



AUSTIN CITY LOFTS OWNERS ASSOCIATION
800 West 5TH Street
Austin, TX 78703

61
Planning
Dept.

Dear City Council Members,

The Austin City Lofts (ACL) Owners Association objects to the FAR increase (from 15:1 to 20:1) application filed for 506, 508 and 508 ½ West Avenue (Case No. SP-2023-0437C) and respectfully requests that you deny this application.

While density and height are naturally encouraged in the downtown area, the proposed development is wholly within Austin's 25-year floodplain and is located mid-block with access only to West Avenue. To our knowledge, there is no tower as dense and as tall as the one being proposed for 506 and 508 West Avenue located mid-block on a two-lane two-way short block (275') with stop lights on either end (W 5th & W 6th) anywhere downtown, much less within the 25-year floodplain.

There are two existing parking garage access points on this short block of West Avenue for Austin City Lofts and 5th & West Residences. Particularly during drive times, it is daunting to dangerous when exiting and/or entering these existing parking garages. Vehicles going north/south on West Avenue will back up and block garage access and the east/west traffic on W 5th and W 6th Streets. An additional 430 cars on this short block will only exacerbate an already perilous situation.

We understand that a traffic study will not be required based on the developer's calculations for trips per day but that does not take into consideration the changes in traffic flow as West Avenue has become an alternate corridor for north/south traffic from Caesar Chavez to 19th Street (The Independent, Seaholm District [Trader Joe's and others] and the Central Library.)

To be clear, ACL is not opposed to development of 506 and 508 West Avenue in a manner that is appropriate for land that is located wholly within Austin's 25-year floodplain and is mid-block with access to only a two-lane two-way street (West Avenue). However, the FAR variance from 15:1 to 20:1 dramatically increases the permissible height for any project constructed on these properties.

It is our understanding that the proposed 11-story above ground parking garage is not included in the calculation of the allowable FAR of 15:1 or the requested increase in FAR of 20:1.

The current site plans call for a luxury apartment tower with:

- Building height of 564'
- 50 stories
- 430 parking spaces
- An 11-story above ground parking garage

At a time when City Council is focused on regulations that reduce the overall number of new parking spaces built within downtown Austin to meet parking needs more efficiently and creating a more walkable, pedestrian-oriented built environment with fewer large above-ground parking structures, this would seem to be incongruous.

If this FAR increase to 20:1 is granted, the ACL building, its residents, and the residents in the surrounding area will be detrimentally impacted.

Accordingly, ACL requests that you deny the developer's application for a FAR increase from 15:1 to 20:1.

Thank you for your consideration of this request,

Ian Inglis
Board President
Austin City Lofts Owners Association

PUBLIC HEARING INFORMATION

This request will be reviewed and acted upon after public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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



During its public hearing, the Planning Commission may grant or deny this request.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

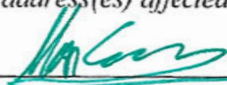
Public Hearing: April 18, 2024, City Council

Alex Geary

Your Name (please print)

800 W 5th St.

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



Signature

☐ I am in favor
☒ I object

4/8/24

Date

Daytime Telephone (Optional):

Comments: **On behalf of Austin City Lofts Owners Association**

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

City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Your Name (please print)

☐ I am in favor
☐ I object

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


Signature

4/8/24

Date

Daytime Telephone (Optional): _____

Comments: _____

This building is WAY big enough. All entry for propsed 506, ACL and 5th&West empty into teeny tiny West ave. While I support more housing and more density in general, we need to do this in a way that is logical and safe for the community. Today, West Ave is already over utilized. Pedestrians are at risk, and traffic is clogged constantly. This small street also has to support the city trash and recycle containers which intrude in the street. 506 is already a monstrosity. No need to make it more of one. City of Austin must be pragmatic and thoughtful. Not overly aggressive in this space. If COA wants to be overly aggressive, divert that energy to solving the Homeless Crisis with clean safe streets and mental health facilities for those who need. ThankYou

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Ann S.

Your Name (please print)

☐ I am in favor
☒ I object

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



04/15/2024

Signature

Date

Daytime Telephone (Optional): _____

Comments: _____

The proposed building has many concerns for us. West Avenue is a small block located in the 25 year floodplain. The proximity of the building is a safety hazard. There is a necessity for this zone assignment and FAR. As an interested party, rezoning and increasing the FAR adds burden, safety concerns, and loss of quality of life to all ACL residents.

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Your Name (please print)

☐ I am in favor
☐ I object

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

Juanita Lopez

Signature

Date

Daytime Telephone (Optional): _____

Comments: _____

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City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

Monday, April 8, 2024 at 18:39:09 Central Daylight Time

Subject: Case no. SP 2023-0437C

Date: Monday, April 8, 2024 at 5:45:35 PM Central Daylight Time

From: Rita Casanova

To: Rousselin, Jorge

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

Hello, This is in regards to the project location: 506, 508, and 508 1/2 West Avenue.

I live at Austin city Lofts, 800 W 5th Street and West Ave.

