

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0172 – 2207 Wickersham Lane

DISTRICT: 3

ZONING FROM: East Riverside Corridor (ERC-Urban Residential Subdistrict)

ZONING TO: East Riverside Corridor (ERC- Neighborhood Mixed Use Subdistrict), and to amend Figure 1-6 (*East Riverside Corridor Hub Map*) to include the entire lot in the Hub boundary and to Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*), to increase the maximum building height up to 120 feet through participation in a development bonus program

ADDRESS: 2207 and 2301 Wickersham Lane

SITE AREA: 11.10 acres

OWNER / APPLICANT: WHC Lake TIC, LLC and WHC Wickersham TIC, LLC

AGENT: Drenner Group, PC (Leah Bojo)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant East Riverside Corridor – Neighborhood Mixed Use Subdistrict (ERC-NMU) district zoning, and to amend Figure 1-6 (*East Riverside Corridor Hub Map*) to include the entire lot in the Hub boundary, and to Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*), to increase the maximum building height up to 120 feet through participation in a development bonus program. For a summary of the basis of Staff's recommendation, please see case manager comments on pages 2 - 3.

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 8, 2023:

June 13, 2023: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO August 8, 2023 [A. WOODS; A. AZHAR – 2ND] (11-0) VC HEMPEL – ABSENT; ONE VACANCY ON THE DAIS*

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

On Wednesday, April 26, 2023, City of Austin staff sponsored a virtual community meeting to provide an opportunity for the neighborhood planning contact team, nearby residents, property owners, and any other interested parties to discuss the zoning change request as well as fulfill the intent of the meeting requirement outlined in Section 25-2-786.02(F)(2) (*Regulating Plan*) of the LDC.

The applicant amended the original zoning application request. The initial rezoning request was for Corridor Mixed Use Subdistrict (ERC-CMU) district zoning, to include the entire lot in the Hub boundary, and to increase the maximum building height up to 120 feet through participation in a density bonus program.

The amended rezoning request is for Neighborhood Mixed Use Subdistrict (ERC-NMU) district zoning, to include the entire lot in the Hub boundary, and to increase the maximum building height up to 120 feet through participation in a density bonus program.

The developer will comply with the Tenant Notification and Relocation Assistance requirements in the City of Austin Land Development Code. [LDC 25-1-712].

On April 12, 2023, the management for the Wickersham property held an on-site meeting with tenants. Currently the applicant will provide a tenant outreach schedule and has provided the following list of Tenant Protection items:

- No leases to be broken
- Moving allowance
- Right to return - first chance at new units
- 180-day notice of demolition
- On-site services to help tenants find new housing or other qualified programs
- Ability to break lease without repercussion once demo permit is filed
- Full refund of security deposit once demo permit is filed
- Last 3 months of rent waived for tenants still in units

CASE MANAGER COMMENTS:

The subject rezoning area is located south of East Riverside Drive at the intersection of Wickersham Lane and Cromwell Circle. It is east of Wickersham Lane across the street from a related zoning case that is also requesting to be rezoned to the ERC-NMU subdistrict (C14-2022-0090). The property currently has 249 units of existing multifamily residences with 35 affordable units at 60% median family income (MFI) and is within the urban residential (UR) subdistrict. The (UR) subdistrict allows for buildings up to 40 feet in height which are not eligible for a development bonus.

Directly to the east are multifamily residences (ERC-UR) on Cromwell Circle; a convenience store, multifamily and duplex residences are to the north along East Riverside Drive and Wickersham Lane (ERC-NMU; ERC-UR; ERC-CMU); multifamily residences are to the

south (MF-2-NP); and multifamily residences are across Wickersham Lane to the west (ERC-UR; MF-2-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant is requesting to rezone the property to the Neighborhood Mixed Use (ERC-NMU) subdistrict, to amend Figure 1-6 (*East Riverside Corridor Hub Map*) to include the entire property in the Hub boundary, and to Figure 1-8 (*East Riverside Corridor Development Bonus Height Map*), to increase the maximum building height up to 120 feet through participation in a density bonus program. ***Please refer to attached Figures.*** The requested amendment would allow the property to be redeveloped with 1100 multifamily residences. Three buildings at 75' in height and one building at 90' in height are proposed. The development would include 75 affordable units. These 75 units will be affordable at 60% of regional median family income for 40 years.

Per Section 5.7 of the East Riverside Corridor Plan, street-facing building facades at the 4th story and above shall be stepped back from the street to maintain a pedestrian scale along the street frontage. The step back shall be a minimum of 10 feet deep. This project is required to comply with this step back standard.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The East Riverside Corridor Regulating Plan created land use districts to help guide development in accordance with proposed transit improvements. The proposed transit improvements, now known as Project Connect's Blue Line Project, maintain the same general alignment and transit center alignment as shown in the ERC Regulating Plan.

This site is located just south of East Riverside Drive which is identified as a Core Transit Corridor within the ERC. The current CapMetro bus system map shows approximately four existing MetroBus routes on Wickersham Lane as well as other regular routes along East Riverside Drive.

The Neighborhood Mixed Use (NMU) subdistrict is a more intensive district as it relates to density and height. Rezoning this lot to the NMU subdistrict and allowing inclusion within the Hub boundary would promote higher density and supports transit development. The northwest edge of the property is located in close proximity to the outer limit of the Pleasant Valley Transit Plaza neighborhood hub. Based on the information above, Staff believes the proposed rezoning change is supported by the East Riverside Corridor Regulating Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	ERC (UR subdistrict)	Multifamily residences (249 units) -35 units @ 60% MFI

<i>North</i>	ERC (NMU, UR and CMU subdistricts)	Multifamily residences; Duplexes; Convenience store; Medical Waste Disposal
<i>South</i>	MF-2-NP	Multifamily residences
<i>East</i>	ERC (UR subdistrict)	Multifamily residences
<i>West</i>	ERC (UR subdistrict); MF-2-NP	Multifamily residences

NEIGHBORHOOD PLANNING AREA: East Riverside Corridor (Pleasant Valley)

WATERSHED: Country Club West Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

The property is within the Del Valle Independent School District.

COMMUNITY REGISTRY LIST:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Crossing Gardenhome Owners Assn. (The),
Del Valle Community Coalition,
Del Valle Independent School District,
East Riverside Corridor Staff Liaison,
Neighborhood Empowerment Foundation,
Riverside Farms Road Neighborhood Assn.,
East Riverside/Oltorf Neighborhood Plan Contact Team,

Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Pleasant Valley,
Preservation Austin,
SELTexas,
Sierra Club Austin Regional Group,
Southeast Austin Neighborhood Alliance

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0090 – 2239, 2239 ½ & 2309 ½ Cromwell Circle	ERC-UR to ERC-NMU	To be scheduled.	To be scheduled.
C14-2020-0056 – 4544 E Oltorf Street	GR-MU-CO to GR-MU-CO with a change in conditions of use	To Deny (07/28/2020).	Case withdrawn prior to City Council notification.
C14-2018-0088 – 2000 Riverside Farms Road	SF-2-NP to LO-MU-CO-NP	To Grant (01/22/2019).	Apvd LO-MU-CO-NP (03/28/2019).

