

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0007.SH – Mission South

DISTRICT: 2

ADDRESS: 711 Eberhart Lane

ZONING FROM: LR-NP

TO: GR-MU-V-NP

SITE AREA: 1.6468 acres

PROPERTY OWNER: SVAG Amazon 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 community commercial – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (GR-MU-V-CO-NP) combining district zoning. The Conditional Overlay prohibits the following uses: Automotive Rentals, Automotive Repairs & Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel/Motel, Off-Site Accessory Parking, Pawn Shop Services and Service Station. For a summary of the basis of Staff's recommendation, please see pages 2 - 4.

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 10, 2023: APPROVED GR-MU-V-CO-NP DISTRICT ZONING AS STAFF RECOMMENDED

[Chair SHAW; G. ANDERSON – 2ND] (11-0) G. COX, A. PHILLIPS – ABSENT

September 26, 2023 – APPROVED a POSTPONEMENT REQUEST BY STAFF to Oct. 10, 2023

[A. AZHAR; F. MAXWELL – 2ND] (10-0) VC HEMPEL, P. HOWARD, J. MUSHTALER – ABSENT; ONE VACANCY ON THE DAIS

August 8, 2023 – APPROVED a POSTPONEMENT REQUEST BY STAFF to Sept. 26, 2023

[A. AZHAR; F. MAXWELL – 2ND] (10-0) Chair SHAW, J. MUSHTALER – ABSENT; ONE VACANCY ON THE DAIS

July 11, 2023 – APPROVED a POSTPONEMENT REQUEST BY STAFF to August 8, 2023

[J. CONNOLLY; VC HEMPEL – 2ND] (12-0) ONE VACANCY ON THE DAIS

CITY COUNCIL ACTION:**December 14, 2023:**ORDINANCE NUMBER:ISSUES:

On Monday, March 6, 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 proposed neighborhood plan amendment request.

The developer will comply with the Tenant Notification and Relocation Assistance requirements in the City of Austin Land Development Code [LDC 25-1-712]. Residents will be notified of rezoning at least 120 days prior to submission of a building or demolition permit application. A demolition timeline has not been established; however, the applicant has been in communication with the current tenants.

CASE MANAGER COMMENTS:

The subject rezoning area consists of 1.65 acres and is located on the south side of Eberhart Lane between South 1st Street and Middleham Place. It is zoned neighborhood commercial – neighborhood plan (LR-NP) and is currently developed with 27 multifamily units that were built in 1972. This property is adjacent to a small commercial development with access from Eberhart Lane approximately 150’ west of South 1st Street. This portion of Eberhart Lane has public sidewalks located on both sides of the street and marked unprotected bike lanes.

The rezoning area is surrounded by single family residences to the west and south, including multifamily to the south (SF-3-NP; MF-2-NP). Directly to the north across Eberhart Lane is a credit union, a non-profit organization, and a funeral home as well as single family residences (GR-NP; GR-CO-NP; SF-3-NP). To the east along South 1st Street is a small commercial development that includes a convenience store with fuel sales, two restaurants, alcohol sales and some retail. There are also auto services and undeveloped land. (GR-MU-CO-NP; GR-MU-V-CO-NP; CS-MU-CO-NP). Both the Armadillo Neighborhood Park and the Odom Square Park are within one mile of the property. ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant is requesting to rezone the property to community commercial – mixed use – vertical mixed use building – neighborhood plan (GR-MU-V-NP) combining district zoning in order to opt into the Vertical Mixed Use overlay district. The property is certified by S.M.A.R.T Housing and the applicant proposes to build a new 180-unit multifamily rental development with the following affordability level:

- Proposed Unit mix – 40% (72 units) at or below 80% MFI

The affordability period for this S.M.A.R.T. Housing project will be five years.

A building constructed under vertical mixed use building (-V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels. The addition of (-V) does not waive the compatibility standards that will continue to apply along the south and west property lines.

Public transit is located within ¼ mile of the property as there are two Capital Metro bus stops on South 1st Street as well as available bicycle lanes on Eberhart Lane.

