, 2019, City Council**

Paula Fern

*Your Name (please print)*

1707 Francis Ave

**Your address(es) affected by this application**

Paula Hill

Signature \_\_\_\_\_

5/9/19  
Date

Daytime Telephone: (512) 438-9066

Comments: I strongly object to the reasoning against the charge against the Festina court system. It seems to suggest concerns not representative of neighborhood court system and of broader housing

**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

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](http://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

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es), affected by this application

Austin 75703

Signature

Date

Daytime Telephone:

512-584-9744

Comments:

I certainly don't want  
a 1400 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



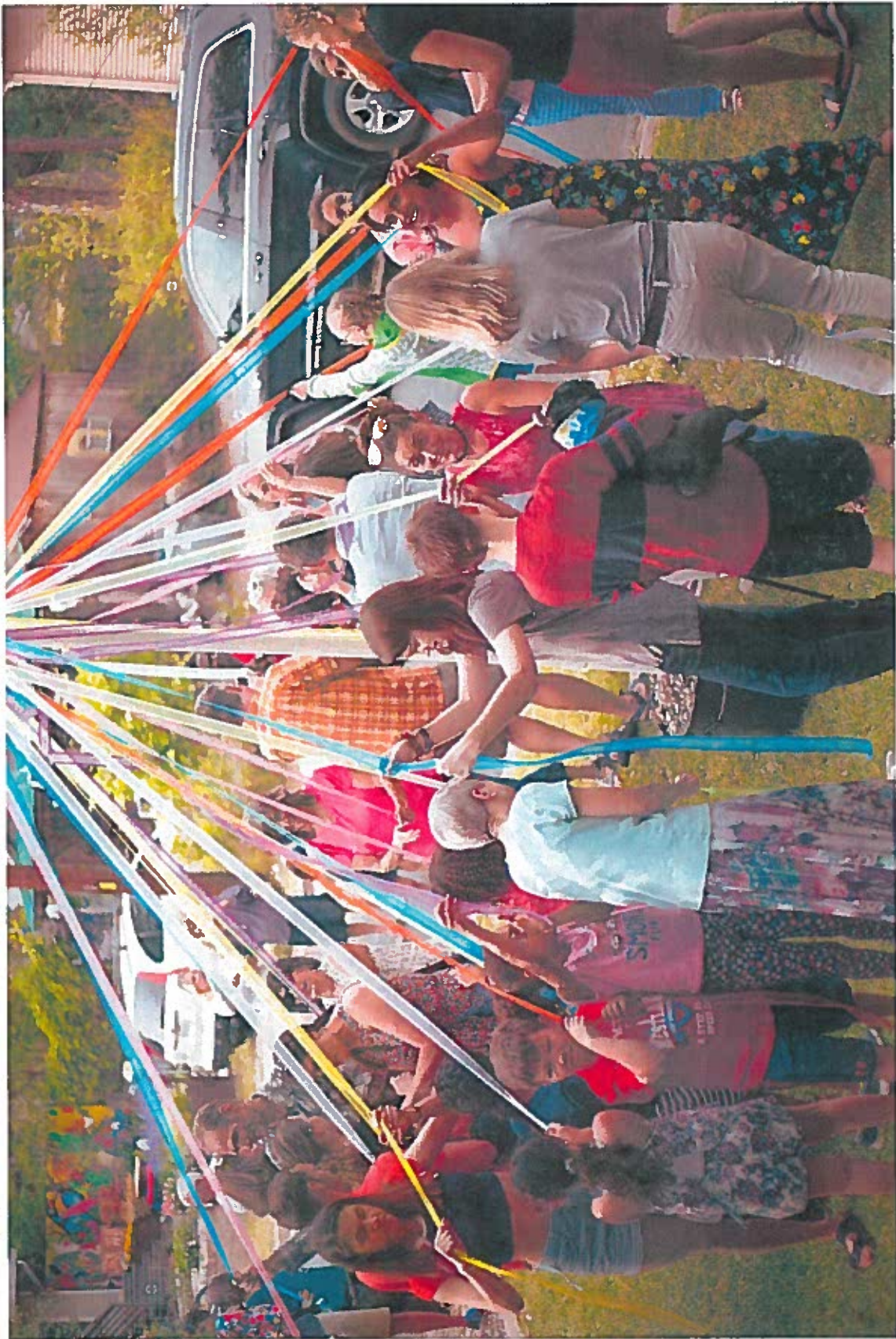
# Patterson, Theresa, & Francis Neighborhood

