ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0102 – 506 and 508 West Rezoning DISTRICT: 9

ZONING FROM: DMU TO: CBD

ADDRESS: 506 and 508 West Avenue SITE AREA: 0.57 acre (24,764 square feet)

OWNER / APPLICANT: 506 West Avenue, LP (Tyler Grooms)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant central business district – conditional overlay (CBD-CO) combining district zoning. The Conditional Overlay prohibits alternative financial services, carriage stable, convention center, and cocktail lounge uses. *For a summary of the basis of Staff's recommendation, please see case manager comments on pages 2 - 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:
January 10, 2023: ***APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO JANUARY 24, 2023***

[A. AZHAR; J. THOMPSON – 2ND] (11-0) P. HOWARD – ABSENT; ONE VACANCY ON THE DAIS

CITY COUNCIL ACTION:
To be scheduled

ORDINANCE NUMBER:

ISSUES:

Representatives of the Austin City Lofts Owners Association have requested postponement until February 28, 2023. Please refer to correspondence attached at the back of this packet.

The Old Austin Neighborhood Association (OANA) has provided a letter of conditional support for the rezoning request. The prohibited uses are those that are currently conditional uses or prohibited uses in the DMU district (but permitted in CBD). These uses have been applied to other rezoning cases in the general vicinity, and therefore Staff does not object and has incorporated them into the Staff recommendation.

The OANA letter also requests that the ability to pour concrete during non-peak hour periods be included as part of a Conditional Overlay. However, concrete pours are addressed in Chapter 9-2 of the City Code *(Noise and Amplified Sound)* and could not be included as part of a Conditional Overlay because it is not part of Chapter 25-2 *(Zoning)*. Overnight concrete pours could be addressed through a private restrictive covenant or another form of agreement with the Applicant. It is Staff's understanding that the Applicant has applied for a floodplain variance with the Watershed Protection Department. A floodplain variance is a separate application and could not be included as part of a Conditional Overlay.

Residents of surrounding properties have also registered opposition to the rezoning. All correspondence received is attached at the back of this packet.

CASE MANAGER COMMENTS:

The subject rezoning area contains two restaurants (limited) and surface parking area, takes access to West Avenue and has downtown mixed use (DMU) zoning. As information, the property is not located within any Capitol View Corridors (CVCs). It is within the fully developed 25-year floodplain of Shoal Creek as are the adjoining properties in all directions. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The subject rezoning area is adjacent to a restaurant to the north (DMU), two cocktail lounges across West Avenue to the east (CBD), condominiums to the south (CBD-CO – Austin City Lofts, 14 stories), and the Shoal Creek Greenbelt Trail and offices and retail uses to the west (P; DMU-CURE). Under the existing DMU zoning and with Applicant participation in the Downtown Density Bonus Program (DDBP) created by Council in 2014 and amended in 2019, the subject property is eligible to construct a building up to 400 feet and a floor-to-area ratio (FAR) of 15 : 1. ***Please refer to Exhibit B (Downtown Density Bonus Program – Eligibility, Floor to Area (FAR) and Height Map).*** In order to achieve the 400 foot height and a FAR of 15 : 1 under the existing DMU zoning, the Applicant would be required to participate in the Downtown Density Bonus Program.

The Applicant is requesting a zoning change to the central business district (CBD) in order to construct up to 359 multifamily units. There is a site plan currently under review for this property which provides for approximately 492,707 square feet of residential uses, along with associated parking and drainage facilities (SP-2022-0092C). As information, CBD zoning does not have a height limit and has a maximum FAR of 8 : 1. Under CBD zoning, additional FAR is achieved through Applicant participation in the Downtown Density Bonus Program. City Council approval is required if the proposed FAR exceeds 15 : 1.

The subject tract is located in the Lower Shoal Creek District of the Downtown Austin Plan (DAP) which was adopted in 2011. The DAP identifies the tract as a Development Opportunity Site, one which is unconstrained. In addition, 5th Street and 6th Street are identified as Important Corridors. The DAP does not propose rezonings for any rezoning in the Lower Shoal Creek District. However, there are CBD zoned properties across West 6th Street to the north, across West Street to the east, and a CBD-CO zoned tract developed with

condominiums directly to the south. The adjacent property to the south was rezoned to CBD-CO with the -CO, Conditional Overlay for a maximum of 170' height and 5 : 1 FAR in September 2000 (C14-00-2132 – West 5th Street Residences, see additional information under Area Case Histories on page 5).

The recommended CBD zoning classification is intended to expand entitlement rights to develop the property in a way that will encourage a mix of land uses while allowing the pursuit of district specific goals. For the Lower Shoal Creek District, these include "Promote a mixture of residential, commercial, cultural and visitor-oriented uses that contribute to the day and night-time life of the District." At minimum, the rezoning will allow for the site plan in review in accordance with these and other goals.

In the Imagine Austin Comprehensive Plan, downtown is designated as a Regional Center, the most urban place in the region. Higher densities are encouraged in these areas, including medium to high-rise residential and office buildings. For the reasons stated above, Staff believes the request is supported by the Downtown Austin Plan and the Imagine Austin Comprehensive Plan, and recommends CBD zoning.

BASIS OF RECOMMENDATION:

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

Central Business District (CBD) zoning is intended for the commercial core area of Austin, permitting a wide variety of office, commercial, residential, and civic activities commensurate with the regional and statewide significance of downtown Austin and the adjacent State Capitol. Unless a property is entitled to additional height by right, the Downtown Density Bonus Program map limits maximum height to 400 feet and a maximum FAR of 15 : 1. Additional FAR beyond 15 : 1 may be achieved under the Downtown Density Bonus Program with Council approval.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The subject property is proposed for a zoning change to CBD zoning district. The site plan under review is for 359 multifamily residences and the zoning change to CBD will grant entitlement rights to develop the property in a way that will implement the following district-specific goals:

- **3.** Promote a mixture of residential, commercial, cultural and visitor-oriented uses that contribute to the day and night-time life of the District.

The zoning change is also congruent with the Imagine Austin Plan that encourages infill and redevelopment, specifically in those areas classified as a *'Regional Center'* on the Imagine Austin's Growth Concept Map.

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

The CBD zoning district would be compatible and consistent with the properties that have CBD zoning in neighboring blocks.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	DMU	Two restaurants (limited)
North	DMU	Restaurant
South	CBD-CO	Condominiums (Austin City Lofts)
East	CBD	Cocktail lounges; Office; Condominiums (Fifth & West)
West	DMU; P; DMU-CURE	Shoal Creek Greenbelt Trail; Offices / Retail / Parking garage (Sixth + Lamar East Block)

NEIGHBORHOOD PLANNING AREA: Downtown Austin Plan (Lower Shoal Creek District)

TIA: Is not required WATERSHED: Shoal Creek – Urban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:

Mathews Elementary School O Henry Middle School Austin High School

COMMUNITY REGISTRY LIST:

57 – Old Austin Neighborhood Association 511 – Austin Neighborhoods Council
623 – City of Austin Downtown Commission 742 – Austin Independent School District
1228 – Sierra Club, Austin Regional Group 1253 – West Downtown Alliance, Inc.
1363 – SEL Texas 1400 – Historic Austin Neighborhood Association
1424 – Preservation Austin 1497 – Shoal Creek Conservancy
1530 – Friends of Austin Neighborhoods 1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14H-2018-0014 – West Sixth Street Bridge Over Shoal Creek – 800 Blk of W 6th St (City-initiated)	P to P-H for a three-span masonry arch structure	To Grant P-H	Apvd P-H (4-12-2018).
C14-2012-0083 –	DMU-CURE-	To Grant DMU-CURE-	Apvd DMU-CURE for

Cirrus Rezoning – 602-702 West Ave, and 800 W 6th St	CO; GO; LO to DMU-CURE	CO for Tract 1 and DMU-CO for Tract 2 w/CO for list of prohibited uses	Tract 1 with 136' height limit and DMU-CO for Tract 2 with 90' height limit and 26' building setback, and list of prohibited uses on Tract 2; public RC referencing the Traffic Impact Analysis (6-6-2013).
C14-2007-0247 – Monarch Rezoning – 801 W 5th St	CBD-CO to CBD	Withdrawn by the Applicant	Not applicable
C14-2009-0151(RCA3) – Shoal Creek Walk – 835 W 6th St	To amend a 2010 Restrictive Covenant to modify the condition that requires installing a 10,000 sf green roof, and a 10,000-gallon rain water collection tank and associated equipment to irrigate the green roof	To Grant	Apvd (3-4-2021).
C14-2009-0151 – East Block – 835 W 6th St	DMU to DMU-CURE	To Grant DMU-CURE w/CURE modifying the height from 120' to 350' (for that part of the property not located in Capitol View Corridor) and public Restrictive Covenant for participation in the City's Great Streets program	Apvd DMU-CURE w/CURE as Commission recommended and screening of parking structure façade, and parking facility restrictions if building exceeds 482,687 gross sf of leasable area (5-27-2010).
C14-00-2132 – West 5th Street Residences – 800-812 W 5th St	DMU to CBD-CO	To Grant CBD-CO w/CO for max 170' height and 5:1 FAR	Apvd CBD-CO as Commission recommended (9-28-2000).

RELATED CASES:

The subject rezoning area is described as two portions of Outlot 11, Division Z adjoining the Original City of Austin. Two Land Status Determinations were made on April 12, 2022 that except this property from the requirement to plat and eligibility to receive utility service (C8I-2022-0123; C8I-2022-0125).

There is a site plan currently under review for this property which provides for approximately 492,707 square feet of residential uses (359 units), along with associated parking and drainage facilities (SP-2022-0092C).

EXISTING STREET CHARACTERISTICS:

Name	ASMP Required ROW / Existing ROW	Existing Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West Avenue	80’ / 84’	34’	Corridor Mobility – Level 3	Yes	Shared Lane (on street)	Yes

ADDITIONAL STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

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

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

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

Impervious Cover

The maximum impervious cover allowed by the CBD zoning district is 100% based on the zoning district regulations.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. The Parks and Recreation Department (PARD) would consider an expansion of Shoal Creek at this location. As such, a partial land dedication may be required, as well as any remaining fees in-lieu.

Should there be any remaining fees in-lieu, 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).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family, two-family or duplex residential.

Any new development is subject to Subchapter E. *Design Standards and Mixed Use*.

This tract is already developed. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a

building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Austin Transportation Department – Engineering Review

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 application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code [LDC 25-6-113].

The site has sufficient right-of-way to comply with the Austin Strategic Mobility Plan (ASMP) [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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

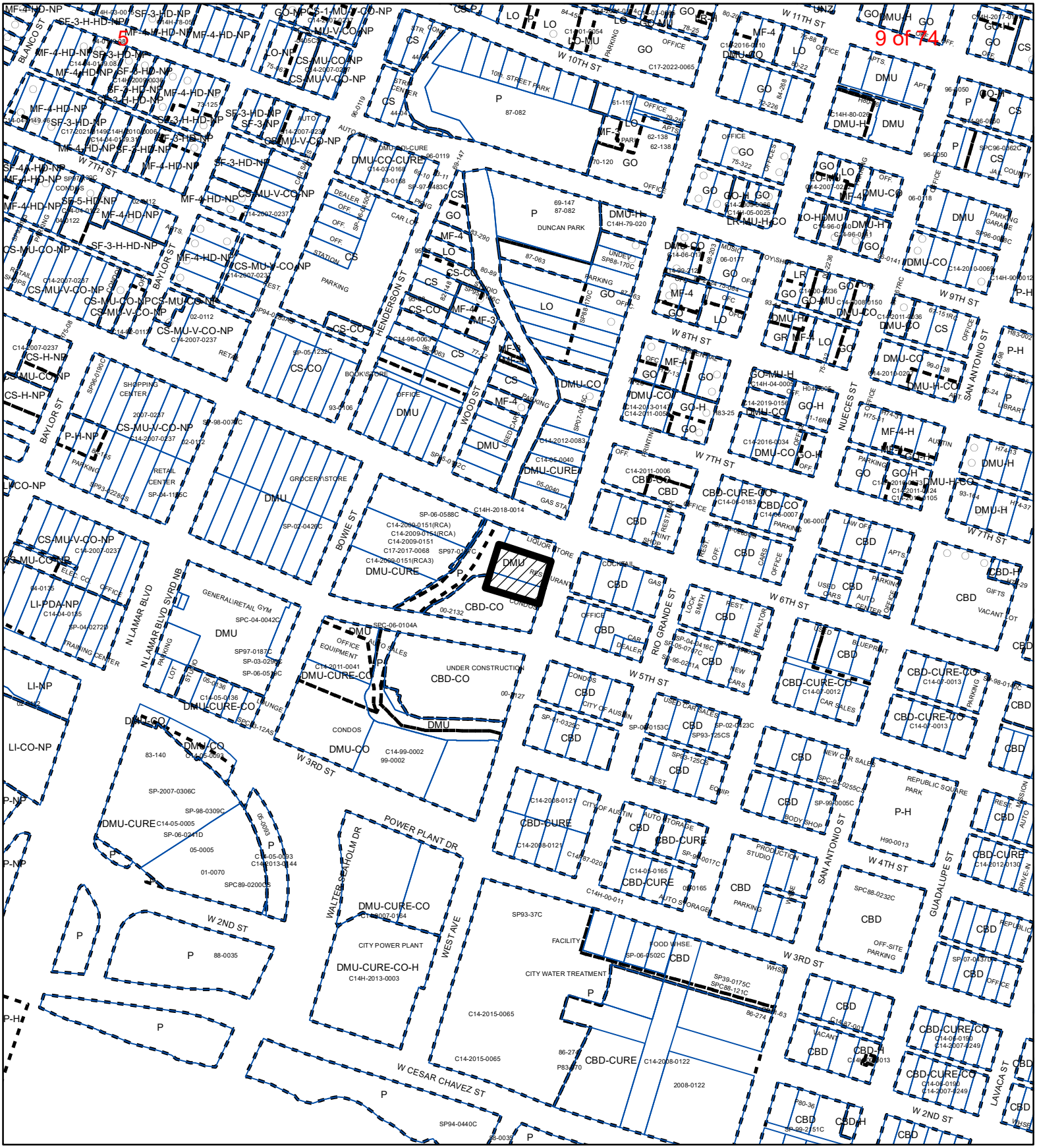
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