Staff is recommending (GR-MU-V-CO-NP) with a Conditional Overlay that consists of a list of prohibited uses above.

The Applicant is in agreement with the staff recommendation.

BASIS OF RECOMMENDATION:

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The vertical mixed use building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote clearly identified community goals, such as creating employment opportunities or providing for affordable housing.*

The proposed development will help meet the City of Austin's affordable housing needs and increase the number of housing choices for the City and the neighborhood.

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

Staff is recommending (GR-MU-V-CO-NP) zoning for the subject property based on the following considerations: 1) community commercial – mixed use (GR-MU) is appropriate due to its location just west of the intersection of South 1st Street and Eberhart Lane, 2) South 1st Street is designated as an Imagine Austin Corridor, 3) potential commercial uses would be available to serve residents of the proposed future development and the surrounding area, as well as the wider community, 4) transit options such as two Capital Metro bus stops and bicycle lanes are available, and 5) there are existing (GR; GR-MU) properties located directly to the north and east as well as a (GR-MU-V) property that is northeast of the proposed development.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-NP	Multifamily (27 units)
<i>North</i>	GR-NP; GR-CO-NP; SF-3-NP	Credit Union; Non-profit organization; Funeral Home; Single Family Residences
<i>South</i>	SF-3-NP; MF-2-NP	Single Family Residences; Multifamily
<i>East</i>	GR-MU-CO-NP; GR-MU-V-CO-NP; CS-MU-CO-NP	Convenience Store; Fuel Sales; Restaurant; Alcohol Sales; Auto Services; Undeveloped
<i>West</i>	SF-3-NP	Single Family Residences

NEIGHBORHOOD PLANNING AREA: South Austin Combined (Garrison Park)

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Austin Independent School District:

Odom Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

Armadillo Park Neighborhood
Association,
Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,

Friends of Austin Neighborhoods,
Go Austin Vamos Austin 78745,
Homeless Neighborhood Association,
Housing & Planning Department,
Neighborhood Empowerment Foundation,

Onion Creek Homeowners Assoc.,
 Preservation Austin,
 SELTexas,
 Sierra Club Austin Regional Group,

South Austin Neighborhood Alliance
 (SANA),
 South Congress Combined Neighborhood
 Plan Contact Team,

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0134 – 6311 S 1 st Street	GR-MU-CO-NP to GR-MU-V-NP	To Grant GR-MU-V-CO-NP (02/09/2021)	Apvd GR-MU-V-CO- NP (05/06/2021)
C14-2019-0133 – 735 Turtle Creek Boulevard; 6020 South 1 st Street; 6102 South 1 st Street	SF-3-NP; LO-NP to LR-V-NP	To Grant LR-V-NP Tract 1; GO-V-NP Tract 2 w/ conditions of the NTA. (12/17/2019)	Apvd LR-V-NP Tract 1; GO-V- NP Tract 2 (01/23/2020)
C14-2015-0118 – 6707 Emerald Forest Drive	SF-3-NP and LO-NP to LR-MU-NP	To Grant LR-MU-CO-NP (10/27/2015)	Apvd LR-MU-CO-NP (01/28/2016)
C14-2014-0019 – 5616 S 1 st Street	Garrison Park Neighborhood Plan Area Rezoning – No Base District Zoning Change Proposed; Addition of -NP Combining District	Did not make a recommendation. (07-22-2014)	Apvd to Add - NP Combining District. (11/06/2014)
C14-2013-0077.SH – 1015 W William Cannon Drive	MF-2-CO to MF-2-CO to Change a Condition of Zoning	To Grant MF-2-CO (08/06/2013)	Apvd MF-2-CO. (08/29/2013)

RELATED CASES

NPA-2023-0030.01.SH – from Neighborhood Node to Mixed Use Activity/HUB Corridor

The subject rezoning area is described as Buckingham Place Commercial Area, a subdivision recorded in September 1969 (C8S-69-141).

ADDITIONAL STAFF COMMENTS:Drainage

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

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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.