- 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

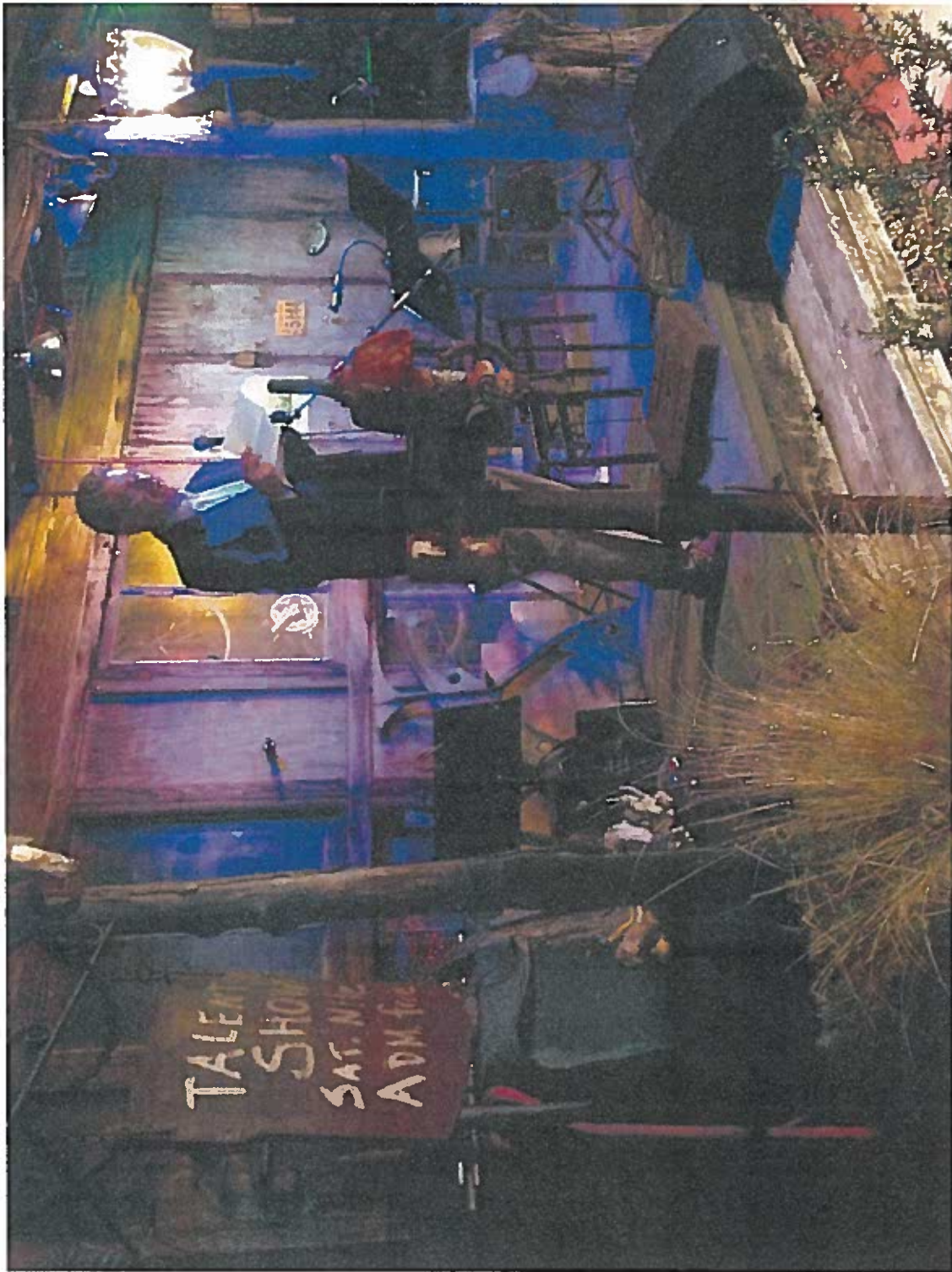








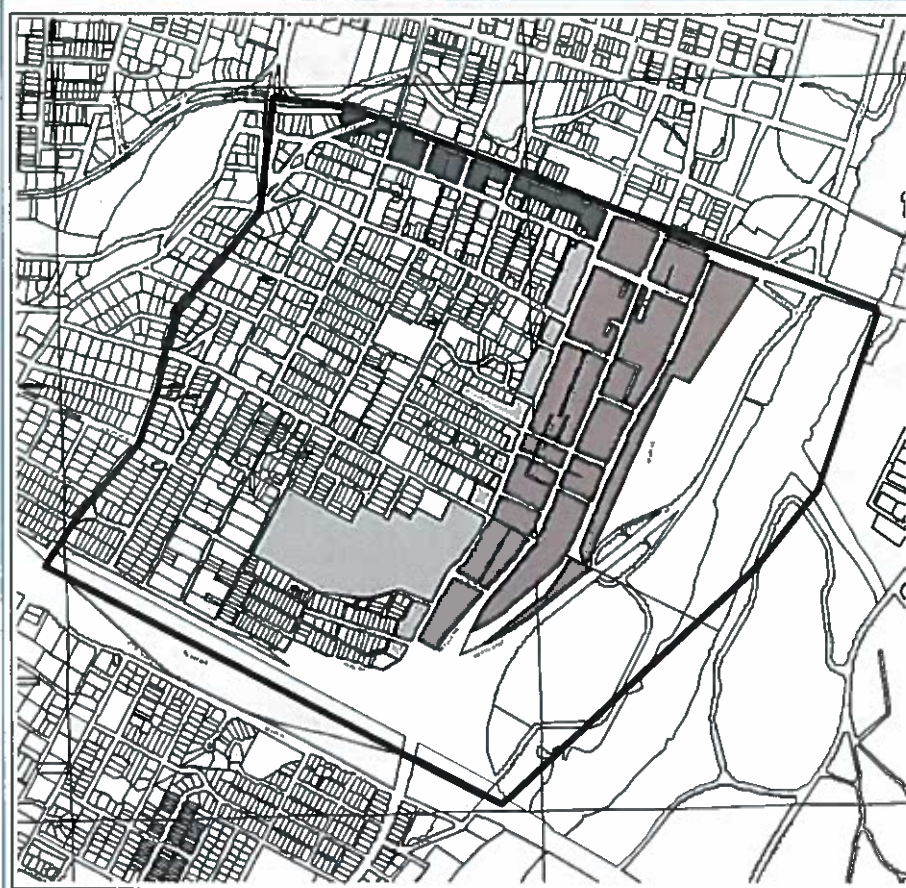




# Local Neighbors strongly oppose the Rezoning

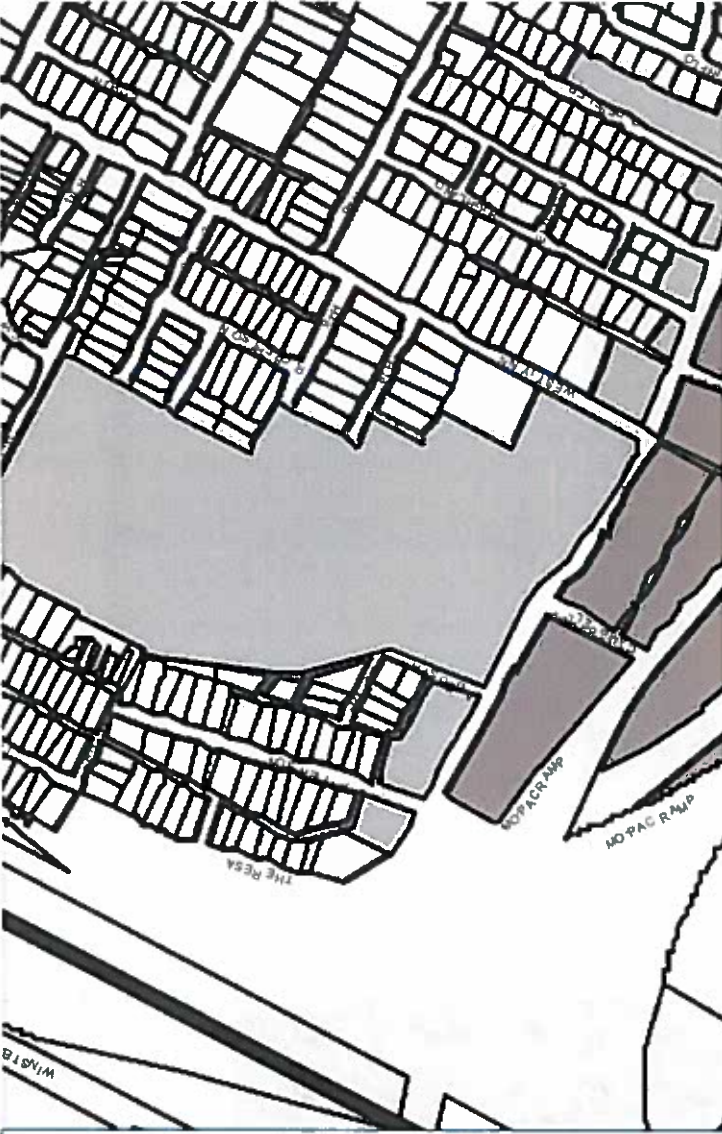
- A. Valid Petition submitted 1/29
- B. Met with owner's representative  
& owners and prospective buyer, last meeting 5/9
- C. Over 33 immediately neighbors signed in opposition to rezoning