I just want to express concerns for additional traffic caused by a larger development than the existing tenants presently.

Our building only has access through West Avenue. It is extremely difficult to exit and enter off West Avenue.

Please take into consideration when giving a larger development to be built there.

Thank you,

Rita Casanova

CAUTION: This is an EXTERNAL email. Please use caution when clicking links or opening attachments. If you believe this to be a malicious or phishing email, please report it using the "Report Message" button in Outlook or forward to cybersecurity@austintexas.gov.

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Sue Graze

Your Name (please print)

800 W. 5th St #803

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

Sue Graze

Signature

☐ I am in favor
☒ I object

4-8-24

Date

Daytime Telephone (Optional):

Comments:

- Traffic on West Ave
already dangerous as
that is my only exit
- Flood plane issue

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City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

Subject: Case Number: SP-2023-0437C

Date: Monday, April 15, 2024 at 2:47:01 PM Central Daylight Time

From: Cecilia Ward

To: Rousselin, Jorge

You don't often get email from [REDACTED] [Learn why this is important](#)

External Email - Exercise Caution

To Mr. Rousselin,

As a resident of 800 W. 5th Street Austin, TX 78703 I would like to **STRONGLY OBJECT** to the proposal the owner of these properties is requesting a Floor Area Ratio (FAR) increase beyond the 15:1 Administrative Allowance under the Downtown Density Bonus Program. A FAR increase from 15:1 to 20:1 dramatically increases the permissible mass, height and bulk for the proposed development on these properties: 506, 508 and 508 1/2 West Avenue.

This proposal is wrong for the neighborhood, the density of our area and the ambience of Austin. There have been several articles/reports recently in the local media regarding the overbuilding of downtown Austin. PLEASE UNDERSTAND WE WHO WILL BE DIRECTLY AFFECTED BY THIS UNDERTAKING OBJECT TO THIS PROPOSAL. This proposal will affect our way of life (traffic), our property values and Austin's downtown greenspace. PLEASE, do not let this happen.

Thank you.

Cecilia Ward
800 W. 5th Street
#703
Austin, TX 78703

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

DEANNA KAULAY

Your Name (please print)

800 W. 5TH ST. # 507

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

Deanna Kaulay

Signature

☐ I am in favor
☒ I object

04/15/2024

Date

Daytime Telephone (Optional):

Comments: APPROVAL OF THIS MONSTROSITY
WAS SHORT-SIGHTED TO BEGIN AND
NOW THE DEVELOPERS SEEK TO INCREASE
THE FAR EVEN MORE. PLEASE TAKE
INTO ACCOUNT THE IMPACT THIS
STRUCTURE WILL HAVE ON OUR
ALREADY OVER-CROWDED STREET.
INGRESS/EGRESS IS ALREADY A
NIGHTMARE.

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

City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

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Case Number: SP-2023-0437C
Contact: Jorge E. Rousselin, 512-974-2975
Public Hearing: April 18, 2024, City Council

DEANNA KAULAY
Your Name (please print)

500 W. 5TH ST #507, AUSTIN, TX 78703

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

Deanna Kaulay

Signature

04/08/2024

Date

Daytime Telephone (Optional):

Comments: I OBJECT TO THIS PROJECT IN

TOTALITY. THE HEIGHT, THE DENSITY, THE

FOOTPRINT, THE IMPACT IT WILL HAVE

ON THE NEIGHBORHOOD. AND IT WILL

BE CONSTRUCTED ON A FLOODPLAIN.

NIGHTMARE!

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P. O. Box 1088, Austin, TX 78767

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Your Name (please print)

REVERA E RIVERA

800 W. 5th Street #905

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

[Signature]

Signature

4/15/24

Date

Daytime Telephone (Optional):

Comments: INCLUDED IN MY EMAIL.

☒ I am in favor
☐ I object

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City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

From: [Trevor Erxleben](#)
To: [Rousselin, Jorge](#)
Subject: Case Number: SP-2023-0437C
Date: Monday, April 15, 2024 9:56:00 PM
Attachments: [IP Form.pdf](#)

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

External Email - Exercise Caution

Mr. Rousselin - I'm submitting the attached interested party form to register my opposition to the FAR change being requested. I and many others appreciate this area and chose to live here in part due to the mixed use zoning that covered it. As I'm sure you know, the area is proximate to, but unique from the central business district. The developer's previous request for a zoning change and the current request for a FAR change frankly underscore the fact that the proposed development is wildly inconsistent with the nature of the development site and the surrounding area. I'm not opposed to any development of the site, but it should make sense relative to the space available and the area around it, and it shouldn't require changes to rules long ago established for good reasons. With that in mind, I urge the council to reject this request and reconsider past decisions that have allowed this poorly conceived project to move forward.

