

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHBORHOOD PLAN:** Bouldin Creek**CASE#:** NPA-2019-0013.01**DATE FILED:** February 28, 2019**PROJECT NAME:** Copeland South**PC DATE:**

October 25, 2022

December 14, 2021

October 11, 2022

March 9, 2021

September 27, 2022

July 14, 2020

August 23, 2022

January 28, 2020

July 26, 2022

August 13, 2019

February 8, 2022

ADDRESSES: 909, 911, 915, 1001, 1003 S. 2nd Street and 604, 606 Copeland St.**DISTRICT AREA:** 9**SITE AREA:** 0.98 acs**OWNER/APPLICANT:** SB-Frank South, LLC**AGENT:** StoryBuilt (Mike Melson)**CASE MANAGER:** Maureen Meredith**PHONE:** (512) 974-2695**STAFF EMAIL:** Maureen.Meredith@austintexas.gov**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Single Family**To:** Mixed Use**Base District Zoning Change****Related Zoning Case:** C14-2021-0185**From:** SF-3-NP**To:** CS-MU-V-CO-NP**NEIGHBORHOOD PLAN ADOPTION DATE:** May 23, 2002

CITY COUNCIL DATE: TBD

ACTION:

PLANNING COMMISSION RECOMMENDATION:

October 25, 2022 -

October 11, 2022 – Postponed to October 25, 2022 on the consent agenda at the request of staff. [A. Azhar – 1st; C. Hempel – 2nd] Vote: 11-0 [C. Llanes Pulido absent. One vacancy].

September 27, 2022 – Postponed to October 25, 2022 on the consent agenda at the request of staff. [C. Hempel – 1st; G. Cox – 2nd] Vote: 9-0 [J. Mushtaler, R. Schneider, J. Thompson absent. One vacancy].

August 23, 2022 – Postponed to September 27, 2022 on the consent agenda at staff's request. [J. Thompson – 1st; R. Schneider – 2nd] Vote: 12-0 [S.R. Praxis absent].

July 26, 2022 – Postponed to August 23, 2022 on the consent agenda at staff's request. [J. Thompson – 2nd; P. Howard – 2nd] Vote: 9-0 [C. Hempel, J. Mushtaler, S.R. Praxis and J. Shieh absent].

February 8, 2022 – Approved the applicant's request for an indefinite postponement on the consent agenda. [J. Shieh – 1st; G. Cox – 2nd] Vote: 11-0 [J.P. Connolly off the dais. S.R. Praxis absent].

December 14, 2021 – Approved staff's request for a postponement to February 8, 2022 on the consent agenda. [A. Azhar-1st; R. Schneider – 2nd] Vote: 11-0 [J. Howard off the dais. J. Shieh absent].

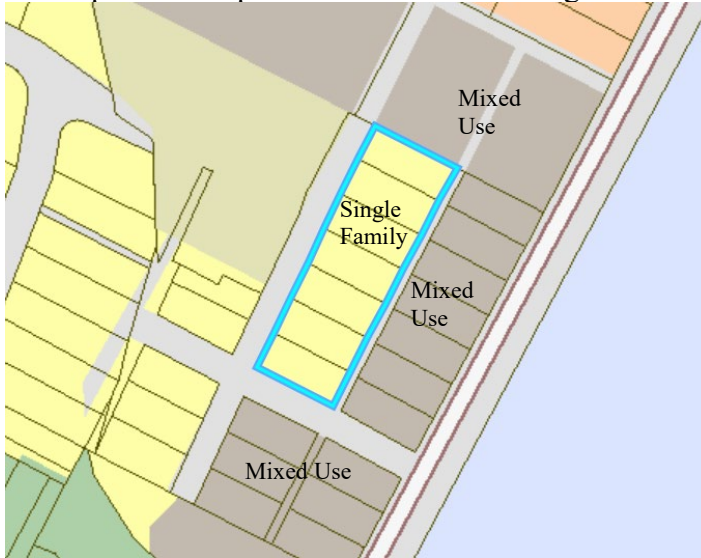
July 14, 2020 – Approved the applicant's request for an indefinite postponement on the consent agenda. [A. Azhar – 1st; J. Shieh- 2nd] Vote: 12-0 [C. Hempel recused due to a conflict of interest (rendered professional services)].

January 28, 2020 – Approved the applicant's request for an indefinite postponement on the consent agenda. [J. Thompson – 1st; A. Azhar – 2nd] Vote: 10-0 [C. Llanes Pulido and P. Seeger absent. C. Hempel recused due to a conflict of interest (rendered professional services)]

August 13, 2019 – Approved the applicant's request for an indefinite postponement on the consent agenda. [C. Kenny – 1st; G. Anderson – 2nd] Vote: 9-0 [A. Azhar, P. Howard, R. Schneider, and P. Seeger absent].

STAFF RECOMMENDATION: Recommended for applicant's request for Mixed Use land use.

BASIS FOR STAFF’S RECOMMENDATION: The subject tracts are seven lots located approximately 150 feet west of South 1st Street, which is an activity corridor as identified on the Imagine Austin Comprehensive Plan Growth Concept Map. The applicant proposes to change the future land use map from Single Family to Mixed Use for a proposed mixed-use development to include a hotel, condominiums, retail services, and parkland. The applicant proposes 20% for-sale affordable housing for a total of 24 housing units. The proposed development will provide additional housing units for the city along a transportation corridor.



Below are sections from the neighborhood plan that supports the applicant’s request.

Part I: Land Use

GOAL 1: Maintain established neighborhood character and assets

OBJECTIVE 1.1: Maintain the Single Family Residential Character of the Neighborhood Interior.

OBJECTIVE 1.2: Preserve South First Street as an eclectic mix of commercial, residential and office uses that serve as “Downtown Bouldin Creek.”

OBJECTIVE 1.5: Encourage developments to incorporate units for low-income persons.

GOAL 2: Protect and enhance creeks and open spaces

OBJECTIVE 2.1: Protect East and West Bouldin Creeks to ensure the safety and enjoyment of the neighborhood residents.

OBJECTIVE 2.2: Preserve, improve and develop parks and green spaces.

GOAL 3: Manage growth by encouraging development on major corridors and in existing higher-density nodes.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and
3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use - An area that is appropriate for a mix of residential and non-residential uses.

Purpose

1. Encourage more retail and commercial services within walking distance of residents;
2. Allow live-work/flex space on existing commercially zoned land in the neighborhood;
3. Allow a mixture of complementary land use types, which may include housing, retail, offices, commercial services, and civic uses (with the exception of government offices) to encourage linking of trips;
4. Create viable development opportunities for underused center city sites;

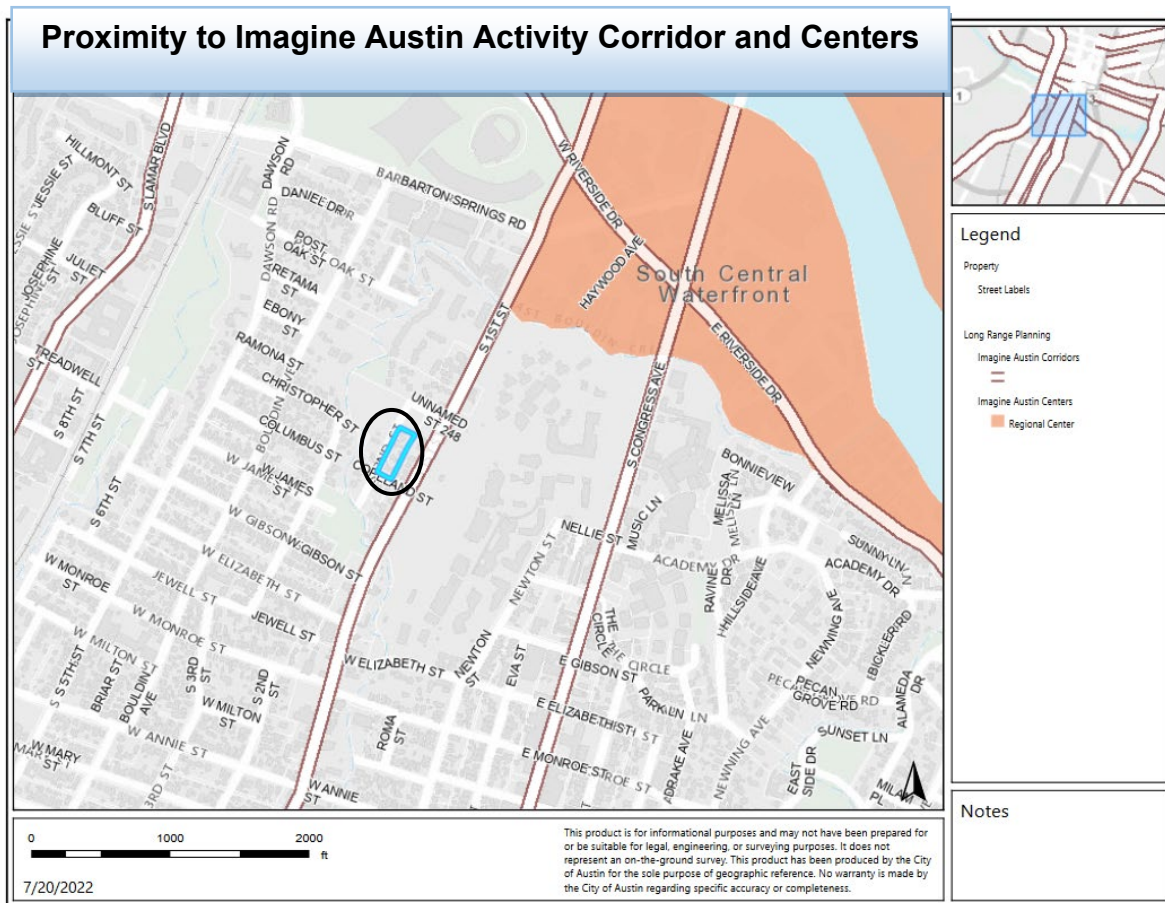
5. Encourage the transition from non-residential to residential uses;
6. Provide flexibility in land use standards to anticipate changes in the marketplace;
7. Create additional opportunities for the development of residential uses and affordable housing; and
8. Provide on-street activity in commercial areas after 5 p.m. and built-in customers for local businesses.

