

NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**NEIGHORHOOD PLAN:** Brentwood/Highland Combined (Brentwood)**CASE#:** NPA-2023-0018.02**DATE FILED:** February 17, 2023**PROJECT NAME:** Koenig**PC DATE:** September 26, 2023

August 8, 2023

July 25, 2023

ADDRESS/ES: 1911, 2001, 2003, 2005 and 2007 W KOENIG LN and 1902, 1904, 1906 Ullrich Avenue**DISTRICT AREA:** 7**SITE AREA:** 1.6522 acres**OWNER/APPLICANT:** GDC-NRG, LLC (Adam Moore)**AGENT:** Alice Glasco Consulting (Alice Glasco)**CASE MANAGER:** Maureen Meredith**PHONE:** (512) 974-2695**STAFF EMAIL:** Maureen.Meredith@austintexas.gov**TYPE OF AMENDMENT:****Change in Future Land Use Designation****From:** Mixed Use/Office and Single Family **To:** Multifamily Residential**Base District Zoning Change****Related Zoning Case:** C14-2023-0018.02**From:** LO-MU-NP and SF-3-NP**To:** MF-6-NP**NEIGHBORHOOD PLAN ADOPTION DATE:** May 13, 2004**CITY COUNCIL DATE:** TBD**ACTION:****PLANNING COMMISSION RECOMMENDATION:**

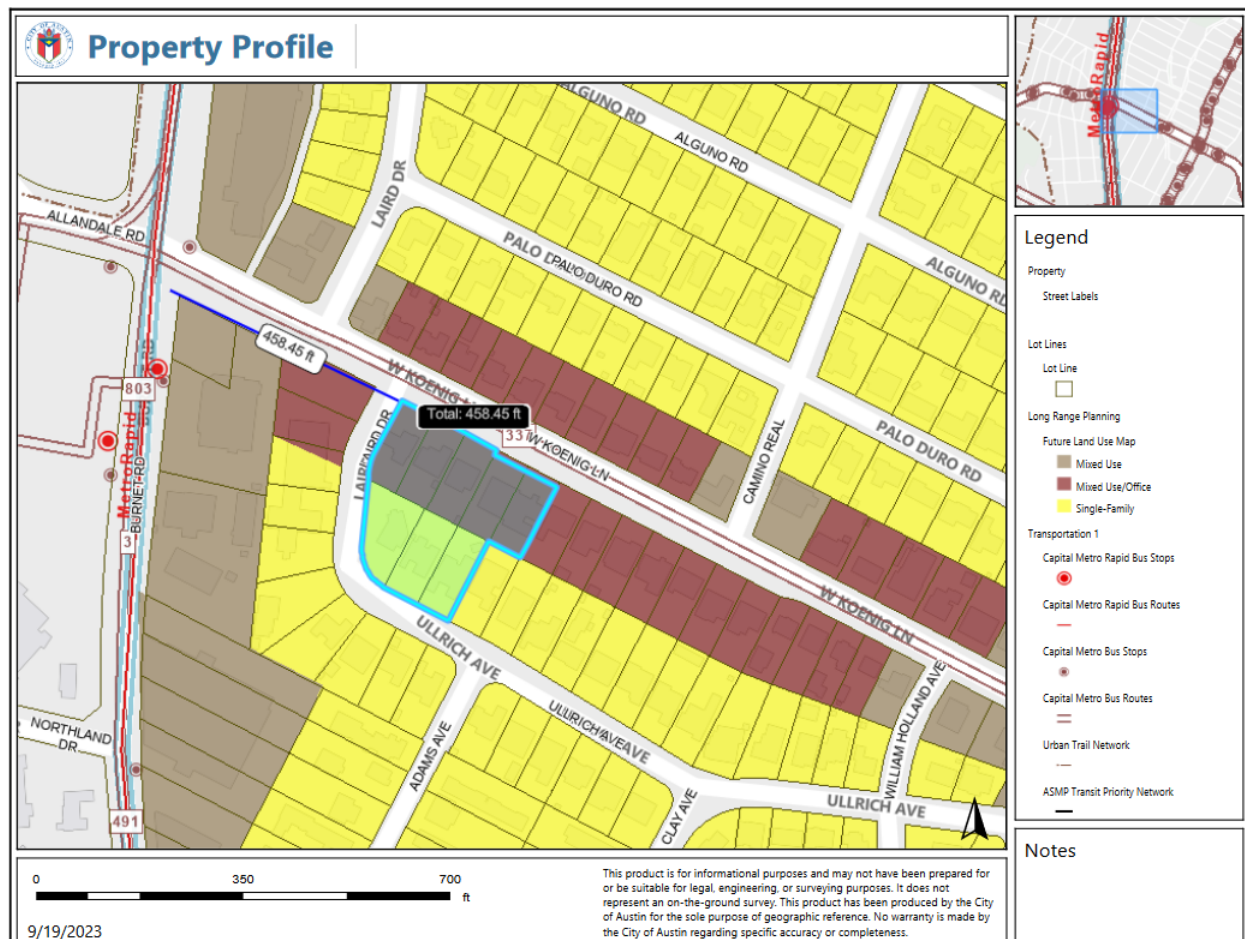
September 26, 2023- (action pending)

August 8, 2023 – Postponed to September 26, 2023 on the consent agenda at the request of staff. [A. Azhar – 1st; F. Maxwell – 2nd] Vote: 10-0 [J. Mushtaler and T. Shaw absent. Alberta Shaw not on dais pending completion of membership requirements].

July 25, 2023 – Postponed to August 8, 2023 on the consent agenda at the request of staff. [A. Woods – 1st; J.P. Conolly -2nd] Vote: 11-0 [J. Mushtaler absent. One vacancy on the dais].

STAFF RECOMMENDATION: Staff supports the applicant's request for Multifamily Residential land use.

BASIS FOR STAFF'S RECOMMENDATION: The property is located within 500 feet of Burnet Road, which is an activity corridor as designated on the Imagine Austin Growth Concept Map where more dense developments can be supported. Burnet Road is a major corridor with public transportation options. Multifamily Residential land use is appropriate in this location.



The Brentwood/Highland Neighborhood Plan supports higher density uses along major corridors. This property is within 500 feet of the Burnet Road.

Land Use Goals

1. Preserve and enhance the single-family residential areas and housing opportunities for persons with disabilities.
2. Maintain existing civic and community institutions.
3. Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighborhood and mixed-use development on major corridors to enhance this diversity.
4. Preserve locally owned small businesses in the neighborhood and encourage new ones that are walkable and serve the needs of the neighborhood.
5. Focus higher density uses and mixed-use development on major corridors, and enhance the corridors by adding incentives for creative, aesthetically pleasing, pedestrian-friendly redevelopment.
6. Improve affordability of home-ownership and rental properties.

Major Corridors

Another important goal of the neighborhood plan is to focus higher-density uses and mixed-use on the major corridors, mainly Burnet Road and Lamar Blvd. One purpose of this goal is to accommodate new residential growth in the neighborhood while still maintaining the existing character and scale of the interior single-family areas. Another purpose is to encourage pedestrian-oriented commercial and mixed-use redevelopment on these major corridors. In keeping with this goal the Future Land Use Map designates Burnet and Lamar as commercial mixed-use. The neighborhood plan also provides incentives for mixed-use redevelopment by allowing the Neighborhood Urban Center special use in certain locations

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

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

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;
2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

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

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

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas.

PROPOSED LAND USE ON THE PROPERTY

Multifamily Residential - Higher-density housing with 3 or more units on one lot.

