

From: PSS NA

Sent: Wednesday, September 16, 2020 8:09 AM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Cc: Chris Ring; Ellen Scott <>; Jacqueline Williams <>; AJ Crittendon <>; Nadia Barbot <>

Subject: 3500 Pecan Springs, item 85 on Sept 17 Council Agenda

*** External Email - Exercise Caution ***

Hi Heather,

The PSSNA voted again this weekend on 3500 Pecan Springs (#C14-2019-0164), and we support the rezoning when a list of conditions is met. Unfortunately, we have not been able to come to agreement on the conditions with the developer. I have attached a Conditional Overlay with our supported items in it- can you please include this in the agenda for discussion? Alternatively, can you please send me the official template, and I will update with our content?

These are the Conditional Overlay requirements that we agree to as a neighborhood:

- Minimum building setback along Pecan Springs Road shall be 15' unless the property maintains any vehicle access to Pecan Springs Road, in which case the minimum setback shall be increased to 25'.
- Development on the site is restricted to a **maximum of 18 units**.
- Development of the property may not exceed an impervious coverage of 45%.
- A 35-foot building setback shall be applied to the Property's western boundary that is shared with 3408 Pecan Springs Road. Within this setback an 8 to 10 foot vegetative buffer shall be installed with, at minimum, one line of shade trees planted every 30 feet on center.
- A 15-foot wide vegetative buffer shall be provided and maintained along the property line adjacent to Pecan Springs Road. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

We have other items we have agreed to with the developer, but my understanding is that those will go into a restrictive covenant.

Thank you,
Nadia

NEIGHBORHOOD EXHIBIT

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF6-CO-NP) combining district on the property described in Zoning Case No. C14-2019-0164, on file at the Planning and Zoning Department, as follows:

2.40 acres of land out of the Henry Warnell Survey Abstract No. 793 in Travis 19 County, Texas, said 2.40 acres of land being more particularly described by metes 20 and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 3500 Pecan Springs Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “B”.

PART 2. The Property within the boundaries of the conditional overlay combining district 26 established by this ordinance is subject to the following conditions:

- A. Minimum building setback along Pecan Springs Road shall be 15' unless the property maintains any vehicle access to Pecan Springs Road, in which case the minimum setback shall be increased to 25'.
- B. Development on the site is restricted to a **maximum of 18 units**.
- C. Development of the property may not exceed an impervious coverage of 45%.
- D. A 35-foot building setback shall be applied to the Property’s western boundary that is shared with 3408 Pecan Springs Road. Within this setback an 8 to 10 foot vegetative buffer shall be installed with, at minimum, one line of shade trees planted every 30 feet on center.
- E. A 15-foot wide vegetative buffer shall be provided and maintained along the property line adjacent to Pecan Springs Road. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 4. The Property is subject to Ordinance No. 021107-Z-12a that established zoning for the Pecan Springs-Springdale Neighborhood Plan.