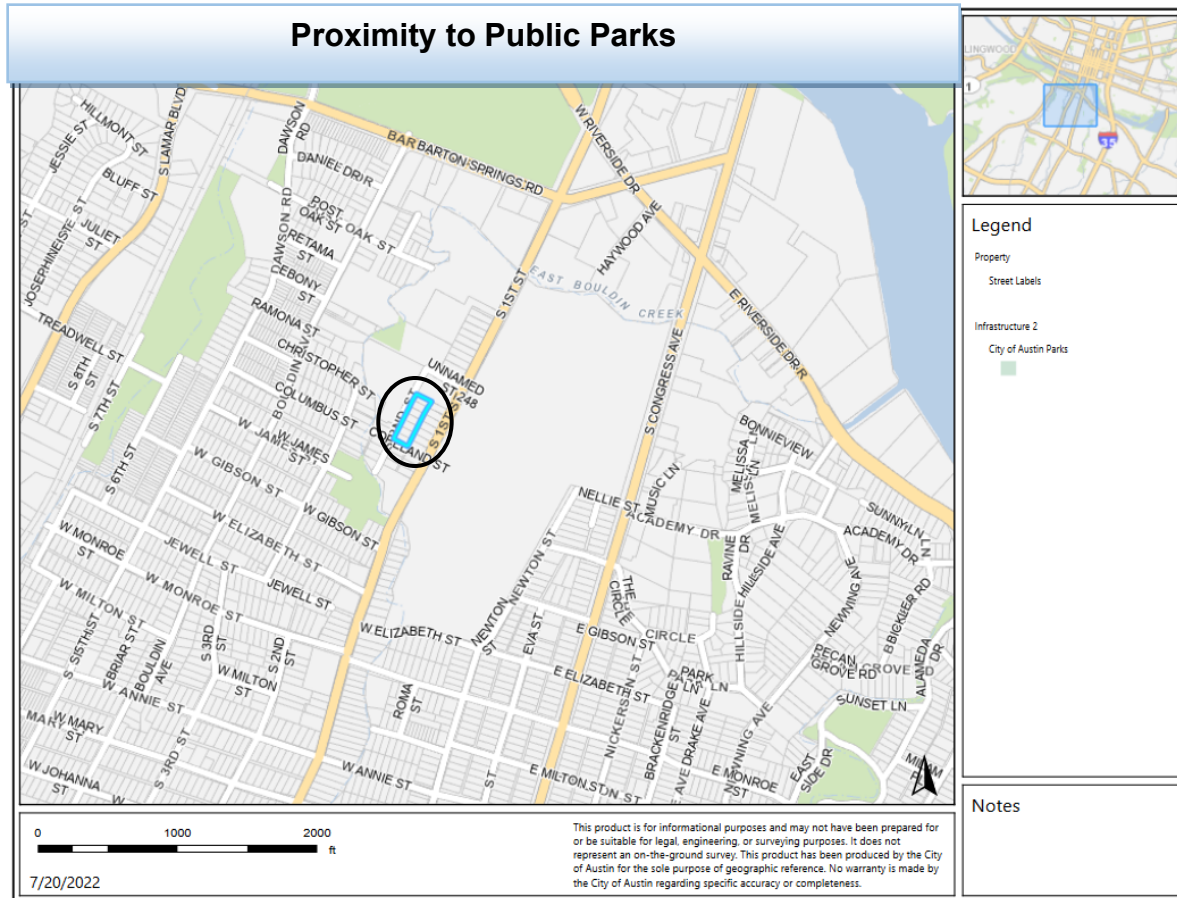
Application

1. Allow mixed use development along major corridors and intersections;
2. Establish compatible mixed-use corridors along the neighborhood's edge
3. The neighborhood plan may further specify either the desired intensity of commercial uses (i.e. LR, GR, CS) or specific types of mixed use (i.e. Neighborhood Mixed Use Building, Neighborhood Urban Center, Mixed Use Combining District);
4. Mixed Use is generally not compatible with industrial development, however it may be combined with these uses to encourage an area to transition to a more complementary mix of development types;
5. The Mixed Use (MU) Combining District should be applied to existing residential uses to avoid creating or maintaining a non-conforming use; and
6. Apply to areas where vertical mixed use development is encouraged such as Core Transit Corridors (CTC) and Future Core Transit Corridors.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> Located approximately 150 feet west of S. 1st Street, an activity corridor.
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> Approx. 1.5 miles from HEB on S. Congress Ave.
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> Texas School for the Deaf is directly east of the property.
Yes	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> Approx. 260 feet north of Dawson Neighborhood Park
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care,

	doctor's office, drugstore clinic, and/or specialized outpatient care.)
Yes	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing. <ul style="list-style-type: none"> • VMU: 5% of units at 100% MFI and 5% at 80% MFI • In addition, 10% units at 80% and 60% MFI • Total of at least 24 units.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
Yes	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training. <ul style="list-style-type: none"> • The proposed development will include a hotel and retail establishments. I
	Industrial Land: Preserves or enhances industrial land.
9	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	
	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
Yes	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network. <ul style="list-style-type: none"> • A portion of the property is proposed for parkland.
	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
1	Total Number of "Yes's"







Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

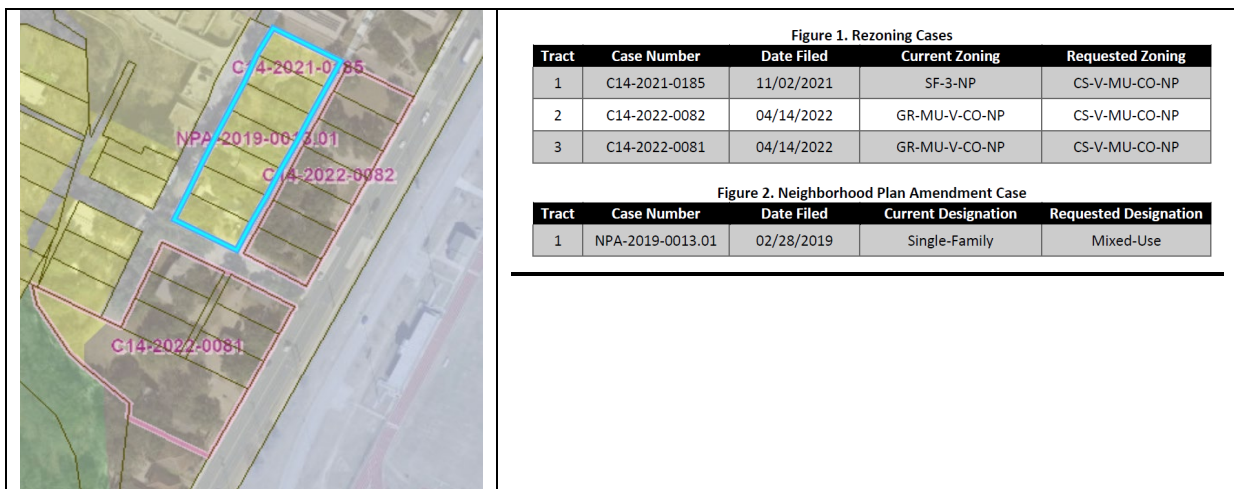
Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment

opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on February 28, 2019 which is in-cycle for neighborhood planning areas located on the west side of IH-35. The applicant has requested postponements over the last four years since the application was filed to work with the neighborhood.

The applicant proposed to change the future land use map from Single Family to Mixed use land use.

The zoning request is to change the zoning on the property from SF-3-NP (Family Residence District – Neighborhood Plan) to CS-MU-V-CO- NP (General Commercial Services district – Mixed Use – Vertical Mixed Use building – Conditional Overlay – Neighborhood Plan) for a mixed-use development. For information on the zoning case, see report for C14-2021-0185. There are two additional zoning cases associated with this proposed development, C14-2022-0081 and C14-2022-0082, which did not trigger a change in the future land use map because the existing land use is Mixed Use.



PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on July 7, 2022. The recorded meeting is at <https://www.speakupaustin.org/npa>. Approximately 892 meeting notices were mailed to people who rent or own property within 500 feet of the subject tracts, in addition to neighborhood and environmental groups who requested notification for the area. Two staff members attended the meeting, Maureen Meredith and

Mark Walters from the Housing and Planning Department. Mike Melson, Emily Cole, Jeff Blackburn and Ross Wilson from Storybuilt and Michael Gaudini from Armbrust and Brown were also in attendance. Five people from the neighborhood attended the meeting.

Mike Melson from Storybuilt made a presentation outlining the proposed development. His full Powerpoint presentation is included in this report.

- Storybuilt owns the seven lots and owns lots surrounding these lots which are separate zoning cases. The total acreage is four acres where we propose to build a mixed-use development to include condos, a hotel, retail spaces, a plaza and parkland.
- We've worked with the Bouldin Creek Neighborhood Association for the last year and has worked out an agreement.

Q: Will the pool from the hotel be open to the neighbors?

