ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0091 (The Rhett) DISTRICT: 1

ZONING FROM: LR-CO TO: GR-MU

ADDRESS: 1000 East Yager Lane

SITE AREA: 2.68 acres (116,740 sq. ft.)

PROPERTY OWNER: Zydeco Development Corporation

AGENT: Thrower Design, LLC (A. Ron Thrower)

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

STAFF RECOMMENDATION:
Staff recommends GR-MU-CO zoning, Community Commercial-Mixed Use-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Drop Off Recycling Collection Facility, Exterminating Services, Funeral Services, Service Station, Outdoor Entertainment and Outdoor Sports and Recreation uses on the property.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
September 7, 2021: Postponed to September 21, 2021 at the applicant's request by consent (10-0, N. Barrera-Ramirez-arrived late); H. Smith-1st, T. Bray-2nd.

September 21, 2021: Postponed to October 19, 2021 at the neighborhood's request by consent (11-0); H. Smith-1st, C. Thompson-2nd.

October 19, 2021

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 2.68 acre undeveloped tract of land that fronts onto East Yager Lane. The tract of land directly to the north and west is zoned LR-CO and is undeveloped. Further to the north, there is a residential neighborhood/SF-3 zoning with single-family and duplex residences. To the east, at the northwest corner of E. Yager Lane and Tompkins Drive, there is an office/retail center (Yager Technology Center) and convenience store (Yager Food Store) with a service station (Citgo) zoned GR. The tract of land to the south, across E. Yager Lane is zoned DR and is developed with townhouse residences (Coppertree). The applicant is requesting GR-MU zoning to develop a mixed-use project that with up to 250 multi-family dwelling units. This 2.68 acre tract is part of a larger development of the 5 acre site that will participate in the Affordability Unlocked program. (Please see Applicant's Request Letter – Exhibit C).

The staff is recommending GR-MU-CO zoning, with a conditional overlay that will prohibit the more intensive commercial uses of Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Drop Off Recycling Collection Facility, Exterminating Services, Funeral Services, Service Station, Outdoor Entertainment and Outdoor Sports and Recreation uses on the property adjacent to the existing residential developments to the north, south and west. The site under consideration meets the intent of the Community Commercial-Mixed Use Combining District as it is accessible from major traffic way, East Yager Lane and is approximately 0.70 linear miles from the East Parmer Lane Activity Corridor. The proposed multifamily development on the property will provide for additional housing opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

   Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

   Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *The proposed zoning should promote consistency and orderly planning.*

   GR-MU-CO zoning would provide for a transition in the intensity of land uses from the GR and CS-1 zoning to the east and the LR-CO, SF-3 and SF-6 zoning located to the north and west of the proposed site.

   The site under consideration is accessible from an arterial roadway, East Yager Lane, and is approximately 0.70 linear miles from the East Parmer Lane Activity Corridor.

3. *The proposed zoning should allow for a reasonable use of the property.*

   The GR-MU-CO zoning district would allow for a fair and reasonable use of the site because it would permit mixture of residential and commercial uses that would serve and be compatible with the surrounding residential area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LR-CO	Undeveloped
North	LR-CO, SF-3	Undeveloped Area, Duplex Residences
South	DR	Townhouses
East	GR, CS-1	Office/Retail Center (Yager Technology Center) and Convenience Store (Yager Food Store), Service Station (Citgo)
West	LR-CO, SF-6	Undeveloped, Single Family Residences

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

SCHOOLS: Pflugerville I.S.D.

Copperfield Elementary School
Westview Middle School
Connally High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
Austin Neighborhoods Council
Copperfield Neighborhood Organization
Friends of Austin Neighborhoods
Friends of Copperfield Nature Trails
Homeless Neighborhood Association

Neighborhood Empowerment Foundation
North Growth Corridor Alliance
Pflugerville Independent School District
SELTEXAS
Sierra Club, Austin Regional Group
Yager Community
Westview Canyon Homeowners Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2009-0034 (1112 East Yager Lane)	Tract 1: GR-CO to GR-CO and Tract 2: NO-CO to NO-CO	7/07/09: Approved GR-CO zoning for Tract 1 and NO-CO zoning for Tract 2, with a CO to limit the development intensity to less than 2,000 vehicle trips per day and to prohibit Automotive Sales, Automotive Rentals, Automotive Washing and Pawn Shop uses on Tract 1, (6-0, J. Gohil-absent); B. Baker-1st, C. Hammond-2nd.	7/23/09: The public hearing was closed and Ordinance No. 20090723-129 GR-CO district zoning for Tract 1 and NO-CO district zoning for Tract 2 was approved on Mayor ProTern Martinez' motion, Council Member Cole's second on a 6-0 vote. Council Member Morrison recused herself from this item due to a conflict of interest with one of her staff members and was off the dais. The conditional overlay on Tracts 1 and 2 will limit the development intensity to less than 2,000 vehicle trips per day. The prohibited uses on Tract 1 are: automotive sales; washing; rental and repair; and pawnshop uses.
C14-06-0140 (1112 East Yager Lane)	SF-6, DR to GR	8/15/06: Approved staff's recommendation for GR-CO for Tract 1 and NO-CO for Tract 2, with a CO to limit the development intensity to less than 2,000 vehicle trips per day, by consent (8-0, K. Jackson-absent); J. Martinez-1st, J. Pinnelli-2nd	9/28/06: Approved GR-CO zoning for Tract 1 and NO-CO zoning for Tract 2 by consent (7-0); all 3 readings
C14-01-0130	DR to GR	11/13/01: Approved staff's recommendation of LR-CO zoning with a 25' vegetative buffer along the northern property line, for the properties fronting Markham Lane. (8-0, J. Martinez-absent)	12/13/01: Approved ZAP recommendation by consent (7-0) 1/17/02: Approved (7-0); 2nd/3rd readings
C14-01-0051	LR to SF-6	6/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7-0, Ortiz, Robertson-absent)	7/19/01: Approved SF-6, on all 3 readings (6-0)