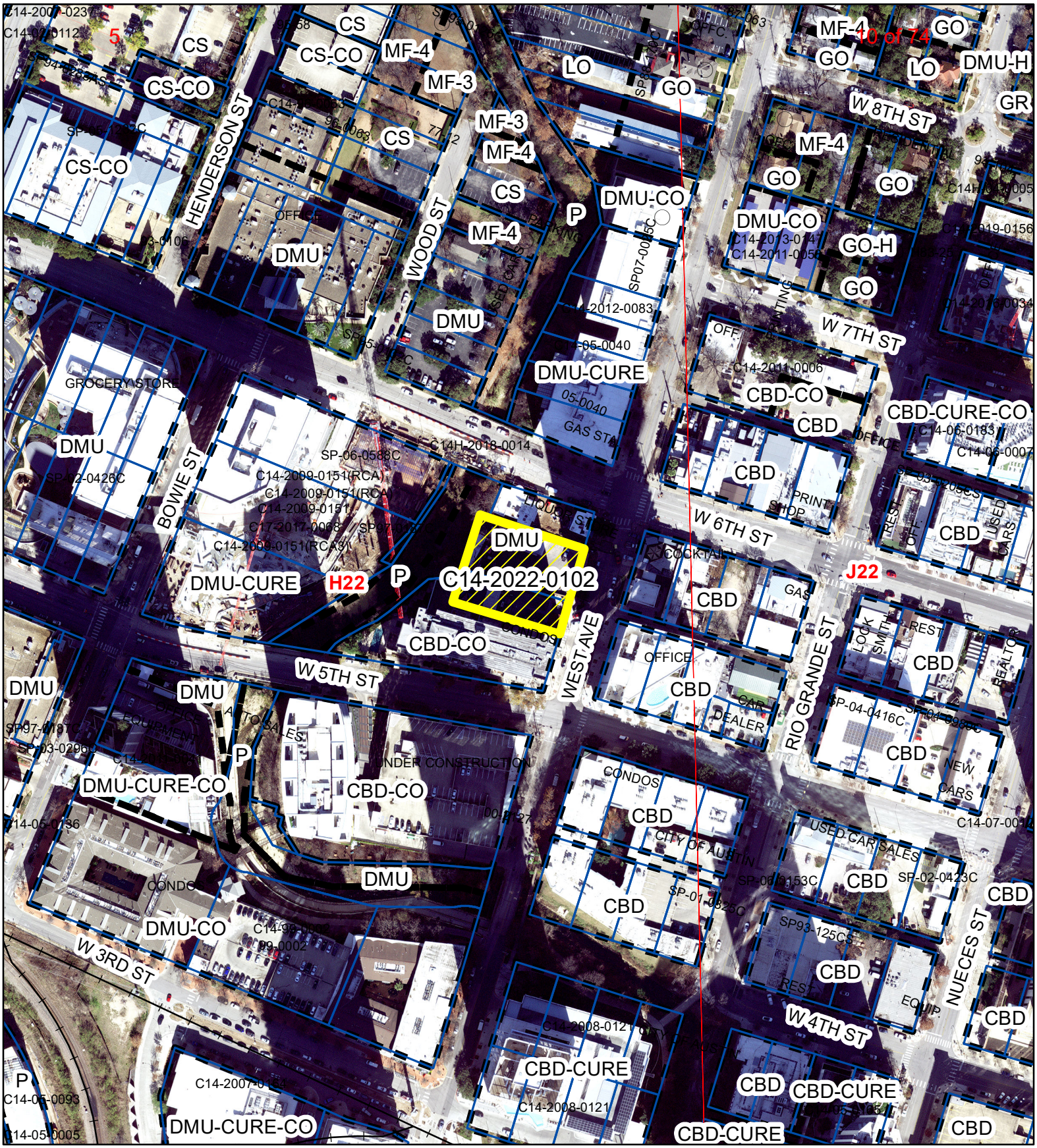
Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Exhibit B: Downtown Density Bonus Program – Eligibility, Floor to Area (FAR) and Height Map

Applicant's Summary

Correspondence Received


W 11TH ST
W 10TH ST
W 9TH ST
W 8TH ST
W 7TH ST
W 6TH ST
W 5TH ST
W 4TH ST
W 3RD ST
W 2ND ST
W CESAR CHAVEZ ST
BLANCO ST
BAYLOR ST
HENDERSON ST
WOOD ST
BOWIE ST
N LAMAR BLVD
N LAMAR BLVD SVRD NB
RIO GRANDE ST
NUECES ST
SAN ANTONIO ST
GUADALUPE ST
LAVACA ST
WEST AVE
POWER PLANT DR
WALTER SEATHOLM DR
10th STREET PARK
DUNCAN PARK
REPUBLIC SQUARE PARK
CITY POWER PLANT
CITY WATER TREATMENT
FACILITY
UNDER CONSTRUCTION
DMU
CBD
CBD-CO
DMU-CO
DMU-CURE
CBD-CURE
CBD-CURE-CO
DMU-CURE-CO
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GO-H
GO-MU-H
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LO-MU
LR-MU-H-CO
LI-NP
LI-CO-NP
LI-PDA-NP
P-NP
CS-H-NP
CS-MU-CO-NP
CS-MU-V-CO-NP
DMU-CO-CURE
CBD-CO
CBD-CURE-CO
DMU-CURE-CO
DMU-CURE-CO-H
GROCERY STORE
RETAIL CENTER
SHOPPING CENTER
BOOKSTORE
OFFICE
CONDOS
HOTEL
RESTAURANT
LIQUOR STORE
COCKTAIL
GAS STA
CAR DEALER
USED CARS
NEW CARS
AUTO SALES
AUTO STORAGE
PARKING
GARAGE
LOT
LOUNGE
TRAINING CENTER
GENERAL/RETAIL GYM
CITY OF AUSTIN
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N

SUBJECT TRACT

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PENDING CASE

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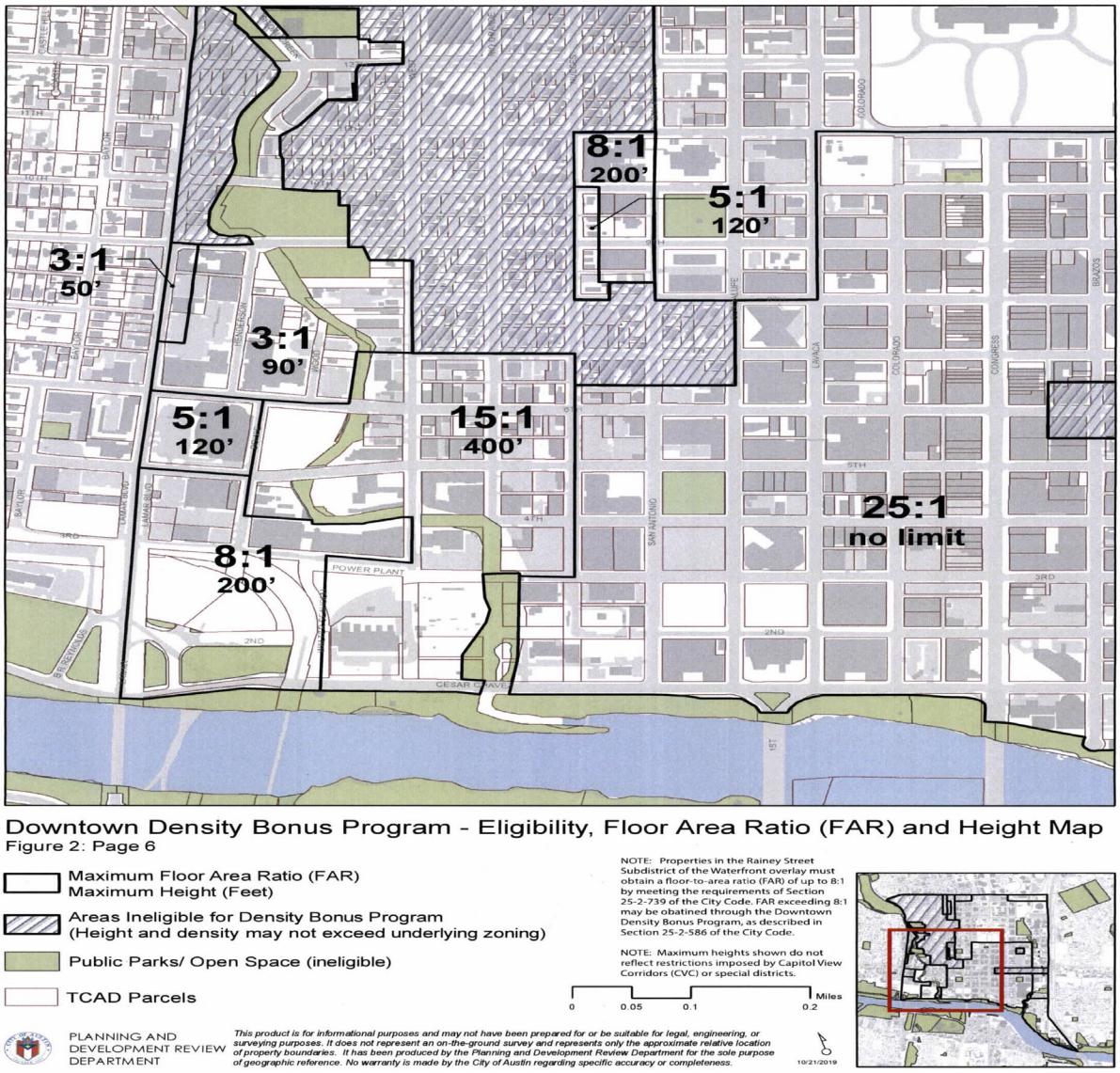
1 " = 200 '

506 & 508 West Rezoning

ZONING CASE#:	C14-2022-0102
LOCATION:	506 and 508 West Rezoning
SUBJECT AREA:	0.57 Acres
GRID:	H22
MANAGER:	Wendy Rhoades

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 completeness.

Created: 8/2/2022
by: MeeksS



Downtown Density Bonus Program - Eligibility, Floor Area Ratio (FAR) and Height Map
Figure 2: Page 6

(4) The maximum heights and maximum floor-to-area ratios on Figure 2 do not modify a site's primary entitlement. If the maximum height or maximum floor-to-area ratio allowed under a primary entitlement exceeds the height or floor-to-area ratio on Figure 2, the bonus area is calculated by using the site's primary entitlement that does not exceed the maximums shown on Figure 2.

(5) The development bonus fee may vary by use and downtown district. The applicable development bonus fee within each of the nine districts is established by ordinance.

(6) Notwithstanding the limitation provided for in Subsection (B)(3) of this section, the city council may grant to an applicant floor-to-area ratio that exceeds the maximum floor-to-area ratio in Figure 2 if:

(a) The applicant has already achieved the maximum floor-to-area ratio in Figure 2 by participating in the Downtown Density Bonus Program;

(b) The applicant submits a written request and rationale for the additional floor-to-area ratio to the director;

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

Richard T. Suttle, Jr.
(512) 435-2310
rsuttle@abaustin.com

July 13, 2022

Rosie Truelove
Director, Housing & Planning Department
City of Austin
1100 E. 11th Street, Suite 200
Austin, Texas 78702

Re: Zoning Application for property located at 506 and 508 West Avenue, Austin, Texas 78701, also known as TCAD Parcel No. 0107000908 and 0107000909 (the "Application")

Dear Ms. Truelove:

This letter is submitted on behalf of the owner in the above referenced Application. The area to be rezoned is comprised of a 0.57 acre tract located at 506 and 508 West Avenue in Austin, Travis County, Texas (the "Property").