Purpose

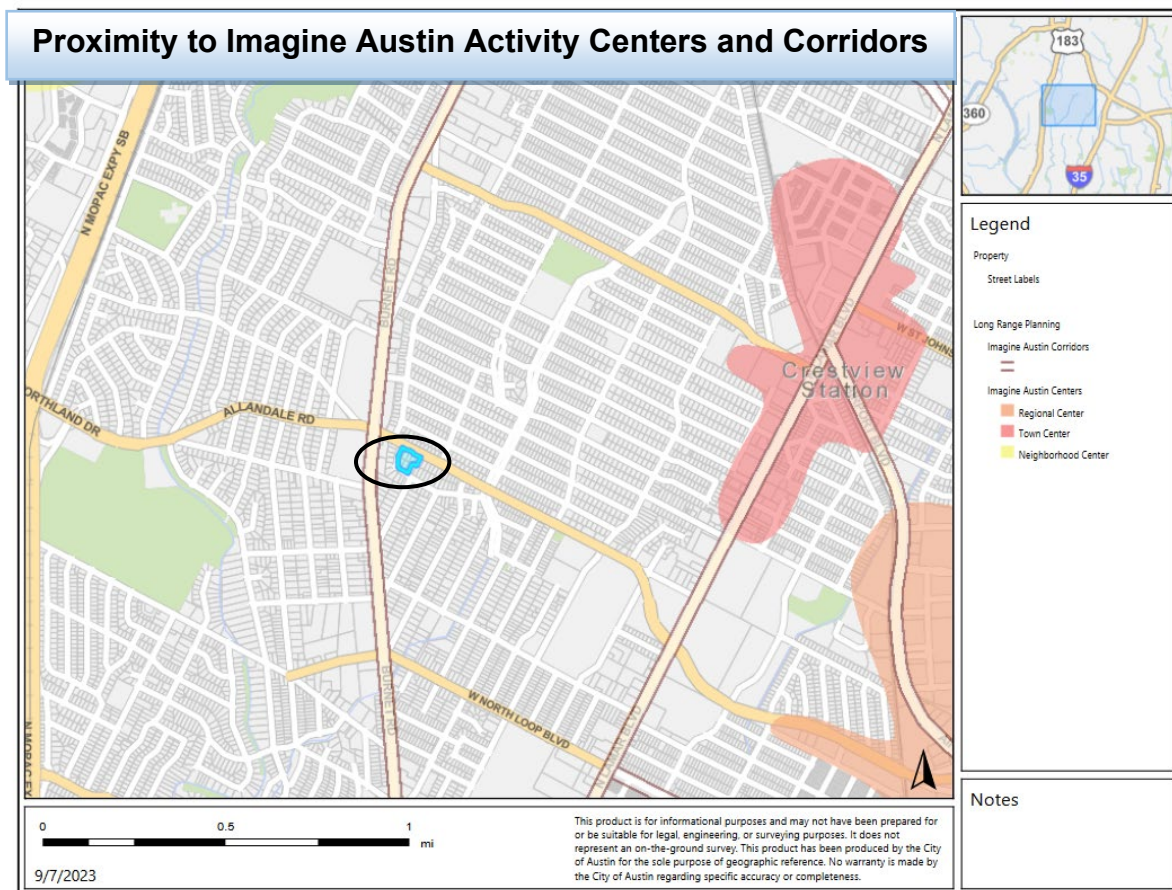
1. Preserve existing multifamily and affordable housing;
2. Maintain and create affordable, safe, and well-managed rental housing; and
3. Make it possible for existing residents, both homeowners and renters, to continue to live in their neighborhoods.
4. Applied to existing or proposed mobile home parks.