C14-98-0046	DR to GR-CO	7/14/98: Approved GR-CO with staff rec.(8-0) [the staff rec. was GO-CO for Tract 1 and LO-CO for Tract 2]	8/13/98: Approved PC rec. of GR w/ conditions: 2,000 vehicle trip limit per day, 70% maximum impervious cover, prohibit all Automotive uses, Commercial Off-Street Parking and Pawn Shop Services, and preserve protected trees 6 inches or greater located within 60 feet east of the drainage easement (6-0); 1st reading 1/21/99: Approved GR-CO (7-0); 2nd reading 2/04/99: Approved GR-CO (7-0); 3rd reading
C14-86-233	DR to LR	11/25/86: Approved LR (8-0)	12/04/86: Approved LR zoning on 1st reading 1/29/87: Approved LR (6-0); 2nd/3rd readings
C14-86-214	GR, CS-1	11/04/86: Approved GR and CS-1 for 1,900 sq. ft. food pkg store, subject to conditions (9-0)	12/04/86: Approved GR, CS-1 (5-0); 1st reading 2/12/87: GR & CS-1 (7-0, 2nd/3rd reading, emergency pass)
C14-86-158	SF-2 to SF-6	7/22/86: Approved SF-6 (6-0)	8/28/86: Approved SF-3, on all 3 readings
C14-86-039	DR to MF-3, SF-6	_	5/08/86: Approved MF-3, SF-6 with RR for floodplain, 1st reading 9/18/86: Approved SF-6, MF-3, RR (2nd/3rd readings)

RELATED CASES:

C14-01-0130 - Previous Rezoning Case
C8-84-0731.1 - Subdivision Case

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Yager Lane	71’	80’	30’	3	No	Yes	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the northeast corner of East Yager Lane and Copperfield Drive, on an undeveloped tract of land that is approximately 2.68 acres in size. The tract is not located within the boundaries of a neighborhood planning area and is approximately 0.70 linear miles from the East Parmer Lane Activity Corridor. Surrounding land uses include a large single-family subdivision to the north; to the south is a large condominium complex; to the east is a church and a small retail center; and to the west are single family houses and the Copperfield Nature Trail. The proposed use is 150-unit multifamily condo complex.

Connectivity:
The closest public transit stop is situated 1,200 linear feet from the subject property on Thompson Drive. Most of this portion of East Yager Lane has no public sidewalks. There are unprotected and unmarked bikes lanes located along both sides of the street. Mobility options are below average while connectivity options are fair because of a few nearby retail options and a public elementary school being located approximately 0.40 linear miles off Thompson Drive.

Imagine Austin
East Yager Lane is located approximately 0.70 linear miles from an Activity Corridor. The following Imagine Austin policies are applicable to this case:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks, and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based upon other multifamily residential uses in the area, proposing a missing middle housing type, but not a true mixed use project under mixed use zoning, below average mobility options and fair connectivity options in the area, this project only partially supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, multifamily/condominiums with GR-MU zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov.

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.

Compatibility Standards
The site is subject to height compatibility standards. Along the north property line, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- 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.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Yager Lane. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan/subdivision application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Water Utility

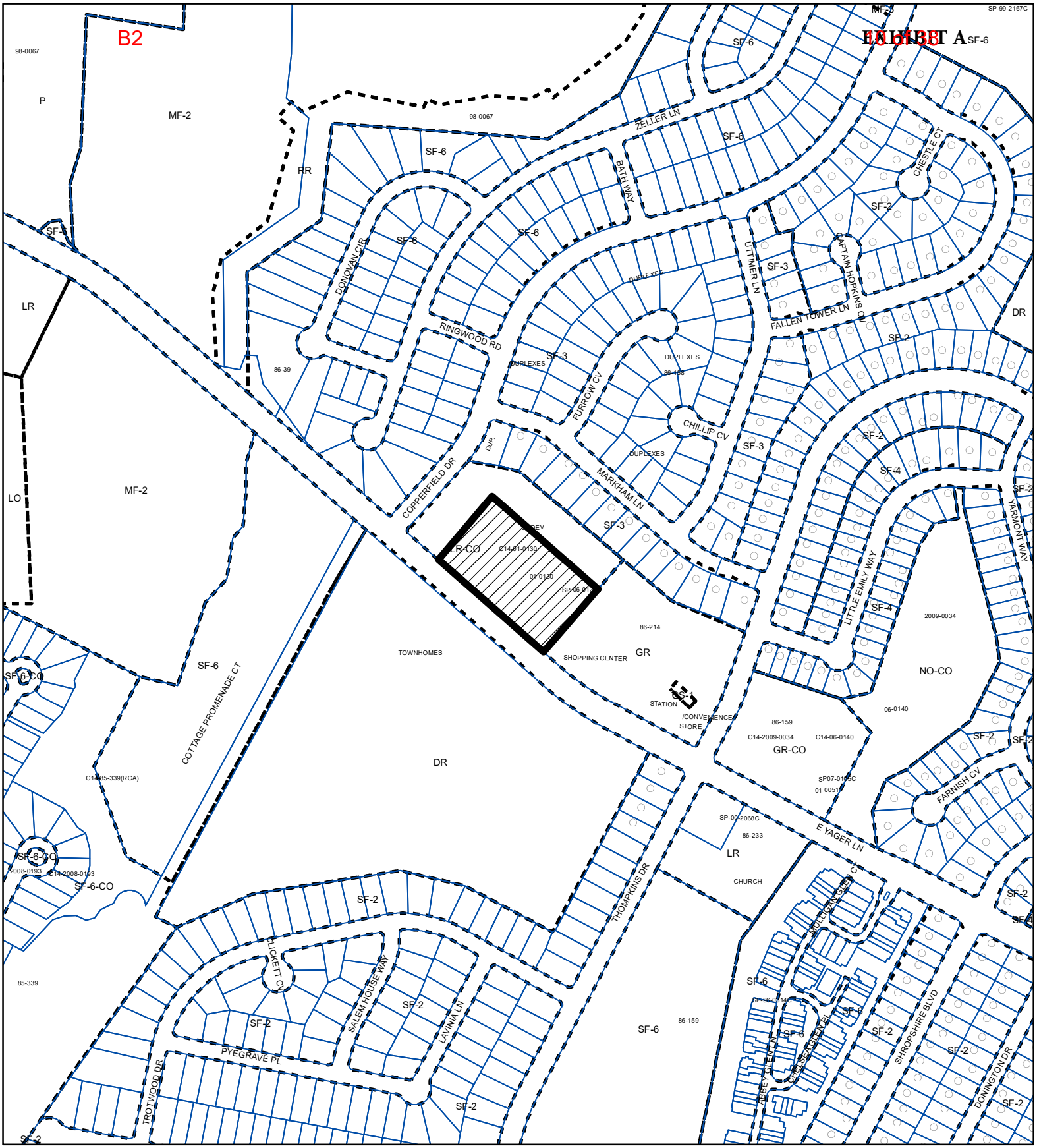
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
B. Aerial Map
C. Applicant’s request letter
D. Postponement Request by the Applicant
E. Correspondence Received