Old West Austin Neighborhood Plan  
Neighborhood Districts

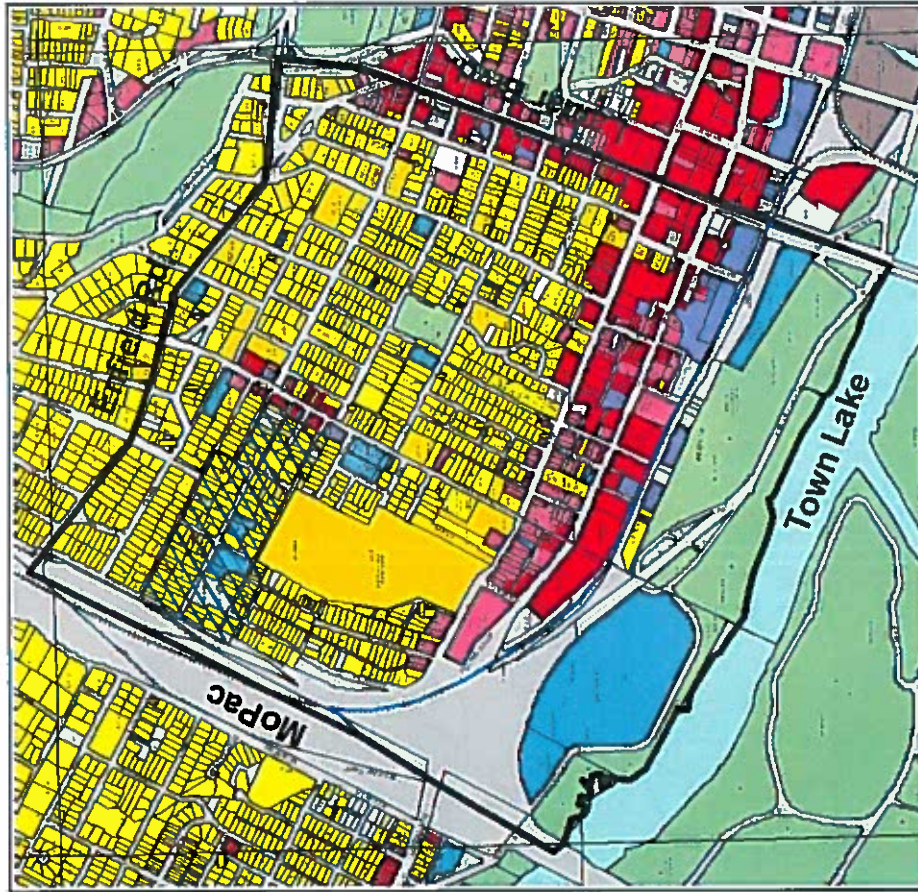
City of Austin  
Planning, Environmental and  
Conservation Services Department  
Neighborhood Planning



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 and  
 Community Development  
 Department  
 Neighborhood Planning



Map of Old West Austin, Texas, showing the 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 sq ft lots \* 70% conditioned area = 20,000 square feet building \* .70/200 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