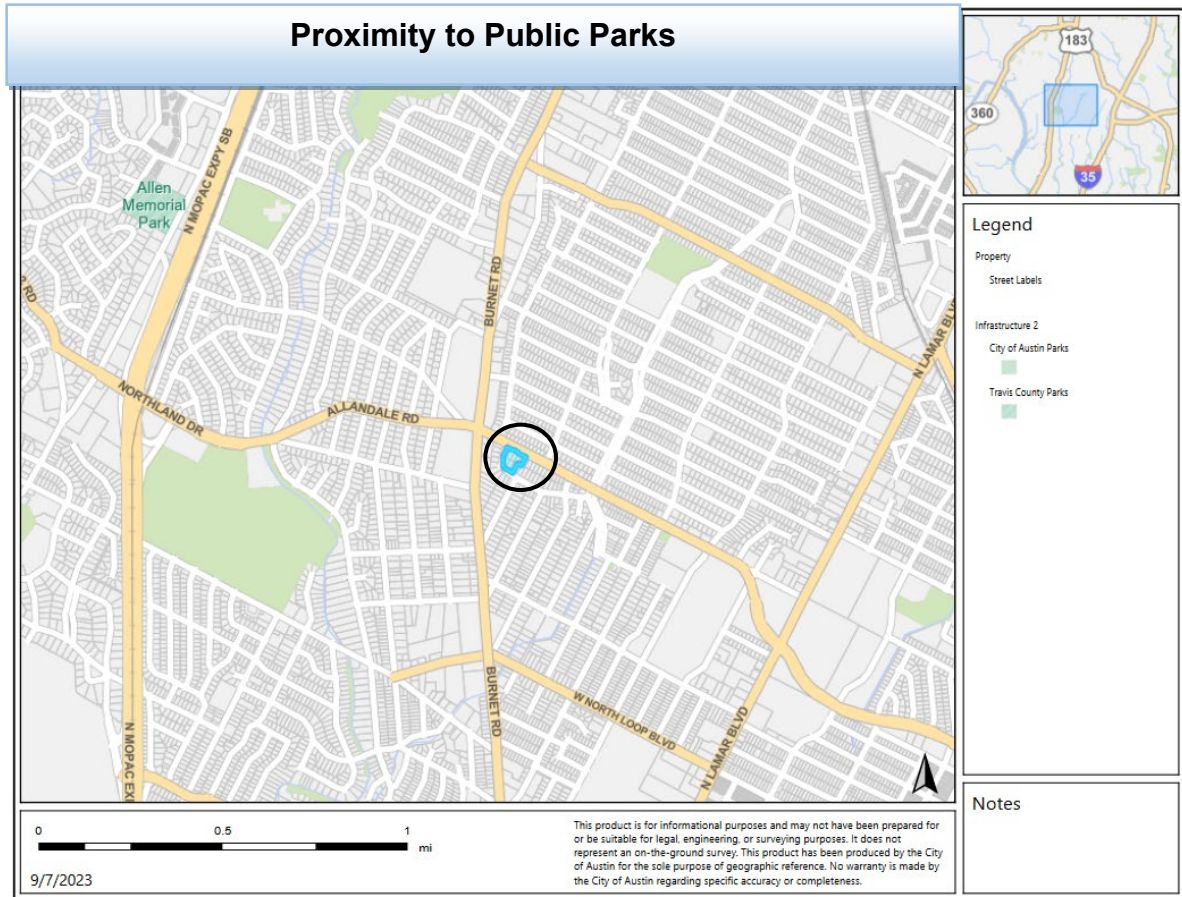
Application

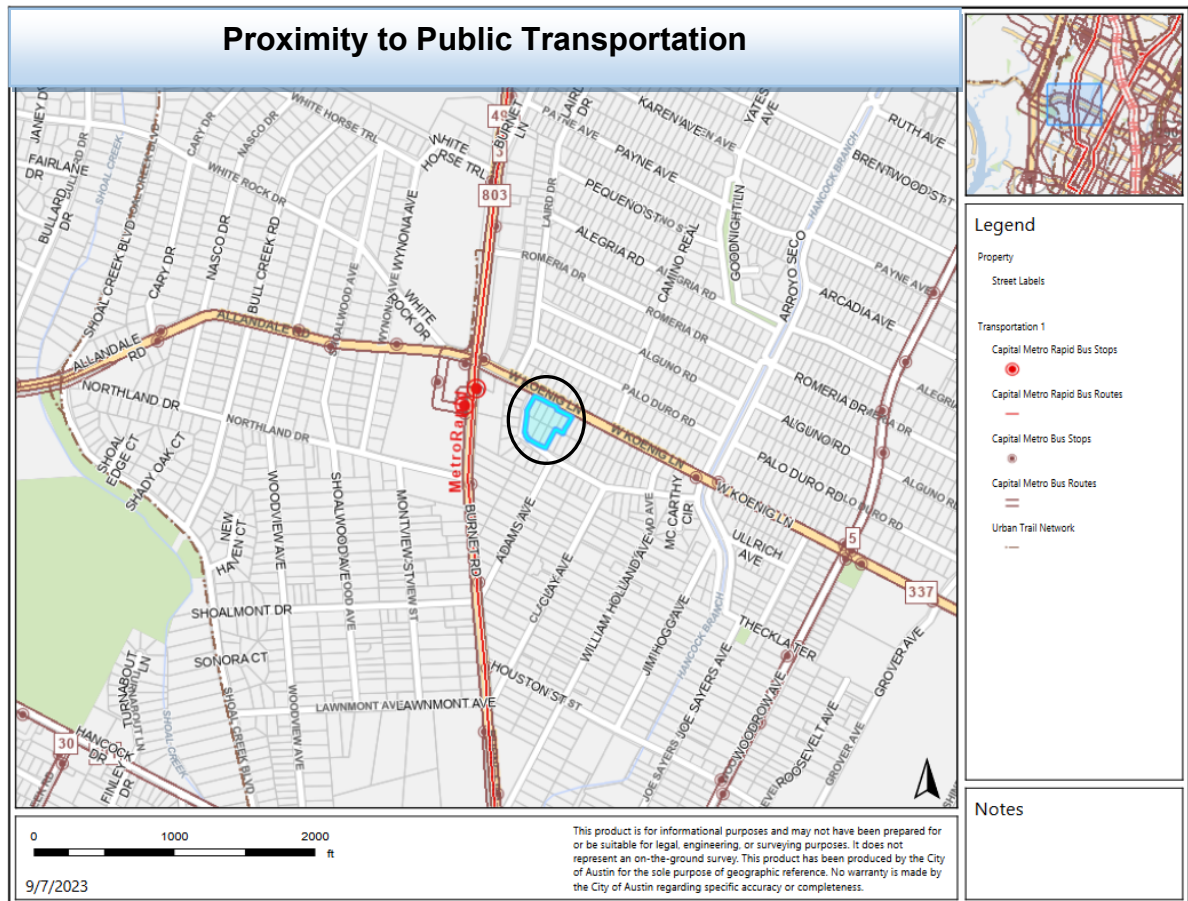
1. Existing apartments should be designated as multifamily unless designated as mixed use;
2. Existing multifamily-zoned land should not be recommended for a less intense land use category, unless based on sound planning principles; and
3. Changing other land uses to multifamily should be encouraged on a case-by-case basis.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Yes	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: <ul style="list-style-type: none"> • Within 500 feet of Burnet Road, an activity corridor
Yes	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Bus routes along Burnet Road and West Koenig Lane
Yes	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalks on West Koenig Lane and Burnet Road
Yes	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Yes	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.3 miles from HEB on Burnet Road
Yes	Connectivity and Education: Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> • Capitol School of Austin • Northwest Montessori School • Lamar Middle School
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> • 1.1 miles from Brentwood Neighborhood Park • 0.9 Northwest Recreation Center
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Yes	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint. <ul style="list-style-type: none"> • Proposed 120 multifamily residential units
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
7	Number of "Yes's"
Imagine Austin Priority Program PUD Specific Bonus Features	

n/a	Public Space Features and Public Art: Incorporates public space features and/or public art into project (Ex: plazas, streetscapes, gardens, and other people-friendly spaces where different ages can socially interact).
n/a	Integrates and/or Expands Green Infrastructure: Preserves or expands Austin's green infrastructure (ex: parkland, community gardens, green streets, creeks, stormwater features that mimic natural hydrology) into the urban environment and transportation network.
n/a	Protects the Environment: Reduces greenhouse gas emissions, water, energy usage, and/or increases waste diversion.
n/a	Protects Environmentally Sensitive Lands: Protects Austin's natural resources and environmental systems by limiting land use and transportation development over or near environmentally sensitive areas, preserves open space, and protects natural resources more than ordinance requirements.
n/a	Water/Wastewater Infrastructure: Sustainably manages Austin's water resources and stream corridors through on-site use of storm water, effective landscaping, flood mitigation, and other low-impact development techniques more than ordinance requirements.
PUD zoning is not proposed	Total Number of "Yes's"







IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

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

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

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

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

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

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

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

BACKGROUND: The plan amendment application was filed on February 17, 2023 which is is-cycle for neighborhood planning areas located on the west side of IH-35.

The applicant proposes to change the land use on the future land use map from Mixed Use/Office and Single Family to Mixed Use land use for a multifamily development.

The applicant proposes to change the zoning on the property from LO-MU-NP (Limited Office district – Mixed Use combining district – Neighborhood Plan) and SF-3-NP (Family Residence district – Neighborhood Plan) to MF-6-NP (Multifamily Residence Highest Density district – Neighborhood Plan). For more information on the proposed zoning, see case report C14-2023-0019.

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on April 17, 2023. The recorded meeting can be found here:

<https://publicinput.com/neighborhoodplanamendmentcases>. Approximately 449 meeting notices were mailed to people who have utility account or own property within 500 feet of the subject tracts, in addition to neighborhood and environmental groups who requested notification for the area. Two city staff members attended the meeting from the Planning Department, Maureen Meredith and Kathleen Fox. Alice Glasco, from Glasco Consulting, the applicant's agent and Adam Moore, the applicant, attended the meeting along with 27 people from the neighborhood.

Below are highlights from Alice Glasco's discussion about the plan amendment and zoning case. No PowerPoint presentation was made.

- Proposed 120 multifamily residential units.
- Maximum height is 40 feet above grade.
- Compatibility standards will apply.
- The proposed zoning is MF-6-NP. We need MF-6 zoning for the FAR to get 120 units.
- We could not build to 90 feet of building height because of the adjacent single-family zoning.
- There will be a mix of 1, 2, and 3-bedroom apartments.
- A TIA is triggered with 400 units, so a TIA is not required.

Q: Do you have any renderings of the proposed development?

A: No. Renderings are not required at zoning.

Q: Will there be a flood review?

A: This will be done at the site plan stage. A detention pond will be required.

Q: How many residents will be created with 120 units?

A: We don't have a projected number of residents.

Q: Without the proposed MF-6-NP zoning, how many units could you get with the existing zoning?

A: We could develop with Affordability Unlocked without a change in zoning, but it requires different financing tools. It's difficult to get financing with 50% of the units affordable.

Q: Could you do a TIA even though it's not required for the sake of the neighborhood?

A: At the site plan stage, the ASMP will assess street impacts if triggered.

Q: How many parking spaces will be provided per unit?

A: 1.5 parking spaces per bedroom, and then it's based on the number of units.

Q: Do you know where you plan to put the entrance of the parking garage?

A: There will be two entrances, one on Koenig and another on Ullrich.

Q: Could you put a 40-foot max. building height on a Conditional Overlay. Also, with Affordability Unlocked you could get 135-foot max. building height with no compatibility required and no parking requirements.

A: We are not pursuing Affordability Unlocked.

Q: What are your primary motivations for rezoning? Is it an economic benefit?

A: To provide needed housing in Austin.

Q: Could you have a viable project building on only the lots facing Koenig?

A: We need the lots to the south so we can have a parking garage.

Q: Will you provide sidewalks?

A: Yes, along our property lines.

Q: Can you develop the project with a zoning other than MF-6-NP?

A: We will look if there are other zoning options to make the project work.

Comments:

- Parents who have children in the adjacent schools are concerned about the apartment complex being in proximity to the schools. We are concerned that the renters won't be vetted so they are not a danger to the students.