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

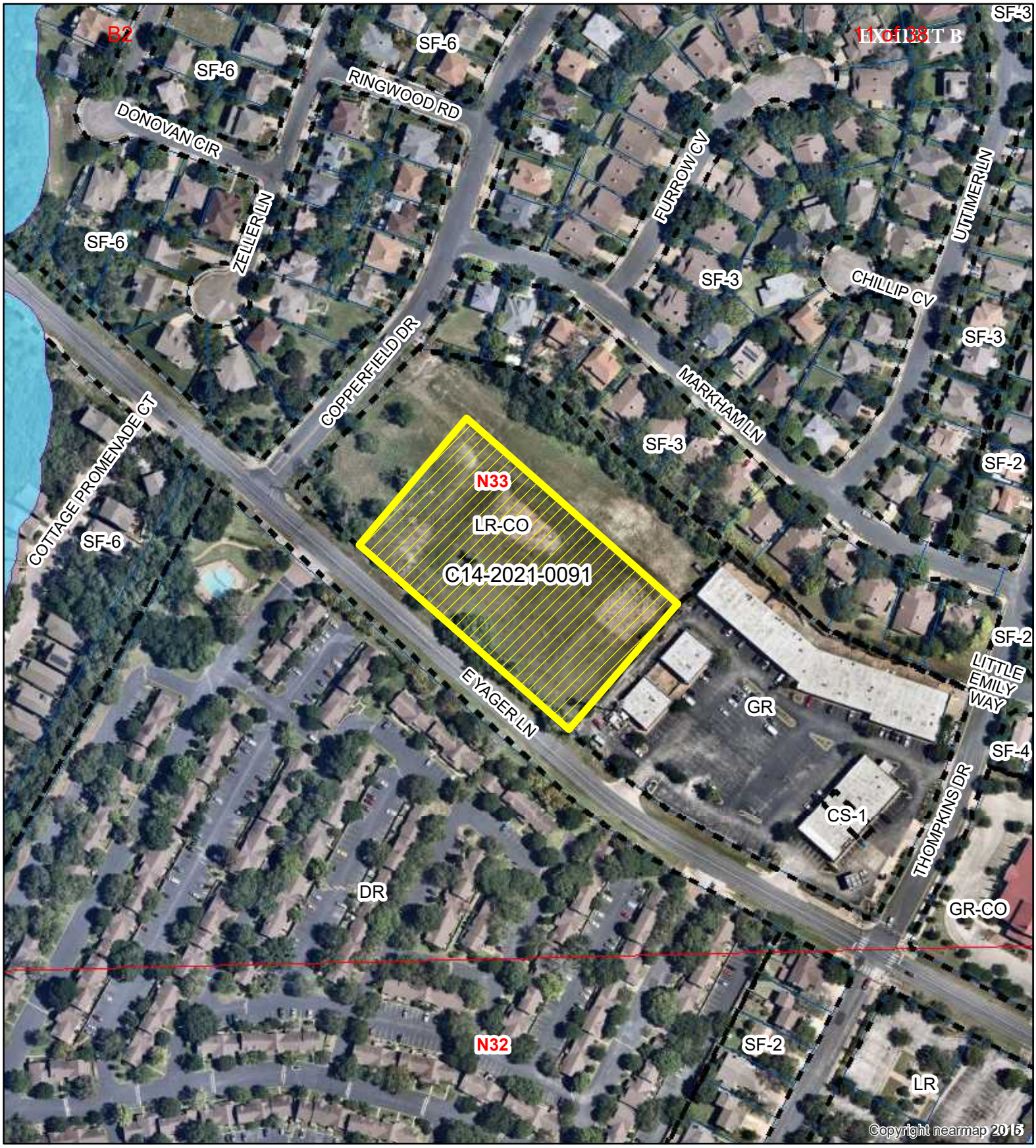
ZONING

ZONING CASE#: C14-2021-0091

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

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

Created: 5/5/2021



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SUBJECT TRACT
ZONING BOUNDARY
PENDING CASE
CREEK BUFFER

1" = 200'

The Rhett

ZONING CASE#: C14-2021-0091
LOCATION: 100 East Yager Lane
SUBJECT AREA: 52.68 Acres
GRID: N33
MANAGER: Sherri Sirwaitis

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Thrower Design LLC
LAND PLANNERS

May 25, 2021

Ms. Sherri Sirwaitis
Planner Senior
City of Austin, Housing & Planning Depart

RE: Rezoning – C14-2021-0091 - 1000 E Yager Lane

Dear Sherri,

On behalf of the property owner of 1000 E Yager Lane, we submit the rezoning application, *The Rhett* and referenced as case C14-2021-0091. The property is in the City of Austin full purpose jurisdiction and is legally platted as LOT 1, BLK A, COPPERFIELD SEC 3-A. The tract is 5 acres of undeveloped land of which we request to rezone a 2.68-acre portion as is described in the metes and bounds survey submitted. The 2.68 acres is part of a larger development of the 5 acre site that will participate in the Affordability Unlocked program.

The property is not within a City Council adopted Neighborhood Planning Area and therefore does not have a Future Land Use designation that applies. The property has *Neighborhood Commercial (LR-CO)* zoning with the conditional overlay limiting uses that will generate more than 2K vehicular trips per day, prohibiting service station use, and requiring a 25-foot-wide vegetative buffer to be maintained along the north property line. The application requests a rezoning to GR-MU in preparation for a mixed-use project that proposes 250 multi-family dwelling units that will participate in the Affordability Unlocked program. The property is along an existing Capitol Metro Bus Route and is less than a ¼ mile to the nearest bus stop.

The property provides a good opportunity for additional housing units and variety of housing type as infill development that will not displace anyone from existing housing opportunities. While not along an IACP Activity Corridor, Yager Lane is classified in the ASMP as a level 3 roadway and is proposed for expansion. Opportunities for increased residential density at this location are supported by adjacent existing commercial retail uses and easy access to existing parklands and open space with a trail entry to the North Walnut Creek Greenbelt on the south side of Yager Lane. The increase in residential density is supported by many Imagine Austin Planning Principles.