The Property is zoned Downtown Mixed Use (DMU) district and is currently developed with two restaurants. A site plan has been submitted to the City for review under City Case No. SP-2022-0092C for the construction of a high rise multi-family project (the "Project").

Under current zoning, the Project can achieve a maximum height of 400-ft with participation in the Downtown Density Bonus Program. In order to exceed the 400-ft maximum height limitation, this Application seeks to rezone the Property from DMU to Central Business District (CBD).

Thank you in advance for your time and consideration of this matter. If you have any questions or need additional information, please do not hesitate to contact me or Amanda Morrow at (512) 435-2368.

Very truly yours,

ARMBRUST & BROWN, PLLC

Richard T. Suttle, Jr.

cc: Jerry Rusthoven
Tyler Grooms
Amanda Morrow
Amanda Hendrix

From:
To: Rhoades, Wendy;
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Thursday, August 11, 2022 7:59:16 PM

*** External Email - Exercise Caution ***

Please add us to the interest list for Zoning case # C14-2022-0102 - 506 West Avenue.

Our names are Eduardo and Noa Levy.

We occupy unit #1203 at Austin city lofts with our 3 children. The proposed building at this location has many concerns for us.

Primarily this is a safety one. There is no way that West avenue in this small block can accommodate the ingress/egress of such a large building. We have already been very close to several accidents and our family is no longer able to walk or ride our bikes freely on this portion of West Avenue as it has become a dangerous intersection.

Further more, the 10 car parking structure would directly block our only windows to the north. Our bedroom will become a dark alley and there will be no light. This directly affect our quality of life. The proximity to the building is a safety hazard as well since we are in the 25 year flood plain.
It presents a huge safety concern to remove the water in a dire situation.

Please confirm we are added to this list.

Thank you,

noa levy

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Thursday, August 11, 2022 8:26:13 PM

*** External Email - Exercise Caution ***

Dear Ms. Rhoades:

I live in the Austin City Lofts (800 W. 5th St. #1201 Austin, TX 78703) next door to the subject proposed building site. Please add me to the "interest list" for this zoning case. My understanding is that the proposed building would be massive, crowding our north side and exacerbating our already problematic parking entry.

Thank you for your attention to this matter.

Best regards,
James Jones

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Thursday, August 11, 2022 8:48:45 PM

*** External Email - Exercise Caution ***

Please add me to the "interested party" list. Katherine Victoria Grehl. Owner 902, ACL.

Here are my concerns:

This development will require approval of a variance to the City's floodplain regulations. If this variance is granted, the building as planned generates significant concerns for ACL residents about flood water diversion to surrounding properties. The ground floor and recreation area of ACL would be particularly vulnerable to any diversion of flood water created by this building. You will be destroying our building.

The building's parking garage (solid concrete) wall would block ACL from the ground up, creating a 10-story, 3-sided "box canyon" around the north facing Units of ACL's 14-story building. From ACL's northside 5th floor balconies, one will be able to touch their garage wall at the northern edge of these balconies. ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in a blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water. The restriction of adequate light and air easement as a result of the 3-sided box canyon is a quality-of-life concern.

In roder for such variance to be approved there but be a correct standard for the type of variance requested. The standard of approval for a dimensional variance is "practical difficulty," which the courts have defined to mean that strict compliance is "unnecessarily burdensome" and granting the variance would "do substantial justice to the owner." The "undue hardship" standard for a use variance is much more difficult to meet, and requires "that the property cannot reasonably be used in a manner consistent with the existing zoning." Check that your ordinance applies the correct standard for the type of variance requested. There is a necessity for this zone assignment. The owner purchased the property fully knowing the zoning. Therefore, rezoning would not add burden to the current owner. Additionally, as an interested party it WILL add BURDEN to me and my fellow ACL residents. In terms of value loss, safety concerns, and loss of quality of life. The rezoning is purely for financial gain - not the good of the city or current residents.

If this rezoning were to be approved it is clear of two things: there is bribery in government. For which there will be full authority to sue the city. And/or neglect of current city residents for private gain. Another ground for a suit.

Additionally, we will bring suit for the destination of our property as per the neglect of the city to realize the desecration of our foundation - thereby threatening the entire building and the lives/ property of ACL residents.

It is VERY clear to any logical thinker as to the pitfalls for the existing Austin residents. There is a reason we have zoned the property this way. Adding an existing structure will be a very poor judgement by the city approval panels.

Sincerely,
Katherine Grehl

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From:
To: Rhoades, Wendy
Subject: Fwd: Time Sensitive Call To Action RE: Zoning Case Next Door
Date: Thursday, August 11, 2022 9:33:36 PM
Attachments: 506WestResidentialACLConcerns(11Aug22).pdf

*** External Email - Exercise Caution ***

Please include me as an interested party. I live in Austin City Lofts.

Subject: Zoning Case C14-2022-0102 - 506 West Ave.

Please find attached list of concerns I agree with.

I'm on the south side so my primary concern is the traffic problem getting in and out of our garage entrance. Between rush hours it's already a horrible mess. There should be no left turns on the street nor onto 5th from southbound West ave. ETc etc etc.

Thank you

Mike

-------- Forwarded Message --------
Subject: Time Sensitive Call To Action RE: Zoning Case Next Door
Date: Fri, 12 Aug 2022 00:10:14 +0000
From: Brad Thompson
Reply-To: Austin City Lofts
To: Mike Makuch

Austin City Lofts
800 West 5th Street
Austin, Texas 78703

ACL Owners and Tenants,

This is a time sensitive call to action!

We have information to share about the "interest list" for the zoning case of the properties next door at 506 & 508 West Avenue, currently occupied by Taquero Mucho, Irene's and Premium Parking (pay to park).

Please note, this a separate action from the "interested party forms" submitted previously for the City's site plan review. Those forms are not applicable to this zoning case. These two cases are progressing simultaneously but require separate interest registrations.

Wendy Rhoades, the Zoning Case Manager, maintains an "interest list" of everyone who e-mails her requesting to be added to this list. This is also an opportunity to submit your concerns or comments about this zoning case. All Austin City Lofts (ACL) owners and tenants are eligible for inclusion.

Please send your e-mails by Monday, August 15th. There was a delay in receiving the interest list information and only a brief window of opportunity provided by the City to submit these e-mails. The zoning case review has a projected end date of Monday 8/15/22. A good response rate for inclusion on the "interest list" and your comments will let Ms. Rhoades and her staff know that neighbors are engaged.

Wendy's e-mail address and the zoning case number are shown below:

Please send your e-mails to: Wendy.Rhoades@austintexas.gov

Subject: Zoning Case C14-2022-0102 - 506 West Ave.

The Zoning Case # must be included to insure inclusion in the appropriate "interest list."

In the body of the e-mail, provide your name and a request to be added to the "interest list" for this zoning case. Please also include your concerns and/or comments.

Attached is a list of concerns that have been identified to date. Focus on those concerns that are most important to you. Feel free to submit any additional concerns or comments you may have that are not represented on this list.

Please do not send the attached list with your email. This list is only meant to provide suggestions that embody those concerns most important to you.

Everyone on the interest list will receive e-mails from Ms. Rhoades with schedule information, agendas, backup material and speaker registration instructions for the Planning Commission and City Council meetings, where this zoning case will be discussed.

If you have questions about sending this e-mail, feel free to reach out to ACL Board Director, Connie Temple via e-mail at

Thank you for your attention to this important matter.

Austin City Lofts Owners Association

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506 West Residential Project – Concerns/Comments

The following is a list of concerns shared by the residents of Austin City Lofts (ACL), relative to the appropriateness of the proposed development for this specific property location (506 and 508 West Avenue).

- This proposed development location is entirely within Austin's 25-year floodplain.
    - There is an ongoing 15-million-dollar project by the City to update floodplain models and maps to better understand the flood risk and to help keep Austin's residents safe.
        - A City staff recommendation to approve rezoning of this property to CBD would be seen as an encouragement for new development in the floodplain before the City's floodplain study and remapping is completed.
- There will be no ground space between the two buildings for flood waters to flow.
- This development will require approval of a variance to the City's floodplain regulations.
    - If this variance is granted, the building as planned generates significant concerns for ACL residents about flood water diversion to surrounding properties.
        - The ground floor and recreation area of ACL would be particularly vulnerable to any diversion of flood water created by this building.
- If the zoning change from DMU to CBD is approved, the following land use changes would be allowed:
    - CBD does not have a maximum height. DMU max height is 120'.
    - CBD uses include bar/cocktail lounge (Not permitted under DMU).
    - Properties zoned CBD may obtain a sound permit to deliver, finish, place, or pour concrete between 7 PM and 6 AM (Concrete pours are not permitted overnight for DMU zoned properties). That's 24 hours a day just outside more than half of ACL resident's bedroom windows.
- The owner/developer will be requesting a floor-to area (FAR) variance in order to obtain their desired height of over 500'. FAR is the ratio between gross floor area (in the most basic sense, all enclosed area) and the total lot size. This FAR variance would extend the current cap of 15:1 to 19.4:1 per site plan discipline reviewer's comments.
- The planned mid-block building is an over 500' luxury apartment tower with a 10-story above ground parking garage on 0.57 acre.
    - If built today, this building would be the 8th largest tower in Austin.
- The building's parking garage (solid concrete) wall would abut ACL from the ground up, creating a 10-story, 3-sided "box canyon" around the north facing Units of ACL's 14-story building.
    - From ACL's northside 5th floor balconies, one will be able to touch their garage wall at the northern edge of these balconies.
    - ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in a blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water.
    - The restriction of adequate light and air easement as a result of the 3-sided box canyon is a quality-of-life concern.
- The proposed tower will be a mid-block construction on a short block between W 5th St & W 6th St with traffic lights on either end.
    - The parking garage as planned will have two separate access points (one entrance/one exit) onto a single street.
    - Every other tower over 230' built or currently under construction in Austin has access to at least two streets.
    - Traffic on this short block of West Avenue often backs up and blocks east/west traffic on W 5th and W 6th streets, snarling traffic and making garage access for ACL and our neighbors at the 5th & West across the street challenging.
        - The insertion of this over 500' apartment tower atop a 10-story above ground parking garage with two separate access points in the middle of the 500 block of West Avenue will only exacerbate this already difficult and often risky situation.

From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Friday, August 12, 2022 10:18:07 AM
Attachments: image001.png

*** External Email - Exercise Caution ***

I live at 800 W. 5th Street, Unit 1207 and have concerns about granting the proposed tower referenced above CBD zoning allowing greater density. Flooding concerns, significant additional traffic on a street that is already choked off with traffic are just a few of my concerns. Please keep me advised as this case progresses.

Bart Matheney
ACL resident

Bart Matheney
Managing Principal

d 512.684.3808 | **c** 512.659.6010
1717 W. Sixth Street, Suite 400, Austin, TX 78703

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From:
To: Rhoades, Wendy
Subject: C14-2022-0102 / 506 & 508 West Rezoning
Date: Friday, August 12, 2022 3:12:15 PM

*** External Email - Exercise Caution ***

Hi Wendy,

I know that you already added me to the interest list at Atha Phillips request for this zoning case, but I wanted to take this opportunity to share concerns as well.

My concerns are relative to the appropriateness of the proposed development for this specific property location (506 and 508 West Avenue).

This proposed development location is entirely within Austin's 25-year floodplain. There is an ongoing 15-million-dollar project by the City to update floodplain models and maps to better understand the flood risk and to help keep Austin's residents safe.

A City staff recommendation to approve rezoning of this property to CBD would be seen as an encouragement for new development in the floodplain before the City's floodplain study and remapping is completed.

There will be no ground space between this proposed midblock tower, located on the bank of Shoal Creek. and the adjacent 14-story Austin City Lofts (ACL) building for flood waters to flow.

If built today, this mid-block tower at over 500' would the 8th largest tower in Austin. The owner is seeking a rezoning of CBD and a FAR variance of 19.4:1 (per site plan master comments) in order to attain this over 500' height.

Every other tower over 230' built or currently under construction in Austin has access to at least two streets.

The building as planned generates significant concerns for ACL residents about flood water diversion to surrounding properties. The ground floor and recreation area of ACL would be particularly vulnerable to any diversion of flood water created by this building.