Applicant Summary Letter from Application

ALICE GLASCO CONSULTING

February 1, 2023

Rosie Truelove, Director
Housing & Planning Department
1000 E 11th Street, Suite 200
Austin, Texas 78702

RE: 1911, 2001, 2003, 2005 and 2007 W. Koenig Lane and,
1902, 1904, & 1906 Ullrich Avenue

Dear Rosie:

I represent GDC-NRG, LLC the y owner of the above referenced property. There are two cases being submitted for the site – a plan amendment (FLUM change to the Brentwood/Highland Combined Neighborhood Plan) and rezoning. The proposed FLUM change, and rezoning are as follows:

Current FLUM Land Use: Mixed Use/Office and Single Family

Proposed FLUM Land Use : Multifamily

Current Zoning: LO-MU-NP and SF-3-NP

Proposed Zoning: MF-6

Justification For Plan Amendment and Rezoning

Land Use Goal 3: Encourage a mixture of compatible and appropriately scaled business and residential land uses in the neighbored and mixed-use development on major corridors to enhance this diversity.

Rationale: the proposed multifamily housing will add to the diversity of housing along Koenig Lane.

Land Use Goal 6: Improve affordability of home ownership and rental properties.

Rationale: the proposed MF-6 zoning will enable the developer to add housing in the neighborhood that is reasonably priced.

Rosie Truelove, Director
Housing and Planning Department
RE: 1911, 2001, 2003, 2005 and 2007 W. Koenig Lane and,
1902, 1904, & 1906 Ullrich Avenue

Please let me know if you have any questions or need additional information.

Sincerely,

Alice Glasco, President
AG Consulting

Cc: Joi Harden, Zoning Division Manager, City of Austin
Maureen Meredith, Neighborhood Planner

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

From: Greg

Sent: Friday, March 31, 2023 9:16 AM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Bill Spiesman Barbara McArthur <>; latoncarr@

Subject: Case Number: NPA-2023-0018.02 (1911 W KOENIG LN) — BNPCT (Brentwood)

Hi Maureen,

Yesterday, March 30, 2023, at 7:00 pm, the Brentwood Neighborhood Planning Contact Team (BNPCT) met to consider an application for changes to property zoning — from Mixed Use/Office and Single Family (SF3), to Multifamily Residential (MF6) — and associated land use designation (FLUM) for eight (8) properties located within the Brentwood neighborhood. These properties are included within the Neighborhood Plan Amendment Case Number NPA-2023-0018.02. After extensive review, discussion, and evaluation of the various impacts (to include compatibility, traffic, noise / height / visibility, parking, access, and stormwater run-off) to the community of Brentwood residents and property owners, the BNPCT held an election — with only eligible-to-vote members casting ballots. The results of the election were:

11 votes — in opposition to (against) the proposed future land use designation (FLUM) and all proposed zoning changes for the subject properties;

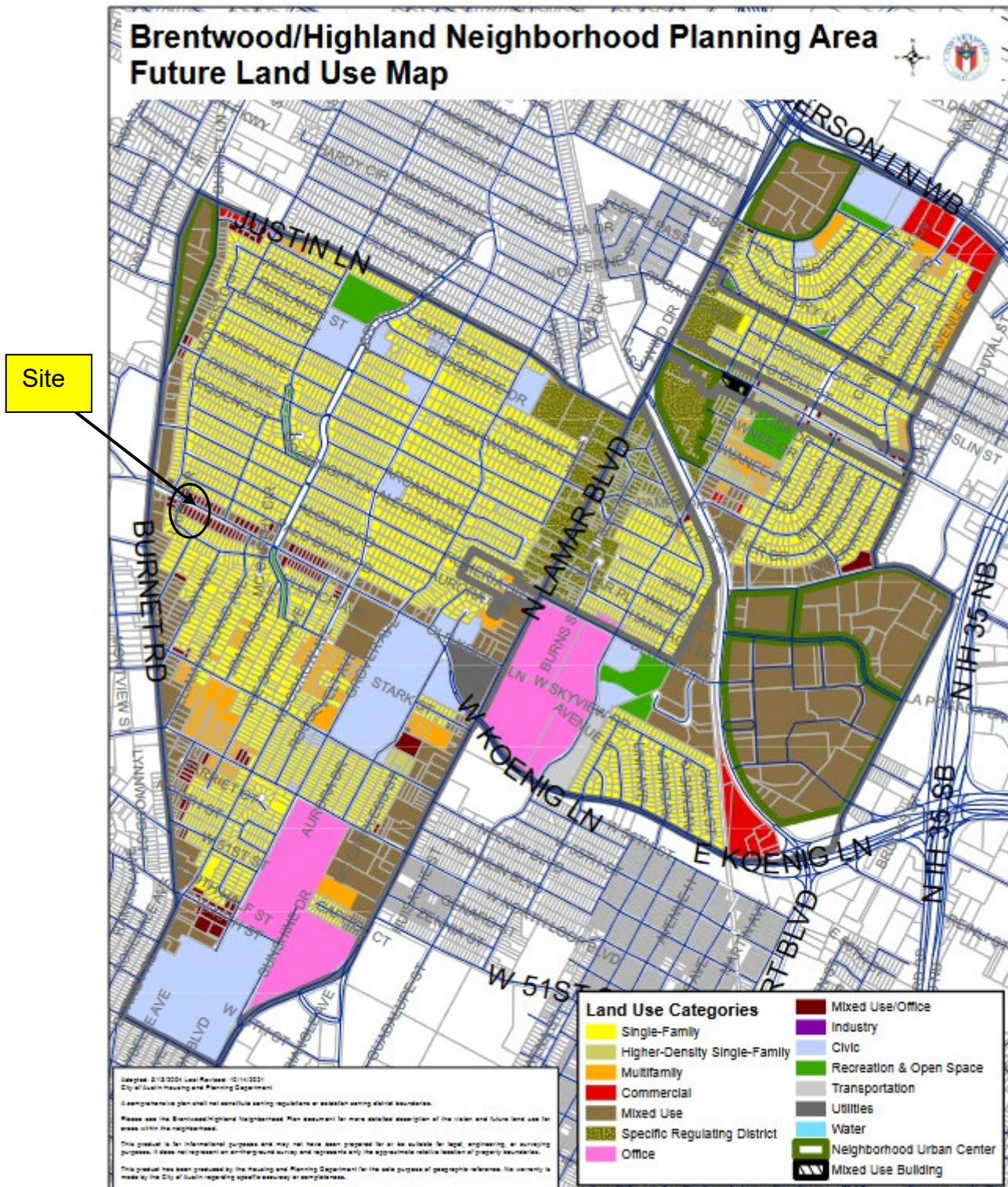
0 votes — in support of (for) the proposed future land use designation (FLUM) and all proposed zoning changes for the subject properties; and,

1 vote to abstain.

In sum, by an overwhelming margin (11 to 0), the BNPCT has voted to oppose any modifications to the existing FLUM designations and zoning for the eight properties.

As case manager, please record the election results with the neighborhood plan amendment application case at your earliest convenience. Also, kindly include the BNPCT position in all notification to relevant City of Austin personnel or departments (i.e., Planning Commission, City Council) involved with the application. And finally, thank you in advance for emailing me to confirm your receipt of the BNPCT action.