P.O. BOX 41957, AUSTIN, TEXAS 78704

1. Creating complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offering a variety of transportation options, and having easy access to daily needs such as schools, retail, employment, community services, and parks and recreations options.
2. Supporting the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
3. Protecting neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers, corridors, redevelopment, and infill site.
4. Expanding the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.
5. Ensuring harmonious transitions between adjacent land uses and development intensities.
6. Protecting Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserving open space and protecting the function of the resource.
7. Encouraging active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.

Thrower Design respectfully requests a favorable recommendation, and we are available for questions or discussion as needed.

Sincerely,

Victoria Haase

From: Victoria
To: Sirwaitis, Sherri
Cc: Ron Thrower; Rivera, Andrew; Harden, Joi
Subject: RE: C14-2021-0091 - The Rhett
Date: Monday, August 30, 2021 8:23:50 AM

Sherri –

We need more time to have discussions with the Neighborhood on this case and therefore, we request postponement from the September 7th ZAP hearing date to September 21st.

Please confirm receipt of this request.
Thank you,

Victoria Haase
Thrower Design
www.throwerdesign.com
Mail: P.O. Box 41957
Austin, Texas 78704

512-998-5900 Cell
512-476-4456 Office

From: slskoglund
To: Sirwaitis, Sherri
Cc: sls
Subject: C14-2021-0091
Date: Friday, September 3, 2021 8:25:38 AM

*** External Email - Exercise Caution ***

Thank you for taking the time to explain the process the other day.

Regarding the above-referenced case, as a resident of Coppertree Condos I qualify as an interested party. As an interested party the following concerns for the health and safety of the current population:

1. the traffic - already the traffic is increased due to the IDEA school. With the addition of this complex the traffic will increase thereby affecting Yager Lane current traffic pattern.
2. the noise - currently this area is considered one of the quieter areas in Austin making it a very desirable area to live.
3. decreased property values - over crowding
4. crime - currently Coppertree experiences many car break-ins and minor crimes. with an increased population targeting lower income the probability of increased crime is almost certain.
5. feral cats and dogs - with the increase with an increased population
6. trash - more people, more trash.

Thank you for allowing this opportunity to voice concerns. Currently this is a desirable area to live and the quality of life is safe and comfortable. Please take this into consideration before allowing this project to proceed.

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From: Tarik Aossey
To: slskoglund; Alan Guckian; Marilynn Evans; Rachel McNiel; Rebecca McCann; karen_obrien; mccombsc; Victoria; jacqueline; Ron Thrower; Johns, Renee; Sirwaitis, Sherri; Galvan, Lyssette
K W
Cc: Re: The Rhett - 1000 E Yager Lane
Subject: Saturday, September 4, 2021 5:21:04 PM
Date:

*** External Email - Exercise Caution ***

Thank you for your Q&A feedback, Victoria, and everyone that has shared their sentiments and valid concerns on this email chain, so far.

What seems clear is the City is incenting developers to take the steps Zydeco and Thrower are taking with The Rhett development: The first 100% SMART/Affordability Unlocked development in Austin, that also allows developers to bypass normal City policies (+ tax and fee incentives) in the name of creating as many "affordable" housing units in the smallest area possible, regardless of the potential parking, traffic and walkability safety, etc. impact to the immediate neighborhood.

The issue is not affordable housing - we welcome the diversity to our community, though we are certainly left to wonder why the development in our neighborhood should be 100% 'Affordability Unlocked' instead of a portion like every other development in Austin - developer fee, tax and City policy incentives? Without the needed infrastructure support, though, ie. Yager Lane sidewalks, lights, a turning lane, bus stop, not to mention allowing the current parking plan, no replacement green space, etc., it is prioritizing housing over the safety and quality of life of our neighborhood.

We have resources at our disposal and the neighborhood HOAs are organizing. We are considerate neighbors and community-focused - many have lived in this neighborhood for decades, but we are not putzs. We are looking forward to working together to ensure this situation does not become more than it needs to be.

Sincerely,

Tarik Aossey
12301 Zeller Ln, Austin, TX 78753

+ Renee Johns - City case manager; Sherri Sirwaitis - City Zoning case manager; Lyssette Galvan - Rep. Leslie Pool's Office

On Sat, Sep 4, 2021, 12:11 PM slskoglund <slskog5@gmail.com> wrote:

> Thank you Alan. I agree. like others, affordable housing is not the issue. This is a project that is simply not suitable across the street from current established neighborhoods. What I have found effective is to contact the city case manager directly. Her contact information is: Sirwaitis, Sherri sherri.sirwaitis@austintexas.gov. She is helpful, knowledgeable and quick to respond. The information I have from her is that there was a request to postpone the hearing until September 21, 2021 but anyone can petition the city council/zoning committee and oppose the request. if no such request is received, the request will be

granted. if there is opposition, the committee will move forward on Tuesday, September 7 with the current information and testimony of interested parties (if any) regardless if the applicant of the project is ready or not. of note, there was only one interested party opposing comment that was received by the deadline. The case is still scheduled for this Tuesday with the requested postponement request. I do have correspondence from Sherri if anyone is interested. Time is of the essence. I hope all residents are notified of the situation and have the opportunity to be involved. I am more than happy to work with you or anyone else regarding this project. The health and safety of the current neighborhoods along with the quality of life we all enjoy seems to be in jeopardy.
thank you.
sharon skoglund

On Sat, Sep 4, 2021 at 10:34 AM Alan Guckian <> wrote:

Many of these answers are the same given with no change for the better from our recent zoom meeting. The “impact studies” are only addressing construction, not the long-term impact of having low-income housing shoehorned into our community. The fact that the target clientele is stated to be at or below 60% of median income is very telling. This shows us that the developer plans on doing everything necessary to complete construction safely and not physically damage people’s property, but that their concern of long-term damage is non-existent.

The parking regulations being waived for low-income housing is typically reserved for a community with mass transit readily available, which we do not have. This development is also nowhere near commercial sites, making walking to grocery stores, restaurants, etc. impossible. Waiving the parking requirement will cause guaranteed overcrowding of the surrounding streets and residential areas. Asking for a waiver from this regulation is a way for the developer to save money at the expense of everyone who lives here. This will be a nightmare for those on Markam, Zeller, Copperfield, and several other close streets.