Site Plan

The site is subject to compatibility standards. Along the **south and west** property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, the height is limited to 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

VMU1 participation does not waive any compatibility standards. This site is only eligible for VMU1 not VMU2. The maximum height for this site would be 60 feet, subject to compatibility. The following requirements would be waived:

- a. Minimum site area requirements
- b. Maximum floor area ratio;
- c. Maximum building coverage;
- d. Minimum street side yard setback and interior yard setback; and
- e. Minimum front yard setback

This site is not eligible for compatibility reductions per the new ordinance since it is not directly adjacent to South 1st Street.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Please note the VMU affordability requirements are different from SMART Housing affordability requirements, and a VMU certification letter will be required.

PARD – Planning & Design Review

Residential units that are certified affordable under the SMART Housing Policy are exempt from the parkland dedication requirements per City Code § 25-1-601(C)(3). Parkland dedication will be required for any new market-rate residential units that may be proposed by this development, multifamily with GR-V-MU-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601.

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 parkland dedication requirements.

Austin Transportation Department – Engineering Review

A Traffic Impact Analysis is not required.

A Neighborhood Traffic Analysis is required and will be performed for this project by ATD staff. Results will be provided in a separate memo. LDC 25-6-114. NTA requires three (3) consecutive 24-hour tube counts, preferably on Tuesday, Wednesday, and Thursday, during a non-holiday week when school is in session. Staff will contact the applicant to discuss the location of the tube counts. Results will be provided in a separate memo. LDC 25-6-114.

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Eberhart Lane. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Eberhart Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Eberhart Lane	Level 2-Collector	84'	62'	41'	Yes	Yes	Yes

Austin Water Utility

No comments on zoning change.

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 **or**

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. City Council approval of the SER is required due to the property's location within the Drinking Water Protection Zone and outside the full purpose corporate limits (LDC 25-9-35). For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

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.

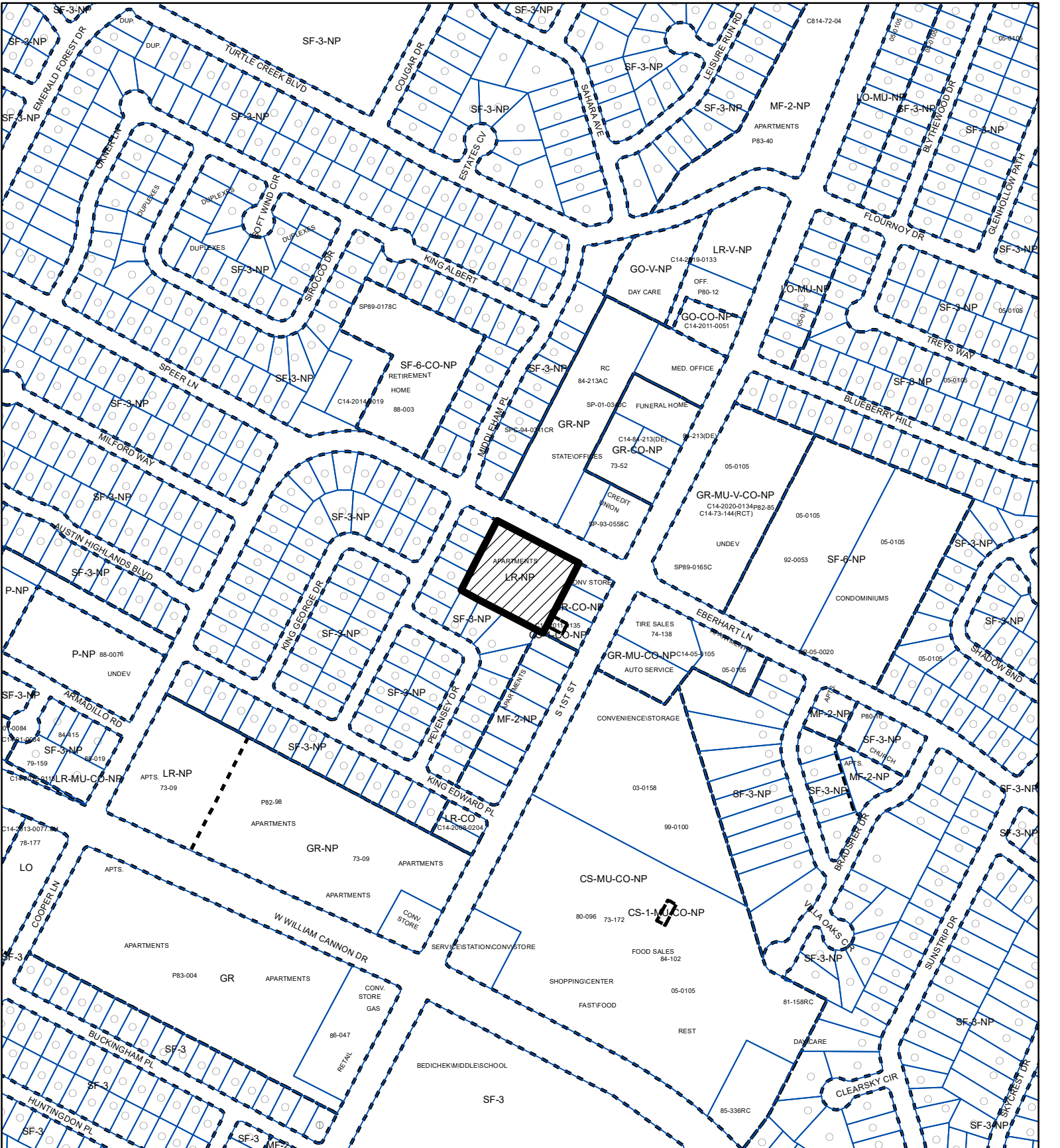
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

