

From: Kirsten Hofmann
To: [Sirwaitis, Sherri](#); [Avila, Rosemary](#)
Cc: [kirsten](#)
Subject: Re: FW: September 7, 2021 Zoning and Platting Commission Agenda
Date: Tuesday, September 7, 2021 12:50:05 PM
Attachments: [RedFin flood risk C14-2021-0012.pdf](#)

Sherri [+ Rosemary per SP-2021-0124C].

VERY helpful, and my continued thanks in educating me on the sources and differences. I've learned that participants must be in person in today's Platting & Zoning meeting, which is unfortunate as I'm not able to do so.

I have re-summarized my concerns here, and reached out to [Rosemary \(and re-cc'd here\)](#) per your suggestion:

A) High concern for near-by residential and single-family housing due to:

- Allowance for up to 60ft tall buildings
- No requirement for minimum interior side yard, rear yard, front yard, or street yard setbacks
- Buildings this tall, and the associated lighting, will adversely impact those residences with shadows and light/audio noise. People down the street with large apt buildings backed-up to their houses already complain of the noise (on both sides of the fence) and a mere barking dog in the backyard was forced inside despite his owner's own fencing and property.
- Glad to hear that impervious cover isn't worsened, but these added structures and parking will impact the environment and living conditions of humans and wildlife in the area.
- [flood concerns and flood-plains along Walnut Creek \(attached and more in Rosemary's scope?\)](#)
 - . . .any added volume of structures and people, seem relevant to this zoning change: assessment on flood risk with people's houses greatest-at-risk not proactively informed of this change

B) Not sure if under your scope or Rosemary's:

- A new geological survey is needed, given the abandoned parking garage from years ago and earlier reports of caves, sinkholes and cavities

3) Per Sherri's note my other concerns are addressed by the site approval/design: Rosemary per SP-2021-0124C

- when is this reviewed or discussed for approval?
- any updates to assessments, surveys or studies?
 - One geological report referenced is from Nov 2009
 - Earlier flood assessments were > 20 years ago [please ref attachment on flood risk near the primary path of water from site]

Houston's flooding has shown that these changes need stronger and more recent assessments; please don't turn Austin into Houston.

Thank you for your time and expertise! Good health to you and be safe!

Kirsten Hofmann

6225 Avery Island Ave, Austin TX 78727

On Tue, Sep 7, 2021 at 6:19 AM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:

Hi Ms. Hofmann,

The attachment is Exhibit C in the backup material, which is posted online at:

http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm

The applicant has applied for a zoning change for 179.14 acres, that is what determines the zoning case boundaries.

There are two separate applications which are being reviewed by two different departments. The rezoning application was submitted to the Housing and Planning Department and I was assigned as the case manager to facilitate the requested land use change. The site plan application was submitted to the Development Services Department and has been assigned to Rosemary Avila as the case manager. If you have questions about the proposed site plan layout or conditions for the property, please contact Ms. Avila at (512)974-2784 or at rosemary.avila@austintexas.gov.

In Planned Development Area (PDA) overlay cases the PDA is the overlay for the property. Please see the Code section below:

§ 25-2-441 - PLANNED DEVELOPMENT AREAS GENERALLY.

(A) A planned development area (PDA) combining district may be combined with the following base districts:

- (1) industrial park;
- (2) limited industrial services;
- (3) commercial highway services;
- (4) major industry; and
- (5) research and development.

(B) Regulations established by a PDA combining district may modify:

- (1) permitted or conditional uses authorized in the base district;
- (2) except for Subchapter C, Article 10 (Compatibility Standards), the site development regulations applicable in the base district; or
- (3) off-street parking or loading regulations, sign regulations, or landscaping or screening regulations applicable in the base district.

(C) Modifications to the base district regulations must be identified in the ordinance zoning or rezoning property as a PDA combining district.