Please do not assume Kurt Walton is a voice of our community. He is exceptionally naive, and the majority of the neighborhood disagrees with his view. He does not live anywhere close to the project, and he has been ugly and dismissive toward neighbors with legitimate concerns - including resorting to name-calling. Please listen to the neighbors who will actually have to live next to this project whose lives and investments will be forever marred. We do not want this project here for a myriad of reasons.

Alan Guckian

Sent from my iPhone

On Sep 3, 2021, at 11:14 AM, Marilynn Evans <> wrote:

Hi Victoria
I noticed on item #5 only the homes on Markham were mentioned. These properties are lucky as they have mature trees at the back of their lots to help reduce the loss of privacy and the view of the new 5 story structures.
There is no mention of the homes on Copperfield that face the new development and the homes on Zeller Ln that their backyards backup to Copperfield. There are no trees or vegetation on this side of the development. From the renderings it appears these homes won't have anything screening the view of or from the 5 story buildings. We will loose privacy to our backyards and the back side of our homes. We are the closest to the new complex and are also the ones most likely to be affected by the lack of residential parking and guest overspill in front of our homes.
Thank you for your consideration.
Marilynn Evans

On Sep 2, 2021, at 8:46 PM, K W <> wrote:

Thanks for all of the time and effort you have put into addressing our concerns.

After reading over everything and viewing the additional architectural renderings, I confidence that this development will fit into our area just fine.

We're working class people and, as such, we'll be sure to make the effort to welcome our new neighbors to the area. And include them in our neighborhood and holiday events.

Thanks again,
Kurt Walton

Sent from Yahoo Mail on Android

On Thu, Sep 2, 2021 at 6:27 PM, Victoria <Victoria@throwerdesign.com> wrote:

Good Evening All –

Thank you greatly for your patience as I have been working to compile answers to questions and concerns that we received. If I have missed any, please email me.

I'll reach out soon with agenda information for Planning and Zoning Commission but please know that discussion on this

th

case will not happen on September 7 at the Zoning and Platting Commission. Instead, the case will be postponed to September 21st.

Also, the site plan that was shown at the meeting is attached as well as architectural renderings and my presentation from the meeting.

Q&A:

1. What is meant by Zydeco could have gone ahead without asking for rezoning?
    a. The rezoning case was originally filed when it was thought that the development would need height greater than 60feet, which is the maximum height afforded with current zoning **but only when participating in the City of Austin Affordability Unlocked program, Type II**: http://www.austintexas.gov/department/affordability-unlocked-development-bonus-program. More recently, the architect was able to fit the design within the 60ft height maximum, with exception of an architectural roof element that will extend to 64 feet and it sought for aesthetic purposes only.
    b. Additionally, it was thought that a rezoning would achieve greater allowances for impervious cover. However, this is not the case and the project must comply with impervious cover limits prescribed by the Watershed regulations and not the zoning district.
    c. The proposed development with 215 affordable units can be built today without needing a zoning change. Therefore, the request is for a more appealing roof design.

2. There isn't enough parking provided with the plan.

    The Affordability Unlocked program waives parking requirements in exchange for gaining affordable housing units. Put another way, the program prioritizes the need for housing above the need for parking. However, ADA Parking requirements are not waived and must be met in full. Therefore, the development is providing 203 spaces more than required by City codes and

regulations. Further, the parking to be provided was determined by market comps and study, and is above average for similar affordable housing projects designed by the same architects. Finally, Low Income Housing Tax Credit (LIHTC) developments like this one are occupied by family/household units and not with roommates, which does contribute to decreasing the overall number of cars and demand for parking.

3. Will the project be a mixed use project with commercial and residential uses? Is there a chance that the residential plan will go away and leaving the property to have only commercial development?

   Mixed use is not proposed and the development is not intended to vary from the current plan for 215 residential-only units.

4. Will the sidewalks be upgraded beyond this site? There isn't a complete network of sidewalks between this site and he elementary school in the area. Concerns for safety of children who walk to school.

   The Austin Strategic Mobility Plan shows sidewalk prioritization as *medium* for the frontage on Copperfield Drive and prioritization is *High* for the frontage along Yager Lane (https://austin.maps.arcgis.com/apps/View/index.html?appid=f27fdcadc21c4fe58fe8629463792325). The project will build sidewalks along Copperfield and Yager for the length of the property. Typically, sidewalks are built in the right-of-way (City owned land), however, the right-of-way along Yager Lane is bar ditch and not able to receive sidewalks without significant stormwater infrastructure upgrades by the City first. Therefore, the project will build the sidewalks on private property of this development and the developer will engage with the City for an easement to allow the public sidewalks to be on private property. Sidewalks are not planned to be constructed beyond the property.

5. What is the plan to protect privacy of the houses on Markham Street that back up to this development?

There are existing privacy fences and trees and other vegetation that provide natural, visual screening along the shared property line with the lots on Markham. To the greatest degree possible, the trees in this area will be preserved and additional trees will be planted where possible for additional screening.

6. How much lighting will there be for this project? Concerns that lighting will intrude the neighbors.

   The City requires that lighting be downward facing and fully shielded so as not to cause light intrusion on neighboring properties. The amount of lighting will be in accordance with the City's regulations for a multifamily development.

7. Does the builder have a time-frame for construction and completion.

   12-14 months for start of construction; 18 months to complete construction.

8. Where are other affordability unlocked projects of similar size that are completed that they can look at?

   a. Given that Affordability Unlocked is a new program, there are no large multi-family projects completed just yet.
   b. There is only one other 4% LIHTC affordability Unlocked project of similar size in the works - The Matador (aka Soco Heights) at 5900 S Congress.
   c. The Abali (4611 N IH 35) is a 9% LIHTC project under Affordability Unlocked that is nearing completion.

9. Will the detention ponds be designed as an aesthetic element or a standard concrete enclosure?

   The exposed corner of the detention pond is designed as an aesthetic element; from the street, it will appear as a sculptural monument sign.

10. Concern to traffic generated by this development.

Traffic already backs up from IH 35 to Copperfield Drive with existing development.