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

Applicant's Summary Letter

S.M.A.R.T. Housing Certification

Correspondence



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0007.SH

EXHIBIT A

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: 1/27/2023



Mission South

EXHIBIT A-1

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2023-0007.SH
 LOCATION: 711 Eberhart Lane
 SUBJECT AREA: 1.6468 Acres
 GRID: G16
 MANAGER: Nancy Estrada



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Created: 2/22/2023

January 10, 2023

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

Via Electronic Delivery

Re: Mission South – Rezoning application for the approximately 1.65-acre piece of property located at 711 Eberhart Lane in the City of Austin, Travis County, Texas (“the Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled Mission South and is approximately 1.65 acres of land, located on the south side of Eberhart Lane between Middleham Place and South 1st Street. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned LR-NP (Neighborhood Commercial – Neighborhood Plan). The requested rezoning is from LR-NP to GR-V-MU-NP (Community Commercial – Mixed Use – Vertical Mixed Use – Neighborhood Plan). The Property is currently developed with a multifamily residential use.

The purpose of the rezoning is to enable the Property to opt into the Vertical Mixed Use (VMU) overlay district. The VMU overlay will allow for increased residential density near South 1st Street, an Imagine Austin corridor. The proposed project will include 180 units, at least 40% of which will be affordable, income-restricted units. Located along a high-frequency transit route, this development will reduce housing and transportation costs for residents. This request is consistent with nearby zoning designations and allows for inclusive growth surrounding South 1st Street.

The Property is located in the South Austin Combined Neighborhood Planning Area. Adopted November 6, 2014, the Future Land Use Map (FLUM) designates the Property as a Neighborhood Node. A Neighborhood Plan Amendment (NPA) application is being submitted simultaneously in order to change the FLUM designation from Neighborhood Node to Mixed Use Activity HUB Corridor.

This NPA application will be submitted out-of-cycle as a certified S.M.A.R.T. Housing project, and a letter of certification from the Housing and Planning Department project dated December 16, 2022 and signed by Brendan Kennedy is included in this application package. Additionally, this

January 10, 2023

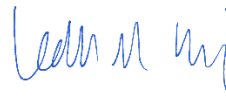
Page 2

project will fully comply with the City's Tenant Relocation Notification and Relocation Assistance Ordinance by providing residents a notification of rezoning at least 120 days prior to submission of a building or demolition permit application. At this time a demolition timeline has not been determined, but the applicant has been in communication with the tenants already.