C14-2018-0027 – 4700 E Riverside Drive	ERC-NMU and ERC-UR to ERC-CMU	To Grant (06/11/2019).	Apvd ERC-CMU (10/17/2019).
C14-2012-0114 – 4544 E Oltorf Street	MF-2 to GR-MU	To Grant GR-MU-CO (10/23/2012).	Apvd GR-MU-CO (02/14/2013).

RELATED CASES:

C14-2022-0090: This is the rezoning case that is across the street on 2239, 2239 ½ & 2309 ½ Cromwell Circle. This associated rezoning case is also requesting to be rezoned to the ERC-NMU subdistrict, to be included in the hub boundary, and to increase the maximum building height up to 65 feet through participation in a density bonus program.

The subject rezoning area is described as Chevy Chase South, Phase 4, Section B, Block B, a subdivision recorded in April 1984 (C8-71-124.02.1P/F(84)).

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.

Comprehensive Planning

The applicant is requesting three changes: that the Property be rezoned from ERC-UR to ERC-NMU; that the Property be included in the ERC Hub boundary; and, that the Property be eligible for a development bonus of 120 feet.

2207 Wickersham Lane		
	Current	Proposed
Zoning	ERC Urban Residential (Figure 1-2)	NMU - Neighborhood Mixed Use (Figure 1-11: NMU summary)
	<i>Urban Residential is a residential zone that allows for a range of housing types, including townhouses, rowhouses, condos, or multifamily dwellings.</i>	<i>The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.</i>
Land Use	Multi family residential	

Hub boundary	No (Figure 1-6)	Requesting to be included
	<i>Within the ERC Zoning District, there are four designated Hubs, or areas where the most intensive development within the corridor is encouraged. These areas are centered around major transit centers currently outlined in Project Connect's Blue Line.</i>	
Base Height	40 feet (Figure 1-7)	50 feet (Figure 1-7)
Base FAR	.75:1	1:1
Development Bonus	Height: Ineligible for Development bonus (Figure 1-8) FAR: n/a Public Benefit Options: 6.4.1. directs 25% of bonus area for affordable housing Fee-in-lieu: \$1 per gross bonus square foot for buildings over 90 ft (no in-lieu option under 90') 6.4.2. grants 10 bonus sq ft per 1 sq ft of publicly accessible open space provided 6.4.3. grants 5 bonus sq ft per 1 sq ft of commercial/office space not required by ERC active edge 6.4.4. & 6.4.5. & 6.4.6 grant 5 bonus sq ft per 1 additional sq ft of stormwater/flood mitigation/water quality control 6.4.7. grants 20 bonus sq ft per 1 sq ft of long-term bicycle parking facilities	
Setbacks	Interior Side Yard: 0' Rear Yard: 0' Stepback: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground level building facade line.	
Maximum Impervious Cover	65% or maximum allowed by LDC 25-8	80% or maximum allowed by LDC 25-8
Compatibility Standards	Section 4.2.4 applies to multi-family, commercial, industrial, or PUD uses with a residential density of greater than 12.45 units per acre within 300 ft of a triggering property. Properties within the ERC Hubs will not trigger 4.2.4.(D).	
Street Type	Wickersham Lane roadway type (Figure 1-3) = ERC Pedestrian Priority Collector Proposed street (Figure 1-5) = no; Cromwell Circle, extending from Wickersham Lane to Pleasant Valley Road, is a required new collector street Active Edge (Figure 1-4) = no	

Environmental

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

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

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

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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

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

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

Impervious Cover and Building Coverage

The maximum impervious cover and building coverage allowed by ERC zoning (NMU subdistrict) is 80% [Article 4.2, General Development Standards, Section C].

PARD – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, multifamily with ERC-MU zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended.

The East Riverside Corridor Regulating Plan has specific requirements regarding the eligibility for the development bonus: to be eligible for the bonus, there must be some parkland dedicated as part of the development (cannot be satisfied only through fee in-lieu). See Article 6.4.2 of the Regulating Plan. PARD approval is required to authorize the development bonus.

Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan

General:

A site plan will be required for any new development other than single-family, two-family, or duplex residential.

Any new development is subject to the design standards in Article 4 of the East Riverside Corridor regulating plan. Additional comments will be made when the site plan is submitted.

Demolition:

In the event that demolition or relocation of existing buildings is proposed, the applicant is responsible for requesting demolition or relocation permits at the appropriate stage of the development process. The City Historic Preservation Office will review all proposed building demolitions and relocations. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Please be aware of the tenant notification requirements in 25-1-712 for any demolition of multifamily buildings with five or more occupied units

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. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Wickersham Lane. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Cromwell Circle. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].

This site is subject to the East Riverside Corridor Regulating plan; Wickersham Lane is designated as a Pedestrian Priority Street and is required to provide street trees, 5' minimum clear width, and 7' minimum planting zone width adjacent to the site along Wickersham Lane at time of site plan (ERC Figure 3-2).

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Wickersham Lane	Level 3	80'	50'	43'	Yes	Yes	Yes
Cromwell Circle	Level 1	58'	50'	43'	Yes	No	Yes

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.