The proposed tower's parking garage (solid concrete) wall would abut ACL from the ground up, creating a 10-story, 3-sided "box canyon" around the north facing Units of ACL's 14-story building.

From ACL's northside 5th floor balconies, one will be able to touch their garage wall at the northern edge of these balconies. ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in a blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water. The restriction of adequate light and air easement as a result of the 3-sided box canyon is a quality-of-life concern.

Lastly, if the zoning change from DMU to CBD is approved, the following land use changes would be allowed: 1) CBD uses include bar/cocktail lounge. 2) Properties zoned CBD may obtain a sound permit to deliver, finish, place, or pour concrete

between 7 PM and 6 AM. That's 24 hours a day just outside more than half of ACL resident's bedroom windows.

The residents of Austin City Lofts have additional concerns about this zoning case but these are the ones that rise to the top of my list.

Thank you in advance for adding my comments to the interest list for this zoning case.

If there is any additional information you require, please let me know.

Regards,
Connie Temple

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From:
To: Rhoades, Wendy
Subject: Zoning case C14-2022-0102 506 West
Date: Friday, August 12, 2022 4:22:59 PM

*** External Email - Exercise Caution ***

Dear Ms Rhoades,

My husband and I wish to be acknowledged as interested parties regarding this case.

We reside next door in Austin City Lofts, 800 W 5th st, unit 1001. We have two major concerns

We are very concerned about the increased risk of flooding in our area if this project is approved as requested. We have had two major floods in our building from Shoal Creek overflowing in the last few years. In addition to the impermeable footprint itself, the project, as submitted, with 10 story parking garage and nearly zero clearance from ACL leaves no conduit for rainfall water to drain. It is rather ironic that the city has bought properties to move folks out of flood prone areas, is developing floodplain models and funding major flood control projects but would consider rezoning that encourages new development in this floodplain. With climate change and unpredictable weather events, approval does not set a desired precedent.

Secondly, the developer/owner is requesting zoning change from DMU to CBD and floor-to-area variance to allow for construction of the 8th tallest tower in Austin. The entrance and exit are designed for traffic flow on a single short street. Inevitably this will exacerbate the traffic congestion on West Avenue. Traffic at peak hours now backs up along West and 6th streets; add in pedestrian, bike and scooter and the situation is already downright risky.

All and all this project appears overly ambitious for the location.

Thank you,
Nancy Childs
Michal Douglas

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Friday, August 12, 2022 4:34:56 PM

*** External Email - Exercise Caution ***

Ms. Rhoades,

My name is Brad Frederiksen and I am a resident of Austin City Loft, 800 W. 5th street. I wish to be added to the "interest list" for the above project.

My concerns are about the large size of the building, both the height and the footprint of the building; the corresponding water management for both flooding and rainwater coming off the building onto balconies on our property; the impact to ACL caused by the closeness of the building; and finally traffic of that many new residents and the construction traffic.

My hope is that no zoning variation is granted and the zoning remains DMU.

Thank you for your attention to this matter.

Regards,

Brad Frederiksen

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Friday, August 12, 2022 4:43:18 PM

*** External Email - Exercise Caution ***

Hi Wendy, my name is Laura Aidan and I am an owner/resident of Austin City Lofts, adjacent to 506 and 508 West Avenue and am writing to express my concerns with the proposed zoning change to the project. Please add me to your interest list and see my list of serious concerns with the proposed zoning changes below. Our bedroom and north-facing windows directly overlook the properties of 506 and 508 West Avenue. My husband and I both work from home full-time. We have lived at Austin City Lofts for 13 years and would not be able to bear overnight concrete pours and 24/7 construction, nor would we have any respite for the years that it will take to complete a project of the proposed scale.

The City of Austin is in the midst of updating floodplain models and maps to better understand the flood risk and to help keep Austin's residents safe. A City staff recommendation to approve rezoning of this property to CBD would be seen as an encouragement for new development in the floodplain before the City's floodplain study and remapping is completed and would be irresponsible and short-sighted. Additionally, for our building there would be no ground space between the two buildings for flood waters to flow and our building would be particularly vulnerable to any diversion of flood water created by such an enormous building. ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water, which would cause safety and structural hazards.

I strongly believe that a CBD building mid-block on West Avenue will create traffic safety issues for all. The proposed tower will be a mid-block construction on a short block between W 5th St & W 6th St with traffic lights on either end. The parking garage as planned will have two separate access points (one entrance/one exit) onto a single street that is already overburdened by the 5th & West Tower, ACL, the Independent and The Seaholm all sharing their garage accesses on 3 short blocks. During rush hour every day, it is extremely difficult for residents to turn left into our buildings, and we sit trapped on West Avenue while traffic backs into 5th Street, blocking major thru traffic at rush hour. Every other tower over 230' built or currently under construction in Austin has access to at least two streets. The proposed lot is not sufficient for the level of traffic that would be generated by such a building.

Thanks for your consideration on this matter.

Laura Aidan
800 W 5th St UNIT 1104
Austin, TX 78703

From: Laurie Rice
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Friday, August 12, 2022 4:58:57 PM

*** External Email - Exercise Caution ***

Dear Ms. Rhoades,

My name is Laurie Rice and I am a resident at 800 W. 5th St, the Austin City Lofts building which is adjacent to the property in this zoning case. Please add me to the "interest list" for the above project.

I have serious concerns about this proposed zoning change. The major issues are the many flooding/rainwater issues that may be caused by the large size and too-close proximity to our building. The associated changes in traffic, lack of clearance between buildings and density of the area will make the surrounding blocks unliveable. West Ave. already is already overloaded and in poor condition. More reasonably sized buildings could be designed that would not create these problems.

I am asking that no zoning variation is granted and the zoning remains DMU.

Thank you for your attention to this matter.

Sincerely,

Laurie Rice
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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Friday, August 12, 2022 6:38:50 PM

*** External Email - Exercise Caution ***

Hi Wendy,

We would like to be added to the "interest list" for the proposed development at 506 West Ave. We live at 800 W 5th St., Apt 505.

We have several issues that we are concerned about. First, the traffic is already really backed up on West Ave in the block between 5th and 6th, and this will only make it worse. It is very difficult to turn in to the garage due to sitting traffic.

Second, the proposed building lot is very small, and does not front a major street. This will make access very difficult.

Third, the foot print of the proposed building has very little to no set back, and this could create issues of excessive rain and ice falling on to our building, and a possible fire safety issue.

Fourth, the lot is in the flood plain, and the proposed footprint would leave little to no room for water to flow.

It seems that there are so many issues that the developer should be held to the current zoning rules, and that safety should be of paramount concern to the City.

Thank you for your consideration.

Wendy Davis and Alan Schoenbaum
800 W 5th St. Apt 505
Austin, TX 78703

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Saturday, August 13, 2022 2:27:57 PM

*** External Email - Exercise Caution ***

Hi Wendy, as a resident of Austin City Lofts next door to this site, I'd like to be added to the interest list for this rezoning.

I am particularly concerned about the floodplain impacts of this project. During the Memorial Day flood of 2015, Shoal Creek rose to entirely surround the Austin City Lofts building. The narrow gap planned between the new project and ACL will likely exacerbate floodwater issues and needs to be understood and addressed.

The impact of such a dense project on traffic is also a concern. Towers of the proposed height typically have egress points on multiple streets, like 5th and West does. The 506 West project proposes two entrances on West alone. Traffic already frequently gridlocks on this block of West during busy periods, which impairs public safety as it blocks access by emergency services as well as ordinary traffic.

I appreciate your assistance.

Tony Petro

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 & 508 West Ave
Date: Saturday, August 13, 2022 2:43:01 PM

*** External Email - Exercise Caution ***

Ms. Rhodes

My name is Merriman Smith

My e-mail address is:

These comments are in reference to: Zoning Case C14-2022-0102 - 506 & 508 West Ave.

By delivery of this message to your office (via e-mail) I request to be placed on the "interest list" so that I may be kept fully abreast of zoning decisions regarding this proposed development.

As a property owner in a building which will abut this planned project, I am compelled to voice my objections to what is planned for this small ½ acre site.

The proposed tower would be "shoe-horned" between two properties at 805 W 5th St. (Austin City Lofts) and 801/807 W 6th St. (Favorite Pizza and Sammie's Italian Restaurant.) The western edge of the development is on the banks of Shoal Creek. The only street access to this property is West Avenue, a 250-foot-long block with stop lights on either end at W 5th and W 6th Street.

Traffic flow often stalls on this short two-lane block as drivers turning east on 5th and west on 6th wait for pedestrians to cross and cars behind cannot move forward. While this backup is annoying to anyone traversing this corridor, it makes garage access for Austin City Lofts (ACL) and our neighbors at the 5th & West across the street particularly challenging.

The insertion of this 500-foot tower with a 10-story above ground parking garage (two new access points) on this very short block of West Avenue will only exacerbate this already difficult and often risky situation.

With up to 350 additional vehicles entering and exiting the two proposed driveways, along with deliveries, move-ins and move-outs, this already difficult traffic problem will surely result in dramatically increased congestion on this short block.

I have not been able to find any building in Austin over 230 feet which is accessible from only a single, short block, much less one that is planned to be 500 feet tall. Building a structure this tall and adding this many potential new vehicles to the mix will strain traffic flow to an untenable point.

Not inconsequential is the fact that this building can only be constructed from the single short block of West Avenue. Will the 2+ year construction plan not require closing down parts of this short block for months at a time if not for the entire project?

The footprint of the proposed building seems likely to block and divert flood waters onto the ground floor and recreation area of ACL. Given that this site entirely is in Austin's 25-year flood plain should there not be hyper-vigilance by the City on the ramifications of permitting a building of this magnitude on this specific site?

These are only a couple of concerns that I know I share with my neighbors. A building of this magnitude, within the 25-year floodplain, on a short street which already has traffic congestion problems, is simply inappropriate for this site.

Sincerely

Merriman Smith

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From:
To: Rhoades, Wendy
Cc: Shack, Barbara; Tovo, Kathie; Angela Hovis
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Sunday, August 14, 2022 7:29:45 AM

*** External Email - Exercise Caution ***

Ms. Wendy Rhoades
Zoning Case Manager

Dear Ms. Rhoades:

We are writing to express our staunch objection and opposition to the rezoning effort by the developer of 506 West Avenue, from Downtown Mixed Use to Central Business District. We are aware that if granted this change could increase the height of the building significantly, add residents to the building, increase cars parked withing, and exiting from, the building, and also allow an outdoor bar and cocktail lounge, with amplified outdoor music.

We have previously written, objecting to the original site plan, on the basis of very damaging environmental impacts. These impacts include loss of existing green space (trees), increasing traffic on West Avenue (which is already environmentally dangerous because at times, if someone needed to leave the 501 West Avenue garage in a timely manner, such as a medical need to get to an urgent care facility, this can be significantly delayed), and increasing loud music in this “Sixth Street area” (which already prevents the quiet enjoyment of their homes by residents of 501 West Avenue). A further word about that music. The City of Austin is unable to effectively enforce existing laws that govern noise, because the bars that produce music are happy to pay minimal fines while brazenly breaking the sound production laws, since the unallowable loud music, played after allowable hours, brings in abundant revenue. Further, the Austin Police Department doesn’t have the person power to even issue citations when bars break the sound laws. Finally, we think there’s a very dark underbelly to the bars: they foster prostitution, something no one likes to talk about.

We are, frankly, taken aback that the developer of 506 West Avenue, after encountering serious objections to moving forward with the project at all, has the nerve to now ask for a zoning change. That change would exacerbate all the above enumerated problems, which we think should stop this development in its tracks, anyway.

For your interest, one of us has more than once been called upon to testify before the City Council and other Austin governmental committees on environmental impacts on health. He has expertise on population health and the environment. The other is a retired social worker, who similarly has expertise on the environment and health. The 506 West Avenue project should not go forward at all. A zoning change is beyond the pale. Since the project should be totally stopped, obviously the zoning change should be denied.

We have another thought. We wonder if this is a developer’s negotiating strategy. Does this

developer think that by backing off the zoning change request down the road, we existing West Avenue residents will accept what to begin with is an environmentally dangerous development proposal? Let us be clear. We favor environmentally aware development of our neighborhood. That's why we moved downtown. But the City of Austin needs to think ahead, think in terms of decades, at least, and foster healthy development of high density downtown housing. 506 West Avenue should not be rezoned, should not be built.

Finally, we have a suggestion. The City of Austin powers that be, the personnel who have the power to make decisions about the 506 West Avenue project, should do a set of on site studies themselves. They should be present on West Avenue between 5th and 6th Streets during morning and evening rush hours, and should be there during nights when the music is blaring. We believe the result of that experience would be that 506 West Avenue will never be built.

