

April 26, 2011

EDUCATIONAL IMPACT STATEMENT
DEL VALLE INDEPENDENT SCHOOL DISTRICT (DVISD)

RE: Riverside Gardens Housing Development
6716 E. Riverside Drive
CoA Zoning Case # C14-2010-0204

This proposed 116 lot single family (SF) housing subdivision is located in the Smith Elementary School (4209 Smith School Road) attendance zone, not Baty Elementary School (2101 Faro Drive). I've attached an Elementary School attendance zone map for reference, or you can find it on the DVISD main web page.

<http://delvalle.tx.schoolwebpages.com/education/district/district.php?sectionid=1>

This proposed development will apparently be comprised of what we term a "3/2 starter house", with price ranges from \$140K-\$175K price range and does not appear to be "affordable or smart housing" development. Our demographic studies reflect that this type of house has traditionally produced one (1) student per rooftop. Two thirds (66%) of these students fall in the elementary (PK-5th) category, with the others being of a secondary age (6th-12th graders).

A build-out schedule is not addressed in the information, but we assume these houses would be built out and occupied over a period of 2-3 years, similar to what we saw on the near-by Riverside Meadows subdivision. Those homes sold quicker than we had expected, but we expect the current housing market and economy to have some effect on this development being completely built-out and occupied immediately.

For 116 single family homes, using one (1) school age child per home; two thirds (77) of these projected students would be elementary students that would attend Smith Elementary School in 2011/2012. We currently have 788 students at Smith; with the rezoning for the 2011/2012 school year they will have about 650 students. DVISD is opening another elementary school this August, Gilbert Elementary School, which is our eighth ES. Opening this new school and rezoning for 2011/2012 indicates room for growth at each elementary campus, including Smith ES. However, at least three additional teachers would be needed if we see 77 new students in one year at Smith ES.

We expect very little if any impact on DVISD Middle or High Schools with an expected enrollment of 39 additional students out of this planned development.

Phil D. Williams, Facility Director
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Montopolis Neighborhood Plan Contact Team

January 20, 2011

Mr. Stephen Rye
Neighborhood Planning & Zoning Department
P O Box 1088
Austin, TX 78767

RE: Case Number C14-2010-0204

Dear Mr. Rye,

The Montopolis Neighborhood Plan Contact Team (MNPCT) held it's meeting on January 10, 2011 at Dan Ruiz Library to review several land use issues. One of the cases we reviewed and discussed was the zoning change for Case Number C14-2010-0204 located at 6716 E. Riverside Drive, with a zoning change from CS-MP and MF-3-NP to SF-4A.

At this meeting, the MNPCT members and other neighborhood members heard and reviewed the presentation by Mr. John Zinsmeyer, representing applicant Carlson, Brigance & Doering, Inc. Charles Brigance.

After an extensive discussion, members of the MNPCT voted to approve the zoning change request on the property at 6716 Riverside Drive. All the property except for the immediate parcel facing Riverside Drive was approved for a zoning change of SF-4A. The front portion of the property will remain CS-MU-NP. This zoning recommendation is compatible with the Montopolis Neighborhood's Plan Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development. Action 4:....Residential uses are recommended on the remaining undeveloped land where permissible.....Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A,..... This zoning request complies with the Montopolis Neighborhood Plan.

Sincerely,

Susana Almanza

Susana Almanza
Chair- Montopolis Neighborhood Contact Team
1406 Vargas Road
Austin, TX 78741
512/472-9921

Cc: John Zinsmeyer

Montopolis Neighborhood Plan Contact Team

March 31, 2011

Mr. Stephen Rye
Neighborhood Planning & Zoning Department
P O Box 1088
Austin, TX 78767

RE: Case Number: NPA-2011-0005.01 Plan Amendment and
C14-2010-0204 - Zoning Change

Dear Mr. Rye,

The Montopolis Neighborhood Plan Contact Team (MNPCT) held its meeting on March 14, 2011 at Dan Ruiz Library to review a Montopolis Plan Amendment and zoning change for property located at 6716 E. Riverside Drive, Austin, Texas 78741. The case we reviewed and discussed was for a Neighborhood Plan Amendment (NPA-2011-0005.01) and zoning change Case Number C14-2010-0204 located at 6716 E. Riverside Drive, with a zoning change from CS-MP and MF-3-NP to SF-4A.

At this meeting, the MNPCT members and other neighborhood residents heard and reviewed the presentation by Maureen Meredith, Senior Planner, Planning & Development Review Dept. City of Austin and from agent, Charles R. Brigance, representing applicant Carlson, Brigance & Doering, Inc.

After an extensive discussion, members of the MNPCT voted to approve the change for the Future Land Use Map (PLUM) request on the property at 6716 Riverside Drive and the zoning change from CS-NP & MF-3-NP to SF-4A-NP. The vote was to approve the entire property with a PLUM and zoning change to SF-4A.

This Plan Amendment and zoning recommendation is compatible with the Montopolis Neighborhood's Plan Objective 2: Continue to promote the existing neighborhood pattern of development with new and Smart Growth Infill development. Action 4:....Residential uses are recommended on the remaining undeveloped land where permissible.....Appropriate residential zoning designations may include the following zoning options: Small Lot Amnesty, Cottage Lot Infill, Urban Home Lot Infill, Secondary Apartment Infill, SF-4A,..... This zoning request complies with the Montopolis Neighborhood Plan. Action 5: "Create new streets, where possible, to enhance community access and connectivity. Where possible, reconnect discontinuous streets and dead ends, to improve neighborhood accessibility." Objective 8: "Improve traffic flow throughout the neighborhood." Action 46: "Insure that the future street network in South and East Montopolis allows for the development of interconnected street networks that provide access to neighborhood collectors whiled preserving the existing residential character of the neighborhood." Action 47: "The developing street network's design should consider issues of connectivity for pedestrians and for other modes of transportation (bicycle, transit, vehicular)."

Sincerely,

Susana Almanza

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Chair- Montopolis Neighborhood Contact Team
1406 Vargas Road
Austin, TX 78741
512/472-9921

CC: Charles R. Brigance