A: It will be private at this point and property of the hotel and residents of the units.

Q: What are the plans for the parcel that was in the corner that says that single family? How does that fit into your overall proposed plan?

A: We are not rezoning that parcel. That we remain as is and we will be part of our Parkland Dedication, public recreation easement. It will be designed to be green space.

Q: What is the design rational for placing hotel at the south end of parcels?

A: We wanted to push that aspect of the project to the commercial center of South 1st Street that exists today. Also, with the typography of the land the site slopes down significantly there and it allows us a property loading entry.

Q: Noise travels in our neighborhood especially along the creek bed. I'm concerned about outdoor music. Would you consider a time or decibel level restrictions on your outdoor hotel area?

A: We will follow the City noise ordinance requirements, but any other location of the hotel would put it closer to the single family residential uses.

Q: In the proposed site plan you showed the plaza and meadow, those are described as public amenities. Is this an easement privately owned and maintained, but it will be public?

A: Between the office and the condo building we envision a deck. There will be retail and restaurants that will have outdoor dining. There will be access to the deck, but it will not be reserved. This space will be governed by the Restrictive Covenant. The meadow will be a dedicated public recreation easement, but we will maintain it for public use.

Q: How much of the parkland will be dedicated versus fee in lieu. What is the ratio?

A: For the specifics of what areas will be dedicated; we will have to work with Parks Department. We don't know the exact area yet, but we are committed to making it open to the public. The Early Determination Letter asks for dedication of land, instead of fee in lieu, although it's not binding, it's only good for six months.

Q: I see there was an administrative site plan filed. Can you talk about that?

A: I believe that's a site development permit.

Applicant Summary Letter

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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September 23, 2022

Jerry Rusthoven, Chief Zoning Officer
City of Austin
Housing and Planning Department
1000 E. 11th St.
Austin, TX 78702

Re: Rezoning and Neighborhood Plan Amendment applications C14-2021-0185, C14-2022-0082, C14-2022-0081, and NPA-2019-0013.01, covering Lots 1-14, Block 1, Oak Cliff Addition Subdivision and Travis Central Appraisal District Parcels No. 0101011122 and 0101011123 (collectively, the "Property")

Dear Mr. Rusthoven,

On behalf of SB-Frank South, LLC (the "Owner")¹, I am requesting a rezoning and Neighborhood Plan Future Land Use Map ("FLUM") amendment for the Property as described below, in order to develop a project known as "Copeland." The Bouldin Creek Neighborhood Association supports these requests.

Case Summary: Copeland

The Copeland project encompasses four different cases with one overall vision: to provide a walkable mixed-use project along the South 1st corridor featuring 120 new ownership units – including affordable units – above pedestrian-oriented ground-floor commercial amenities. This includes income-restricted ownership units for 99 years. To put this into perspective, affordable units at current levels would sell in the \$200,000s, depending on the unit size – while market-rate single-family homes nearby often sell for over \$1 million.

Rezoning and Neighborhood Plan Amendment Requests

In order to accomplish this vision, we have submitted three rezoning cases (Figure 1) and one Neighborhood Plan Amendment case (Figure 2). (The Land Development Code prohibits rezoning cases from crossing rights-of-way; as a result, Copeland has been brought forward as multiple cases.)

Currently, the Property is zoned partially for SF-3-NP and partially for GR-MU-V-CO-NP, with a conditional overlay limiting the GR portion of the site to a maximum of 35 ft. of height and prohibiting certain uses. The Property is also designated on the FLUM partially for Single-Family and partially for Mixed-Use.

¹ SB-Frank South, LLC was previously named SB-George, LLC.

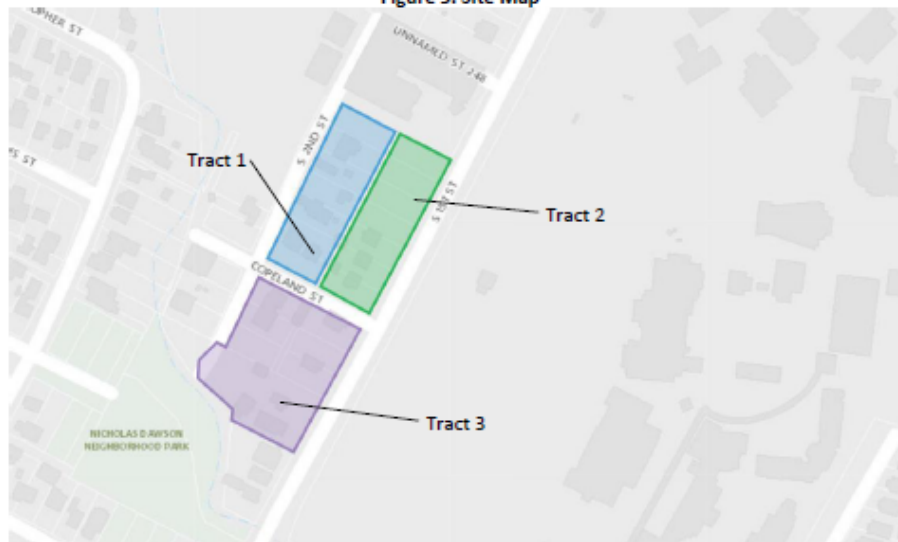
Figure 1. Rezoning Cases

Tract	Case Number	Date Filed	Current Zoning	Requested Zoning
1	C14-2021-0185	11/02/2021	SF-3-NP	CS-V-MU-CO-NP
2	C14-2022-0082	04/14/2022	GR-MU-V-CO-NP	CS-V-MU-CO-NP
3	C14-2022-0081	04/14/2022	GR-MU-V-CO-NP	CS-V-MU-CO-NP

Figure 2. Neighborhood Plan Amendment Case

Tract	Case Number	Date Filed	Current Designation	Requested Designation
1	NPA-2019-0013.01	02/28/2019	Single-Family	Mixed-Use

Figure 3. Site Map



Together, these applications would:

- Re-designate the SF-3-NP portion of the site for Mixed-Use; and
- Rezone the entire site to a unified, consistent CS-V-MU-CO-NP designation, including revising the conditional overlay to remove the 35-ft. height provision.

This would provide consistent, unified zoning and FLUM designations across the Property that would allow it to develop as a comprehensive mixed-use corridor project with commercial space and ample affordability.

Conditional Overlay

While the applicant is amending the existing conditional overlay to remove the 35-ft. height provision, they are proposing to maintain the other conditional overlay limitations. The applicant has also proposed additional limitations that narrow the allowable uses within the CS base zoning district.

The full proposed provisions for the conditional overlay (including both the existing and newly proposed limitations) are as follows:

- A General Retail Sales (General) use exceeding 20,000 sf of gross floor area is a conditional use.
- Parking is prohibited in a required front yard.
- Prohibit the following uses:
 - Alternative Financial Services²
 - Automotive Rentals
 - Automotive Repair Services
 - Automotive Sales
 - Automotive Washing
 - Commercial Off-Street Parking
 - Communications Services
 - Convenience Storage²
 - Drive-In Services as an accessory use to commercial uses
 - Drop-Off Recycling Collection Facility
 - Exterminating Services
 - Funeral Services
 - Limited Warehousing and Distribution²
 - Pawn Shop Services
 - Service Stations
 - Vehicle Storage²

These limitations would also be extended to Tract 1, as well (which is proposed for rezoning from SF-3-NP to CS-V-MU-CO-NP).

Community Engagement

The Owners have been working on Copeland for over three years, including extensive meetings with the Bouldin Creek Neighborhood Association ("BCNA"). During this process, the Owners worked through multiple iterations for Copeland in collaboration with BCNA and have committed to entering into a private restrictive covenant with them. As a result, the BCNA has voted to support the Owners' requests.

Case Rationale

The Property's current zoning and FLUM designations date back to May 2002, when Council adopted the Bouldin Creek Neighborhood Plan. At the time, the city had roughly 681,000 residents. In the two decades since then, Austin has grown by over 40 percent, with more than 961,000 residents.

² New proposed limitation not included in prior conditional overlay.

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

To: Staff, Planning Commission and City Council members

Re: NPA-2019-0013.01

Date: September 18, 2022

City staff scheduled and provided notice for a public, community meeting on July 7, 2022. While this meeting was not scheduled in coordination with the neighborhood plan contact team, several members were able to attend this online meeting.

Subsequently, the applicants and the Bouldin Creek Neighborhood Association executed a private restrictive covenant with stipulations to address the association's concerns over aspects of the site development proposed. Although there is crossover in membership, this negotiation was conducted by the neighborhood association rather than the neighborhood plan contact team. This covenant addresses the subject of the plan amendment but also several of the anticipated zoning changes.