Yours truly,
Stephen Sonnenberg, M.D.
Professor of Psychiatry & Behavioral Sciences, Population Health, and Medical Education, Dell Medical School
Dale Sonnenberg, Ph.D.
Retired Social Worker
Residents of 501 West Avenue, #1107

Cc: Barbara Shack for Mayor Adler, Kathie Tovo, Angela Hovis

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From:
To: Rhoades, Wendy
Subject: Add to interest list
Date: Sunday, August 14, 2022 11:07:36 AM

*** External Email - Exercise Caution ***

I would like to be added to the interest list for the following zoning case
C14-2022-0102
Name. Mack Nunn
E mail.

Big concern is size of project up against shoal creek. Too much chance of flooding into Austin City Lofts where I live. Building too close to ACL Also huge traffic problem .
West avenue already congested in morning and late afternoon. Have two exits already onto west avenue from too separate condos. Adding anymore exits will make west avenue bottle neck fifth and sixth street since will not be able to turn on west. Way too much traffic for a one block.
Thanks
Sent from my iPhone
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From:
To: Rhoades, Wendy
Subject: Case Number C14-2022-0102
Date: Sunday, August 14, 2022 11:34:13 AM
Attachments: CASE NUMBER SP-2022-0092C.pdf

*** External Email - Exercise Caution ***

Ms. Rhoades -

I am contacting you to express my opposition to the application for a zoning change for the lots located at 506 and 508 West Avenue (case number C14-2022-0102). It is my understanding that the applicant intends to build a 50 story residential building at this location. As a resident of the Fifth & West building directly across the street from these properties, I have concerns about the number of high rises currently planned or under discussion for these lots on West Avenue as well as those on the south section of W 6th St between West Ave and Rio Grande St. I have already submitted my objections for the site plan for this development to the City of Austin's Development Services Department and have attached my submission for your information.

Specific to the zoning change, the proposed change to CBD would allow the developer to increase the height to the proposed 50 stories. Quite frankly whether the building be 40 stories or 50, the significant increase in the number of vehicles entering and exiting parking garages on the section of West Avenue between 5th and 6th post construction will only further exacerbate existing traffic issues. (Note that both the Fifth & West and Austin City Lofts buildings have parking garage entrances/exits on this section of West Ave.) During construction with the need for a construction entrance on West Ave, I can only imagine how challenging the traffic problems will be for those living and working along West Avenue. I hope the city will conduct a traffic study before approving this development and any zoning changes.

It is also my understanding that the zoning change would allow for overnight concrete pours during construction. I would ask that the Zoning Commission consider the nuisance and annoyance of overnight construction activities to residents of the existing residential buildings directly adjacent to these lots.

I have other concerns specific to this development proposal, the most important being the environmental impact to Shoal Creek and the trees and flora on the lots. As these are not specific to the proposed zoning change, I will not elaborate further, but these are included in my submission to the Development Services Department attached below.

Thank you for your time and consideration.

Randy White
501 West Ave Unit 2604
Austin

CASE NUMBER: SP-2022-0092C
Contact: Zack Lofton, 512-978-1735 or Chima Onyia, 512-974-3103

COMMENTS:

As a resident and owner of a condominium in the Fifth & West building at 501 West Ave, I have significant concerns about the proposed high-rise development 506 West Residential. These are summarized below:

- The proposed development will be on and adjacent to Shoal Creek. As such, I worry about the direct ecological impact on Shoal Creek, its surrounding flora, and the live oaks along the creek. Given the ongoing threats of climate change, presumably the city should be looking to increase green spaces in the downtown area, not reduce it.
- A 50 story high-rise apartment building has already been announced at the southwest corner of 6th Street and Rio Grande Ave. There are rumors of another at the southeast corner of 6th Street and West Ave. Assuming these two and the proposed development at 506 West all come to fruition, this would represent a significant concentration of high-rise residential buildings on a single block. This will reduce the amount of natural light to existing buildings, negatively impacting residents of my building as well as residents of Austin City Lofts at 800 W 5th St. This concentration of high-rises will also exacerbate the wind tunnel effect, which is already quite strong at the corner of 5th Street and West Ave.
- Traffic on West Avenue (a two-lane road) between 5th and 6th is currently difficult to navigate, especially during peak commuting hours. The proposed development at 506 West would necessitate a construction entrance and dramatically worsen traffic congestion and delays, again negatively affecting residents of the two existing buildings (Austin City Lofts and Fifth & West), which both have garages with entries/exits on this strip of West Ave.
- Residents of downtown currently enjoy the convenience of many food and entertainment establishments within a short walking distance. Downtown is and should be a destination for residents across the city looking for food, drink, music, etc. Many proposed downtown developments are designated residential buildings that are displacing existing restaurants and bars. An increase in downtown residents without a commensurate increase in entertainment and dining amenities will be detrimental to the vitality of the area, and further, result in residents being forced to get into cars and drive elsewhere for food and entertainment purposes. Is this consistent with city planners' objectives for the downtown area?

From:
To: Rhoades, Wendy
Subject: Add my name to rezoning case as interested party
Date: Sunday, August 14, 2022 1:36:31 PM

*** External Email - Exercise Caution ***

Re: Zoning Case C14-2022-0102 - 506 West Ave

Dear Ms. Rhoades,

Please register my name as an interested party in the above rezoning case.
I am a property owner at Austin City Lofts which is within 500 feet of the address in question.

Some of my concerns include:

- Danger of elimination of fire lane close to 800 W. 5th building
- Flood plain issues - project does not meet 25 year flood plain criteria. I am concerned about flood water diversion to surrounding properties.
- Dangerous traffic on West Ave with another large residential building entrance and exit.
- Proposed building's solid concrete parking garage wall would abut ACL from the ground up creating a 10-story 3-sided "box canyon" around the north facing ACL units (ACL is 14 stories).
- Possibility of 24 hour concrete pour during building construction.

I appreciate your consideration.

Sue Graze
800 W. 5th St. #803
Austin, TX 78703

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Sunday, August 14, 2022 3:04:32 PM

*** External Email - Exercise Caution ***

Hi Wendy,

I am Prema Ratnasingam, and together with my husband, Shion Deysarkar, own and reside in Austin City Lofts, adjacent to 506 and 508 West Ave, since 2014. I am writing writing to express my serious concerns with the proposed zoning changes below.

My husband and I work from home for the most part. Our bedroom windows face the north, just beside the 506 and 508 West Ave properties. We have been told that overnight concrete pours and round the clock construction would happen if the properties were built. This would gravely impact our sleep and health and productivity at work for the entire span of the construction. Our two large rescue dogs who are sensitive to noises would also be affected.

More importantly, the long term impact of the new constructions is our biggest concern- specifically the **flood plain variance**. The City of Austin will be updating the floodplain variance thresholds and maps to get the most accurate assessment of flood risk so that they can keep all residents of Austin safe. A city staff recommendation to approve rezoning of this property to CBD would be seen as an encouragement for new development in the floodplain before the City's floodplain revaluation/remapping is completed. This would be incredibly unsafe for the residents of this building and the neighboring buildings. If the new constructions are built, there would be no ground space between our building and the new construction, such that, flood waters would have no proper flow area and would accumulate causing damage to the building and a safety hazard to the overall foundation of the buildings overtime. In fact, our building's board members were warned by a principal with CPM (an Austin construction firm) that the vertical plane of the new construction will collect large amounts of water in the form of blowing rain which would fall on ACL's 5th floor balconies due to a lack of space between the buildings.

Lastly, our final concern is **traffic safety**. If the new constructions were to be built, the single road (west ave) will be overburdened by casa trying to turn into and out of garages from the 5th & West property, Austin City Lofts, Seaholm, the Monarch, the Independent, and the new building. It is already extremely difficult for residents to tune into and out of their garages on regular hours. Every other condo/tower over 230ft has access to at least two streets rather than a single street.

Please kindly consider all our concerns above and help us, the residents of Austin, who have been treating our city with the utmost respect. We hope that the city officials would care of us in return and do the responsible thing.

Best,
Prema Ratnasingam and Shion Deysarkar
800 W 5th st, 1103,
Austin TX 78703

From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102- 506 West Ave.
Date: Sunday, August 14, 2022 2:35:08 PM

*** External Email - Exercise Caution ***

Dear Ms. Rhoades,
I am writing about the rezoning application to change the zone from DMU to CBD.

As downtown continues to be developed, it is critical to keep some areas in the DMU zone.

We have lived at 501 West Avenue for almost four years and have seen the problems in our area increase. Among some of the issues are:
1. more noise
2. more traffic--it is currently extremely difficult to navigate West Avenue between Cesar Chavez and MLK Blvd. More traffic will basically become a clogged artery during the morning, evening, and high-traffic tourist weekends.
3. more need for police presence
4. **excessive** litter in the area
5. a strain on city maintenance services It seems the city cannot meet the **existing** needs of the city which already has a high negative impact on the quality of life for residential and commercial residents.

Please keep the zone as a DMU district.

Thank you,

Belle and Clayton Frink
501 West Avenue
Austin, TX 78701

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From:
To: Rhoades, Wendy
Subject: C14-2022-0102 - 506 & 508 West Ave
Date: Sunday, August 14, 2022 4:36:31 PM

*** External Email - Exercise Caution ***

Hello Ms. Rhoades,

I received a notice regarding the zoning change application for 506 and 508 West Ave, which are directly across the street from my home at 501 West Ave. The application proposes a change from DMU to CBD, which would greatly impact the surrounding environment, especially

- the section of Shoal Creek on which both 506 and 508 West Ave are directly located, and
- the already extremely congested section of West Avenue between 5th and 6th streets, which currently poses an alarming number of hazards for those residents of the Austin City Lofts and Fifth and West who must use West Ave for ingress and egress from their parking garages.

I am extremely concerned about the proposed change in zoning, and would like to formally submit my opposition to it. I'd like to be added to the list of interested parties who would be notified about any meetings, hearings, or updates about this zoning change application.

Thank you so much, and I hope you have a good week.

--
Pei-San Ka'ua Brown
Director, of Education, Ballet Austin -
Sassy Wine Belly, a Personal Wine and Lifestyle Journal -

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From:
To: Rhoades, Wendy
Cc:
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Monday, August 15, 2022 12:11:54 PM
Attachments: image001.png

*** External Email - Exercise Caution ***

Hi Wendy, I am the general manager for the Austin City Lofts Owners Association, Inc. and would like to be on the zoning interest list on behalf of the Association.

I would also like to express my concern for what the current plans will do for traffic. This is a very short block that already is in need of police traffic guidance during peak times. I can't imagine what it will be like after a few hundred more cars and commercial building traffic with an ingress and egress all within about 100 ft. mid-block. I strongly encourage a representative from the City to visit this area at 5 p.m. on a weekday to experience the magnitude of the problem as it stands today. I believe this is a rare situation in downtown where there are so many ingress / egress mid-bock.

I also have 2 concerns related to the proposed building right up to the property line – which is literally against the Austin City Lofts parking garage and 5th floor terraces.

- The 5th floor terraces of our building are on the roof of our parking garage and the drainage was not designed for additional volume of water from a 530 ft. building deflected onto our terrace. I'm concerned we will have water penetration into our 5th floor homes and below. There should be some engineering study on this. It's my understanding there has been precedent in downtown for just this water volume problem in another location – this warrants more study.
- The lack of a fire lane between the buildings seems dangerous. I realize AFD would likely fight a fire from the hose connections in the stairwells, but limiting to just the stairwell connections is concerning. I hope AFD is reviewing this situation.

Lastly, the zoning change which would allow overnight concrete pours would be an extreme disruption for our residents. Even if the zoning is approved, I respectfully submit it would be appropriate to exclude the overnight concrete pours in consideration of our residents.

Thank your for your consideration.

Sincerely, Brad

Brad Thompson
General Manager – Austin City Lofts

Worth Ross Management Co., AAMC
(512) 473-8555



800 West 5th Street
Austin, Texas 78703

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Monday, August 15, 2022 12:31:05 PM

*** External Email - Exercise Caution ***

Please add me to the Interest List for zoning case C14-2022-0102 - 506 West Ave.:

Rebecca Gowen
800 West 5th St., #909
Austin, TX 78703

Here are my main concerns:

- There is an ongoing 15-million-dollar project by the City to update floodplain models and maps to better understand the flood risk and to help keep Austin's residents safe. This proposed development location is entirely within Austin's 25-year floodplain. Also, there will be no ground space between the two buildings for flood waters to flow.
- ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in a blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water.
- The proposed tower will be a mid-block construction on a short block between W 5th St & W 6th St with traffic lights on either end. The parking garage as planned will have two separate access points (one entrance/one exit) onto a single street. Every other tower over 230' built or currently under construction in Austin has access to at least two streets. Traffic on this short block of West Avenue often backs up and blocks east/west traffic on W 5th and W 6th streets, snarling traffic and making garage access for ACL and our neighbors at the 5th & West across the street challenging. The insertion of this over 500' apartment tower atop a 10-story above ground parking garage with two separate access points in the middle of the 500 block of West Avenue will only exacerbate this already difficult and often risky situation.