Sincerely,
Greg Chico
BNPCT, Chair





Brentwood/Highland Combined Neighborhood Planning Area NPA-2023-0018.02

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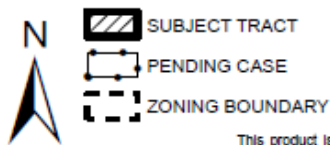
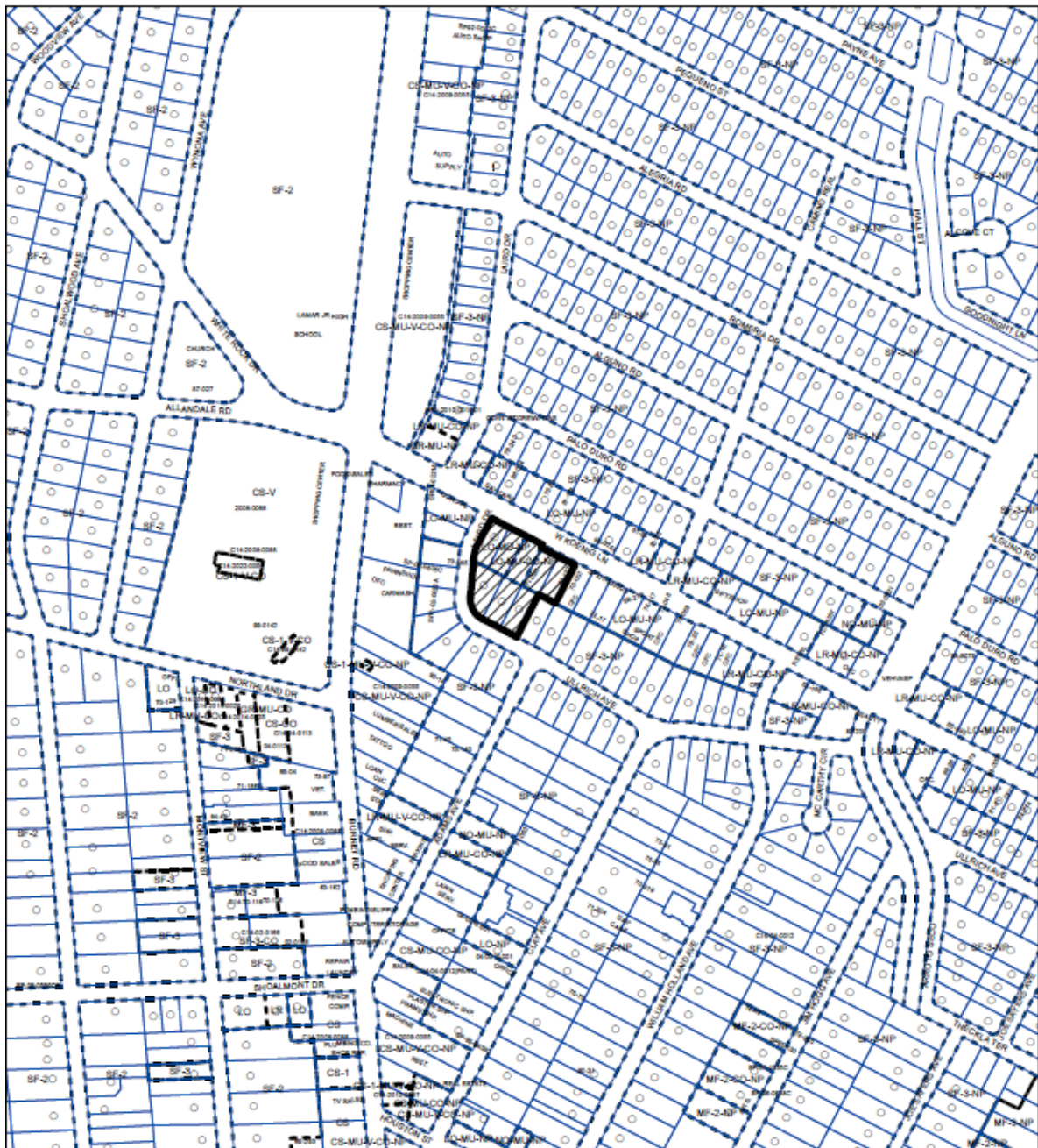
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City of Austin
Housing and Planning Department
Created on 2/21/2023, by: MeeksS

Future Land Use

	Subject Tract		Multifamily Residential
	500 ft. notifi. boundary		Recreation & Open Space
	Mixed Use		Single-Family
	Mixed Use/Office		



1" = 400'

