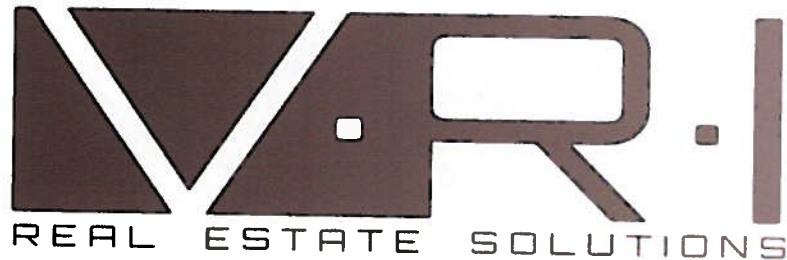


SUNFLOWER

1201 ROBERT E LEE RD



A Blue Sky Urban Community
Sustainable Trends in Urban Living



Property History

- Since the 1950's, the Joseph family has been a native resident of the Zilker Community, owning over 14 acres at one point in time.
- Sold adjacent family owned land to developers on Bluebonnet Ln and The Zilker Skyline community.
- The Joseph's chose VRI to develop the family property because of their superior vision to keep the integrity of the Zilker Neighborhood while offering a smart solution to urban density.

Zilker Surrounding Area Zoning Map

C14-2012-0109 / Sunflower



Image Data: 2011

Exhibit A - 2
Aerial & Zoning

0 100 200 400
Feet
1 inch = 200 feet

Exhibit S - 3

SF3 BASE CLASS – CURRENT ENTITLEMENTS



- 18 Unit Maximum Density – 9 Duplex Structures
- Maximum Dwelling Units Per Building is 2.
- 9 Residential Lots. Average Size .29 Acre **(5,052ft FAR)**
- Maximum Building Height is 30ft for Duplex Structure.
- Maximum Impervious Cover is 45% **(NOT including new Public ROW – City of Austin Maintained)**
- Rear Yard Setback at 10ft to Adjacent SF3 or SF6 zoned sites
- Side Yard Setback at 5ft to adjacent SF3 or SF6 zoned sites.
- NO Compatibility requirements.