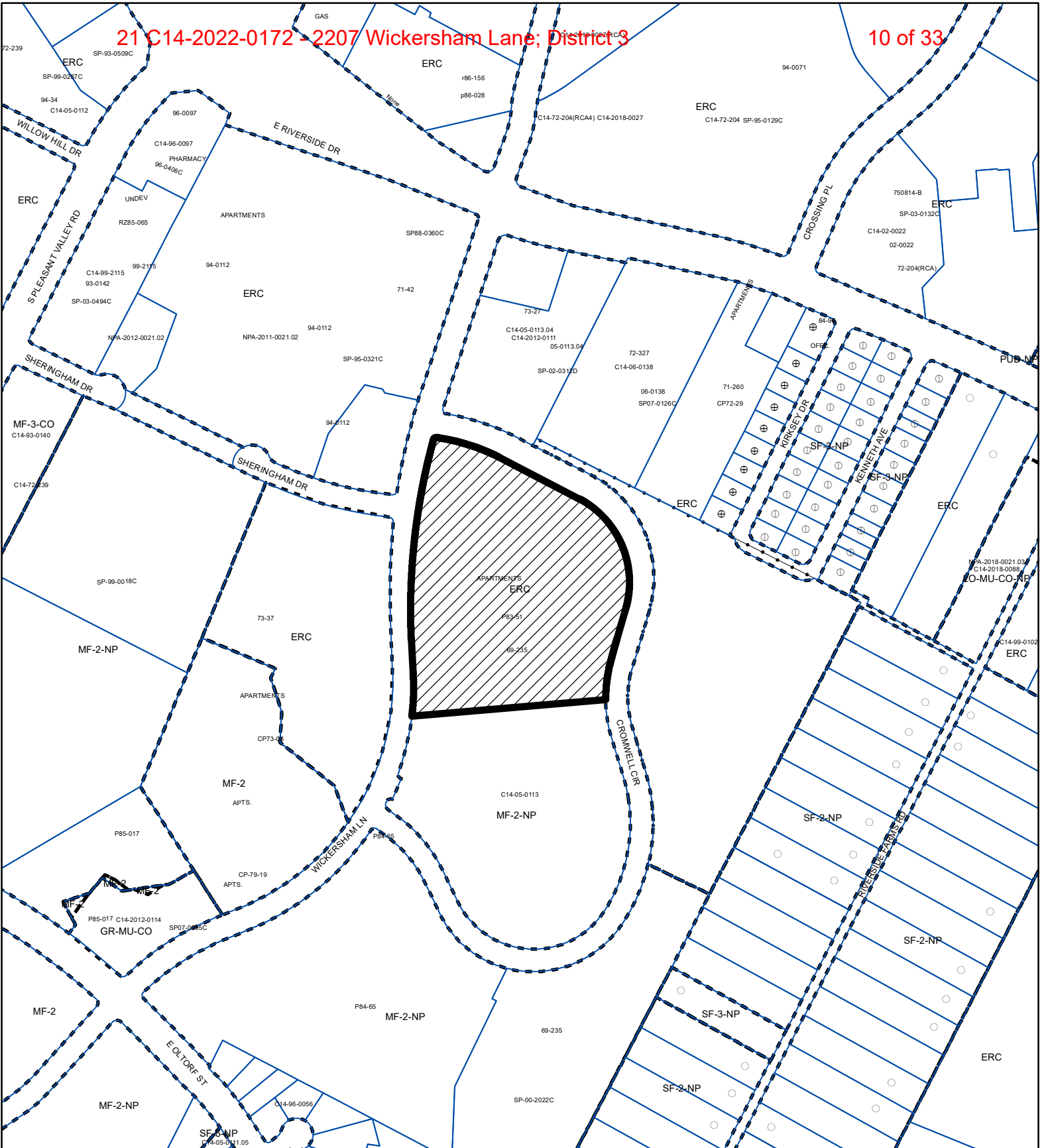
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

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

Applicant's Summary Letter
Applicant's Amendment Letter

Figure 1-2: East Riverside Corridor Subdistrict Map
Figure 1-6: East Riverside Corridor Hub Map
Figure 1-8: East Riverside Corridor Development Bonus Height Map
Figure 1-11: Neighborhood Mixed Use (NMU) – Development Standards Summary

Correspondence Received



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0172

EXHIBIT A

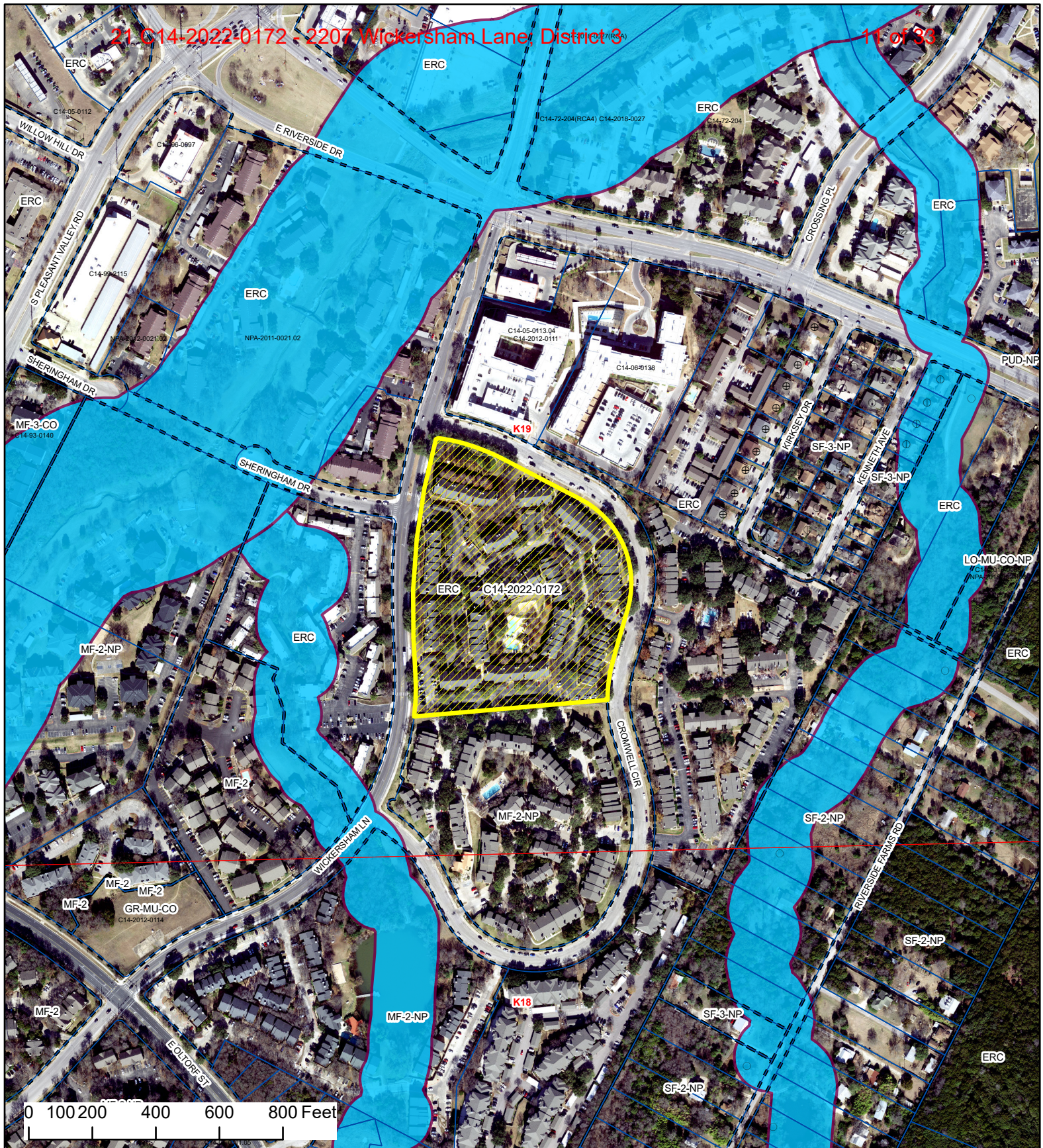


1" = 400'

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

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

Created: 12/12/2022



2207 Wickersham Lane

EXHIBIT A-1

ZONING CASE#: C14-2022-0172
 LOCATION: 2207 & 2301 Wickersham Ln
 SUBJECT AREA: 11.1 Acres
 GRID: K19
 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: 12/22/2022

Leah M. Bojo
lbojo@drennergroupp.com
512-807-2918



November 11, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 2207 Wickersham Lane – Zoning application for the approximately 11.10-acre property located at 2207 Wickersham Lane in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled 2207 Wickersham Lane and is approximately 11.10 acres of land, located at the southeast corner of Wickersham Lane and Cromwell Circle. The Property is in the full purpose jurisdiction of the City of Austin.