Here are the links to the City of Austin Land Development Code:

https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE

https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-2ZO_SUBCHAPTER_BZOPRSPRECEDEI_ART2SPRECEDEI_DIV6PLDEAR

The applicant has met with the Watershed Protection Department and agreed that the maximum impervious cover and maximum building coverage is set forth by the applicable watershed limitation. Therefore, they are not requesting additional impervious cover for the property.

Sincerely,

Sherri Sirwaitis

City of Austin

Housing & Planning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(office)

From: Kirsten Hofmann <>

Sent: Friday, September 3, 2021 5:29 PM

To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

Subject: Re: FW: September 7, 2021 Zoning and Platting Commission Agenda

Sherri,

Thank you. The attachment is very helpful and I could not find this posted when I last looked.

Might you be able to share how these zoning boundaries are set, yet a site plan drives the detail?

Some of this boundary conditions seem adverse to a neighborhood environment and wondering what document(s) define these?

- There is no minimum interior side yard, rear yard, front yard, or street yard setbacks
- Max height is 60ft (this is quite high and averages 4.29-6.6 stories which is much higher than anything near this neighborhood boundary)

Per your helpful comments in the write up for the agenda, it sounds like the impervious cover cannot increase and follows the watershed boundary - but it is the site plan we have to challenge/view to get the real answer? I will reach out to the contact you shared to see if/when this is available.

Thank you-

Kirsten

On Fri, Sep 3, 2021 at 1:25 PM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:

Hi Ms. Hofmann,

This case was postponed at the August 17th Zoning and Platting Commission meeting to the September 7th Zoning and Platting Commission meeting at the neighborhood's request (please see the attached backup material). A new Notice of Public Hearing was sent out with the revised hearing date information.

The applicant is not applying for a multifamily zoning district. They are requesting LI-PDA zoning for this site with the following standards/conditions for only Lot 11 on the property in the PDA overlay (please see attached).

The state requires that the city's notify all property owners within 200 feet of a land use/zoning change. The city goes beyond this and notifies all property owners, renters and registered neighborhood associations within 500 feet of the proposed zoning change.

Thank you,

Sherri Sirwaitis

City of Austin

Housing & Planning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(*office*)

From: Kirsten Hofmann <>
Sent: Friday, September 3, 2021 3:01 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Cc: kirsten <>
Subject: Re: FW: September 7, 2021 Zoning and Platting Commission Agenda

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Sherri,

I am confused, as case "**Rezoning:C14-2021-0012 - Research Park Rezoning; District 6**" we postponed to Sep-16

You are stating that it is now pulled in on a mere 4 days before the session (and a holiday weekend)?

What is warranting the pull in date?

I just now received the PIR approval and have no time to review it prior to the session. Can you please address these items?

RE Case **C14-2021-0012**

1) what multi-family zoning ref is being applied? MF02? MF04?

2) only households within 500ft are being proactively informed, but what about those in the flood plane near the Walnut Creek area? (see attached)

thank you

Kirsten Hofmann

6225 Avery Island Ave, Austin TX

On Fri, Sep 3, 2021 at 9:44 AM Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov> wrote:

You have expressed and interest in an item on the September 7, 2021 Zoning and Platting Commission agenda. Please see the attached agenda, with speaker registration information.

Thank you,

Sherri Sirwaitis

City of Austin

Housing & Planning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(*office*)

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Sent: Friday, September 3, 2021 11:06 AM

To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Sirwaitis, Sherri

<Sherri.Sirwaitis@austintexas.gov>; Graham, Mark

<Mark.Graham@austintexas.gov>; Arriaga, Joe <Joe.Arriaga@austintexas.gov>;

Bennett-Reumuth, Jennifer <Jennifer.Bennett-Reumuth@austintexas.gov>

Subject: September 7, 2021 Zoning and Platting Commission Agenda

All:

Kindly forward the attached agenda to applicants and interested parties which includes instructions on how to register to speak.

Thank you,

Andrew

Andrew D. Rivera

Land Use Commissions Liaison

City of Austin - Housing and Planning Department

P.O. Box 1088

Austin, Texas 78767

512-974-6508

www.austintexas.gov

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