Sincerely,

Trevor Erxleben

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From: [Laura Aidan](#)
To: [Rousselin, Jorge](#)
Subject: Objection to (FAR) Increase Request, Case Number: SP-2023-0437C
Date: Tuesday, April 16, 2024 7:58:42 AM

You don't often get email from [REDACTED]. [Learn why this is important](#)

External Email - Exercise Caution

Case Number: SP-2023-0437C

Dear Planning Commissioners,

As a 16+ year neighboring owner and resident of Austin City Lofts, I have strong objections to the FAR increase request filed for 506, 508 and 508 1/2 West Avenue (Case No. SP-2023-0437C) and respectfully request that you deny the request.

The proposed development is entirely set inside Austin's 25-year floodplain and is located mid-block with access only to West Avenue. To our knowledge, there is no tower as dense and as tall as the one being proposed for 506 and 508 West Avenue located mid-block on a two-lane two-way short block (275') with stop lights on either end (W 5th & W 6th) anywhere downtown, much less within the 25-year floodplain. We already experience tremendous challenges turning left in and out of Austin City Lofts and 5th and West condos, with traffic frequently spilling onto 5th and 6th Streets and blocking traffic lanes at rush hour. There are two existing parking garage access points on this short block of West Avenue for Austin City Lofts and 5th & West Residences. Particularly during drive times, it is daunting to dangerous when exiting and/or entering these existing parking garages. An additional 430 cars on this short block will exacerbate what is already a dangerous and miserable situation for residents and commuting traffic.

We understand that a traffic study will not be required based on the developer's calculations for trips per day but that does not take into consideration the changes in traffic flow as West Avenue has become a common thoroughway for north/south traffic from Caesar Chavez to 19th Street (The Independent, Seaholm District [Trader Joe's and others] and the Central Public Library.)

The requested FAR variance from 15:1 to 20:1 dramatically increases the permissible height for any project constructed on this midblock site.

At a time when City Council is focused on regulations that reduce the overall number of new parking spaces built within downtown Austin to meet parking needs more efficiently and creating a more walkable, pedestrian-oriented built environment with fewer large above-ground parking structures, the requested 11-stories of parking garage feels incongruous.

If this FAR increase to 20:1 is granted, all residents in the surrounding area will be detrimentally impacted.

Thank you for your consideration of this request,

Laura Aidan

16-Year Resident Owner, Austin City Lofts Unit 1104

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"cybersecurity@austintexas.gov."

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Kenneth V. Snell

Your Name (please print)

800 W. 5th St. Apt. 806

Austin, TX 78703-5442

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

Kenneth V. Snell

Signature

4/8/2024

Date

☐ I am in favor
☒ I object

Daytime Telephone (Optional): This project will have a

Comments: drastic effect on the value of my
condo in the Austin City Lofts. Among other
things, it appears the North side of the
building will be perpetually shaded.

Three large parking garages emptying on to
a short, two lane, two-way street is
another detriment. Space is not
sufficient for further comment

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2971

Public Hearing: April 18, 2024, City Council

JOHN & LISA TAYLOR

Your Name (please print)

800 West 5th St.

Your address(es) affected by this application (

Austin, TX

[Signature]

Signature

Daytime Telephone (Optional): 512-228-6800

Comments: Against the proposed development because we know and understand conditions on the ground in that area for which this development would be incompatible, overly dense.

If you use this form to comment, it may be returned to the City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

PUBLIC HEARING INFORMATION

This request will be reviewed and acted upon after public hearings before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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



During its public hearing, the Planning Commission may grant or deny this request.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Your Name (please print)

☐ I am in favor
☐ I object

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

Scott Perini

Signature

Date

Daytime Telephone (Optional): _____

Comments: _____

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

City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov

- Case Number: SP-2023-0437C
- Contact: Jorge E. Rousselin, 512-974-2975, jorge.rousselin@austintexas.gov
- Public Hearing: April 18, 2024, Planning Commission

I object to the increase in FAR from 15:1 to 20:1 for the project location: 506, 508 & 508 ½ West Avenue. I am not opposed to development of these properties in a manner that is appropriate for the location.

This location is in a 25 year flood plain accessible by a small two lane road with stop lights on either side. A building with a FAR of 20:1 in this location will introduce a significant amount of cars and traffic that will detrimentally impact the existing residents and businesses in the nearby area.

In addition, it seems inappropriate to allow the development of such a large building with above ground parking in a flood plain so close to the shoal creek waterway. A nearby building across the waterway (819 W 6th St #1/2) is completely above ground and on stilts, indicating the danger that exists for a building and the ecosystem in this location.

If this FAR variance of 20:1 is approved, the residents and businesses in the surrounding area will likely be detrimentally impacted.

Sincerely,
Scott Pecnik

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Case Number: SP-2023-0437C

Contact: Jorge E. Rousselin, 512-974-2975

Public Hearing: April 18, 2024, City Council

Lynn Petro

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

800 West 5th St - ACLOfts

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

Lynn Petro

Signature

4/8/24

Date

Daytime Telephone (Optional): _____

Comments: I am strongly against the requested
Floor Area Ratio increase.

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

City of Austin, Planning Department

Jorge E. Rousselin

P. O. Box 1088, Austin, TX 78767

Or email to: jorge.rousselin@austintexas.gov