The Austin Strategic Mobility Plan identifies this section of Yager Lane for roadway expansion in the future. (https://austin.maps.arcgis.com/apps/View/index.html?appid=a877535f5a564b89ad7d788c8391f158). The plan is to add a center turn lane on the stretch of roadway between Copperfield and Thompkins. Further study is needed to prioritize design elements and ROW acquisition. Assessment of required transportation mitigation, including potential dedication of right of way and easements and participation in roadway and other multi-modal improvements will occur with the review of the site plan for the project.

11. Will this project put in turn lanes on Yager?

    The answer is unknown at this time and will be determined through the site plan review process

12. Will this project put in a traffic light at Yager and Copperfield?

    The answer is unknown at this time and will be determined through the site plan review process.

13. What is the plan to mitigate dust, debris and construction noise?

    The project will follow all Environmental Control requirements of the City of Austin to minimize erosion, contain run-off and debris, etc. Construction Waste and Recycling are required to be carefully monitored to meet Austin Energy Green Building requirements.

14. What hours and days will the construction be allowed to take place?

    Construction will be allowed to take place in accordance with City codes and ordinances.

15. What are the benefits that his development will offer

the existing neighbors/landowners? Are there amenities in the development that will be offered to the community at large?

1. Public sidewalks providing a much safer connection between the neighborhood and the nearby retail and community services.
2. Affordable housing. Austin is in a catastrophic housing affordability crisis and we need housing for people of all income levels. People who work in the immediate area but are forced out of other housing options due to rising property taxes, loss of wages, medical issues, personal tragedies, etc. OR who have to live far away from their work/school in order to afford housing will now have a local option to remain connected to where they work/shop/learn/play.
3. Many people who live in these homes are very likely to be moving from nearby existing, substandard properties where they spend more than 30% of their income on housing. Decreasing the percentage that a family spends on housing to something that is more manageable makes a significant difference in the ability for them to reach and maintain financial stability and prioritize spending for things like preventative health and education, increasing the area's overall prosperity, improving education outcomes, and reducing the strain on local health systems.
4. Increased local tax revenue.
5. Increased economic diversity in the neighborhood, which generally correlates with improved racial, cultural, and social diversity.
6. Affordable housing properties have been shown repeatedly to have a neutral if not positive impact on property values.
7. Because this is an Affordable Housing property participating in state and city programs, the ownership will be REQUIRED to comply with higher development and services standards than market-rate properties will undergo regular audits.
8. As an Affordable Housing property and LIHTC project, the developer will hold the project for a much longer period of time than a market-rate property that is designed to build, lease up, and flip. This means the owner is incentivized to prioritize higher-quality, lower-maintenance materials and building systems, as well as have

higher energy efficiency, than typical market-rate developments. The building systems for energy efficiency, water-proofing, construction methods, roofing, and finish materials will be of a higher quality than most existing single-family houses in the neighborhood that were not built to the City's Green Building standards. Therefore an affordable housing property is a more positive addition to the neighborhood than a so-called "luxury" apartment complex.

16. Will there be a limit on how many cars/dwelling unit?

    This detail is unknown at this time.

17. Is there an occupancy limit per unit and what is it?

    a. Yes, the development will follow the city and state occupancy limits.
    b. 2 adults per bedroom are permitted
    c. Due to the ongoing audits and accountability to TDHCA, the occupancy limits and "right-sizing" of families in units is a pro-active effort monitored directly by property management on an annual basis (as opposed to unregulated market-rate apartments).

18. Can there be consideration of mixing the development with market rate and affordable units?

    Unfortunately, not for this project.

19. Recently finished IDEA School in the area makes traffic matters worse.

    We are aware and working with ATD and we will comply with requirements determined during the site plan review process.

20. Where will dumpsters be for this development.

    Current plans have internal trash chutes with wheeled carts for pickup near the building.

21. Will this development use LED lighting for outdoor

lighting?

Yes, the project will specify LED lighting for ALL lighting throughout the project. The project will comply with all cut-off and dark-sky requirements (and likely exceed the minimum requirements).

22. Who will the management company be and will they be on-site?

    The management company that is proposed is Alpha Barnes/Asset Living. Management will not live on-site but will be on call 24-hours.

23. What protections will be in place to ensure that this development does not become “trashy”

    Annual inspections are required by the lender, investor, and the Texas Department of Housing in order for the developer to receive the financial benefits afforded by participation in the program to build affordable housing with tax credits.

24. Will the units be regulated with rules that control what a person can have on their balcony?

    Regulations for life-safety will be strictly enforced. Further, the property management group will likely have additional requirements.

25. Will the units be for sale or rent?

    For rent

26. What demographic will be targeted for tenants of this development?

    a. Working families at 60% MFI. The majority of the units have 2-3 bedrooms in order to make the development family-friendly as well as selecting amenities for kids and families.
    b. For 2020, the income limit would be $58,550 for a family of 4.
    c. A family of four would need to be working the equivalent of 4 full-time minimum-wage jobs to exceed this limit.

27. What is the approximate square feet of each unit type?

1BR = 640sf

2 BR = 873 sf

3 BR = 1168 sf

28. Are there additional architectural renderings that can be shared?

    See attached.

29. What impact will this development have on the single family homes in the neighborhood?

    a. There is no foreseeable impact on single-family homes in the area. Especially given the distance between the proposed structures and existing single-family homes, the possibility of any damage to structures during construction or impact to surrounding geological conditions that would impact the foundations of single-family homes is highly unlikely.
    b. The general contractor will be required to be insured in the event that construction activities have any unforeseen impact on the neighboring houses.
    c. Utilities and other infrastructure in the area may be upgraded as a result of this project. These mitigations will be required and inspected by the City.

30. Can tenants be provided with welcome papers that include information about neighborhood organizations, social media for neighborhood groups, etc.?

    Yes.

31. When is the hearing date with Commission?

    a. The rezoning case will appear on the Zoning and Platting Commission agenda for September 7th. However, I have requested a postponement of the case to the September 21st hearing date.
    b. If you wish to participate in the public hearing, you will need to do so in person since all hearings are required to be in person again, as

of September 1st.

c. The City's Case Manager for this rezoning application is Sherri Sirwaitis and she can be reached at Sherri.Sirwaitis@austintexas.gov.