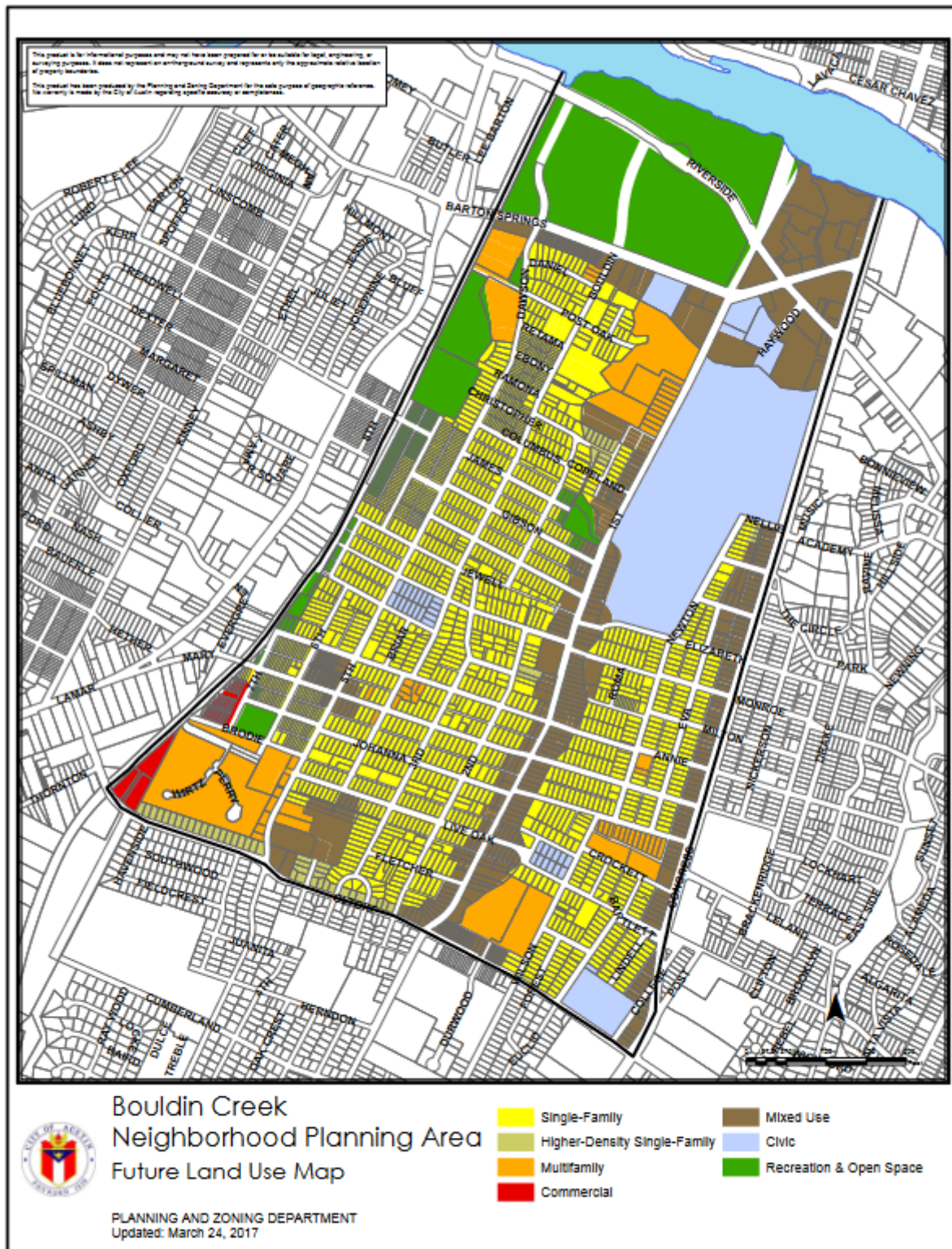
Upon completion of this restrictive covenant, a meeting of the Bouldin Creek Neighborhood Plan Contact Team (BCNPCT) was properly called and held on September 14, 2022. A quorum per the team bylaws was present at this meeting to discuss the proposed development and specifically the requested changes to the adopted plan's future land use map.

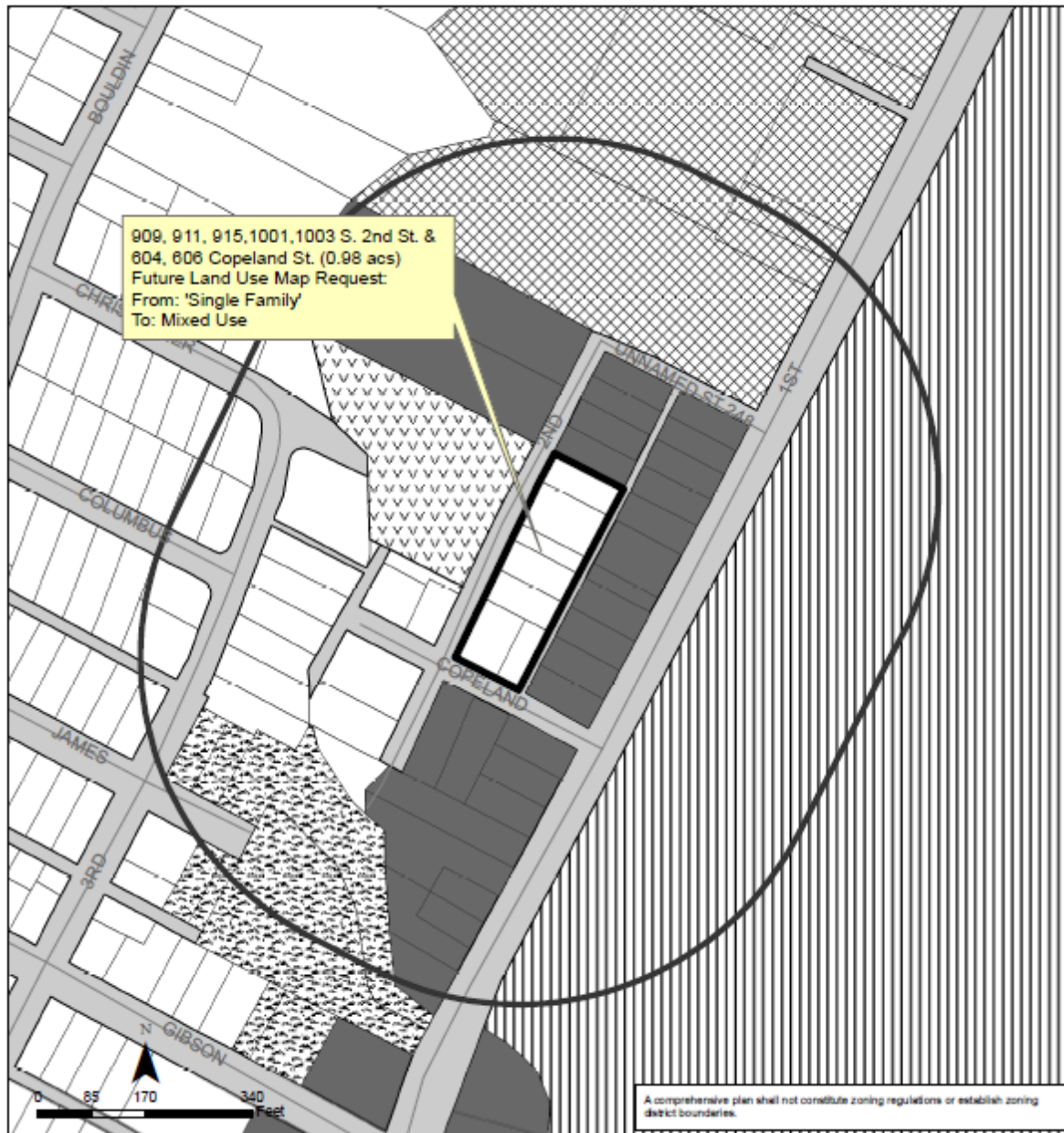
The following motion passed with 9 voting members in favor, and 0 opposed. Two abstentions were recorded, including one member appropriately recusing themselves due to a conflict of interest with proposed amendment.

With regard to NPA-2019-0013.01, the team recommends that the parcels in question, on the 900 and 1000 blocks of South Second Street and the 600 block of Copeland, be converted from Single Family to Mixed Use, and the team supports related changes to the plan's future land use map.

Bradford Patterson,

Chair, Bouldin Creek Neighborhood Plan Contact Team

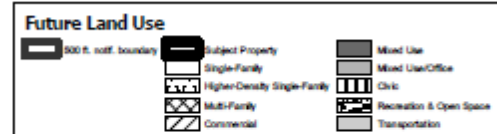




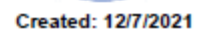
Bouldin Creek Neighborhood Planning Area NPA-2019-0013.01