The Property is currently zoned ERC–UR (East Riverside Corridor – Urban Residential Subdistrict). The requested rezoning is from ERC–UR to ERC–CMU (East Riverside Corridor District – Commercial Mixed-Use Subdistrict per Exhibit 1-2 of the ERC Regulating Plan). We are also requesting that the Property be included in the ERC Hub boundary (Exhibit 1-6 of the ERC Regulating Plan) and be eligible for a development bonus of 120 feet (Exhibit 1-8 of the ERC Regulating Plan). The Property is currently developed as multifamily residential.

The purpose of the rezoning is to allow for higher density multifamily residential development with increased height in order to better support the housing and transit goals of the East Riverside Corridor Master Plan. The Property is located within a designated Town Center in the Imagine Austin Plan in order to support both housing and transit.

The Property is within the East Riverside/Oltorf Combined Neighborhood Planning Area, adopted November 16, 2006. The neighborhood plan was adopted with a future land use map of special regulating district and a neighborhood plan amendment application is therefore not required.

The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA determination waiver dated October 20, 2022, and executed by Joan Minyard.

Leah M. Bojo
lbojo@drennergroupp.com
512-807-2918



Please let me know if you or your team members require additional information or have any questions.
Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo".

Leah M. Bojo

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)

Leah M. Bojo
lbojo@drennergroupp.com
512-807-2918



June 30, 2023

Ms. Lauren Middleton-Pratt
Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 2239 Cromwell Circle (C14-2022-0090) & 2207 Wickersham Lane (C14-2022-0172) –
Respective zoning applications for the approximately 12.20-acre property located at 2239
Cromwell Circle West (the “Cromwell Property”) and 11.10-acre property located at 2207
Wickersham Lane (the “Wickersham Property”) in Austin, Travis County, Texas

Dear Ms. Middleton-Pratt:

As representatives of the owner of the Cromwell Property and Wickersham Property, we respectfully submit this letter to clarify the amendments to the zoning applications currently under review and assigned case numbers C14-2022-0090, submitted to the City of Austin on June 30, 2022, and C14-2022-0172, submitted to the City of Austin on December 5, 2022, respectively.

The Cromwell Property and Wickersham Property are both currently zoned ERC–UR (East Riverside Corridor – Urban Residential Subdistrict). The original requested rezonings for the properties were from ERC–UR to ERC–CMU (East Riverside Corridor District – Commercial Mixed-Use Subdistrict), via an amendment to Exhibit 1-2 of the ERC Regulating Plan. The properties also requested to be included in the ERC Hub boundary and eligible for a development bonus with a maximum height of 120 feet via amendments to Exhibits 1-6 and 1-8 of the ERC Regulating Plan, respectively.

On February 28, 2023, we amended both property’s zoning applications from the originally submitted request of the Commercial Mixed Use (CMU) subdistrict to the Neighborhood Mixed Use (NMU) subdistrict, while maintaining the request that the properties to be included in the ERC Hub boundary and eligible for a development bonus with a maximum height of 120 feet.

On June 8, 2023, after discussions with nearby neighbors, a request was made to amend the maximum development bonus height on the Cromwell Property down, from 120 feet to 65 feet. Both properties maintain their requests for the NMU subdistrict designation and to be included in the boundaries of the ERC Hub, with maximum height development bonus’ of 65 feet on the Cromwell Property and 120 feet on the Wickersham Property. No other changes are proposed at this time.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo".

Leah M. Bojo

cc: Joi Harden, Planning Department (*via electronic delivery*)
Nancy Estrada, Planning Department (*via electronic delivery*)

FIGURE 1-2: East Riverside Corridor Subdistrict Map

Identifies the subdistrict for each property within the ERC boundary.