Thank you,

Victoria Haase

Thrower Design

www.throwerdesign.com

Mail: P.O. Box 41957

Austin, Texas 78704

512-998-5900 Cell

512-476-4456 Office

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From: [redacted]
Sent: Sunday, September 5, 2021, 02:03:06 PM

*** External Email - Exercise Caution ***

Hello Ms. Sirwaitis,

Attached is my objection to the Rhett. I live at 1015 E Yager Ln & our property, Copperwest will be directly impacted by the construction & residences of the new complex.

I have not received any notification of the 9-7-21 public hearing being postponed. Where is the next hearing? Are there any Zoom calls scheduled regarding the Rhett? Please add my name, email address for updates.

Thank you,
Julie Nelson
1015 E Yager Ln #155
Austin, TX 78753
auntjuls@msn.com

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Case Number: C14-2021-0091
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: September 7, 2021, Zoning and Platting Commission

☐ **I am in favor**
☒ **I object**

Julie Nelson
Your Name (please print)

1015 E. Yager Ln #155, Austin, Tx 78753
Your address(es) affected by this application (optional)

Julie Nelson — 09-05-2021
Signature — *Date*

Daytime Telephone (Optional): 512-227-2166

Comments: Email auntjuls@msn.com
Please add my name to the contact list of future meetings & Zoom meeting correspondenc

I object to the Rhett. Traffic on the two lane road of Yager will be even more dangerous. Not enough parking places proposed is not enough for the proposed number of units & number of residents.
(*) when is the next Zoom meeting?

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov

Spam Scam my Offenser
CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when opening any attachments or clicking any links.

From:
To: Sirwaitis, Sherri
Subject: FW: city council/zoning committee and oppose the request
Date: Tuesday, September 7, 2021 2:50:35 PM

From: rabmcniel < >
Sent: Tuesday, September 7, 2021 2:20 PM
To: Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>
Subject: RE: city council/zoning committee and oppose the request

Sherri,
Here is the additional information:
CASE: C14-2021-0091 (The Rhett) DISTRICT: 1 ZONING FROM: LR-CO TO: GR-MU ADDRESS: 1000 East Yager Lane SITE AREA: 2.68 acres (116,740 sq. ft.) PROPERTY OWNER: Zydeco Development Corporation AGENT: Thrower Design, LLC (A. Ron Thrower) CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

It has been brought to my attention that you could help me with information on how we can petition the city council/zoning committee and oppose the request.
I have sent in information concerning Case Number: SP -2021-0264C to Renee Johns because I received a letter stating that she was the contact that we should send our comments to.

My biggest problem with this site plan is that they fail to provide adequate parking for the residents. I feel that there is a lack of understanding the target demographic for the apartments. They are working on the assumption that people who qualify for affordable housing only own one car. A lot of young college professionals qualify for affordable housing ex: teachers. There are a lot of issues with this developers proposal. I do not want to see our neighborhood streets turned in to overflow parking, because the issue was not addressed before the project started.

Thank you,
Rachel McNiel
512-913-1382

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To: Mayor Steve Adler and Austin City Council September 10, 2021

From: Tarik Aossey, 12301 Zeller Lane, Austin, TX. 78753

Subject: Zoning and proposed development of The Rhett at 1000 E. Yager Lane and Copperfield Drive; Rezoning Case Number: SP-2021-0264C; Site Plan Case Number: SP-2021-0264C

Hi, I live directly across the street from the proposed The Rhett 100% Affordability Unlocked apartment complex development and would like to share my thoughts and concerns on this project with you. Firstly, thank you for taking steps to help alleviate the affordable housing challenges Austin is increasingly facing – I support that. It is vital, though, that we ensure these developments make sense for both the neighborhoods and new tenants, and are not just building new units as fast as possible. With 1 exception, every HOA and neighbor that I've communicated with has shared intense concerns around exacerbating the already unsafe traffic and pedestrian conditions in the area and decreasing the quality of life of the surrounding neighborhood from the development.

Yager Lane Traffic and Sidewalks: Neighborhood Traffic and Pedestrian Safety

- Yager Lane is a 2 lane high-traffic roadway with 1 light, open drainage ditches and no city sidewalks. A child was struck and killed on Yager Lane in Sept. 2019. Vehicle accidents occur regularly at the intersections.
- At least 580 households currently have to enter onto a quarter-mile span of Yager Lane. The Rhett would immediately add 215 households (a 40% increase) to this — a total of ~800 households entering and exiting the neighborhood in the same short road span! Many new developments, including the IDEA school, a 310 unit apartment complex, a church and hotels further add to this traffic congestion on Yager Lane.
- The Rhett development parking lot access points are currently proposed to be just below the crest of the hill at Yager and Thompkins, and in the neighborhood on Copperfield where there are no lights to help manage traffic at the 2 lane road intersections and turning points.
- The closest mass transit point to the proposed development is .5 miles away. The closest grocery store is 1 mile away. This will drive additional Yager Lane pedestrian traffic and safety risks.

The Rhett Parking: Parking Congestion, Neighborhood Quality of Life

The complex is currently planning 260 parking spaces for 215 units - 1.2 spaces/unit, including for 94 2 bed and 56 3 bed units. Though this allotment estimate was provided by the developer's architects based on their analysis, significant additional traffic and overflow parking should be expected in the Copperfield neighborhood itself, impacting the quality of life for both neighbors and tenants.

Green Space and Home Privacy: Neighborhood Quality of Life

The Rhett would be taking the only green space currently in the neighborhood with no requirement to invest in replacement green space due to being 100% Affordability Unlocked. The proposed 5 story buildings of The Rhett will tower over the backyards of homes on Markham, Copperfield and Zeller Lane, driving neighborhood privacy concerns.

As this is the first 100% Affordability Unlocked development in Austin, we understand, it is important for the City to get it right. Please come out to the proposed development site to view and put the above concerns into context. Help us with impact studies and facilitate planning and work between the Developer, City and neighborhood to ensure it is a success for all. This project is too important not to.

Sincerely,

Tarik Aossey

CC: Lyssette Galvan – Council Member Leslie Pool's office; Renee Johns – COA Site Plan Case Manager; Sherri Sirwaitis – COA Zoning Case Manager

PUBLIC HEARING INFORMATION

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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.