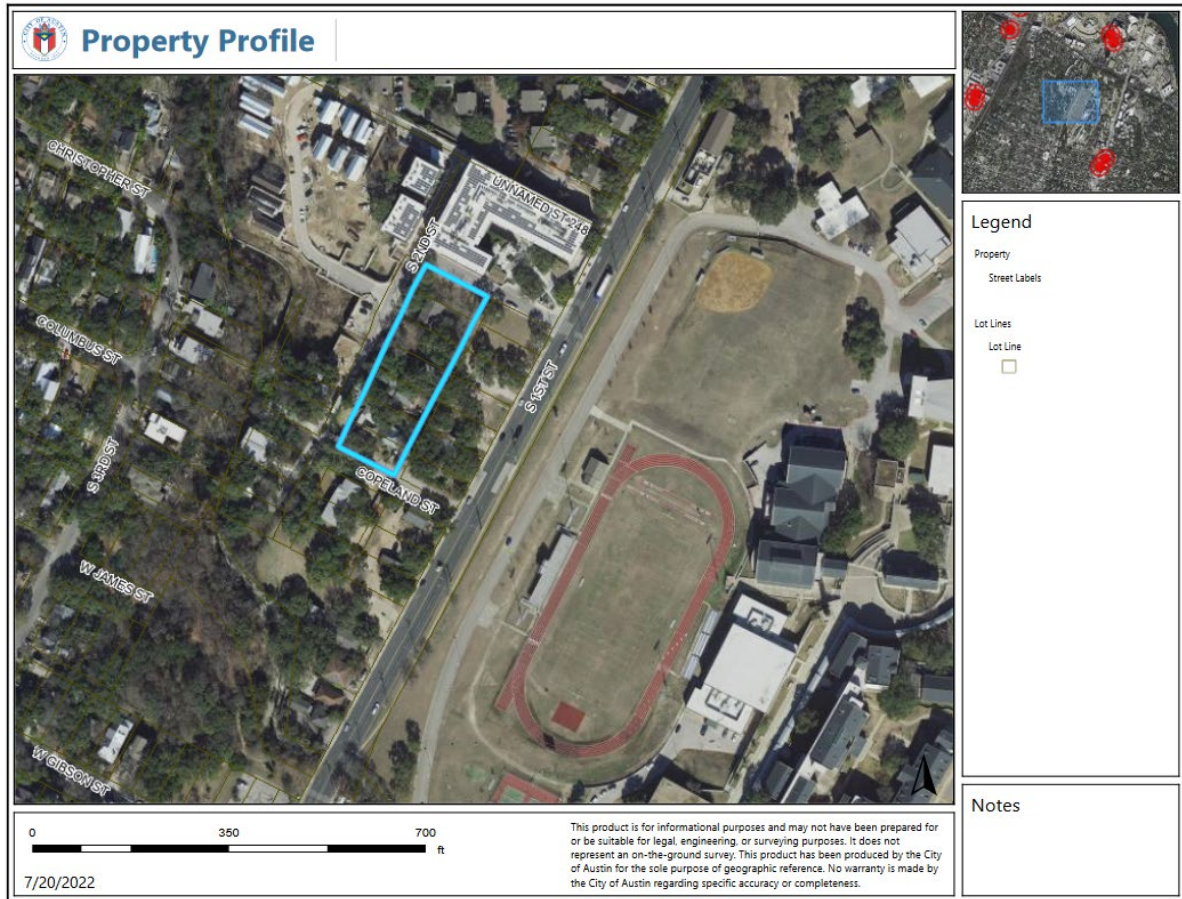
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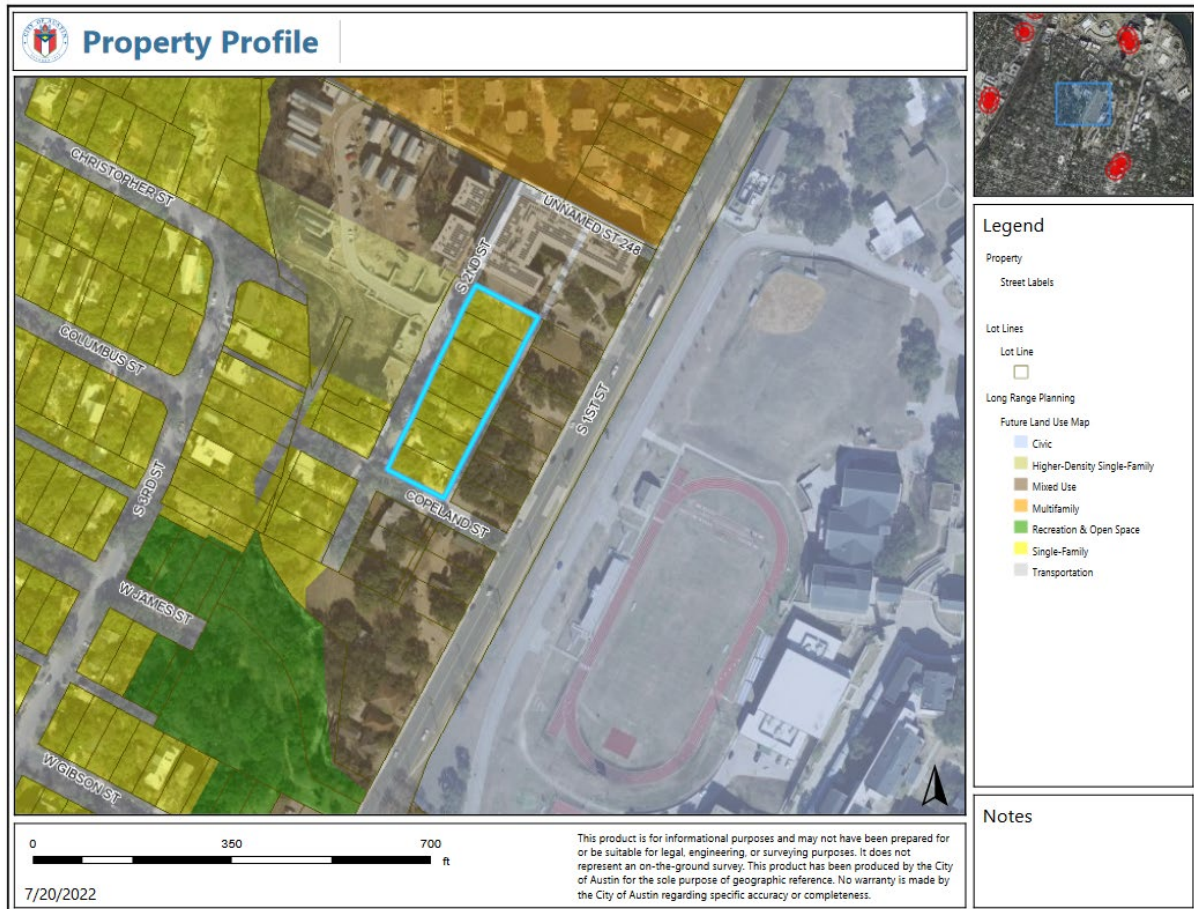
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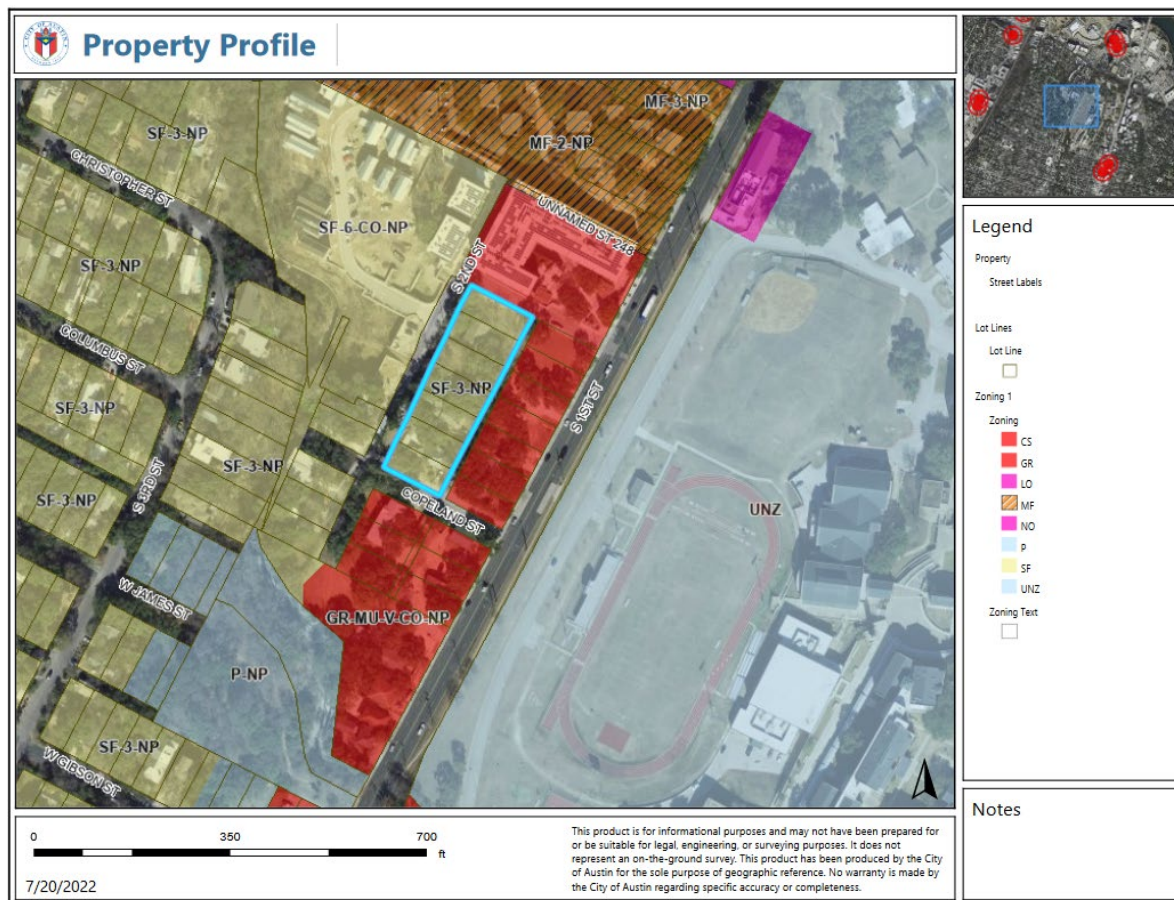