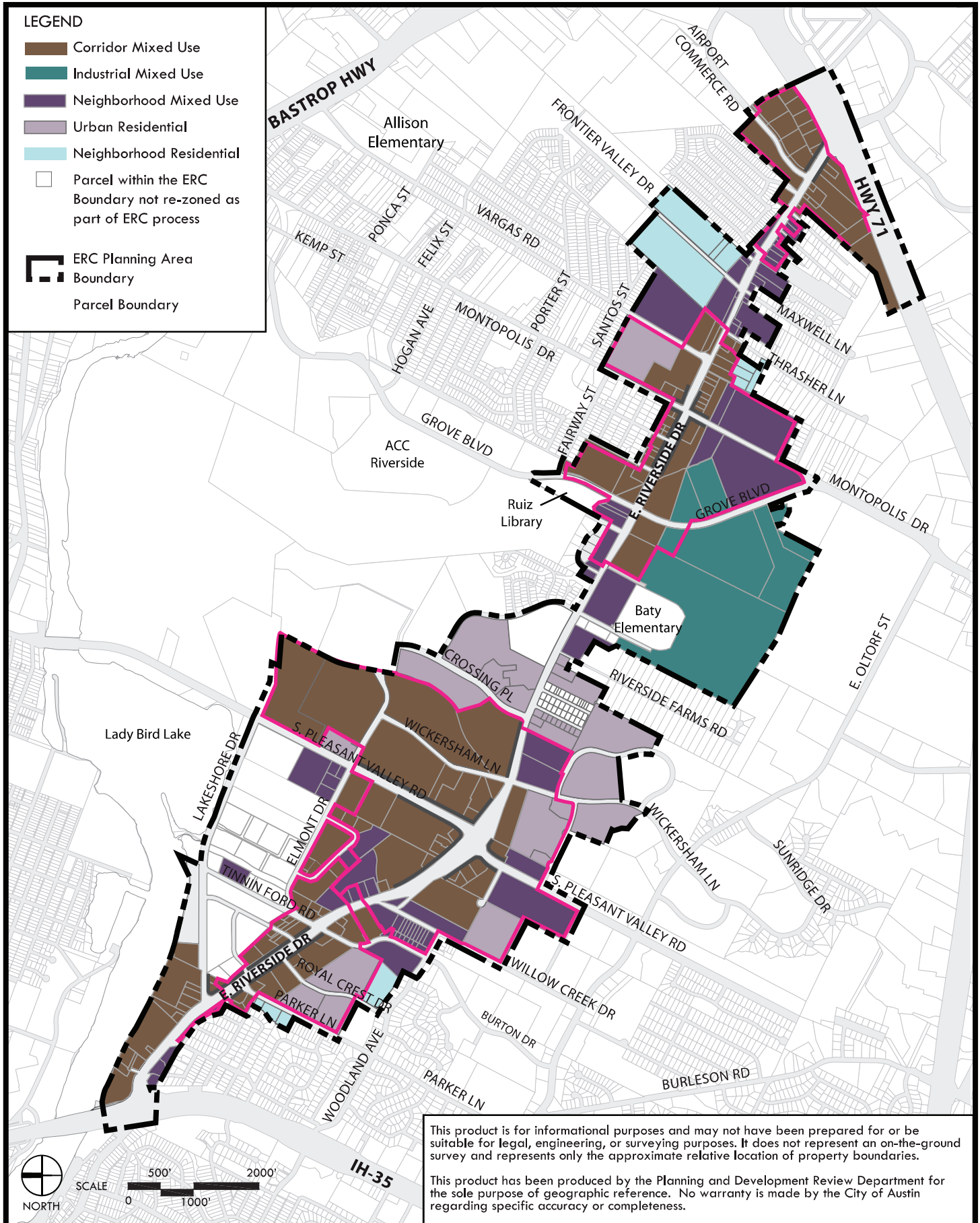
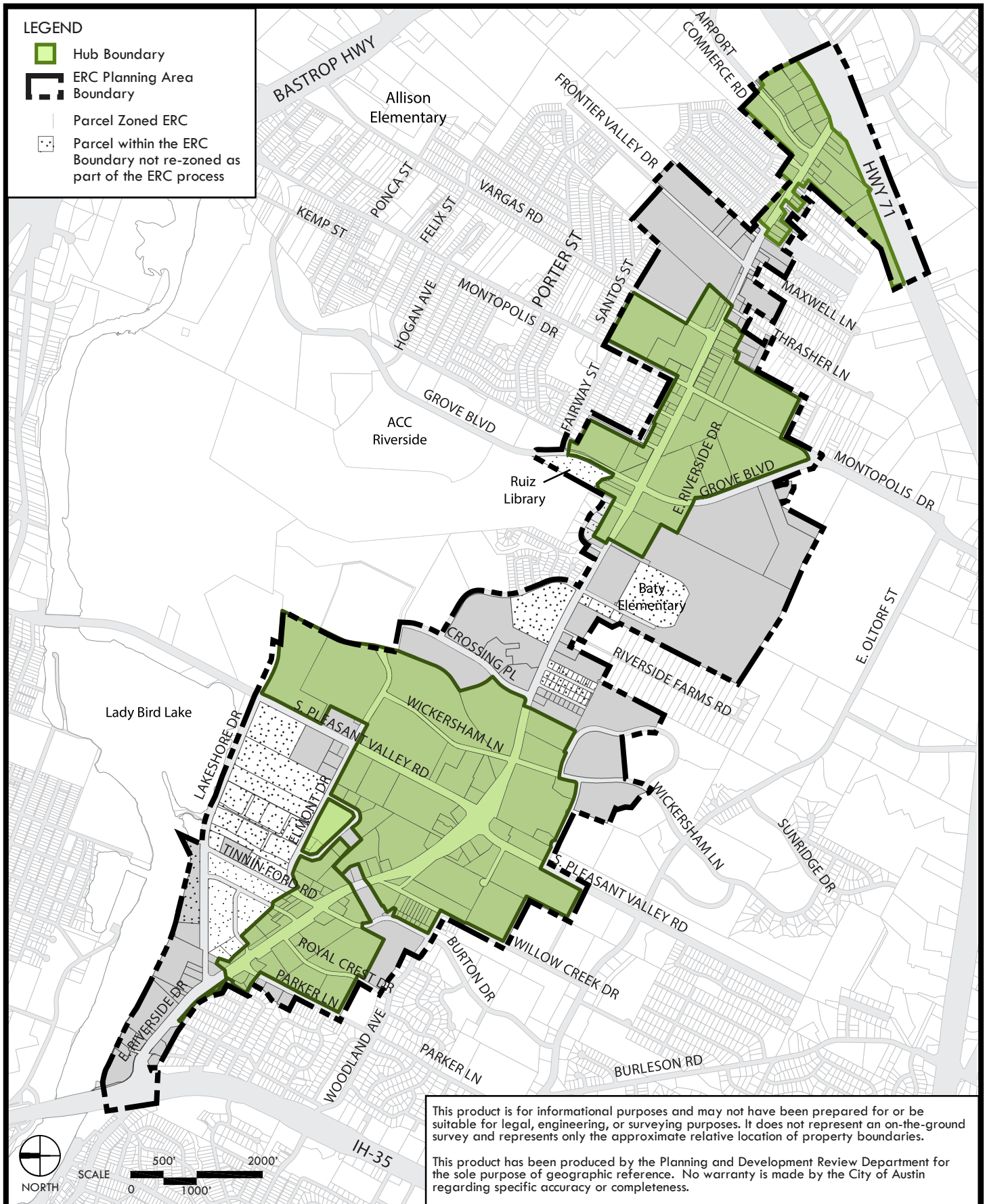


FIGURE 1-6: East Riverside Corridor Hub Map

This map shows the Hubs within the ERC boundary. Properties located within a Hub are eligible for additional entitlements as outlined in Article 6.



This map shows eligible properties and maximum heights allowed with a development bonus.