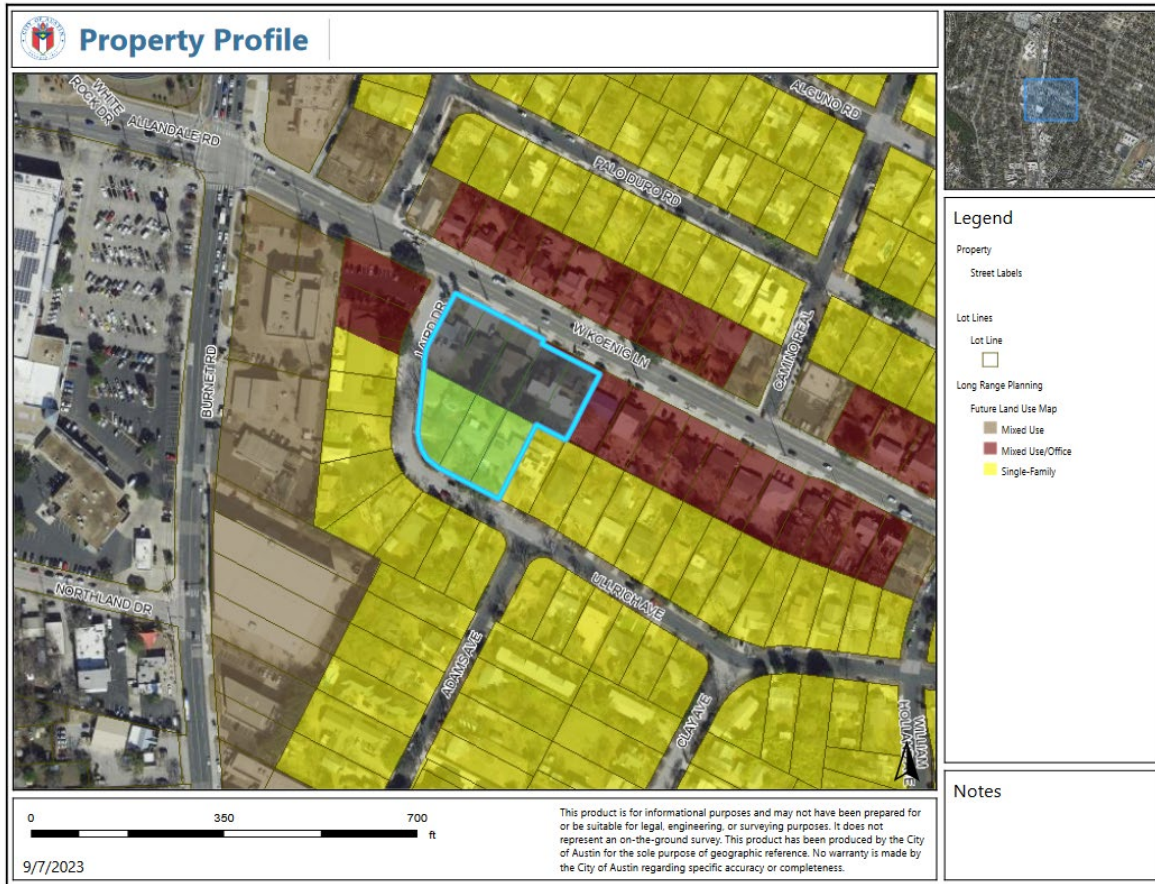
ZONING
ZONING CASE#: C14-2023-0019

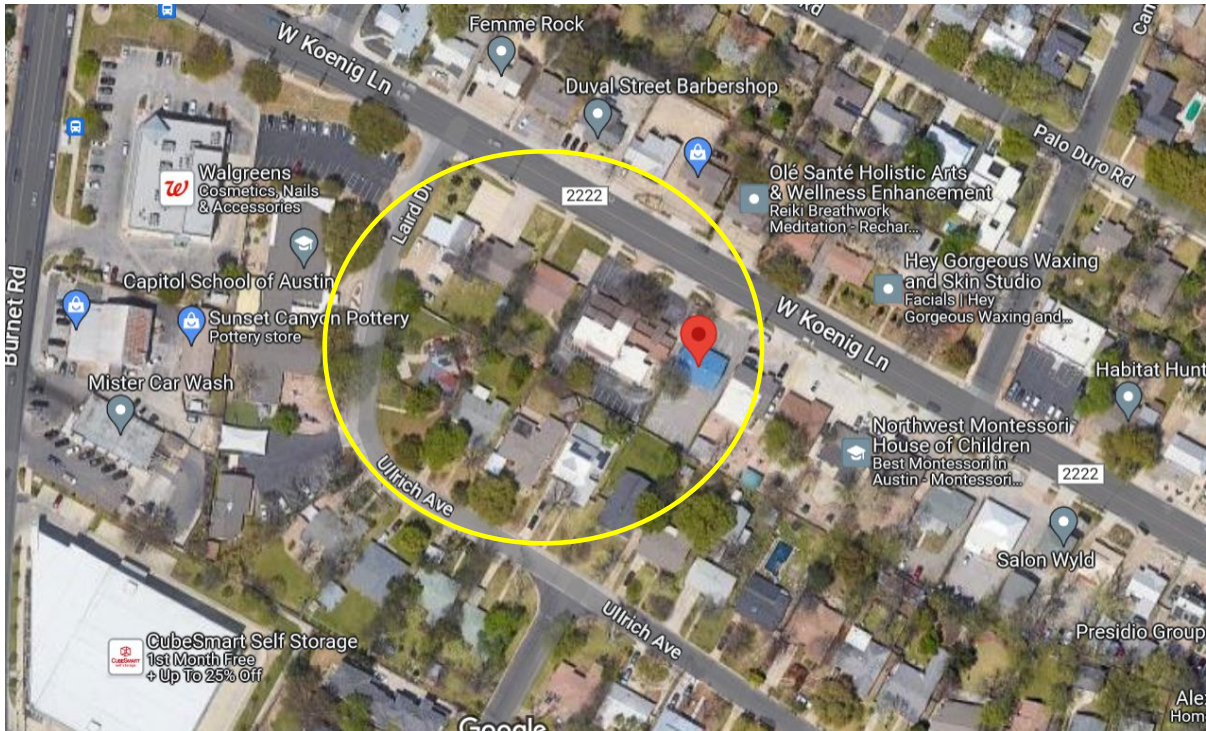
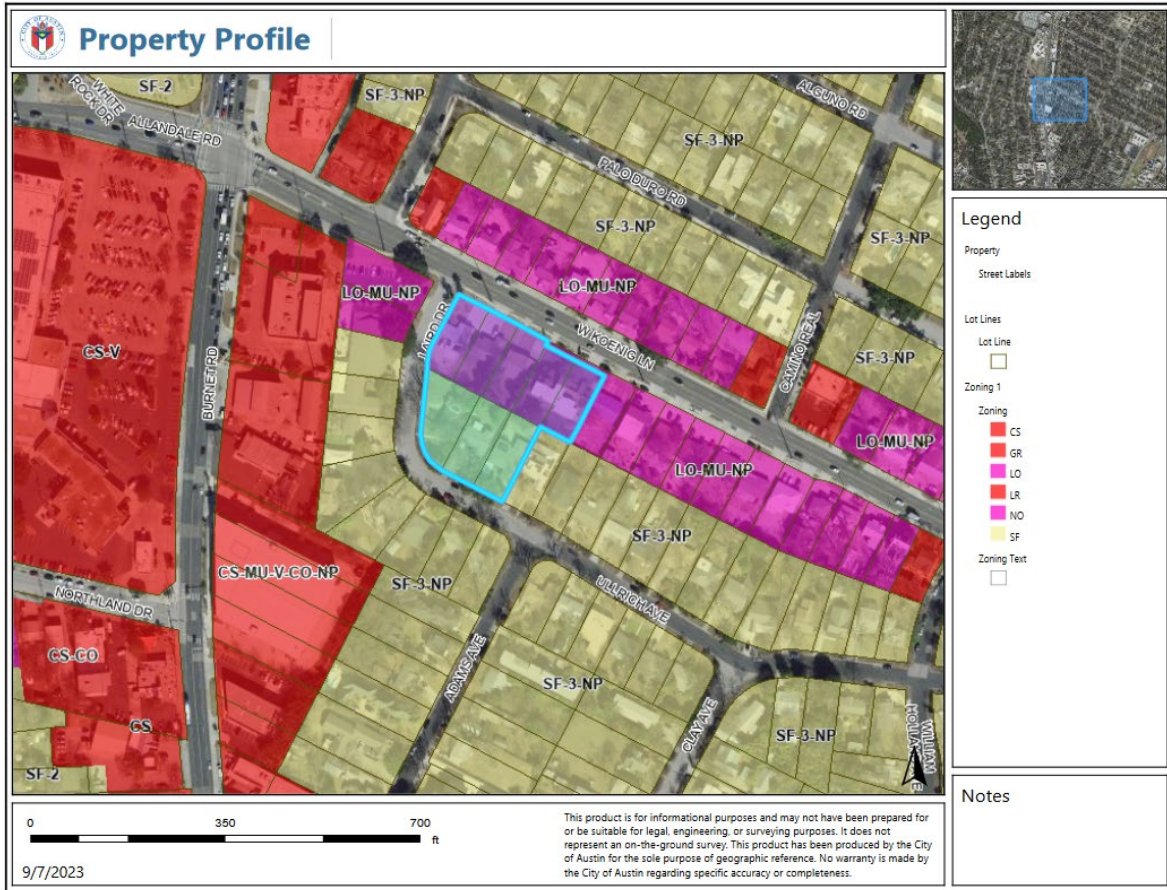
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Created: 2/24/2023





Correspondence Received

From: Vicki Wold
Sent: Monday, April 17, 2023 7:53 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Tony Gendron
Subject: NPA-2023-0018.02 & C14-2023-0019 - feedback post 4/17 6-7:30pm community meeting

Hi Maureen -

1. Teams for me was not displaying your powerpoint you showed. Is there a way I can see what you shared?
2. While this was said several different ways tonight, I would like provide more context to what many of us were trying to express. Traffic through residential streets on south side of Koenig, is already at a high volume. There are no sidewalks and people/families/strollers/pets not only walk to the greenbelt nearby but also to neighborhood coffee shops and retail stores along Burnet. Just on Adams alone, traffic is busy coming both from Burnet as well as Koenig (both ends). Burnet/Adams has a big apartment building on the corner and produces traffic on Adams. School traffic mentioned is also a big concern from drop off/pickup. Adding 120 units (with x multiple bedrooms and multiple cars), just compounds the problem and raises real concerns on safety and overall neighborhood livability. It will be unlikely that all those cars will simply enter/exit from Koenig due to congestion/time. Instead those cars will filter through the small neighborhood streets including the street by the school. Note: the apartment on Burnet/Adams, while it has parking in the building, there is overflow of parking from residents up Adam. If this happens with this 120 unit building, then cars are on Ulrich and coming down streets like Adams. I would also think this presents problems for the school with pickup/drop off. There will be too much congestion in an already congested space.
3. It sounds like there are no planned dates as next steps w/ the developer and/or city. Is that correct? When will there be?
4. What else can we do to object, change plans, as part of this process? This is the first time, I've needed to get involved in this type of process and just need a better view of when/how. Thanks in advance.

Thanks,

Vicki Wold and Tony Gendron
 5705 Adams Ave #2

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin
Street Jones Bldg.
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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

Case Number: NPA-2023-0018.02

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

Public Hearing: July 25, 2023 - Planning Commission

☐ I am in favor
☒ I object

Anabelle Gonzalez (AMM)
Your Name (please print)

1811 WULFERT AVE AUSTIN, TX 78756
Your address(es) affected by this application

Anabelle 07/14/23
Signature Date

Comments:

This is not beneficial to this neighborhood or its residents!

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City of Austin
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Planning Department
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Austin, TX 78767-8810

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

Public Hearing: July 25, 2023 - Planning Commission

☐ I am in favor
☒ I object

Ban Gwynson
Your Name (please print)

1100 WILKINSON AUSTIN, TX 78706
Your address(es) affected by this application

Ban Gwynson 7/17/23
Signature Date

Comments: Multiple addresses are against this development. It's not the right location for the young children's families etc. This jeopardizes the neighborhood safety.