Kind regards,

Rebecca Gowen

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From:
To: Rhoades, Wendy
Cc:
Subject: Zoning Case C14-2022-01020506 West Ave
Date: Monday, August 15, 2022 5:19:22 PM

*** External Email - Exercise Caution ***

Dear Ms. Rhodes,
I am writing to voice my concerns over the request for change of zoning for 506 West Avenue.
I live at 501 West Ave. which is directly across the street from the subject property.
The proposed site is not suited for CBD zoning.

The block of West Avenue between 5th and 6th streets is extremely congested and dangerous. This block shares ingress/egress with 2 residential properties (Austin City Lofts and Fifth andWest)
The traffic situation due to residential and commercial developments to the east and west of this block have created increased traffic and present an alarming number of hazards for the residents.
The proposed site is not conducive to increased density and increased noise levels.
Please register my concerns about the development and include me on all correspondence related to 506 West Avenue.
Sincerely,
Terri Orton

501 West Ave #1001
Austin, TX 78701

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Monday, August 15, 2022 7:51:49 PM

*** External Email - Exercise Caution ***

My name is Jonathan Lomboy, I am an owner at Austin City Lofts (800 W 5th St, Apt 1004). I would like to be added to the interest list for this zoning case.

I have some concerns regarding the rezoning. As my condo/balcony faces North (where the construction would be), The potential of overnight concrete pours is alarming. This is my only residence that I live every day. I work in healthcare and being able to sleep successfully is important.

One of the biggest concerns I have regarding the rezoning is the planned parking garage on West Ave. Already there are 2 large residential buildings (Austin City Lofts & 5th and West) whose parking garages are also on this short strip of West Ave between 5th and 6th St. If you were to see the crippling traffic during rush hour of both of these parking garages, an additional parking garage would be horrible for not only traffic on West Ave, but also 5th and 6th. Already, if there are ~3 vehicles waiting on West Ave for the light on 5th; then no cars can pull into Austin City Lofts parking garage which then prevents vehicles behind from getting to 6th St.

Please add me to the interest list to be kept updated on the manner.

Thanks.
-Dr. Jonathan Lomboy

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From:
To: Rhoades, Wendy
Subject: Interest List Member - Case C14-2022-0102, 506 West Ave
Date: Monday, August 15, 2022 9:48:38 PM

*** External Email - Exercise Caution ***

Hi Wendy,

I'm hoping it is not too late to be added to the "interest list" that I understand is being formed related to the above referenced zoning change case for 506 West Avenue. I am a resident in the property immediately to the south of the site, so I do have an "interest" in the outcome.

I have not been able to locate much substantive information about the basis of the requested zoning change, except for a fairly brief letter available on the AB+C webpage for the zoning case from the applicant's agent/attorney, noting that they would like to exceed the currently allowable 15.1 FAR and 400' height available with density bonuses under the DMU zoning to a denser FAR and potential 500' height under the CBD zoning proposed.

Aside from the obvious concerns of a directly impacted adjacent property owner, I am concerned that the proposed zoning change would be a significant departure from the planning principles for the Lower Shoal Creek District in which the property is located, as expressed in the Downtown Austin Plan. The Plan, adopted by Council at the end of 2011, included extensive professional planning and public outreach and engagement that was conducted as the plan was developed over the course of three years. The Downtown Plan sets out a 15:1 FAR, 400' height for the Lower Shoal Creek District, to promote the planning goals for downtown – to provide a mix of uses, incentivize well-designed dense development and preserve unique districts and destinations, in the interest of ensuring that buildings and new development contribute to a vibrant public realm.

Since the Downtown Austin Plan was adopted, a number of developments within the Lower Shoal Creek District have been built that exceed the FAR and maximum height program outlined for the district in the Plan, to the detriment of the quality of life in the district. Also, the proposed project is on a very small site, directly on the banks of Shoal Creek, within the flood plain area. The request for added density at this site not only departs from the Downtown Austin Plan, but seems particularly inappropriate for the specific location on the creek and the scale of the site.

Please let me know if I need to do anything else to be added to the "interest list". My husband, Al Godfrey, shares this email address (and also lives adjacent to the proposed zoning change) and would also be interested in being added to the list.

Thank you.

Laurie Limbacher
(and Alfred Godfrey)
th

800 W, 5 St, #1003
Austin, TX 78703

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From:
To: Rhoades, Wendy
Subject: Fwd: Zoning Case C14-2022-0102 - 506 West Ave
Date: Tuesday, August 16, 2022 2:20:27 PM

*** External Email - Exercise Caution ***

Hi Wendy, I am a longtime owner and resident of Austin City Lofts, adjacent to 506 and 508 West Avenue and am writing to express my concerns with the proposed zoning change to the project. Please add me to your interest list and see my abbreviated list of concerns below with the proposed zoning changes.

The proposed allowance of overnight concrete pours and 24/7 construction mere feet from the bedrooms of ACL and 5th and West would make my unit and more than half of the residences in ACL unlivable for years. My bedroom directly overlooks the properties of 506 and 508 West Avenue.

The City of Austin is in the midst of updating floodplain models and maps of flood risks to help keep Austin's residents safe so this is not an acceptable time to be granting a rezoning variance. A City staff recommendation to approve rezoning of this property to CBD in an area already deemed fully in the floodplain could have dire consequences for the neighboring existing buildings along shoal creek and exacerbate a known area of flooding during heavy rains. For our building there would be no ground space between the two buildings for flood waters to flow and our building would be particularly vulnerable to any diversion of flood water created by such an enormous building. ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water, which would cause safety and structural hazards.

I am extremely concerned about traffic congestion and safety issues that would be generated by a CBD building mid-block on West Avenue. The proposed tower will be a mid-block construction on a short block between W 5th St & W 6th St with traffic lights on either end. The parking garage as planned will have two separate access points (one entrance/one exit) onto a single small street. With the exponentially increased traffic in recent years on West avenue since being extended to Cesar Chavez it is extremely difficult for traffic to turn left into West avenue residences and businesses, and traffic frequently backs up well into 5th Street, blocking pedestrians and 5th Street traffic. 5th Street and West are already a major safety issue due to the high-rise construction at 5th and Nueces that is causing indefinite lane closures. There are also major traffic issues turning to and from 6th street. Every other tower over 230' built or currently under construction in Austin has access to at least two streets. The proposed lot is not sufficient for the level of traffic that would be generated by such a building.

Thank you,
Chris Aidan
800 W 5th St Apt 1104
Austin, TX 78703

From:
To: Rhoades, Wendy
Subject: Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Tuesday, August 16, 2022 2:25:04 PM

*** External Email - Exercise Caution ***

Dear Ms. Rhoades,

As an owner at 800 W 5th I would like to be added to the interested party list.

I have multiple concerns regarding this proposed project including:
-construction in a flood plane region with almost no separation between the buildings
-overnight construction and concrete pouring
-construction of a solid concrete wall for the parking garage only feet away from our balcony, cutting off our light, air flow and channeling water towards our building
-significant increase in traffic without the appropriate roads to support it

Regards
Daniel Conradie

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Tuesday, August 16, 2022 3:30:54 PM

*** External Email - Exercise Caution ***

Hi Wendy,

My name is Shion Deysarkar. My wife, Prema Ratnasingam, and I own and have resided in Austin City Lofts, adjacent to 506 and 508 West Ave, since 2014. I'm writing to express my serious concerns with the proposed zoning changes below.

My wife and I work from home. Our bedroom windows face the north, just beside the 506 and 508 West Ave properties. We have been told that overnight concrete pours and round the clock construction will happen if the properties are built. This would gravely impact our sleep, health, and productivity at work for the entire span of the construction. Our two rescue dogs who are sensitive to noises would also be affected.

More importantly, the long term impact of the new constructions is our biggest concern - specifically the **flood plain variance**. The City of Austin will be updating the floodplain variance thresholds and maps to get the most accurate assessment of flood risk so that they can keep all residents of Austin safe. A city staff recommendation to approve rezoning of this property to CBD would be seen as an encouragement for new development in the floodplain before the City's floodplain revaluation/remapping is completed. This would be incredibly unsafe for the residents of this building and the neighboring buildings. If the new constructions are built, there would be no ground space between our building and the new construction, such that flood waters would have no proper flow area and would accumulate, causing damage to the building and a safety hazard to the overall foundation of the buildings overtime. In fact, our building's board members were warned by a principal with CPM (an Austin construction firm) that the vertical plane of the new construction will collect large amounts of water in the form of blowing rain which would fall on ACL's 5th floor balconies due to a lack of space between the buildings.

Our final concern is **traffic safety**. If the new constructions were to be built, the single road (West Ave) will be overburdened by cars trying to turn into and out of garages from the 5th & West property, Austin City Lofts, Seaholm, the Monarch, the Independent, and the new building. It is already extremely difficult for residents to turn into and out of their garages on regular hours. I was already hit by a car soon after 5th & West started accepting residents. This risk will only increase. Every other condo/tower over 230ft has access to at least two streets rather than a single street.

Please kindly consider all our concerns above and help us, the residents of Austin, who have been treating our city with the utmost respect. We hope that the city officials will take care of us in return and do the responsible thing.

One last note - I do not believe the planned construction will help housing affordability in Austin. The developers clearly want to market homes that are in the $1 million or higher range. This price point is well above what is needed to address the housing issues in Austin.

We should discourage developers from using land that only prevents affordability options.

Best,
Shion Deysarkar
800 W 5th st, 1103,
Austin TX 78703

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Tuesday, August 16, 2022 8:01:53 PM

*** External Email - Exercise Caution ***

Dear Wendy,

Please add my name to the interested party list for Zoning Case C14-2022-0102 - 506 West Ave.

Ann Scango
800 W 5TH ST 704
Austin, TX 78703

I live in the Austin City Lofts building and my unit will be severely impacted by this new development. I have many environmental and safety concerns, as well as quality of life since my unit is north facing.

1) The building's parking garage (solid concrete) wall would abut ACL from the ground up, creating a 10-story, 3-sided "box canyon" around the north facing units of ACL's 14-story building.
2) The restriction of adequate light and air as a result of the 3-sided box canyon.
3) There will be no ground space between the two buildings for flood waters to flow.
4) The proposed development location is entirely within Austin's 25-year floodplain.

Kind Regards,
Ann Scango
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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Wednesday, August 17, 2022 4:39:39 PM

*** External Email - Exercise Caution ***

Hello, Ms Rhoades.

We live in unit 805 of Austin City Lofts. Please add us to the interest list for this zoning case.

As you know, we are currently zoned DMU, and the proposed tower that would abut our building is applying for CBD zoning status.

We **strongly** object to a zoning change for that project. Obviously DMU is more resident-friendly. Our building is oriented east-west, so half our units open to the south, and the other half open to the north. This proposed 500-foot tower would **abut** the north side, thus destroying the air flow, light and view of half of our owners.

We think this whole project is a lousy idea, and we **strongly** oppose a zoning change in the middle of a residential block.

Thank you,

Toni and Ian Inglis

Toni Inglis, MSN, RN CNS (retired), FAAN

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From:
To: Rhoades, Wendy
Subject: Subject: Zoning Case C14-2022-0102 - 506 West Ave
Date: Wednesday, August 17, 2022 8:52:40 PM

*** External Email - Exercise Caution ***

Wendy,

I would like to be added to the "interest list" of the application for rezoning cited in the title above. I live directly next to the 506 West Ave site in the Austin City Lofts.

I am this concerned that this ill-conceived zoning change will enable a planned development which will require additional zoning variance for approval and that will severely adversely affect traffic, noise, and flood control. All are existing and established issues in this area.

Changing the existing zoning from DMU to CBD is a significant and unreasonable change.