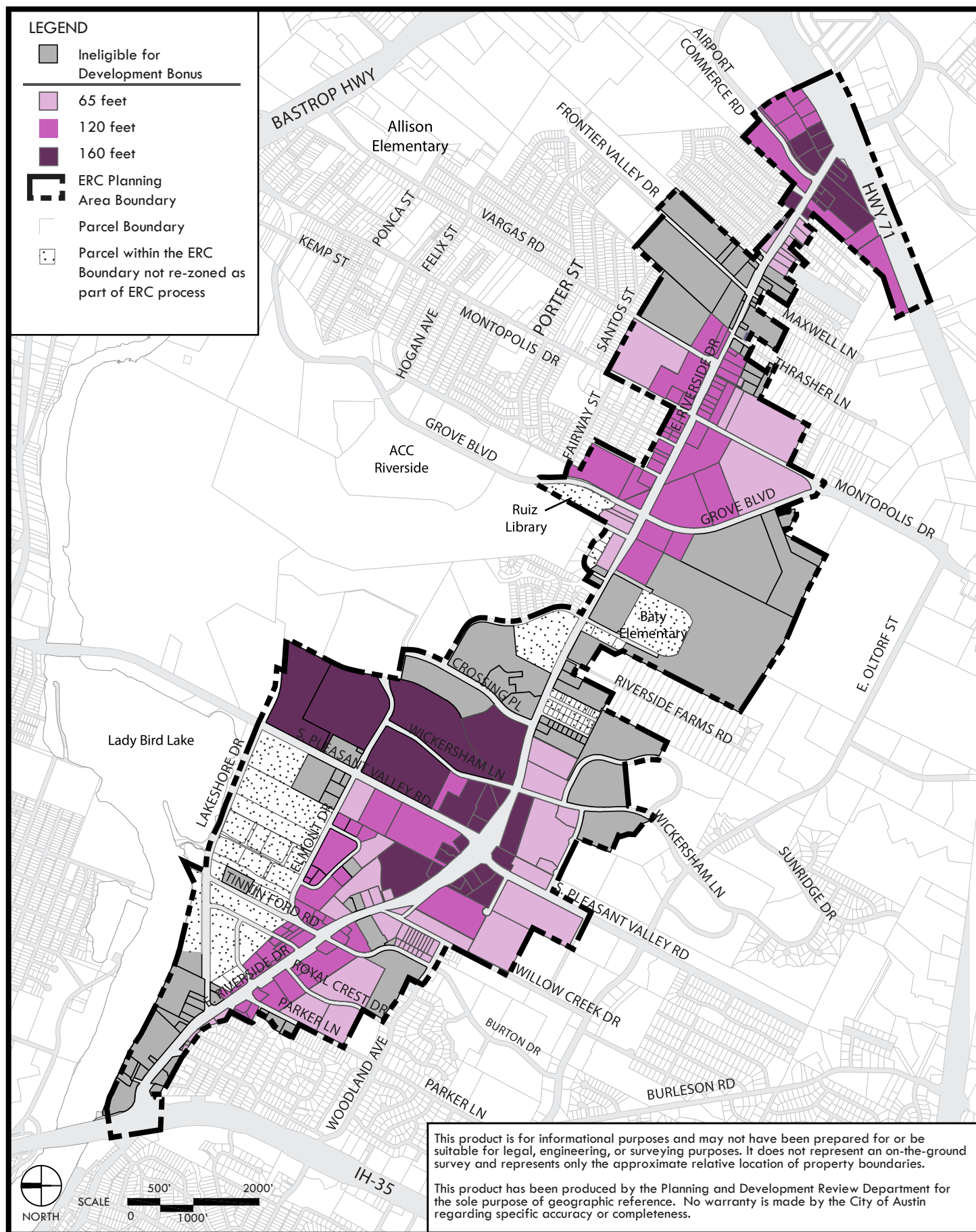
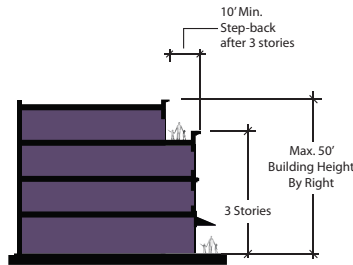




Figure 1-11: Neighborhood Mixed Use (NMU)
Summary of NMU Subdistrict Development Standards

Lot Size		Floor to Area Ratio (FAR)	<h2>NEIGHBORHOOD MIXED USE (NMU) SUBDISTRICT</h2> <p>The Neighborhood Mixed Use Subdistrict provides for mid-rise residential with neighborhood-oriented retail and smaller employers. It is intended to have opportunities for attached residential and smaller-scale commercial uses.</p> <div><p>ABOVE: Typical height limit and step back requirements for buildings within the Neighborhood Mixed Use (NMU) Subdistrict.*</p><p>*Max. Building Height with a Density Bonus is established on Figure 1-8.</p></div>	CMU																			
CMU	Minimum Lot Size: 1,600 sf Minimum Lot Width: 20'	Maximum Floor-to-Area Ratio (FAR) by Right: 1:1 Desired minimum FAR: 60% of maximum FAR by right. Note: Additional building height may be granted in exchange for the provision of public benefits. Maximum FAR waived with a development bonus. Development bonus criteria and standards are detailed in Article 6.		IMU																			
	Minimum Setbacks																						
IMU	Front and Street Side Yard*: No ground-level front yard or side yard setbacks are required. Instead, development must meet the building placement standards in Section 4.3.																						
NMU	Interior Side Yard: 0' Rear Yard: 0'	Building Height Maximum Building Height: 50 feet Maximum Building Height with Development Bonus: See Figure 1-8.		NMU																			
UR	Upper-Story Building Facade Street-Side Step-backs: The building facade at the fourth story and above must be stepped back a minimum of 10 feet from the ground-level building facade line.			UR																			
NR	* If the street right-of-way is less than 60 feet in width, see Section 4.3.3.C.	Compatibility See Section 4.2.4 for compatibility standards.	NR																				
Building Placement																							
Building placement determined by Roadway type and Active Edge Designation. *See Fig. 1-3 for Roadway Type designation and Section 4.3 for design requirements.		 <p>ABOVE & BELOW: Examples of development similar to that allowed in the Neighborhood Mixed Use Subdistrict.</p> 	<h3>Neighborhood Mixed Use (NMU) Land Use Summary*</h3> <table><tr><th colspan="2">Land Use</th></tr><tr><td>Residential, attached</td><td>Permitted</td></tr><tr><td>Residential, detached</td><td>Not Permitted</td></tr><tr><td>Smaller-scale Retail (less than 50,000 sq. ft.)</td><td>Permitted</td></tr><tr><td>General Retail</td><td>Not Permitted</td></tr><tr><td>Office</td><td>Permitted</td></tr><tr><td>Warehousing & Light Manufacturing</td><td>Not Permitted</td></tr><tr><td>Education / Religion</td><td>Permitted</td></tr><tr><td>Hospitality (hotels/motels)</td><td>Permitted</td></tr><tr><td>Civic Uses (public)</td><td>Permitted</td></tr></table> <p>*The table above provides a summary only of land uses permitted within the Neighborhood Mixed Use Subdistrict. See Section 2.3.3. for a complete list of permitted land uses.</p>	Land Use		Residential, attached	Permitted	Residential, detached	Not Permitted	Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted	General Retail	Not Permitted	Office	Permitted	Warehousing & Light Manufacturing	Not Permitted	Education / Religion	Permitted	Hospitality (hotels/motels)	Permitted	Civic Uses (public)	Permitted
Land Use																							
Residential, attached	Permitted																						
Residential, detached	Not Permitted																						
Smaller-scale Retail (less than 50,000 sq. ft.)	Permitted																						
General Retail	Not Permitted																						
Office	Permitted																						
Warehousing & Light Manufacturing	Not Permitted																						
Education / Religion	Permitted																						
Hospitality (hotels/motels)	Permitted																						
Civic Uses (public)	Permitted																						
Maximum Impervious Cover																							
Impervious Cover: 80% or Maximum Allowed by LDC 25-8.																							