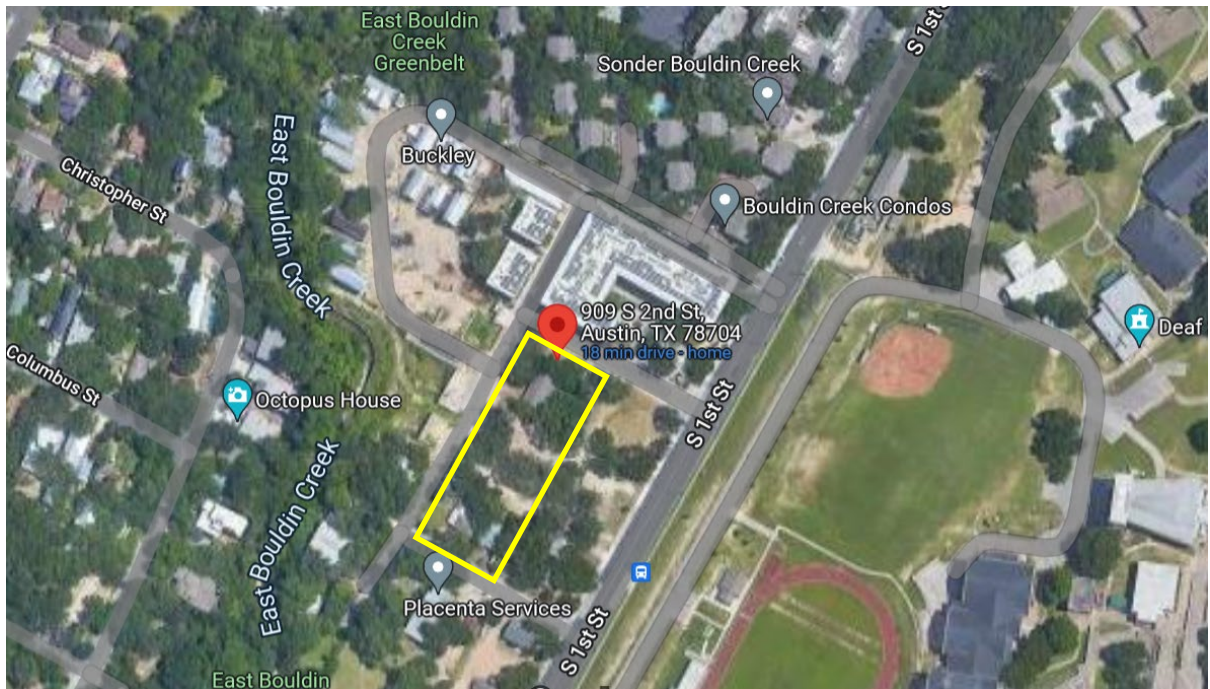
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Housing and Planning Department
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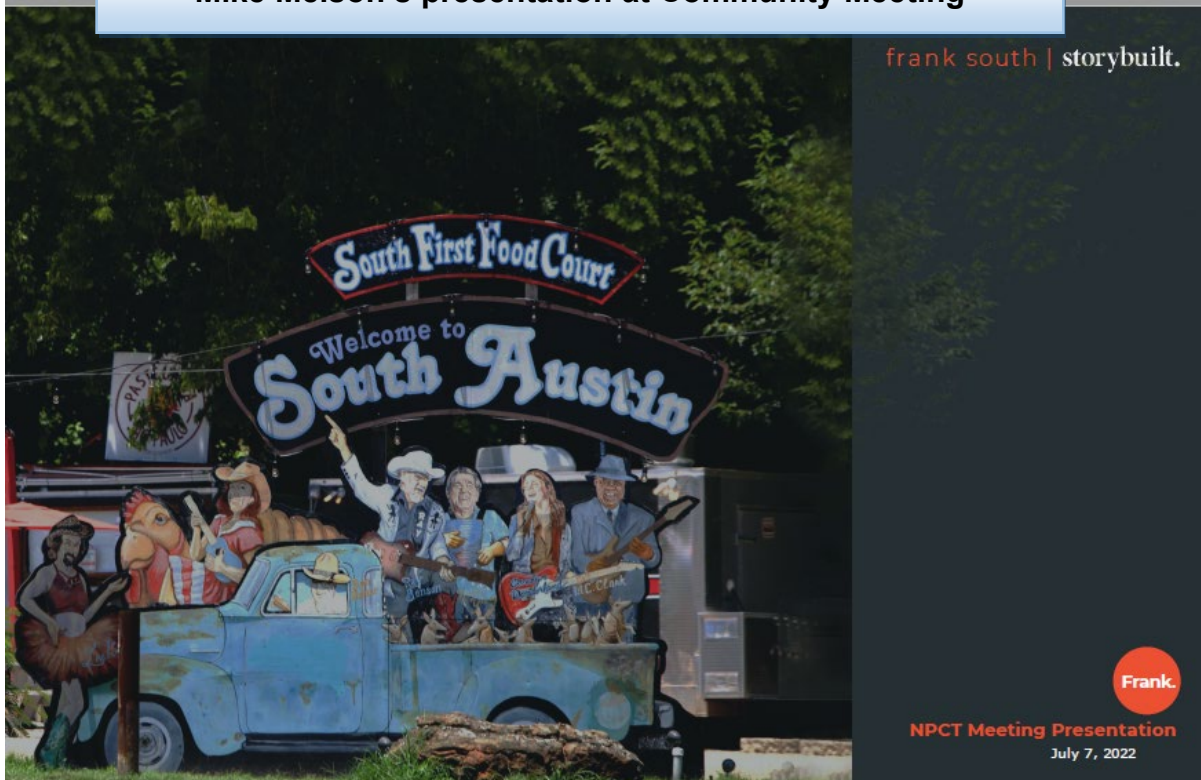








Mike Melson's presentation at Community Meeting

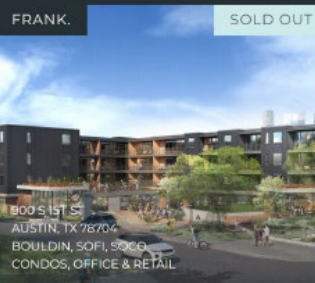


storybuilt.

*Austin-based urban infill
resi/mixed-use developer*

*27 projects completed & underway
in Austin since 2009*

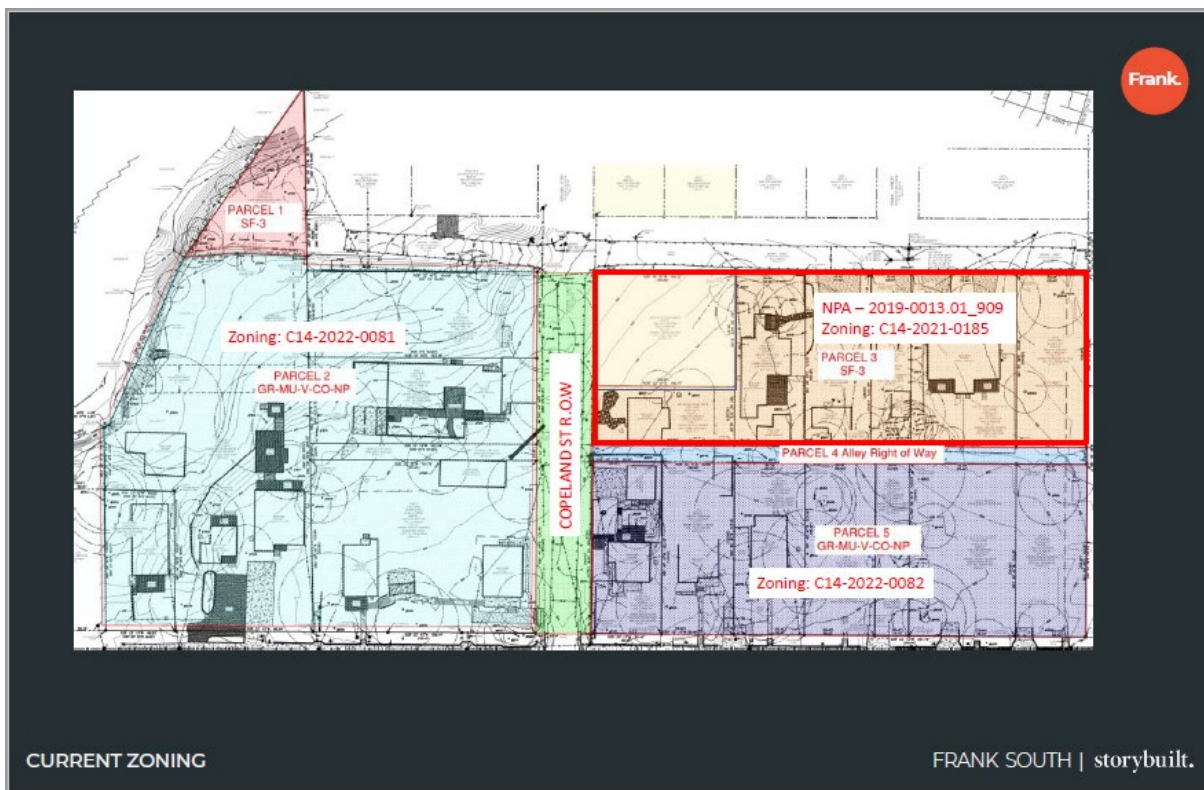
*5 Projects on South 1st St, including
HQ at 900 S. 1st*



ABOUT US

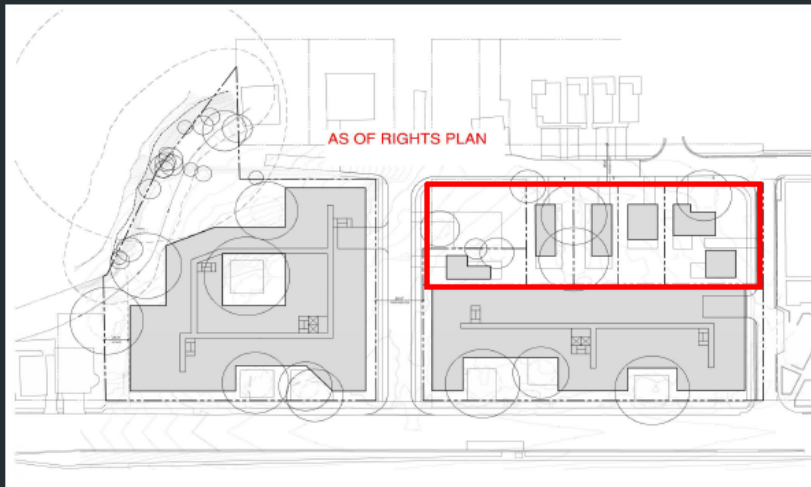
FRANK SOUTH | storybuilt.