Thanks,
Darius Gaskins

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From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Thursday, August 18, 2022 11:28:49 AM

*** External Email - Exercise Caution ***

Dear Wendy,

I'm writing to ensure that my name is included in the list as an interested party in the 506 West Avenue zoning case. I am a resident of 800 W 5th Street. I am opposed to the request for the zoning change of 506 West Avenue to CBD. In addition to my main concern that this area has seen some of the worst flooding in the City of I share the same sentiments other residents in the Austin City Lofts have brought up:

This proposed development location is entirely within Austin's 25-year floodplain.
o There is an ongoing 15-million-dollar project by the City to update floodplain models and maps to better
understand the flood risk and to help keep Austin's residents safe.
A City staff recommendation to approve rezoning of this property to CBD would be seen as an encouragement for new development in the floodplain before the City's floodplain study and remapping is completed.
There will be no ground space between the two buildings for flood waters to flow.
This development will require approval of a variance to the City's floodplain regulations.
o If this variance is granted, the building as planned generates significant concerns for ACL residents about
flood water diversion to surrounding properties.
The ground floor and recreation area of ACL would be particularly vulnerable to any diversion of flood water created by this building.
If the zoning change from DMU to CBD is approved, the following land use changes would be allowed:
o CBD does not have a maximum height. DMU max height is 120'.
o CBD uses include bar/cocktail lounge (Not permitted under DMU).
o Properties zoned CBD may obtain a sound permit to deliver, finish, place, or pour concrete between 7 PM
and 6 AM (Concrete pours are not permitted overnight for DMU zoned properties). That's 24 hours a day
just outside more than half of ACL resident's bedroom windows.
The owner/developer will be requesting a floor-to area (FAR) variance in order to obtain their desired height of
over 500'. FAR is the ratio between gross floor area (in the most basic sense, all enclosed area) and the total lot
size. This FAR variance would extend the current cap of 15:1 to 19.4:1 per site plan discipline reviewer's

comments.

The planned mid-block building is an over 500' luxury apartment tower with a 10-story above ground parking garage on 0.57 acre.

o If built today, this building would be the 8th largest tower in Austin.

The building's parking garage (solid concrete) wall would abut ACL from the ground up, creating a 10-story, 3-sided "box canyon" around the north facing Units of ACL's 14-story building.

o From ACL's northside 5th floor balconies, one will be able to touch their garage wall at the northern edge of these balconies.

o ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in a blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water.

o The restriction of adequate light and air easement as a result of the 3-sided box canyon is a quality-of-life concern.

The proposed tower will be a mid-block construction on a short block between W 5th St & W 6th St with traffic lights on either end.

o The parking garage as planned will have two separate access points (one entrance/one exit) onto a single street.

o Every other tower over 230' built or currently under construction in Austin has access to at least two streets.

o Traffic on this short block of West Avenue often backs up and blocks east/west traffic on W 5th and W 6th streets, snarling traffic and making garage access for ACL and our neighbors at the 5th & West across the street challenging.

The insertion of this over 500' apartment tower atop a 10-story above ground parking garage with two separate access points in the middle of the 500 block of West Avenue will only exacerbate this already difficult and often risky situation.

Thank you for your consideration.

Sincerely,
Cathy

Cathy Nabours

From:
To: Rhoades, Wendy
Subject: Zoning Case C14-2022-0102 - 506 West Ave.
Date: Thursday, August 25, 2022 3:35:19 PM

*** External Email - Exercise Caution ***

Dear Ms. Rhoades,

Please add our names to the interest list for Zoning Case C14-2022-0102 - 506 West Ave.

- Deanna Kaulay
- Greg Hattori

Please see our list of concerns below. This building will have a significant impact on not only our residence, Austin City Lofts, but the entire neighborhood as well.

- This proposed development location is entirely within Austin's 25-year floodplain. There is an ongoing 15-million-dollar project by the City to update floodplain models and maps to better understand the flood risk and to help keep Austin's residents safe.
    - A City staff recommendation to approve rezoning of this property to CBD would be seen as an encouragement for new development in the floodplain before the City's floodplain study and remapping is completed.
- There will be no ground space between the two buildings for flood waters to flow.
- This development will require approval of a variance to the City's floodplain regulations.
    - If this variance is granted, the building as planned generates significant concerns for ACL residents about flood water diversion to surrounding properties.
    - The ground floor and recreation area of ACL would be particularly vulnerable to any diversion of flood water created by this building.
- If the zoning change from DMU to CBD is approved, the following land use changes would be allowed:
    - CBD does not have a maximum height. DMU max height is 120'.
    - CBD uses include bar/cocktail lounge (Not permitted under DMU).
    - Properties zoned CBD may obtain a sound permit to deliver, finish, place, or pour concrete between 7 PM and 6 AM (Concrete pours are not permitted overnight for DMU zoned properties). That's 24 hours a day just outside more than half of ACL resident's bedroom windows.
- The owner/developer will be requesting a floor-to area (FAR) variance in order to obtain their desired height of over 500'. FAR is the ratio between gross floor area (in the most basic sense, all enclosed area) and the total lot size. This FAR variance would extend the current cap of 15:1 to 19.4:1 per site plan discipline reviewer's comments.
- The planned mid-block building is an over 500' luxury apartment tower with a 10-story above ground parking garage on 0.57 acre.
    - If built today, this building would be the 8th largest tower in Austin.
- The building's parking garage (solid concrete) wall would abut ACL from the ground up, creating a 10-story, 3- sided "box canyon" around the north facing Units of ACL's 14-story building.

    - From ACL's northside 5th floor balconies, one will be able to touch their garage wall at the northern edge of these balconies.
    - ACL Board members were advised by a principal with CPM, a local construction program management firm, that the vertical plane of the proposed new building will collect a large amount of water in a blowing rain which would fall on ACL's 5th floor balconies due to the lack of any space between our buildings. The drains on our 5th floor balconies were not designed to handle this uncalculated rainfall water.
    - The restriction of adequate light and air easement as a result of the 3-sided box canyon is a quality-of-life concern.
- The proposed tower will be a mid-block construction on a short block between W 5th St & W 6th St with traffic lights on either end.
    - The parking garage as planned will have two separate access points (one entrance/one exit) onto a single street.
    - Every other tower over 230' built or currently under construction in Austin has access to at least two streets.
    - Traffic on this short block of West Avenue often backs up and blocks east/west traffic on W 5th and W 6th streets, snarling traffic and making garage access for ACL and our neighbors at the 5th & West across the street challenging.
        - The insertion of this over 500' apartment tower atop a 10-story above ground parking garage with two separate access points in the middle of the 500 block of West Avenue will only exacerbate this already difficult and often risky situation.

Thank you for your consideration.

Regards,
Deanna Kaulay
Greg Hattori
Owners/residents #507 Austin City Lofts

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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 participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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 will be published online.

Case Number: C14-2022-0102
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: January 10, 2023, Planning Commission

Clarence C. King
Your Name (please print)

☐ I am in favor
☑ I object

301 West Avenue, #5601
Your address(es) affected by this application ***(optional)***

Clarence C. King — 12/31/22
Signature *Date*

Daytime Telephone **(Optional):**

Comments: Two existing high rises have their parking garage entrance/exits right near the proposed site. Residents leaving these garages are often blocked by normal traffic on West Avenue. Do not want to make things worse

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

From:
To: Rhoades, Wendy
Subject: C14-2022-0102
Date: Monday, January 2, 2023 3:17:12 PM

[You don't often get email from ddhood@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

*** External Email - Exercise Caution ***

Ms. Wendy Rhoades,

Hello. I am writing in response to Case Number: C14-2022-0102, the 506 and 508 West Avenue Project. I just reviewed the Notice Of Public Hearing and some of the online documents. I OBJECT to the proposal.

I live across the street at the 5th & West condominium building and access and egress our building through our West Avenue garage. I work and experience daily the challenges of dealing with the traffic on West Avenue, particularly between 5th and 6th Street. In the morning it borders on insanity in finding a way to safely insert myself into the West Avenue traffic. And often I find in the evening when I am coming home from work, trying to turn left onto West Avenue from 5th Street, the traffic is so backed up on West, that I have to wait 1 or 2 cycles of the traffic light for the West Avenue traffic to dissipate in order for me to then turn onto West, and enter our West Avenue garage.

With this project, I was amazed to find that no Traffic Impact Analysis would be required. Honestly, that just does not pass the commons sense test. All you have to do is observe traffic patterns during the hours when people are going to work and coming home from work in that area. Now that we are more likely back to post-Covid normal work patterns, that conclusion that no TIA is required, should be reconsidered.

In either case, from my perspective approving this project and the resulting added traffic onto West Avenue is not only insane but reeks of biased decision making, if it is approved.

If there is a rational, workable mitigation plan that doesn't contribute to an already intolerable traffic situation, I remain open to considering that. But given the current amount of traffic, I would find it highly unlikely that option exists.

Best Regards,

David Hood
501 West Avenue
Unit 3701
Austin, TX

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View results

Respondent

131 Anonymous

03:09
Time to complete

1. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:
http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm

You can find Planning Commission Agendas here:
http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

C14-2022-0102 – 506 and 508 West Rezoning

2. Your name (providing this information will be part of the public record and will be available online)

Enrique Spindel

3. Your address (providing this information will be part of the public record and will be available online)

4. Your zip code (providing this information will be part of the public record and will be available online)

78701

5. Position on Zoning/Rezoning *

I object

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

This project will destroy beautiful trees. It will increase traffic in the already very narrow West Avenue. This part of downtown cannot sustain such a large project.

View results

Respondent

132 Anonymous

06:23
Time to complete

1. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

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http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

C14-2022-0102 – 506 and 508 West Rezoning

2. Your name (providing this information will be part of the public record and will be available online)

Brian Cutler

3. Your address (providing this information will be part of the public record and will be available online)

501 West Ave

4. Your zip code (providing this information will be part of the public record and will be available online)

78701

5. Position on Zoning/Rezoning *

I object

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

8477783007

7. Comments

West Ave can't handle the additional traffic this development will produce and it will be to close to our Building at 501 West Ave blocking the view of the condos on the West Ave side. It will also create more flooding than we already have by putting up a large building in the flood zone.

View results

Respondent

133 Anonymous

02:16
Time to complete

1. What is the Zoning/Rezoning Case Number? *

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C14-2022-0102 – 506 and 508 West Rezoning

2. Your name (providing this information will be part of the public record and will be available online)

Dustin McQuaide

3. Your address (providing this information will be part of the public record and will be available online)

501 West Ave Apt 3402

4. Your zip code (providing this information will be part of the public record and will be available online)

78701

5. Position on Zoning/Rezoning *

I object

6. Daytime telephone number (providing this information will be part of the public record and will be available online)

(682) 304-0411

7. Comments

There are several trees in this space that must be conserved.

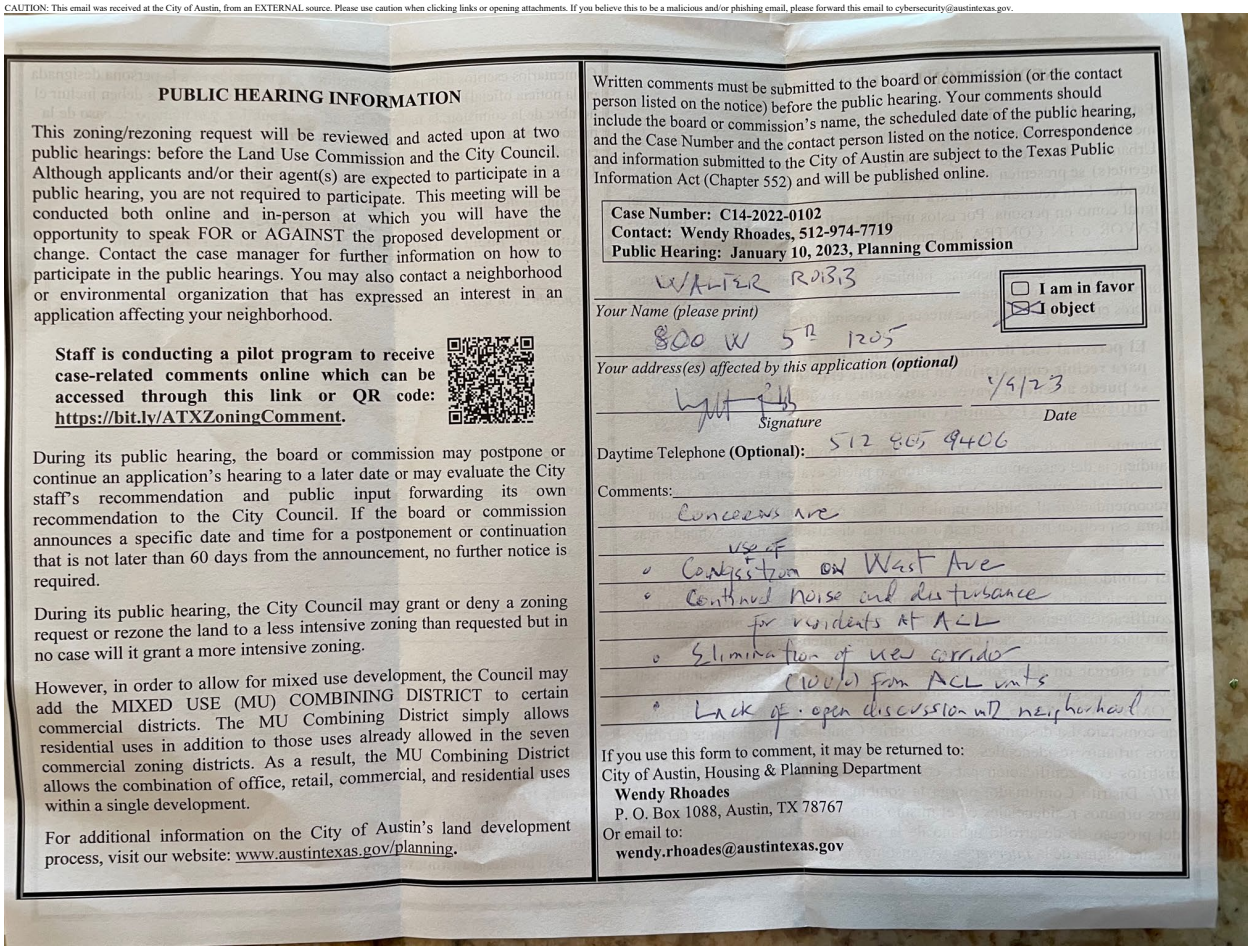
From:
To: Rhoades, Wendy
Cc:
Subject: Proposed zoning change
Date: Monday, January 9, 2023 9:09:51 AM

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*** External Email - Exercise Caution ***

Case number C 14 - 2022 - 0102

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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 participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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 will be published online.