From: [Paloma K](#)
To: [Estrada, Nancy](#)
Subject: PS Re: C14-2022-0090 & C14-2022-0172 (Cromwell & Wickersham)
Date: Sunday, July 23, 2023 11:45:09 PM

PS, correction to 4th paragraph of my email of 7/22/23 below about Wickersham Lane: Wickersham Lane does not have a bus lane. Wickersham Lane has only one motorized vehicular lane in each direction, a Left turn lane and bike lanes.

Thank you for your assistance,

Paloma Kennedy

On Sat, Jul 22, 2023 at 9:50 AM Paloma K wrote:

Hi Nancy,

Please add this information to my prior comments from the impacted neighborhood, adjoining homeowner, about the Drenner request for change in zoning on the Cromwell and Wickersham properties I have sent since 2022.

I agree with NMU designation to accommodate needed increased housing, including more affordable units for our area of town.

However, I do NOT agree with including these properties in the Hub. Not only has very extensive prior planning been done to work out a compatible development plan along the E Riverside corridor, but these properties do not meet the definition of being easily accessible for people using public transportation, whether it is the long time utilized bus system, or the proposed light rail, which is definitely still in limbo and won't be completed, if at all, for many years.

There will be an increased number of individuals and families anyway with a NMU zoning change that will be using the bus system. Wickersham Lane, the only street giving vehicular and pedestrian access for these properties to Riverside Dr. and Oltorf, is narrowed to only one vehicle in each direction, North and South, plus the bus/bike lane. Giving these properties a Hub designation will even more exacerbate the already congested traffic.

I urge the Planning Commission to limit the increase in height and expanded number of affordable multifamily units to only the NMU zoning. Please do NOT include them in the Hub.

Thank you, Nancy, for all your help on these zoning cases.

Sincerely,
Paloma Kennedy
2308 Riverside Farms Rd.
Austin, TX 78741

From:
To: [Rhoades, Wendy](#)
Subject: Public Hearing : Case Number C14-2002-0090
Date: Thursday, January 12, 2023 1:06:46 PM

You don't often get email from alexander@worldentertainmentinc.com. [Learn why this is important](#)

*** External Email - Exercise Caution ***

Hello,

I object, to this rezoning.

Not only have you scheduled the public hearing right before the holiday, the apts at Patten West's Mailboxes have been out of commission for months, and finally as of Jan they have repaired them for normal service, which means your notices have not been received by many residents.

The idea that you would tear down these apts, and build townhouses is frankly directly Gentrification, the people who live in this area just experienced not only being displaced by the winter storms of 2021 and 2022, they have been last to get any services from Water, to plumbers to repair pipes. Rezoning this area will only serve the real-estate owners and builders, not the community, as it will just give them another reason to increase the rent in the area, which in turn increases the market overall....KEEP ALL OF AUSTIN in mind when you propose these things.

Cheers,

Alexander "Alex" Ford

World Entertainment Inc. /Artist Manager

Knife Fight Media/ Catalog Manager

PO BOX #3095

Sea Bright, NJ 07760

1920 E. Riverside Dr

STE A120, #297

Austin, TX 78741

Office: 1-(732)-747-2988
Cell: 1-(732)-995-1844
FAX: 1-(732)-747-3357
SKYPE: AlexanderKFM

From: [chris.grigassy](#)
To: [Estrada, Nancy](#); [chris.grigassy](#)
Subject: Re: C14-2022-0090 & C14-2022-0172 -- NO!!
Date: Saturday, June 3, 2023 7:58:33 AM

*** External Email - Exercise Caution ***

Subject: NO on Both C14-2022-0090 & C14-2022-0172 (Cromwell & Wickersham)

Hello Ms Estrada,

We met at your very useful Microsoft Team meeting recently. Thank you. Please tell your staff team to recommend a solid No vote by The Planning Commission and The City Council on both of these cases! Expanding one of the EROC Hubs to include these two properties would clearly allow the developers to ruin the two adjacent residential neighborhoods. I have lived on, and owned, an adjacent residential lot for over 40 years. I'm 78 years old, and plan live out my life right here!

Please let me know you got my input, and please help save our established, relatively low-income neighborhoods!

Thank you, Chris

Chris Grigassy at 2304 Riverside Farms Road, 78741

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From: [MICHAEL ALAN KAUFMAN](#)
To: [Estrada, Nancy](#)
Subject: Against the proposal
Date: Thursday, July 6, 2023 2:52:26 PM

External Email - Exercise Caution

I object to the Cromwell Circle and Wickersham properties being pulled into the Pleasant Valley/E. Riverside Transit Hub in direct violation of what the ERC Plan designated. Those Hubs were created in anticipation of light rail being built along Riverside. At this time, there is no rail line and there won't be for almost a decade, if at all. At best, this move is premature and at the expense of existing neighborhoods.

Thanks,
Michael Kaufman

Sent from my iPhone

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From: [Zakiya Bookert](#)
To: [Estrada, Nancy](#)
Subject: Opposition Registration to Hub Inclusion
Date: Saturday, July 8, 2023 9:12:50 AM

External Email - Exercise Caution

Hello Nancy. I'm a resident on Kirksey that would be deeply affected by the changes made by the inclusions of the Cromwell and Wickersham projects into the Hub by the Drenner Group. I strongly oppose this development decision and would recommend against the applicant in this case. The ERC transit hubs were created with developers in mind, but majorly intended to protect the integrity of existing neighborhoods. This current proposal only serves the developers and not those of the citizens that would be displaced by the applicant's request.

Best regards

A Kirksey Neighbor

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From: [Bob Conevery](#)
To: [Estrada, Nancy](#)
Subject: Subject: # C14-2022-0090 (Cromwell) & C14-2022-0172 (Wickersham)
Date: Thursday, July 6, 2023 12:39:11 PM

External Email - Exercise Caution

Dear Ms. Estrada,

I live on Riverside Farms Road and I oppose the applicant's proposal to move the Cromwell Circle and Wickersham properties into the Pleasant Valley Transit Hub. As I understand it, the Hubs were created to allow dense and high development around proposed transit stops, but also to protect existing neighborhoods from intrusion. Arbitrarily moving these two properties into the Hub is contrary to the whole purpose of the ERC Plan. Please recommend against this proposal.

Sincerely;
Bob Conevery

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From: [Kim Ehardt](#)
To: [Estrada, Nancy](#)
Subject: # C14-2022-0090 (Cromwell) & C14-2022-0172 (Wickersham)
Date: Friday, July 21, 2023 5:05:59 PM

External Email - Exercise Caution

To Ms. Estrada & Team,

I oppose moving the Cromwell Circle and Wickersham properties into the transit Hub. This goes against the intent of the ERC Plan and penalizes existing neighborhoods.