What can be built today?

Frank.



Deficiencies

1. No affordability
2. Monolithic structures pushed up to South 1st
3. Limited green space
4. Removal of additional heritage trees
5. No retail presence
6. No improvement of pedestrian experience
7. No public gathering spaces
8. Unattractive single-family product surrounded by commercial uses

AS OF RIGHT PLAN

FRANK SOUTH | storybuilt.



CREATE a walkable community that is porous and inter-connected.



IMPROVE the pedestrian experience along South 1st Street.



ACTIVATE the site through curated ground floor retail and inventive programming.

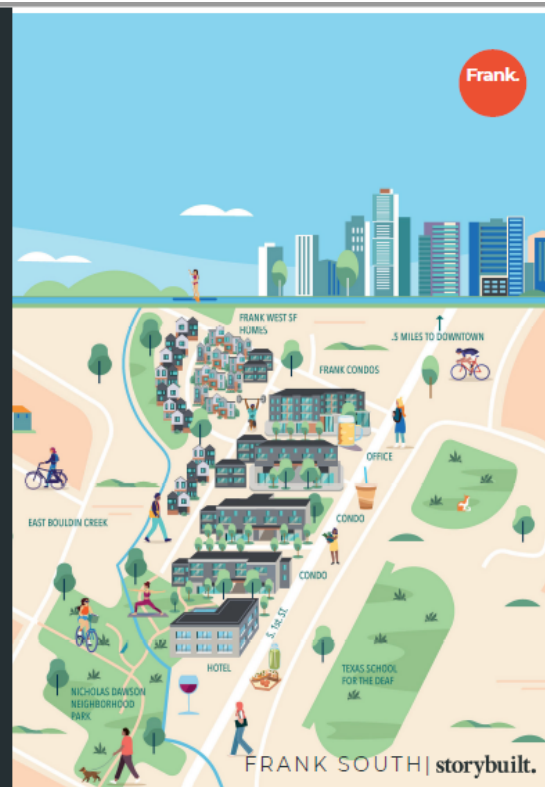


PRESERVE and feature project trees, meadows, and E. Bouldin Creek.

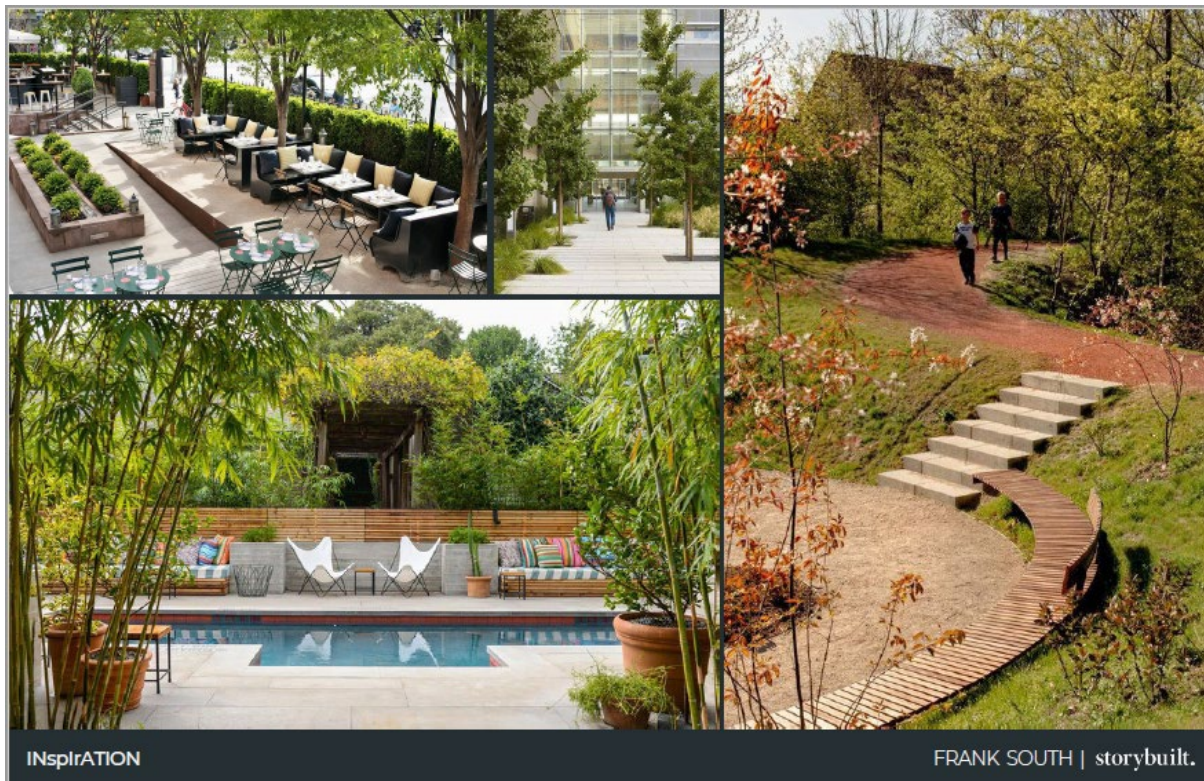
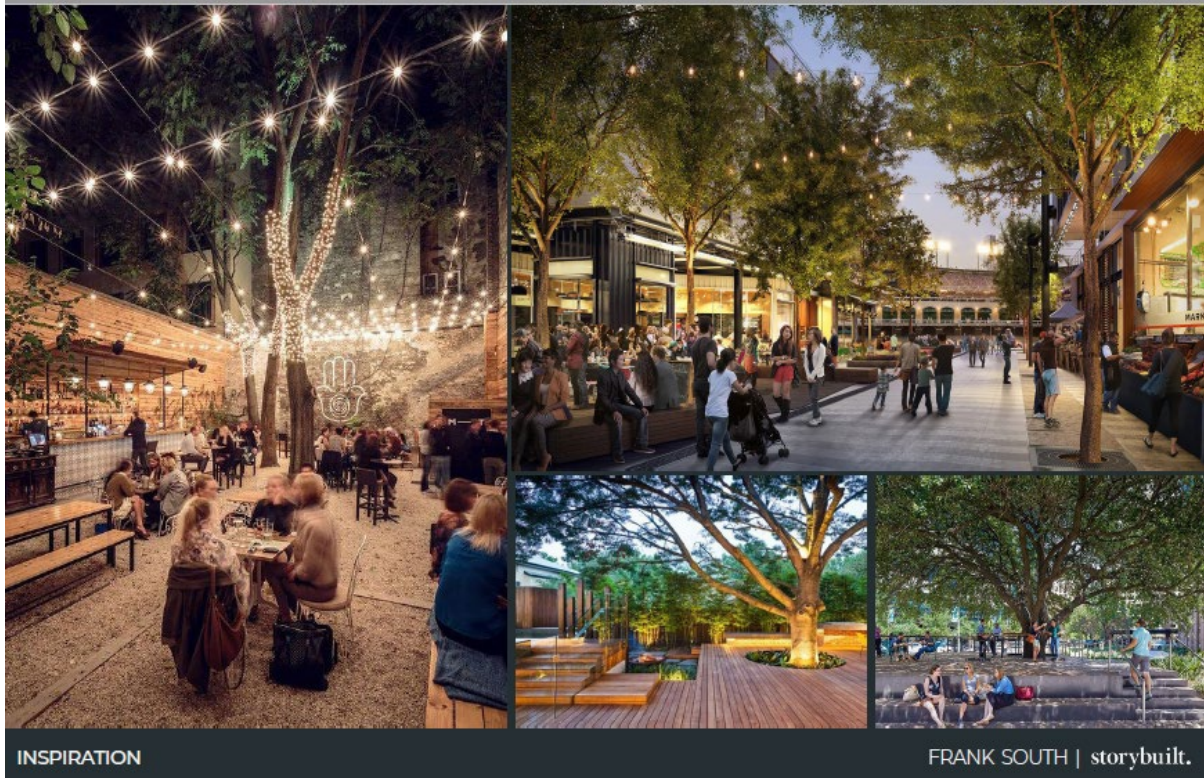


CONNECT to the surrounding neighborhood by sharing public green spaces and inviting areas for gathering.