SF3 DUPLEX

18 Units – 9 SF Lots
(.29 Acre Avg)



16,000ft
Public ROW

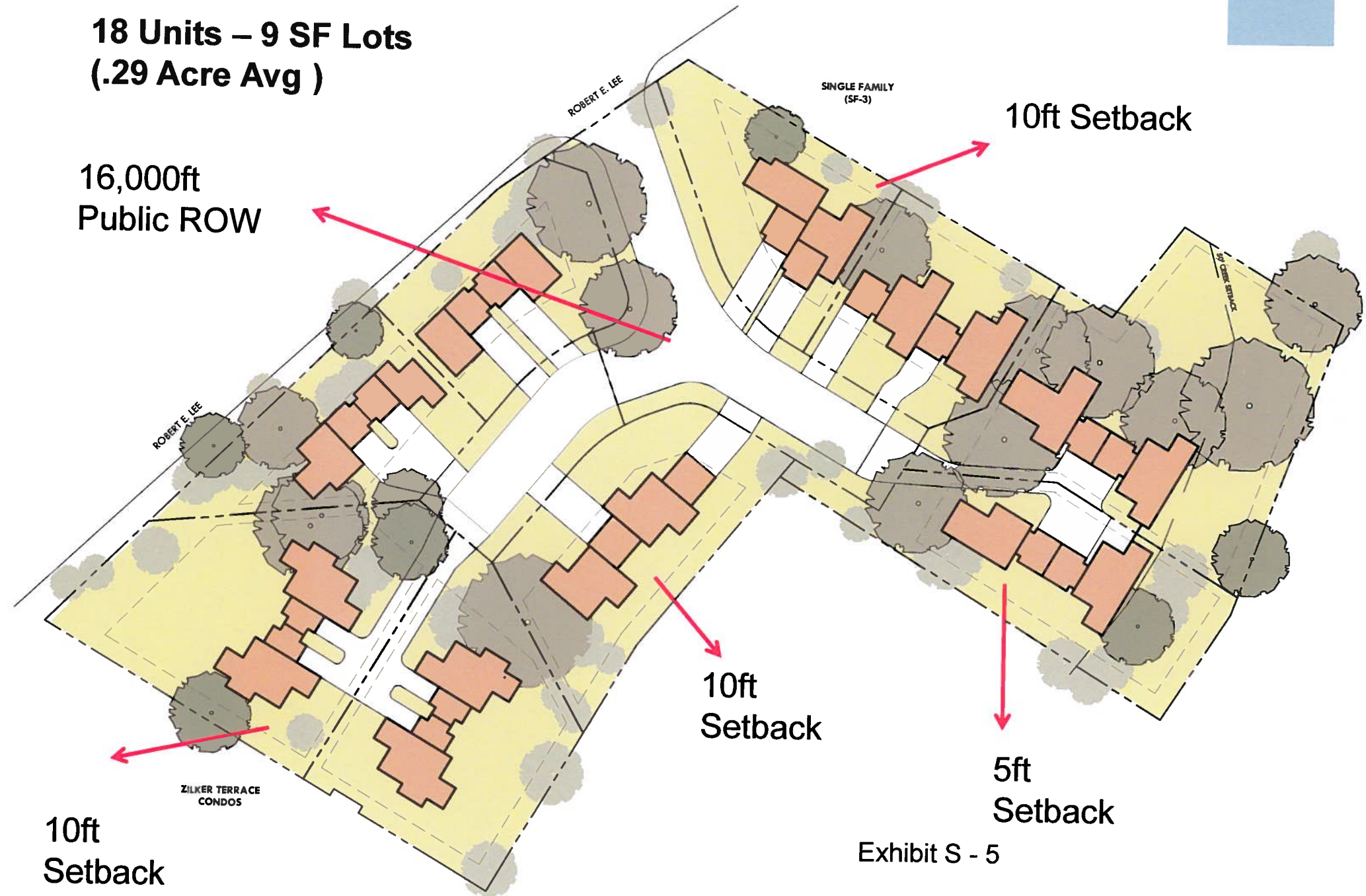
10ft Setback

10ft
Setback

5ft
Setback

10ft
Setback

Exhibit S - 5



SF6 Base Class – Entitlements

- **28 Units Maximum Density** with private road.
- Attached/shared wall units.
- Maximum height of any building or structure **35ft.**
- Maximum Impervious Cover for site is **55%**
- Along the Southeast, East, and South property lines adjacent to property zoned with a base district of SF-6:

- 5 Feet

SF6 BASE CLASS BUILDOUT

28 Units



Exhibit S - 7

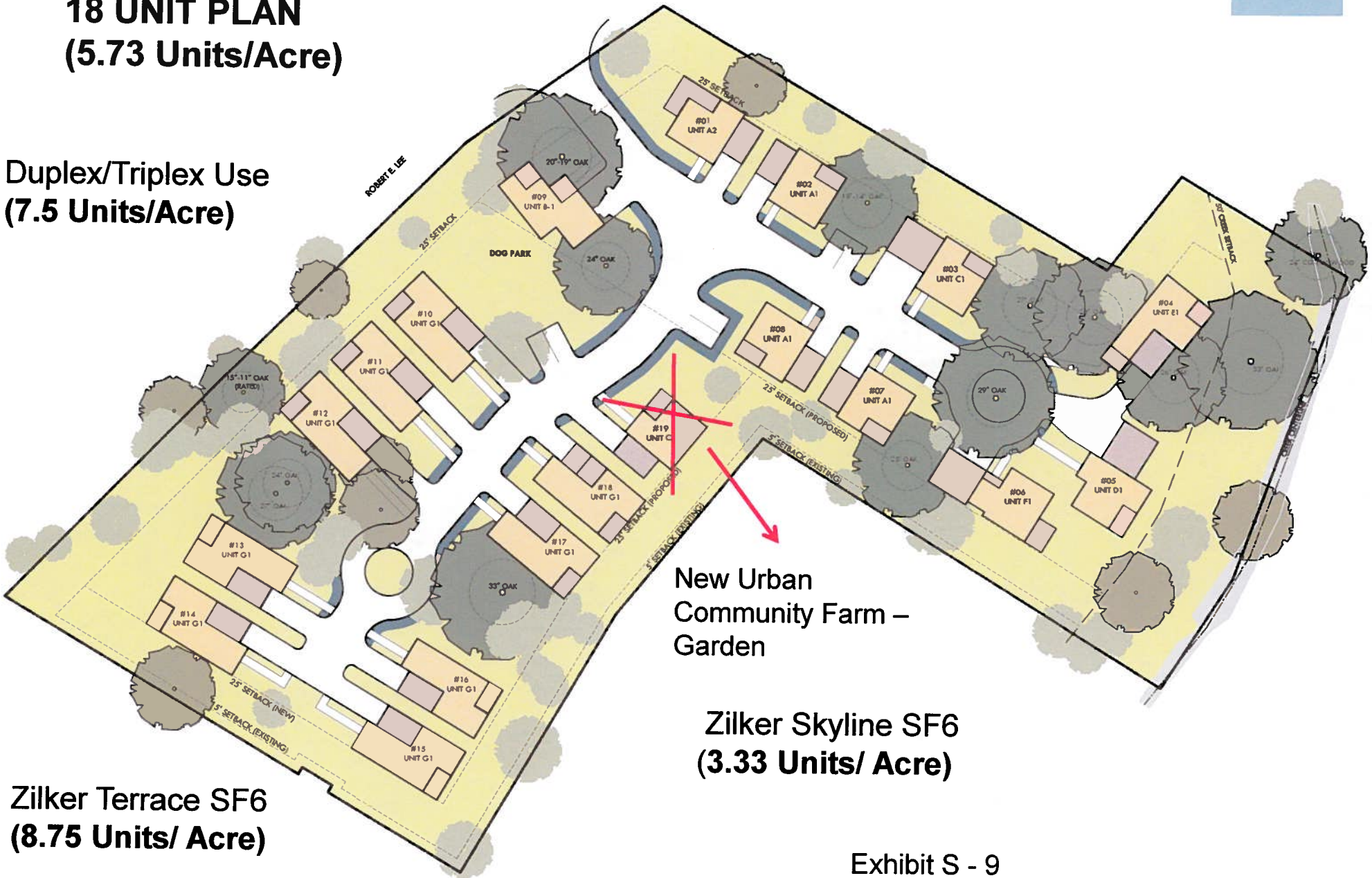
SF6 – Conditional Overlay Proposed

- Maximum Dwelling Units is **18**
- Maximum Dwelling Units per building is **1**
- Maximum Height of any building or structure shall be limited to **30ft.**
- The maximum impervious cover for the tract shall be **40% (Private Drive Included).**
- **Compatibility triggered** at North and West adjacent property
- Along the Southeast, East, and South property lines adjacent to property zoned with a base district of SF-6:
 - A. No building may be built within 20' of the property line
 - B. The maximum height of any building or structure within 25' of said property line shall be limited to 1 story or 15'

SF6 – CO PROPOSED

18 UNIT PLAN
(5.73 Units/Acre)

Duplex/Triplex Use
(7.5 Units/Acre)



Zilker Terrace SF6
(8.75 Units/ Acre)

New Urban
Community Farm –
Garden

Zilker Skyline SF6
(3.33 Units/ Acre)

Comparison Chart: SF3 vs SF6-CO

Zone Class	SF3	SF6-CO Proposed
Unit Count	18 Duplex Units	18 Single Family Condos
Impervious Max	45% Impervious Max	40% Impervious Max
Height Limit	30ft	30ft
Rear/Side Yard Setback	5-10ft	20-25ft
Avg Building Size	**4,500 sq ft	**2,050 sq ft

Proposed SF6 – CO HIGHLIGHTS over SF3 DUPLEX

- Stand Alone Residences
- Like Density to surrounding property
- Compatibility / Buffer to adjacent property
- Private – HOA maintained infrastructure
- Family Oriented Development
- Owner Occupants
- Product type sustains neighborhood value
- Onsite amenities and green space for community use.
- Eco Sensitive – Reduced Impervious/Tree Impact
- Innovative Site Design

Previous Urban Developments by VRI



CLARKSVILLE

Exhibit S - 12

Previous Urban Developments by VRI



**AEGB RATED 4-5
STAR**



Exhibit S - 13

MEETING AUSTIN ZONING PRINCIPALS

IMAGINE AUSTIN

- Satisfies a public need for more infill housing.
- Assumes equal treatment in its request for a re-zone based on adjacent SF-6 zoning classes.
- Follows a precedent set by other surrounding homes offering a smart dense, urban design.
- Requesting a like-kind use for the property that mirrors the adjacent residential uses.
- Sleek, contemporary, stand-alone homes set back in native landscaping will compliment the Zilker character.
- Continues to promote a transition between adjacent higher-density, single-family uses and not-so-distant multi-family.
- Recent re-zones to SF-6 at neighboring properties, as well as shared-wall single-family construction, have both established a condition for a more dense, urban-living solution for residents.

SUMMARY

VRI has established a set of principals to interact with the new Image Austin Comprehensive Plan in a manner that preserves the integrity of its neighborhoods and works towards a common goal. Our vision is eco friendly, urban design at a density that creates end users who contribute to their immediate community through schools, retail, and business.

Sunflower is a community that follows suit in a neighborhood that is progressive and stylish. It initiates a plan that is integral to preserving Zilker while meeting the demands of our ever growing population.