The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA waiver dated November 4, 2022 and executed by Joan Minyard. A Neighborhood Traffic Analysis will be conducted by the City with this rezoning.

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,



Leah M. Bojo

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



City of Austin

P.O. Box 1088, Austin, TX 78767
www.austintexas.gov/department/housing-and-planning

Housing and Planning Department

S.M.A.R.T. Housing Program

12/16/2022

S.M.A.R.T. Housing Certification
SVAG Amazon LLC
711 Eberhart Ln. (ID 881)

TO WHOM IT MAY CONCERN:

Owner SVAG Amazon LLC (development contact Leah Bojo; ph: 512-807-2918; email: lbojo@drennergroupp.com) is planning to develop Mission South, a 180-unit multifamily rental development at 711 Eberhart Lane, Austin, Texas 78745.

72 (40%) of the units will be leased to households at or below 80% Median Family Income (MFI). The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

The Housing and Planning Department (HPD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 40% (72) of the units will serve households at or below 80% MFI, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore none of the units will be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

~~AWU Capital Recovery Fees~~

Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter

from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.978.1594 or by email at brendan.kennedy@austintexas.gov if you need additional information.

Sincerely,

Brendan Kennedy

Brendan Kennedy, Project Coordinator
Housing and Planning Department

Cc: Kristin Martinez, AE

Jonathan Orenstein, AWU

Mashell Smith, ORS

PUBLIC HEARING INFORMATION

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

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



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

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

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

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

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

Case Number: C14-2023-0007.SH

Contact: Nancy Estrada, 512-974-7617

Public Hearing: July 11, 2023, Planning Commission

GARY MOORE
Your Name (please print)

☐ I am in favor
☒ I object

6401 MIDDLEHAM PL
Your address(es) affected by this application (optional)

Gary L. Moore
Signature

7-4-23
Date

Daytime Telephone (Optional): 512 422 1964

Comments: SINGLE FAMILY RES. + MY
BACKYARD BACKS UP TO 711 EBERHART
PROP. 4-5 STORY BLDG. WOULD BE
LOOKING DOWN INTO MY HOUSE +
YARD. ALL THE NEW CONCRETE +
PAVING WOULDN'T ALLOW WATER TO
DRAIN PROPERLY. ALREADY OVERFLOWS
AS IT IS. MORE TRAFFIC WOULDN'T
DO ANYTHING BUT CAUSE CONCERNS.

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

City of Austin, Planning Department

Nancy Estrada

P. O. Box 1088, Austin, TX 78767

Or email to:

nancy.estrada@austintexas.gov

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Case Number: C14-2023-0007.SH

Contact: Nancy Estrada, 512-974-7617

Public Hearing: July 11, 2023, Planning Commission

Donald K. Holladay
Your Name (please print) 78745

6501 Middleham Place
Your address(es) affected by this application (optional)

Donald K Holladay 7/1/2023
Signature Date

Daytime Telephone (Optional): 512-422-1969

Comments: This neighborhood has very
little extra parking and is
marginally safe for pedestrians now
The last thing this neighborhood needs
is to increase the density in
population and traffic
at the very least it will
decrease property values.
OK

☐ I am in favor
☒ I object

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

City of Austin, Planning Department

Nancy Estrada

P. O. Box 1088, Austin, TX 78767

Or email to:

nancy.estrada@austintexas.gov

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

From: Pamela Novak

Sent: Tuesday, July 11, 2023 4:22 PM

To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>

Subject: Re: C14-2023-0007.SH - 711 Eberhart Lane

External Email - Exercise Caution

Thank you. If it isn't postponed, please note David and I are against rezoning. We feel it is wrong to put businesses into the back yards of our neighbors on Middleham and Pevensky. Keep businesses on South 1st. A 2 story apartment similar to what is currently there is fine. Nothing taller than 2 stories is acceptable. Thank you!

Sent from my iPhone