Case Number: C14-2022-0102
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: January 10, 2023, Planning Commission

WALTER ROBB

☐ I am in favor
☒ I object

Your Name (please print)

800 W 5th 1205

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

Signature

1/9/23
Date

Daytime Telephone **(Optional):** 512 965 9406

Comments:

Concerns are
- use of Concession on West Ave
- Continued noise and disturbance for residents at ACL
- Elimination of view corridor (100%) from ACL units
- Lack of open discussion w/ neighborhood

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

Sent from my iPhone

From:
To: Rhoades, Wendy
Subject: Re: Proposed zoning change
Date: Tuesday, January 10, 2023 3:07:30 PM

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*** External Email - Exercise Caution ***

Thank you Wendy.

As someone that has lived in this area for a long time, i am really concerned about the impact of this project on West Ave (which is already overloaded and not wide enough) and the multiple years of ongoing construction that will significantly affect all the residents in Austin CIty Lofts and the adjoining residences. I urge you to look for ways to downsize and/ or mitigate these concerns.

Sincerely yours
Walter Robb
800 W 5 th No 1205

Sent from my iPad

On Jan 9, 2023, at 9:27 AM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Thank you for your email. I will include a copy of it in my staff backup that is forwarded to the Planning Commission and City Council and posted online. For privacy reasons, all email addresses will be redacted or removed, but all other personal information provided in your email will remain unchanged.

Sincerely,
Wendy Rhoades

From: Walter Robb
Sent: Monday, January 9, 2023 9:10 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Walter Robb;; Danielle Pruitt
Subject: Proposed zoning change

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Case number C 14 - 2022 - 0102

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Case Number: C14-2022-0102
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: January 10, 2023, Planning Commission

WALTER ROBB

Your Name (please print)

☐ I am in favor
☒ I object

800 W 5TH 1205

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

Signature

1/9/23

Date

Daytime Telephone **(Optional):** 512 905 9406

Comments:

Concerns are

- use of Concession on West Ave
- Continued noise and disturbance for residents at ACL
- Elimination of new corridor (100') from ACL units
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Wendy Rhoades
P. O. Box 1088, Austin, TX 78767
Or email to:
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Sent from my iPhone

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To: Rhoades, Wendy
Subject: Re: Proposed zoning change
Date: Tuesday, January 10, 2023 3:07:30 PM

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Walter Robb
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Sent from my iPad

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>
> Sincerely,
> Wendy Rhoades
>
> **From:** Walter Robb <wrobb@mac.com>
> **Sent:** Monday, January 9, 2023 9:10 AM
> **To:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
> **Cc:** Walter Robb <walter@stonewallrobb.com>; Danielle Pruitt <danielle@studioimageinc.com>
> **Subject:** Proposed zoning change
>
> [You don't often get email from wrobb@mac.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]
>
> *** External Email - Exercise Caution ***
>
> Case number C 14 - 2022 - 0102
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From:
To: Rhoades, Wendy
Subject: comments for zoning change request from DMU to CBD: Case Number: C14-2022-0102
Date: Tuesday, January 10, 2023 3:34:57 PM

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I live across the street at 501 West Avenue - it is my only and primary residence.

I oppose the request for zoning change from DMU to CBD: Case Number: C14-2022-0102, the 506 and 508 West Avenue Project. I also support a postponement as suggested by our neighbors at Austin City Lofts.

The proposed project will at least double the amount of cars that rely on ingress and egress from onto the 500 block of West Avenue, which is a very short two-lane street between 2 traffic lights at West 5th and West 6th. We already have **extreme** issues getting in and out of our West Avenue parking garage mornings and evenings. The city needs more flexibility in determining if a traffic study is needed prior to rezoning request.

Of particular note is that this project, unlike other high rises, does not border either 5th Street or 6th Street. All of their access is two-lane West Avenue.

Instead of increased height in a DMU zoned property, we need fewer parking spaces. There are plenty of people who would move to a downtown apartment and do not want or require a car. That should be the future of downtown.

I do not state the above concern lightly. I am all for more people living downtown. I have thought hard about the repercussions to grant the request and think it is too much of an ask.

Thank you,

Angela Hovis
501 West Avenue #1601
Austin, Texas 78701
512-431-5222

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OLD AUSTIN NEIGHBORHOOD ASSOCIATION
604 West 11th Street
Austin, TX 78701
www.originalaustin.org

5 July 2022

RE: SP-2022-0092C
Letter of Conditional Support for the redevelopment of 506 and 508 West Avenue, also known as "506 West Residential"

City of Austin
P.O. Box 1088
Austin, Texas 78767

Dear City of Austin:

This letter is submitted on behalf of the Old Austin Neighborhood Association ("OANA") regarding the proposed development located at 506 and 508 West Avenue in Austin, Travis County, Texas 78701 (the "Property").

The Property is currently developed with two restaurants and associated surface parking. A site plan for the redevelopment of the Property has been submitted to the City under Case No. SP-2022-0092C for the approval of a high-rise multi-family development with associated parking and related infrastructure improvements (the "Project").

To construct the Project as designed, it is our understanding that the developer will be required to request City Council approvals of the following items:

- Rezone the Property from Downtown Mixed Use ("DMU") district to Central Business District ("CBD") to allow a building height of approximately 515 feet. As part of the zoning application, the developer has agreed to prohibit the uses that are currently conditional uses or prohibited uses in DMU but permitted in CBD as well as prohibit the ability to pour concrete during non-peak hour periods.
- Increase the allowable FAR from 15:1 to approximately 18:1, and
- Obtain a variance from the floodplain regulations as it relates to safe access to the Property.

OANA board and advisory council members have met with the developer regarding its redevelopment plans, which we believe will be a net benefit to the community and surrounding area. OANA representatives have reached an understanding with the developer that the community benefits resulting from this project will include, subject to City approval, allocating funds generated by the downtown density bonus program, parkland dedication fees, and potentially street impact fees to the Cypress & Shoal Creek Public Space Strategy projects. OANA looks forward to working with the developer's to achieve this result.

Also, the OANA board typically either recommends or requires that the parking for a project such as this be underground as much as possible. Because there is no city code requirement for this project to include parking spaces, OANA conditions its support of the zoning and variance requests on the following:

- OANA requests the applicant reduce the number of parking spaces in the project's parking garage to smallest number that the market will accept.
- OANA requests the applicant commit to decoupling the parking from the residential units, so that residents will have an ongoing incentive to not make use of the parking garage.
- OANA requests the applicant commit to making the parking levels adaptable for residential or other uses so they may be converted to those uses in the future.

Conditioned on these actions by the developer, OANA enthusiastically supports the Project. And respectfully recommends that you approve the zoning change and variance requests mentioned above.

Additionally, in support of our neighbors at Austin City Lofts and their concern regarding the potential negative impact created by rainfall off the new building onto the Austin City Lofts' fifth floor roof deck:

- OANA requests that the applicant makes every effort to modify their proposed design and decouple the new building from the existing Austin City Lofts building by creating or increasing air space between the two buildings.

Should you have any questions please do not hesitate to contact me.

Sincerely,



Ted Siff, President

Board of Directors

Ted Siff, President	**Blake Tollett, Secretary**	**Ray Canfield, Treasurer**	**Katie Jackson**
Perry Lorenz	**Charles Peveto**	**Michael Portman**	**Chris Riley**
Austin Stowell	**Diana Zuniga**	**Perry Horton**	



AUSTIN CITY LOFTS OWNERS ASSOCIATION

800 West 5TH Street
Austin, TX 78703

Dear Planning Commissioners,

The Austin City Lofts Owners Association ("ACL HOA") requests that the Planning Commission hearing for the rezoning case for 506 and 508 West Rezoning (Case Number: C14-2022-0102) for the properties located at 506 and 508 West Avenue be postponed until February 28, 2023.

The Owner of these properties (which are located wholly within Austin's 25-year floodplain) has stated that the reason he is seeking to rezone these properties from DMU to CBD is to increase the density of the proposed development and, to that end, the Owner ultimately intends to construct a building that will have an FAR of greater than 19.4:1 and a height of 550 feet (as reflected in the site plan application submitted by the Owner). Of course, the Owner will also be required to seek a variance to the existing floodplain regulations.

The Board of Directors for the ACL HOA (the "ACL Board"), on behalf of the ACL HOA, seeks to understand how this request to rezone these properties to allow for a significantly denser project than current zoning allows will affect adjacent properties (in particular, the Austin City Lofts building) in terms of Shoal Creek flood water diversion, drainage, proximity (e.g., lack of ground space between the proposed tower and our existing 14-story residential building), and scale/massing of the proposed new development to allow for a significant increase in density over current zoning.

As an example of some of the structural issues at risk of occurring, the ACL Board received preliminary feedback from the managing principal of a local construction program management firm that the vertical plane of the proposed tower will collect a large amount of water in a blowing rain which would fall on 5th floor balconies of the Austin City Lofts building (the "ACL building") due to the lack of space between the two buildings. The drains on the ACL building's 5th floor balconies were not designed to handle this uncalculated rainfall water. This damage could be mitigated by not setting the proposed tower so close to the ACL building, and members of the ACL Board suggested that the project's fire lane be located between the two buildings in order to help mitigate this anticipated damage to the ACL building. Based on the ACL Board's understanding, this is permissible under Code and may be the preferred location, notwithstanding the ACL HOA's desire to have a bit of space between the ACL building and the proposed tower, yet the fire lanes are being placed on the other side of the project, and the reasoning for that is unclear. The ACL Board is also concerned about the depth of the foundation necessary for a tower of this size and whether the close vibration and digging for that foundation will cause structural damage to the ACL building. The ACL Board is in the process of finding a civil engineer who can independently advise them more fully as to the structural damage that will be caused to the ACL building if the proposed development for this property is constructed as planned, and we hope to have an engineer engaged soon so that we can speak with the Owner directly about the full scope of our concerns.

The potential structural damage to the ACL building noted in this letter are just some of the potential issues this new development may cause, and we believe these structural issues will be the direct result of the increased density sought by the Owner in rezoning these properties from DMU to CBD. Accordingly, we kindly request a postponement so that we can more fully evaluate these issues and attempt to mitigate them with the Owner of 506 and 508 West.

Thank you for your consideration of this request.

Austin City Lofts Owners Association
Ian Inglis, President

From:
To: Rhoades, Wendy; Rivera, Andrew
Cc:
Subject: FW: ACL/506 West - Planning Commission
Date: Tuesday, January 10, 2023 10:00:05 AM

*** External Email - Exercise Caution ***

Wendy and Andrew,

See below from Mary Stratman who represents ACL on Item No. 33. We have come to an agreement to postpone the item to the January 24th PC hearing therefore this item should no longer be a discussion postponement. Please confirm receipt of this email.

See you tonight!
Amanda Hendrix

From: Mary Stratmann
Sent: Tuesday, January 10, 2023 9:16 AM
To: Amanda Hendrix; Amanda Morrow; Richard Suttle, Jr.
Subject: ACL/506 West - Planning Commission

Good morning,
ACL is amenable to postponing to the Jan. 24 hearing. Will you please inform staff?

I'll be at the hearing tonight and will try to find you all to introduce myself in person.

Thanks again for your time yesterday – appreciate it.

Mary

ELLIOTT STRATMANN PLLC

Mary Stratmann
Elliott Stratmann, PLLC
2705 Bee Cave Road, Suite 200
Austin, Texas 78746
Phone: (512) 693-2354
Direct: (512) 693-2356
Fax: (512) 646-0744
Email: