

ZONING

APPLICATION FOR ZONING

DEPARTMENT USE ONLY

APPLICATION DATE _____	FILE NUMBER(S) _____		
TENTATIVE ZAP/PC DATE _____	TENTATIVE CC DATE _____		
CASE MANAGER _____	CITY INITIATED	YES	NO
APPLICATION ACCEPTED BY _____	ROLLBACK	YES	NO

PROJECT DATA

OWNER'S NAME: <u>Helsinki Partners LLC</u>
PROJECT NAME: <u>Evergreen at Mary</u>
PROJECT STREET ADDRESS (or Range): <u>1709 & 1803 Evergreen Ave and 1204 W Mary St</u>
<u>Austin, TX</u> <u>ZIP 78704</u> <u>COUNTY: Travis</u>

If project address cannot be defined, provide the following information:

	ALONG THE _____	SIDE OF _____	APPROXIMATELY _____
<i>Frontage ft.</i>		<i>(N,S,E,W)</i>	<i>Frontage road</i>
	FROM ITS INTERSECTION WITH _____		
<i>Distance</i>	<i>Direction</i>		<i>Cross street</i>

TAX PARCEL NUMBER(S): 0400040205, 0400040209, and 0400040208

Is Demolition proposed? No

If Yes, how many residential units will be demolished? _____ Unknown _____

Number of these residential units currently occupied**: _____

Is this zoning request to rezone a parcel that contains an existing mobile home park with five or more occupied units? ** No If Yes, how many? _____

Type of Residential Unit: SF, duplex, triplex, townhouse/condo, multi-family, manufactured home: SF and MF

Number of Proposed Residential units (if applicable): Unknown If Yes, how many of the following:

_____ 1 Bedroom _____ Affordable	_____ 2 Bedroom _____ Affordable
_____ 3 Bedroom _____ Affordable	_____ 4 or more Bedroom _____ Affordable _____ Unknown

** If 5 or more, tenant notification may be required and a certified form may be required with your application (LDC 25-1-712). Tenants must receive notification at least 270 days before the application is eligible for final ordinance readings by City Council.

AREA TO BE REZONED: ACRES <u>1.322</u> OR SQ FT <u>57,586.32</u>					
Existing Zoning	Existing Use	Tract #	# of Acres/SF	Max # of Res Units Per Acre	
<u>CS & SF-3</u>	<u>Residential</u>	<u>1</u>	<u>45,117.32 sf</u>	<u>44</u>	
<u>MF-3-H</u>	<u>Residential</u>	<u>2</u>	<u>12,469 sf</u>	<u>37</u>	
Proposed Zoning	Proposed Use	Tract #	Proposed # of Acres/SF	Max # of Res Units Per Acre	Proposed Total # of Units Per Acre
<u>CS-MU</u>	<u>Office & MF</u>	<u>1</u>	<u>45,117.32 sf</u>	<u>44</u>	<u>unknown</u>
<u>CS-MU-H</u>	<u>Office & MF</u>	<u>2</u>	<u>12,469 sf</u>	<u>37</u>	<u>unknown</u>

Name of Neighborhood Plan: _____

ZONING

RELATED CASES

NEIGHBORHOOD PLAN AMENDMENT (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
ACTIVE ZONING CASE (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
RESTRICTIVE COVENANT (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
SUBDIVISION (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____
SITE PLAN (YES / <input checked="" type="radio"/> NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION

(For the portion affected by this application) Provide either subdivision reference OR metes & bounds description.

1. **SUBDIVISION REFERENCE:** Name: See attached Exhibit A Block(s) _____
2. **METES AND BOUNDS** (Attach two copies of certified field notes) FILE NUMBER: _____

DEED REFERENCE OF DEED CONVEYING PROPERTY TO THE PRESENT OWNER:

VOLUME: _____ PAGE: _____ OR DOCUMENT # 2020140434
SQ. FT: _____ or ACRES 1.322

Is this a SMART Housing Project? Yes No
If residential, is there other Tax Credits or Local/State/Federal funding? Yes No

OTHER PROVISIONS

IS A VARIANCE TO THE SIGN ORDINANCE BEING REQUESTED? Yes No
IS PROPERTY IN A COMBINING DISTRICT / OVERLAY ZONE? Yes No
TYPE OF COMBINING DIST/OVERLAY ZONE (NP, NCC, CVC, WO, etc) South Lamar NP (suspended)
NATIONAL REGISTER DISTRICT? Yes No
URBAN RENEWAL ZONE? Yes No
IS A TIA REQUIRED? Yes No TRIPS PER DAY: <2000
GRID NUMBER (S) MH20

WATERSHED: West Bouldin Creek WS CLASS: Urban
WATER UTILITY PROVIDER: Austin Water Utility
WASTEWATER UTILITY PROVIDER: Austin Water Utility
ELECTRIC UTILITY PROVIDER: Austin Energy
SCHOOL DISTRICT: AISD

OWNERSHIP INFORMATION

TYPE OF OWNERSHIP SOLE COMMUNITY PROPERTY PARTNERSHIP CORPORATION TRUST
If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.
Jesse Boskoff, Member Darius Fisher, Member

ZONING

OWNER INFORMATION

SIGNATURE: 

NAME: Jesse Boskoff

FIRM NAME: Helsinki Partners LLC

TELEPHONE NUMBER:

STREET ADDRESS: 74 San Saba St

CITY/STATE/ZIP: Austin, TX 78702-5641

AGENT / PRINCIPAL CONTACT (If applicable)

SIGNATURE: 

NAME: Nikelle Meade

FIRM NAME: Husch Blackwell LLP

TELEPHONE NUMBER: (512) 992-6001

STREET ADDRESS: 111 Congress Ave, Suite 1400

CITY/STATE/ZIP Austin, TX 78701

CONTACT PERSON: Nikelle Meade TELEPHONE NUMBER: (512) 992-6001

ZONING

CITY OF AUSTIN TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: Evergreen at Mary

LOCATION: 1709 & 1803 Evergreen Ave and 1204 W Mary St

APPLICANT: Nikelle Meade TELEPHONE NO: (512) 992-6001

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: ZONING: SITE PLAN:

EXISTING:

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TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	1.077	3,107	CS & SF-3	Residential			
2	0.2862	3,275	MF-3-H	Residential			

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	1.077	3,107	CS-MU	Office & MF			
2	0.2862	3,275	CS-MU-H	Office & MF			

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
Evergreen Avenue	Yes		
W Mary St	No		

FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.

The traffic impact analysis has been waived for the following reason: The determination is deferred until site plan application, when land use and intensity will be finalized.

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY:  DATE: 08-14-2020

DISTRIBUTION: FILE CAP. METRO TXDOT TRANS. REV. TRAVIS CO. TRANS DEPT.

TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

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SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.



Signature

07/28/2020

Date

Nikelle Meade

Name (Typed or Printed)

Husch Blackwell LLP

Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.



Signature

07/28/2020

Date

Nikelle Meade

Name (Typed or Printed)

Husch Blackwell LLP

Firm

ZONING

ACKNOWLEDGMENT FORM concerning Subdivision Plat Notes, Deed Restrictions Restrictive Covenants

I, Nikelle Meade have checked the subdivision plat notes,
(Print name of applicant)

deed restrictions, and/or restrictive covenants prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at:

1709 & 1803 Evergreen Ave and 1204 W Mary St

(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, and/or restrictive covenants, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, and/or restrictive covenants.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, and/or restrictive covenants as information which may apply to this property.



(Applicant's signature)

07/28/2020

(Date)

POSTPONEMENT POLICY ON ZONING HEARINGS

- | Sets a postponement date and time at the City Council hearing so that renotification of residents and property owners is not necessary.
- | Limits the time a hearing can be postponed to two months for both proponents and opponents, unless otherwise approved by Council so that renotification of residents and property owners is not necessary.
- | Allows only one postponement for either side, unless otherwise approved by Council.
- | Requires that all requests for postponements be submitted in writing to the director of the Planning and Zoning Department at least one week prior to the scheduled Council meeting. The written request must specify reasons for the postponement.
- | The Director of the Planning and Zoning Department shall provide a recommendation regarding the validity of the postponement request as the Director deems appropriate.
- | Eliminates the automatic granting of a postponement of the first request.
- | Authorizes Council to consider requests that are not submitted timely.

Council action December 12, 1996



EXHIBIT VIII

**EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION
PART A**

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more single family units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- Austin Independent School District
- Leander Independent School District
- Pflugerville Independent School District
- Hays County Independent School District
- Del Valle Independent School District
- Round Rock Independent School District
- Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.