DESIGN OBJECTIVES

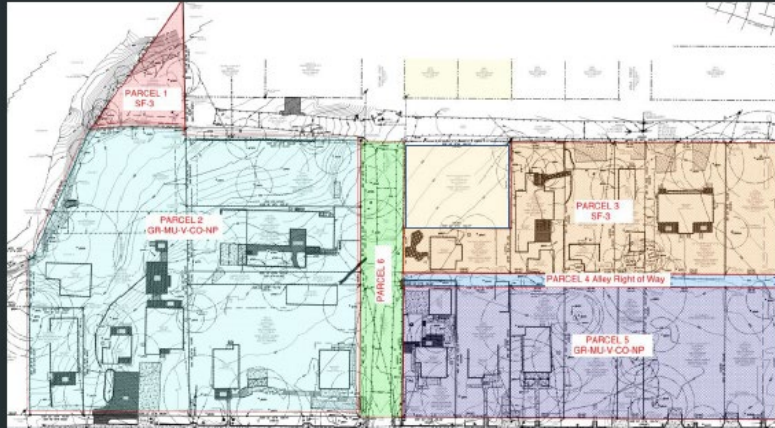


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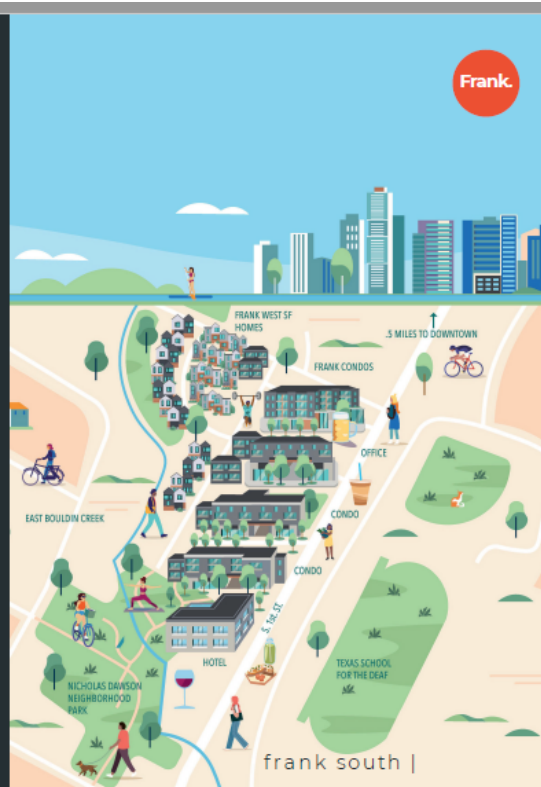
1. Rezone SF-3 Parcels along South 2nd Street (Parcel 3) from SF-3-NP to GR-MU-V & update FLUM from Single Family to Mixed-Use.
2. Remove the 35' height restriction on the "GR" zoned properties (Parcels 2 & 5) by amending the Conditional Overlay ("CO") designation. Maintain 35' height limit within 30' of South 2nd St.
3. Right-of-way vacations and dedication: Vacation of an undeveloped 10' alley on the North parcel denoted as Parcel 4, vacation of 10' of ROW on the north side of Copeland and dedication of 20' of ROW on the south side of Copeland.
4. Request a 5' height variance under the "GR" designation and remove compatibility requirements.

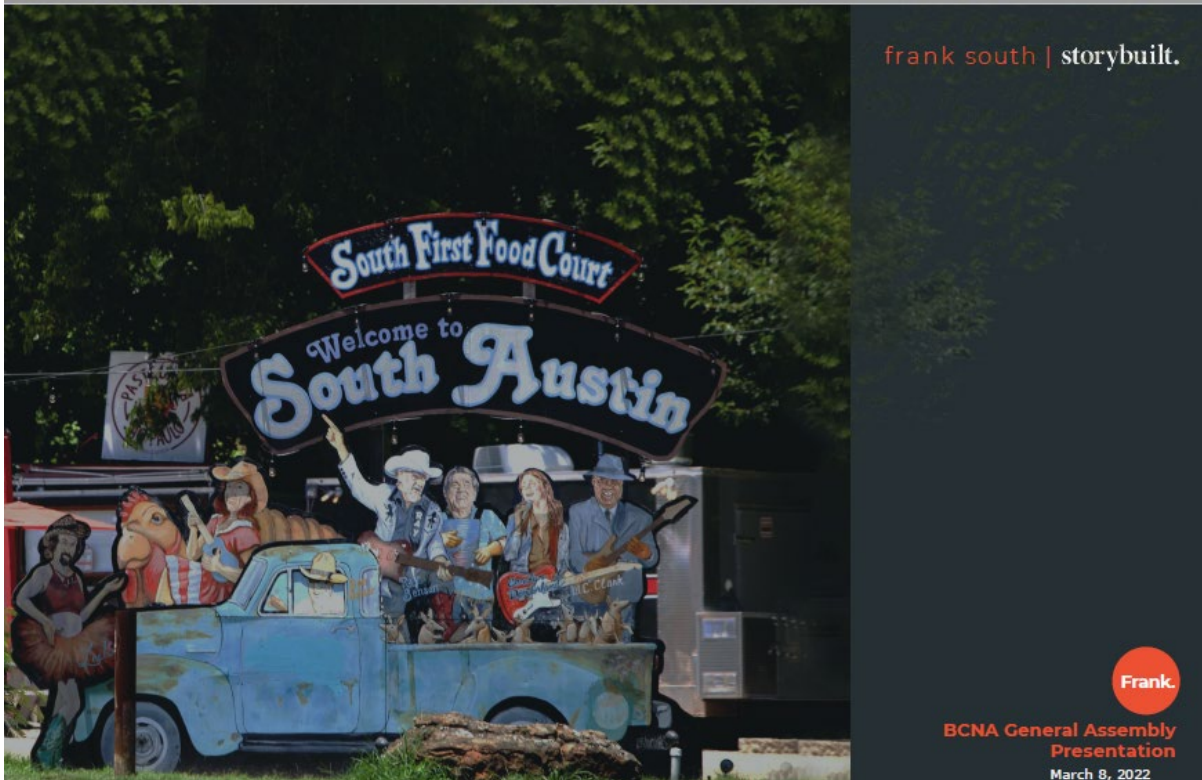


ENTITLEMENT REQUESTS

1. **20% Affordable For-Sale Housing**
 - In addition to the 10% affordability required by VMU (5% @ 100% of MFI / 5% @ 80% of MFI), Storybuilt will provide another 10% upon approval of entitlement requests, at deeper 80% and 60% of MFI levels.
 - Total of at least 24 New Affordable For-Sale Units.
2. **Preservation of 20+ Heritage Trees On-Site**
 - \$100K Penalty For Any Additional Tree Removed
 - \$1M bond / escrow provided to secure payment
3. **Protection of E. Bouldin Creek**
 - Bank Stabilization, Riparian Restoration, Protection of Critical Environmental Features
4. **Creation of Public Green Space**
 - Connect Meadow to Nicholas Dawson Park
 - Continuation of E. Bouldin Creek Trail
 - Clear Access from South 1st
5. **Site Plan Commitments (Material Changes Require BCNA Approval)**
 - Residential Component No Less than 50% of Project GSF
 - Improved Pedestrian Pathway Along S. 1st
 - Maintain Distance From South 1st and South 2nd
 - Preserve Major Open Space Areas – Plaza and Meadow
 - 35' Max Height Within 30' of South 2nd
 - 310K Max GSF & Specific GSF Amts By Use for Commercial
 - Maintain # of Buildings and Location of Major Elements
 - Screen loading areas

COMMUNITY BENEFITS





Correspondence Received

PUBLIC HEARING COMMENT FORM

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

City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0013.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: Feb 08, 2022 - Planning Commission

Frank Gordon

Your Name (please print)

704 W. Monroe St. Unit A

Your address(es) affected by this application

Signature

Date

Comments: *I enthusiastically support*

this application for an amendment to

the Austin Creek Neighborhood Plan.

☒ I am in favor
☐ I object

PUBLIC HEARING COMMENT FORM

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Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

City of Austin
DEC 10 2021
NHCD / AHFC

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0013.01
Contact: Maureen Meredith, PH: 512-974-2695 or Maureen.Meredith@austintexas.gov
Public Hearing: December 14, 2021 - Planning Commission

☐ I am in favor
☒ I object

Riley North
Your Name (please print)

614 S. First Street, Apartment 241
Your address(es) affected by this application

[Signature] Signature 12/6/21 Date

Comments: Timbercreek Apartments is one of the few housing options located close to downtown that provides affordable rates, where those working hard to reach success can begin to gain their footing in this city of opportunity. While the project claims it will offer affordable housing in the long-term, it kicks out those who depend on it in the immediate term - like myself. I firmly oppose.

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Case Number: NPA-2019-0013.01

Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov

Public Hearing: July 26, 2022 - Planning Commission

☐ I am in favor
☒ I object

JOHN CHRISTENSEN
Your Name (please print)

614 W. MONROE 78704
Your address(es) affected by this application

[Signature] 16 JULY '22
Signature Date

Comments: THE ONLY REASON TO ACCOMMODATE
AMEND THE PLAN, WOULD BE TO
ACCOMMODATE THE INSATIABLE
GREED OF STORYBUILT. THEY ARE
DESTROYING OUR NEIGHBORHOOD.
PLEASE DO NOT AMEND THE
WELL-CONSIDERED NEIGHBORHOOD
PLAN.

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

City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2019-0013.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: July 26, 2022 - Planning Commission

☐ I am in favor
☒ I object

Matthew Ochsner
Your Name (please print)

900 S. 1st Street 403 Austin TX 78704
Your address(es) affected by this application

[Signature] 7/22/2022
Signature Date

Comments: 900 S. 1st was StoryBuilt's
first Mixed Use project and it has been
a disaster. The commercial units remain
vacant. The parking garage has leaking
pipes, inadequate drainage, and has never
made any money. Security at the property
has been an issue with multiple car break-ins,
stolen bikes, and a homeless man living
in a stairwell for 3 months after
StoryBuilt was notified. I strongly encourage

This application to be rejected as StoryBuilt has not shown that they are capable of building, maintaining, nor managing a mixed use development in a manner that would be beneficial to the broader community and Austin.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Housing and Planning Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

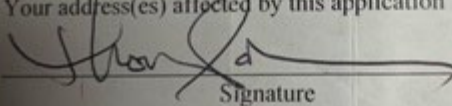
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Case Number: NPA-2019-0013.01
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: July 26, 2022 - Planning Commission

☒ I am in favor
☐ I object

Thomas & Kerry Parker
Your Name (please print)

615 W. Gibson St.
Your address(es) affected by this application


Signature

7/24/2022
Date

Comments: _____