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Austin, TX 78767-8810

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

Public Hearing: July 25, 2023 - Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

HERMAN C. HAYDON

Your address(es) affected by this application

6002 LAIRD DR

Signature

Herman C. Haydon

Date

7/13/2023

Comments: CONCERN ABOUT IMPACT
ON PROPERTY VALUES, POTENTIAL
DEGRADING OF QUIET, SAFE OLDER
NEIGHBORHOOD AND TRAFFIC INCREASE
DUE ALREADY OVER BUSH STREETS.
POTENTIAL INABILITY OF LOCAL
BUSINESSES, SUCH AS GROCERY STORES,
AND SCHOOLS TO HANDLE INCREASES.

Honorable Mayor Kirk Watson

City Council Members

301 W. 2nd Street

Austin, Texas 78701

RE: Rezoning Request for 1911, 2001, 2003, 2005, and 2007 West Koenig; and 1902, 1904, and 1906 Ullrich Avenue

Reference File Name: C14-2023-0019

Mayor Watson:

The Board of Directors of Capitol School of Austin, (SCHOOL), and the owner of the property directly affected by the requested rezoning of the above-mentioned properties and described in the Reference File C14-2023-0019, strongly oppose and protest any change of the Brentwood/Highland Combined Neighborhood Plan adopted by the City Council and any zoning changes to the above-referenced properties.

SCHOOL is a non-profit school for children with speech, language, and learning differences and specialized for children with primarily language-based learning differences. The SCHOOL serves preschool/school-age children who process information differently than their peers. Some of the students are on the autism spectrum.

We oppose the FLUM amendment to the neighborhood plan and any rezoning change for the following reasons.

1. The proposed changes will result in a significant increase in traffic along the local street in front of the SCHOOL, detrimentally affecting the safety of the students. The local street (Ullrich/Laird) which an exit from the highly dense multifamily development would provide does not have access to a traffic light on Koenig causing an increase in traffic in front of the SCHOOL.
2. The proposed zoning change conflicts with the land uses of the adjacent properties. The density increases to an MF-6 zoned property, the highest multi-family density allowed by the Land Development Code, conflicts with a quiet single-family neighborhood and limited office and multi-use properties such as the SCHOOL.
3. The site would require an underground parking garage in the rear of the property creating a detrimental impact on the SCHOOL and its students with the increased noise during the construction of the garage as well as the everyday noise of the constant traffic noise. As mentioned above the students at the SCHOOL have learning differences requiring special attention and excessive noise could be detrimental to their learning and development.
4. The increase in density of the zoning request would create parking issues on the local street in front of the school which affects the safety of the students as well as the parents of the students who drop off/pick up their children.

Also, we believe the justification for the plan amendment and rezoning requested by Ms. Alice Glasco on behalf of GDC-NRG, LLC the owner of the above-referenced properties does not meet the Land Use Goals; specifically, the applicant/owner does not provide adequate justification or rationale or proof on how the plan amendment and rezoning request meets Land Use Goals 3 and 6. We believe this plan amendment and rezoning would be in conflict with Land Use Goal 3 by being incompatible with the surrounding single-family neighborhood and nearby limited office-multiuse properties such as the SCHOOL.

We ask that the City Council deny the applicant's FLUM change to the Brentwood/Highland Combined Neighborhood Plan and the rezoning request.

Sincerely,



Jessica Franco, PhD

President, Board of Directors

Capitol School of Austin

Cc: Rosie Trulove, Director of Housing and Planning Department

Joi Harden, Zoning Division Manager, City of Austin

Maureen Meredith, Neighborhood Planner (Maureen.meredith@austintexas.gov)

-----Original Message-----

From: Leslie Socha

Sent: Monday, May 1, 2023 3:19 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Zoning Protest

*** External Email - Exercise Caution ***

Hi Maureen,

There is a proposed zoning change to a property located across the street from the school my child attends, Capitol School of Austin, and I implore you to deny the zoning change. If approved, it would have a detrimental effect on the school's operations, the safety of the students and traffic patterns. A formal letter of protest is attached.

Thank you,

Leslie Socha

706-718-4563

1101 Quaker Ridge Dr.

Austin, TX 78746

Lauren D. Damen

Email: laurendamen@

• Address: 1803 Ullrich Ave. Austin, Texas 78756

• Phone:

April 14, 2023

Maureen Meredith, Ricky Barba, and the City of Austin Planning Department

Maureen.Meredith@austintexas.gov

Ricky.Barba@austintexas.gov

Re: NPA-2023-0018.02, C14-2023-0019 Public Comments Opposing Changing Future Land Use Map, Zoning, or any Change Permitting the Proposed Development to Proceed

Dear Maureen Meredith, Ricky Barba, and City of Austin Planning Department:

Due to a prior conflict, I am unable to attend the Virtual Meeting regarding the development proposed for the land bordered by Koenig, Laird, and Ullrich Ave, with assigned numbers NPA-2023-0018.02, C14-2023-0019. Please consider this letter as public comments for consideration.

I am opposed to any changes allowing the proposed development to move forward. Growth in Austin must be responsible, and allowing this plan to move forward in this

location would not be responsible. The FLUM was developed with time and consideration, and multifamily housing allowed in the appropriate areas, which do not include the residential lots on Ullrich Ave. The changes should be denied for reasons including the following:

- Increased traffic on Ullrich Ave. will negatively affect all of the neighbors, and decrease safety, especially for those of us with kids. Ullrich Ave. is a small street with no sidewalks on this stretch. Ullrich Ave. already has a fair amount of traffic due to the neighborhood, nearby businesses, and people cutting through.
- From the potential rendering I have seen, it appears that it will impact drainage in the area, and potentially cause flooding issues for neighbors, including those who are already reporting issues with flooding. This is unacceptable. Existing homes should not be put in danger or damaged by new construction being permitted in an unsuitable location.
- To the extent the development does not provide parking for all of the residents' and guests' cars, it will congest parking Ullrich Ave. as there is no parking on Koenig. Ullrich Ave. does not have room for the number of cars I would expect from the development. Most homes don't have garages, or garages that fit cars. Existing residents on Ullrich Ave. should have room for themselves, guests, and service trucks to park that should not be consumed by new development.
- Developments next to single family homes should not be allowed to be as tall as I am being told the developer plans. This street is largely comprised of homes that are original to the neighborhood. New builds so far have been tasteful and in keeping with the neighborhood. A large build the overshadows homes next door is not conducive to this street.
- It is across the street from a specialized school that plays an important role in our community. That school and its community will be negatively impacted by the construction of the property, and the congestion it will create on the street for years to come.
- The proximity to the very busy intersection of Burnet and Koenig could make the traffic more congested and difficult than it already is. Koenig is a main road used by lots of Austinites on a daily basis, so this will affect many outside the neighborhood as well.
- The developer knew they were buying residential lots on Ullrich Ave. when they made their purchase. They should keep developments of the size they propose to property suited to that type of development.
- Brentwood already has multifamily housing, and lots zoned to allow it. That the developer did not select appropriate lots should not harm existing residents.

Please note that my comments are made based on the information I have. I am disappointed that the developer has not provided detailed information about their plans to neighbors within notice range, and that the City of Austin has not required them to.

Lauren D. Damen

PUBLIC HEARING COMMENT FORM

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

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

Case Number: NPA-2023-0018.02
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: July 25, 2023 - Planning Commission

Lauren Damer → ☐ I am in favor
☒ of object ←

Your Name (please print) _____
1803 Ulrich Ave _____
Your address(es) affected by this application _____
Maureen Damer _____ 7/20/23
Signature _____ Date _____

Comments: Please do not change the plan for this development. The size of the development is not suitable for the location or size of the properties. Ulrich, Laird, and neighboring small narrow streets cannot accommodate this development in a way conducive to safety and this neighborhood. This neighborhood has accommodated other developments, but this should not be seen to be a portable

Lauren D. Damen

Email: laurendamen@

- Address: 1803 Ullrich Ave. Austin, Texas 78756

- Phone:

July 20, 2023

Maureen Meredith, and the City of Austin Planning Department

Maureen.Meredith@austintexas.gov

Re: NPA-2023-0018.02, Public Comments Opposing Amendment to Neighborhood Plan (and Any Related Zoning Changes under C14-2023-0019) – July 25th Public Hearing for Planning Commission

Dear Maureen Meredith, and the City of Austin Planning Department:

Please consider this letter as public comments for consideration.