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Case Number: C14-2021-0091
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: September 7, 2021, Zoning and Platting Commission

KAREN STEWART
Your Name (please print)

☐ I am in favor
☒ I object

1015 E Yager Ln #21 78753
Your address(es) affected by this application (optional)

Karen Stewart — 9/8/21
Signature — *Date*

Daytime Telephone (Optional): 512) 971-3372

Comments: 5 stories is too high for this neighborhood. Its BS not to do a traffic study. w/ 3 schools on yager ln .... we can't get out in the mornings the way it is. we need a traffic study yager is a tiny road to add 200+ cars. 3 stories with road improvements could work.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov

City of Austin
SEP 14 2021
NHCD / AHFC

From: Judith Turner
To: Sirwaitis, Sherri
Subject: Homeowners with No Choice But East Yager Lane
Date: Wednesday, September 15, 2021 1:02:33 AM
Attachments: Yager Lane.png

*** External Email - Exercise Caution ***

Marked on the map above with yellow stars are the two communities nearest the proposed project the Rhett. These two communities, mine, Coppertree Condos, have no other choice but to enter and exit via East Yager Lane. There is another community with the same problem, but they are a little further down East Yager Lane to the right of this image. Coppertree Condos will be the most impacted by this construction. I expect this project will be approved due to the long history of City Of Austin approval of construction wherever they want with no consideration for community homeowners. But you need to be aware of the dangerous traffic that will occur due to the placement of the exits and entrances to the Rhett.

- As it stands now, cars are lined up on East Yager Lane at Copperfield, all day long, waiting for cars to turn left down Copperfield. Recently, daily instances of angry beeping has occurred by frustrated drivers who feel that they are waiting too long for that car to turn.
- Angry beeping also occurs several times a day by frustrated drivers on East Yager Lane who have to slow down a little for a car ahead of them, turning right onto Copperfield.
- Inpatient drivers on East Yager Lane have also begun beeping at cars who are turning right into Coppertree Condos.
- Coppertree Condo homeowners will now have to deal directly with Rhett cars pulling out during early morning rush hours and generally, dealing with Rhett traffic whenever they want to go somewhere.
- A Pflugerville ISD bus stops at Coppertree Condos daily. Additional school buses will have to be added to accommodate the students who live in the Rhett. If the students need to pick up that Pflugerville bus-they would have to cross over East Yager Lane to catch it. Unless, other arrangements have been made by Rhett and Pflugerville ISD.
- Several buses stop already at the apartments further towards Tech Ridge.

These buses do not pull into the apartment complex. They stop on East Yager Lane in the morning and in the late afternoon. It is already a tense situation for drivers, because, people wanting to drive down East Yager Lane line up in the right turn only lane and then proceed to push their way into the long line of cars going straight onto Yager.

- Adding additional buses on East Yager lane will most assuredly result in car accidents and a children being struck by cars crossing the street. It's going to be nightmare that will end up in the news and in the laps of Austin City officials.
- The City of Austin has not considered that just past the entrance into and out of Coppertree (marked by the star) the road rises. It is a hill. People pulling out of Coppertree are used to dealing with oncoming traffic over that hill with only seconds to react. People at the Rhett will misjudge the speed of the oncoming traffic, coming over that hill. Not only will there be accidents. But drivers coming over that hill will not be able to react and stop in time if there are children in the road, or school buses stopped, or cars that are stopped to go into the Rhett. Austin Police should be informed of the situation and should be expected to show up often (that is if you can get them to come).
- I am sure that within a short time, probably as soon as construction starts, that someone will be seriously injured or killed in a traffic fatality within the short, concentrated distance that has the traffic flow issues that I have outlined above.

Tomorrow or Thursday, I plan on taking my camera out to street to take photographs of the area. You can expect to see them soon.

Judith Turner
Coppertree Condos Unit 161

Sent from Mail for Windows

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Zeller Ln
Markham Ln
Furrow Cove
Chillip Cove
E Yager Ln
Copperfield Dr
Markham Ln
ge Promenade Ct
E Yager Ln
E Yager Ln
E Yager Ln
Yager Food Store
Thompkins Dr
E Yager Ln
Copperfield

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Case Number: C14-2021-0091
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: September 7, 2021, Zoning and Platting Commission

Nell Curtis
Your Name (please print)

☐ **I am in favor**
☑ **I object**

1015 E. Yager Ln. #94 Austin Tx. 78753
Your address(es) affected by this application (optional)

Nell Curtis — 9-1-2021
Signature — *Date*

Daytime Telephone (Optional): 512-964-7461

Comments: We have too many apartments, Condos, hotels, a School - our traffic is already dangerous! Please do not do this big project on already a Crowded area!! Yager is a very Short Street. I would like to see a nice park for our Community. Please think about what you are doing to this Community!

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov

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Case Number: C14-2021-0091
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: September 7, 2021, Zoning and Platting Commission

Karen Jackson
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1015 E. Yager LN #133 Austin TX 78753
Your address(es) affected by this application (optional)

Karen Jackson — 9-1-21
Signature — *Date*

Daytime Telephone (Optional): 210-683-6870

Comments: Yager Lane is a small and busy road with NO sidewalks. A pedestrian was hit and killed two years ago. This housing unit will bring more traffic. updates to the road is needed first.
Safety First Please

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov

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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.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

Case Number: C14-2021-0091
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: September 7, 2021, Zoning and Platting Commission

NICHELLE NOTABARTOLO
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1015 EAST YAGER LN #145 AUSTIN TX 78753
Your address(es) affected by this application (optional)

Michelle Notabartolo — 9/7/21
Signature — *Date*

Daytime Telephone (Optional): _____

Comments: THE PROPOSED LOW INCOME PROPERTY IS A MAJOR OBJECTION FOR ALL. SURROUNDING COMMUNITIES - THAT PLOT OF LAND IS THE POOREST LOCATION FOR PLACEMENT OF A COMMUNITY OF THAT NATURE.

THANKS,

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov

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.

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Case Number: C14-2021-0091
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: September 7, 2021, Zoning and Platting Commission

Sandra Muller
Your Name (please print)

☐ **I am in favor**
☒ **I object**

12318-A Furrow Cove
Your address(es) affected by this application (optional)

Sandra J. Muller — 9/17/2021
Signature — *Date*

Daytime Telephone (Optional): 512 825-9611

Comments: I object to the height and 100% affordable. 3 stories + 40% affordable is fair. Both exit + entrance should be on Yager. The speed limit on Yager must be changed to 30 mph (r/s to 10/19)

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Sherri Sirwaitis
P. O. Box 1088, Austin, TX 78767
Or email to:
sherri.sirwaitis@austintexas.gov