Thank you,
Kim Ehardt

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From: [Karen Foulois](#)
To: [Estrada, Nancy](#)
Subject: cases # C14-2022-0090 (Cromwell) & C14-2022-0172 (Wickersham)
Date: Monday, July 10, 2023 12:43:50 PM

External Email - Exercise Caution

Ms. Estrada,

I object to the Cromwell Circle and Wickersham properties being pulled into the Pleasant Valley/E. Riverside Transit Hub, in direct violation of what the ERC Plan designated. While both properties are within the ERC boundary, they are not within a 1/4 or 5-minute walk from the proposed transit stop, as specified by the ERC Plan. Additionally, those Hubs were created in anticipation of light rail being built along Riverside. At this time, there is no rail line and there won't be for almost a decade, if at all. The ERC transit hubs were created to allow options for developers but also intended to *protect* the existing neighborhoods. This proposal goes against the intent of the ERC Plan and *penalizes* existing neighborhoods.

Please recommend against the applicant in this case.

Respectfully yours,
-Karen Foulois
2205 Riverside Farms Rd

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From: [Deborah Peacock](#)
To: [Estrada, Nancy](#)
Subject: # C14-2022-0090 (Cromwell) & C14-2022-0172 (Wickersham)
Date: Thursday, July 6, 2023 1:05:24 PM

External Email - Exercise Caution

Dear Ms. Estrada;

Please know that I join those opposed to moving the Cromwell Circle and Wickersham properties into the transit Hub.

There are many other parcels within the ERC boundary and existing hubs that are ripe for development and density bonuses.

The hubs were created for a reason and should remain intact.

Best regards,

Deborah Peacock



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From: [John Estrada, Nancy](#)
To: [John Estrada, Nancy](#)
Subject: I oppose the requested expansion of height restrictions for cases # C14-2022-0090 (Cromwell) & C14-2022-0172 (Wickersham)
Date: Sunday, July 9, 2023 1:02:03 PM

External Email - Exercise Caution

Hi Nancy,

I have lived on Riverside Farms Road since 2007 and am absolutely appalled that the developments proposed on Cromwell and Wickersham are trying to circumvent the ERC plan by building developments in excess of the 50-foot height limit. I respectfully ask that you do whatever you can to ensure that this violation of the ERC plan is not permitted.

I have many concerns about this and will just highlight my most critical ones here:

- 1) This development is trying to circumvent the ERC plan by requesting inclusion in the transit Hub when the properties are clearly outside it.
- 2) If this development is allowed to circumvent the ERC plan, it will set a bad a precedent and will encourage others to follow suit.
- 3) I have driven the neighborhood all the way to Highway 71 toward the airport looking for other examples of large buildings being built next to single family homes and could find no examples that would be nearly as egregious as what these developments are proposing, especially since the elevation of the Cromwell development is already significantly higher than most single-family homes on Riverside Farms Road. At 65 feet, their buildings on the hill overlooking Riverside Farms Road would loom over our neighborhood by over 80 feet, given the natural disparity in elevation.
- 4) In my opinion this development is trying to use the promise of providing more housing for low-income households to justify their height increase when they will actually likely be displacing more low-income households than they would be accommodating. So in my opinion, the low-income households would be better off if no new development were built at all (especially given that all the current residents would have to be displaced for an extended period of time during the construction process). It seems obvious to me that the development is wanting to build as high as possible so they can maximize profits by selling as many high-priced units with views of the city as possible.
- 5) The road infrastructure is not in place to handle the additional traffic that would be generated by this proposed development. The only current outside access of these properties goes through Wickersham. Within the last couple years, Wickersham was decreased from a four-lane road to a two-lane road (to accommodate bike lanes). That alone has significantly exacerbated traffic problems. I have witnessed firsthand how long it takes to unload **multiple school busloads** of small children on Wickersham. I can't stress enough how bad this traffic problem currently is, so I urge you and city planners to try driving down Wickersham during rush hour, especially when these school buses are loading or unloading. It can literally take ten minutes to drive a block if you get stuck behind those buses, even if there were no other traffic. I myself had an accident on Wickersham due to back-up on the street. I fear that the developers may want to turn Kirsey Drive and Kenneth Avenue into through streets to help address this problem, which would destroy the ambiance of that neighborhood.

I had brought this issue number 5 up in the initial public meeting held about this proposed development and plan to raise the issue again on August 8.

In summation, I beg you to do whatever you can to prohibit development of buildings in excess of 50 feet for these properties.

Respectfully,

John Stearle
2207 Riverside Farms Road

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From: [Linda Watkins](#)
To: [Estrada, Nancy](#)
Subject: # C14-2022-0090 (Cromwell) & C14-2022-0172 (Wickersham)
Date: Saturday, July 8, 2023 2:13:01 PM

External Email - Exercise Caution

I oppose both of these rezoning applications.

The ERC Plan was created to permit greater development while **preserving existing single-family neighborhoods, single-family neighborhoods that currently border both the eastern and northern edges of these parcels.**

Moving these two properties into the Hub "violates the intent of the ERC plan" which established a measured and stepped down approach to allow development WHILE protecting established neighborhoods

Please do not let this happen and become a precedent for future development.

Linda Watkins
2407 Riverside Farms Road
Austin, TX 78741

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From: [Matthew Whitt](#)
To: [Estrada, Nancy](#)
Subject: Cases # C14-2022-0090 (Cromwell) & C14-2022-0172 (Wickersham)
Date: Wednesday, July 5, 2023 1:18:31 PM

External Email - Exercise Caution

Good afternoon Ms. Estrada,

I own and live at 2406 Riverside Farms Rd, and am writing about the referenced case numbers requesting changes to zoning to allow larger developments to the west of our neighborhood. I'd like to register my opposition to the proposed inclusion of these properties in the transit hub. They are not located in along E. Riverside Dr. and allowing this kind of development would violate the intent of the ERC plan. The ERC plan is meant to promote development along the major transit corridor, while protecting and preserving existing neighborhoods. These requested changes would do the opposite of that.

Please kindly include me on any interested parties communications in the future concerning these 2 cases.

Respectfully yours,
Matthew Whitt

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From: [Roslyn Hypolite](#)
To: [Estrada, Nancy](#)
Subject: C14-2022-0090 Cromwell and C14-2022-0172 Wickersham
Date: Friday, July 7, 2023 3:55:07 PM

External Email - Exercise Caution

While I support affordable housing and know increased development is necessary, arbitrarily moving properties into a hub when they do not meet the ERC plan criteria- 1/4 mile or 5 minute walk is absolutely WRONG!

Anna Hypolite
5128140256

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From: [Egbert Laurent](#)
To: [Estrada, Nancy](#)
Subject: C14-2022-0090 Cromwell and C14-2022-0172 Wickersham
Date: Friday, July 7, 2023 3:31:01 PM

External Email - Exercise Caution

I oppose moving the Wickersham and Cromwell Circle properties into the transit hub. This goes against the intent of the ERC Plan and penalizes existing neighborhoods.

Egbert Laurent
2206- 3 Riverside Farms Rd., Austin, TX. 78741

512-619-0229

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