I am opposed to changing the Brentwood/Highland Combined Neighborhood Plan/Future Land Use Map as proposed under the case number above and for the proposed development on Ullrich, Laird, and Koenig, as well as any related zoning changes. Growth in Austin *must be responsible*, and allowing this plan to move forward in this location would not be responsible.

The Brentwood/Highland Combined Neighborhood Plan/Future Land Use Map was developed with time and consideration, and multifamily housing allowed in the appropriate areas, which do not include the residential lots on Ullrich Ave. While I understand some may consider some neighborhoods' plans outdated, I do not believe that to be the case here where there is already a good mix of types of housing and businesses. The proposed changes should be denied for reasons including the following:

- Increased traffic on Ullrich Ave. will negatively affect all of the neighbors, and decrease safety, especially for those of us with kids. Ullrich Ave. is a small street with no sidewalks on this stretch. Ullrich Ave. already has a fair amount of traffic due to the neighborhood, nearby businesses, and people cutting through between Koenig and Burnet. Clay, which intersects Ullrich Ave. near the development would also be negatively impacted.
- From the potential rendering I have seen, it appears that it will impact drainage in the area, and potentially cause flooding issues for neighbors, including those who are already reporting issues with flooding. This is unacceptable. Existing homes should not be put in danger or damaged by new construction being permitted in an unsuitable location.
- To the extent the development does not provide parking for all of the residents' and guests' cars, it will congest parking Ullrich Ave. and Clay as there is no parking on Koenig. Ullrich Ave. and Clay do not have room for the number of cars I would expect from the development. Most homes on Ullrich Ave. don't have garages, or garages that fit cars. Clay already has an apartment complex and commercial development. Existing residents on Ullrich Ave. and Clay should have room for themselves, guests, and service trucks to park that should not be consumed by this proposed development.
- Developments next to single family homes should not be allowed to be as tall as I am being told the developer plans. Ullrich Ave. is largely comprised of homes that are original to the neighborhood. New builds and renovations so far have been

- tasteful and in keeping with the neighborhood. A large build that overshadows immediately neighboring homes is not acceptable.
- It is across the street from a specialized school, and very close to a Montessori school, both which play important roles in our community. The children's ability to learn will be negatively impacted by construction noise and vibration. The congestion it will create on the streets will impact the ease of the families getting kids to school for years to come.
 - The proximity to the very busy intersection of Burnet and Koenig could make the traffic more congested and difficult than it already is. Koenig is a main road used by lots of Austinites on a daily basis, so this will affect many outside the neighborhood as well.
 - The developer knew they were buying residential lots on Ullrich Ave. when they made their purchase. They should keep developments of the size they propose to property suited to that type of development.
 - Brentwood already has multifamily housing, and lots zoned to allow it. That the developer did not select appropriate lots should not harm existing residents and schools.

Residents on Ullrich and neighboring streets have worked hard to pay for their homes and taxes. The City Planning Department should give heavy weight to the desire of the neighbors who do not want this development.

My husband and I are native Austinites raising a daughter. We want this neighborhood to continue to be a wonderful place to live, and the road conditions to not become impossible for pedestrians, bikes, and cars. Please respect the neighbors and do not approve the changes.

Please let me know if you would like any additional information.

Respectfully,

Lauren D. Damen

.....

From: Josue Meiners

Sent: Friday, April 7, 2023 4:17 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: 1911, 2001, 2003, 2005 and 2007 W KOENIG LN and 1902, 1904, 1906 Ullrich Avenue (1.6522 acs)

Plan Amendment Case #: NPA-2023-0018.02

Zoning Case #: C14-2023-0019

Dear City Staff,

I am writing to express my opposition regarding the proposed zoning change for 1911, 2001, 2003, 2005 and 2007 W KOENIG LN and 1902, 1904, 1906 Ullrich Avenue from LO-MU-NP/SF-3-NP to solely MF-6-NP, as this is a major city corridor that could be better utilized.

Koenig is a major corridor in our city, and changing the zoning to solely comprise multifamily residential -- without incorporating other uses such as commercial, retail, or recreational spaces -- hinders walkability and only promotes more car-centricity. As a visually impaired person, I understand the importance of creating a neighborhood that provides a diverse range of amenities, services, and businesses in close proximity, making it easier for individuals with disabilities to meet their daily needs without having to rely solely on cars for transportation. It is crucial to consider the needs of all members of our community, including families, seniors, individuals with disabilities, and others who rely on walkability and accessibility for their daily activities.

An area that only includes multifamily residential lacks the diversity and vitality that comes with mixed use development. Commercial and retail spaces not only provide essential amenities and services, but also create a vibrant and dynamic community where residents can work, shop, and socialize. A solely residential neighborhood may result in a lack of economic opportunities and limited options for residents, reducing the overall livability and appeal of our community.

I urge you to carefully consider the negative impacts of changing the zoning to only include multifamily residential on a major city corridor. I recommend exploring alternative options, such as higher density, mixed-use zoning that incorporates a variety of uses to create a vibrant and inclusive neighborhood that meets the needs of our booming city.

Thank you for considering my concerns. I would be happy to further discuss this matter and provide any additional information or support needed.

Sincerely,
Joshua Meiners
614 W Odell St
Austin, TX 78752

PUBLIC HEARING COMMENT FORM

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

Maureen Meredith
City of Austin
Street Jones Bldg.
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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

Case Number: NPA-2023-0018.02

Contact: Maureen Meredith, 512-974-2695 or

Maureen.Meredith@austintexas.gov

Public Hearing: July 25, 2023 - Planning Commission

Your Name (please print)

Delia Mott Merritt

☐ I am in favor
☒ Object

Your address(es) affected by this application

1802 W. Kenia Ln 78750

Signature

[Handwritten Signature]

Date

01/17/23

Comments: Traffic on Kenia is so congested,

already. The number of units they want to build could cause an undue burden to neighbors in regards to adaptation of traffic and noise. I would consider this if the number of units was limited to 4 total (3 units in each side) and plans of parking is provided. Trees must be saved;

PUBLIC

The proposed amendment hearings: first, before the Planning Commission. Although public hearing, you have the opportunity to also comment. You may also comment that has been in the neighborhood.

During a public hearing, the applicant's hearing recommendation at City Council. If there is a postponement announcement, no amendment request.

If you have any questions about the Austin Housing application, please contact the staff. If you would like to attend the meeting, you may do so in person or by attending the meeting by writing.

Written comments should be submitted to the contact person listed on the notice. Comments should be submitted to the contact person listed on the notice. Comments should be submitted to the contact person listed on the notice.

If you look back in the history of Austin, Brentwood was very flood-prone. They built the Arroyo Seco to drain water so the houses did not flood so often costing millions of dollars in damage. If you let the city company build a huge apartment/condo project here, you are going backwards and wasting money. That much impervious ground cover will cause flooding. Now ~~that~~ that area is very open - many front back yards, grassy areas water. This is not the right place for this project. On Burnett, further back there are many open areas that are paved, just parking lots.

PUBLIC HEARING COMMENT FORM

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Maureen Meredith
City of Austin
Street: Jones Bldg.
Planning Department
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2023-0018.02
Contact: Maureen Meredith, 512-974-2695 or
Maureen.Meredith@austintexas.gov
Public Hearing: July 25, 2023 - Planning Commission

ANNE KLUMP
Your Name (please print)

1903 ULLRICH AVE
Your address(es) affected by this application

Anne Klump
Signature Date 7/13/23

☐ I am in favor
☒ I object

Comments: I bought my house 23 years ago in a "Neighborhood". I do not want a high rise apartment blocking my sunshine, clogging my street, causing flooding due to too much impervious ground cover. I do not want my view to be a huge apt complex. That sits next to open lots on Burnett Road north of 2222 that would be perfect for a high rise without disturbing a "Neighborhood".