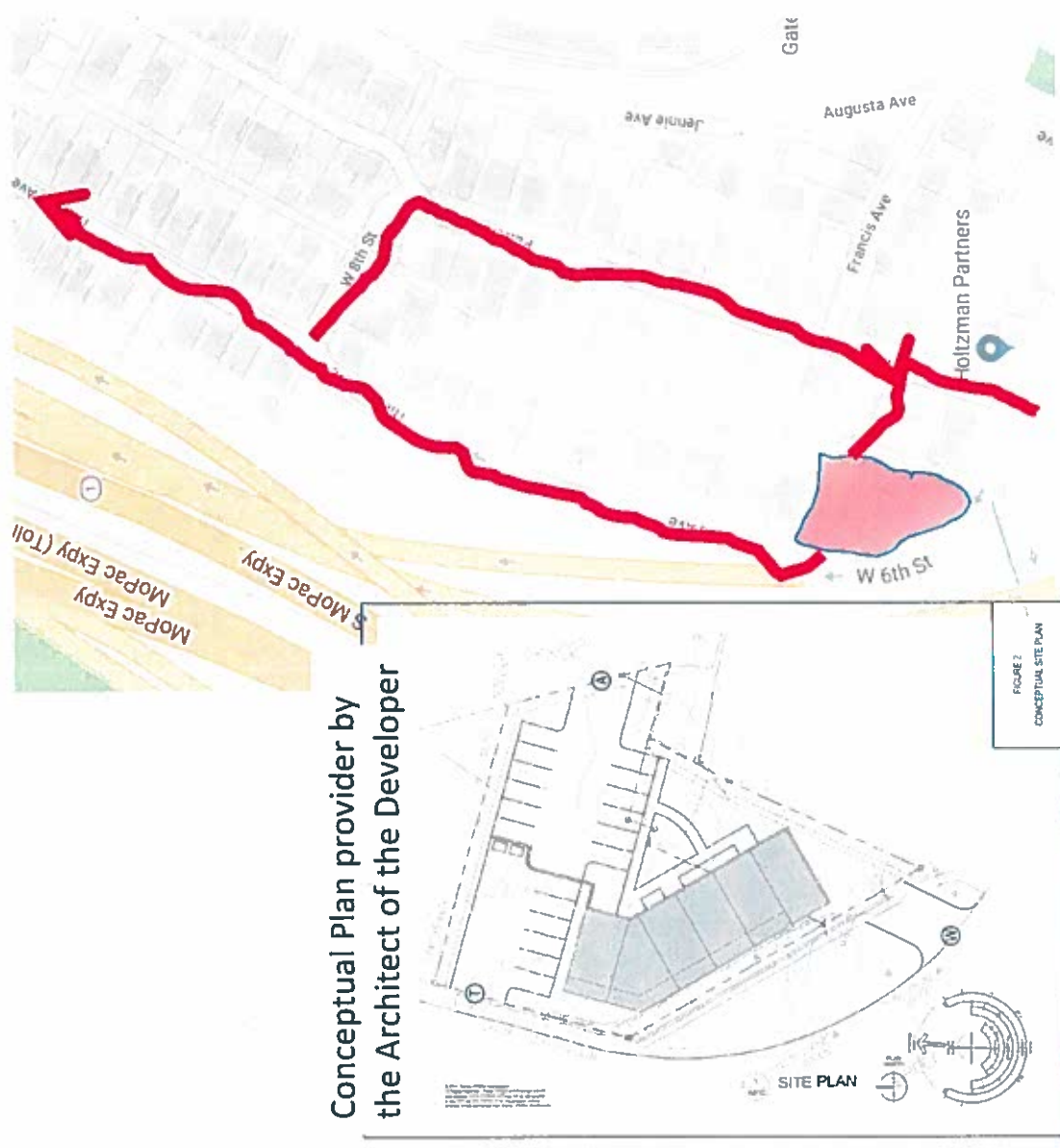
- B. The increase of building mass and impervious cover
  - I. 70% impervious cover would remove current green space and possibly remove heritage oak trees
  - II. 20,000 square feet of commercial (14000 designed for 1806 & 1808 alone)
  - III. 601 Theresa – 952 sq feet
  - IV. Neighborhood houses are 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 6<sup>th</sup> street
- V. 20,000 square feet – over seventy employees



# 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 6<sup>th</sup> 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 all 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



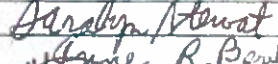








Rezoning Request: 1804, 1806 & 1808  
W 6<sup>th</sup> St

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 B. B. B.     | 702 Patterson Ave        |
|   | Saralyn Stewart     | 700 Patterson Ave        |
|  | ANNE R. BERTHOFF    | 606 Patterson Ave        |
|  | JEWEL B. RIVERS     | 704 & 703 PATTERSON AVE. |
|  | Walter R. Leverich  | 701 Patterson Ave        |
|  | Beverly Dunn        | 607 Patterson Ave        |
|  | Todd Eggleston      | 603 Theresa              |
|  | Athena Eggleston    | 609 Theresa              |
|  | BJ HEIN             | 613 Theresa Ave Unit B,  |
|  | Sonia Koncinski     | 706 Patterson Ave        |

Date: 1/31/2019

Contact Name: David Applewhite

Phone Number: 512-826-2012

guitarikota@yahoo.com

Case Number:

**C14-2018-0150****PETITION**

Date: 6/4/2019

Total Square Footage of Buffer: 263138.453

Percentage of Square Footage Owned by Petitioners Within Buffer: 27.10%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

| TCAD ID      | Address                 | Owner  | Signature | Petition Area    | Percent       |
|--------------|-------------------------|--|-----------|------------------|---------------|
| 0109040215   | 1710 W 6 ST             | 6TH & PATTERSON LLC                                  | no        | 13091.44         | 0.00%         |
| 0110050926   | 704 PATTERSON AVE 78703 | AGOSTO MIGUEL A RIVERA                               | yes       | 4335.26          | 1.65%         |
| 0110050929   | 608 PATTERSON AVE 78703 | APPLEWHITE DAVID WILLIAM & MONICA LISA               | yes       | 9143.77          | 3.47%         |
| 0110050930   | 606 PATTERSON AVE 78703 | BERTHOLF ANNE R                                      | yes       | 11063.10         | 4.20%         |
| 0109040202   | 609 PATTERSON AVE 78703 | BRADFIELD GETHREL TRUSTEE OF THE MARITAL TRUST       | no        | 4465.61          | 0.00%         |
| 0109040201   | 607 PATTERSON AVE 78703 | DUNN THOMAS & BEVERLY REVOCABLE TRUST                | yes       | 3821.14          | 1.45%         |
| 0110050905   | 607 THERESA AVE 78703   | EGGLESTON ALTHEA & TODD                              | yes       | 10102.92         | 3.84%         |
| 0110050903   | 603 THERESA AVE 78703   | HENNEBERGER JOHN J SR & JOHN J JOHN J HENNEBERGER JR | no        | 17583.92         | 0.00%         |
| 0110050902   | 601 THERESA AVE 78703   | BUCHANAN MELODY DREW                                 | yes       | 13866.59         | 5.27%         |
| 0110050904   | 605 THERESA AVE 78703   | OHICKEY JACALYN LEE                                  | no        | 12340.04         | 0.00%         |
| 0110050927   | 702 PATTERSON AVE 78703 | POPOFF THOMAS FRANK                                  | yes       | 8838.47          | 3.36%         |
| 0110050928   | 700 PATTERSON AVE 78703 | STEWART SARALYN WHITE                                | yes       | 10135.36         | 3.85%         |
| 0110050932   | 1802 W 6 ST 78703       | VAIREA PROPERTIES LTD ATTN PETER PFEIFFER            | no        | 19215.99         | 0.00%         |
| 0110050931   | 1800 W 6 ST 78703       | VAIREA PROPERTIES LTD ATTN PETER PFEIFFER            | no        | 28273.82         | 0.00%         |
| <b>Total</b> |                         |  |           | <b>166277.43</b> | <b>27.10%</b> |









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File Number: C14-2018-0150

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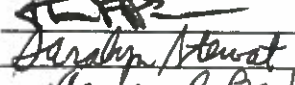
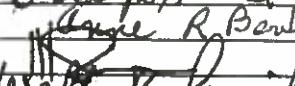
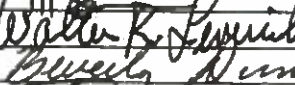



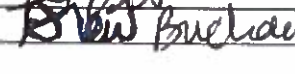





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|  | Todd Eggleston      | 607 Theresa              |
|  | Athena Eggleston    | 609 Theresa              |
|  | BJ HEIN             | 613 Theresa Avenue, B-   |
|  | Sonia Koncinski     | 706 Patterson Ave.       |
|  | David Obuse         | 606 Patterson 5/24/19    |
|  | Drew Buchanan       | 601 Theresa 5/29/19      |

Date: 1/31/2019

Contact Name: David Applewhite  
Phone Number: 512-826-2012



