ZONING CHANGE REVIEW SHEET

CASES: C14-2015-0003A & C14-2015-0003B – South IH-35 Mixed Use Apartment Community

Z.A.P. DATE: June 2, 2015
June 16, 2015
July 7, 2015
August 4, 2015
August 18, 2015

ADDRESSES: 6900 and 6940 South IH 35 Service Road Southbound; 504, 600, 606 and 700 Chaparral Road; (C14-2015-0003A)
701 and 709 Chaparral Road (C14-2015-0003B)

DISTRICT AREA: 2

OWNER: Long Real Estate Holdings, LLC (Paul Long)

AGENT: Land Answers, Inc. (Jim Wittliff)

ZONING FROM (-0003A): CS; GR-CO; NO-MU-CO; SF-2

TO: CS-MU-CO for Tract 1; GR-MU-CO for Tract 2

ZONING FROM (-0003B): CS; SF-3; SF-2

TO: CS-MU-CO for Tract 1; GR-MU-CO for Tract 2

AREA (-0003A): 5.8281 acres;

AREA (-0003B): 2.4005 acres

TOTAL AREA: 8.2286 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) district zoning for both areas designated as Tract 1 on C14-2015-0003A and C14-2015-0003B. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A (Tract 2, located at 700 Chaparral Road), the Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road. For the remainder of Tract 2 located at 504, 600 and 606 Chaparral Road, Staff recommends maintaining the existing NO-MU-CO and SF-2 zonings.

For C14-2015-0003B (Tract 2, located at 701 Chaparral Road), the Staff recommendation is to grant neighborhood office – mixed use – conditional overlay (NO-MU-CO) district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A and C14-2015-0003B, the Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH-35. If the requested zoning is granted,

then 200 feet of right-of-way should be reserved from the existing centerline of IH-35 in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 2, 2015: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 16, 2015 [R. MCDANIEL; S. COMPTON – 2ND] (6-0) 1 VACANCY ON THE COMMISSION*

June 16, 2015: *MEETING CANCELLED; CASE RENOTIFIED FOR JULY 7, 2015*

July 7, 2015: *CONTINUED TO AUGUST 4, 2015; PUBLIC HEARING REMAINS OPEN [L. BRINSMADE; J. GOODMAN – 2ND] (8-0) G. ROJAS – NAY; D. BREITHAUPT, S. LAVANI – ABSENT*

August 4, 2015: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO AUGUST 18, 2015*
[Y. FLORES; S. HARRIS – 2ND] (7-0) J. GOODMAN – NOT YET ARRIVED; L. BRINSMADE, J. KIOLBASSA, T. WEBER – ABSENT

August 18, 2015:
FOR C14-2015-0003A: APPROVED CS-MU-CO DISTRICT ZONING FOR 6900 & 6940 S IH 35 (TRACT 1); GR-MU-CO DISTRICT ZONING FOR 700 CHAPARRAL RD (TRACT 2); LO-MU-CO DISTRICT ZONING FOR 600 & 606 CHAPARRAL RD (TRACT 3); AND MF-1-CO DISTRICT ZONING FOR 504 CHAPARRAL RD (TRACT 4) WITH CONDITIONS FOR ACCESS, DEVELOPMENT STANDARDS, PROHIBITED USES, 2,000 TRIPS AND R-O-W RESERVATION AS AGREED TO BY THE NEIGHBORHOOD AND APPLICANT, ON CONSENT (11-0).
[J. GOODMAN; J. KIOLBASSA – 2ND] (11-0)

FOR C14-2015-0003B: APPROVED CS-CO DISTRICT ZONING FOR 709 CHAPARRAL RD (TRACT 1); AND GR-MU-CO DISTRICT ZONING FOR 701 CHAPARRAL RD (TRACT 2) WITH CONDITIONS FOR ACCESS, DEVELOPMENT STANDARDS, LIMIT ON RESIDENTIAL USE, PROHIBITED USES, 2,000 TRIPS AND R-O-W RESERVATION AS AGREED TO BY THE NEIGHBORHOOD AND APPLICANT, ON CONSENT (11-0)
[J. GOODMAN; J. KIOLBASSA – 2ND] (11-0)

ISSUES:

The Applicant and the Neighborhood have reached agreement on recommendations for these two zoning cases. The agreement between the Applicant and representatives of the Circle S. Ridge Neighborhood Association is attached at the back of the staff material.

Adjacent residents on Chaparral Road and Corral Lane are opposed to the proposed zoning changes and have submitted a petition. A petition of 16.23% has been filed by the adjacent property owners in opposition to C14-2015-0003A (north side of Chaparral Road). A valid petition of 41.69% has been filed by the adjacent property owners in opposition to C14-2015-

0003B (south side of Chaparral Road). Petition information is located at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject rezoning area consists of eight platted lots, with the easternmost lots developed with auto-related uses and situated at the intersection of southbound IH 35 frontage road and Chaparral Road, and the interior lots are developed with residential structures, some of which function as offices for the automotive uses. There are apartments and a commercial shopping center to the north (CS; GR); convenience storage and residences to the south that have frontage on Corral Lane (CS; SF-2), and single family residences, a duplex and manufactured homes to the west (SF-2), Please refer to Exhibits A (Zoning Maps), A-1 (Aerial View) and B (Recorded Plats).

The Applicant proposes to rezone the properties with IH 35 frontage (Tract 1) to the general commercial services – mixed use – conditional overlay (CS-MU-CO) district, and the interior lots (Tract 2) to the community commercial – mixed use – conditional overlay (GR-MU-CO) district. The intent is to enable redevelopment with a total of 286 multi-family residential units (200 units on the north side, 86 units on the south), as well as office and commercial uses. One and 2 bedroom units are envisioned in an 80% / 20% mix. The Applicant's proposed Conditional Overlay is to limit the number of daily vehicle trips to 2,000 and prohibit access to Chaparral Road.

The properties with IH 35 frontage have had CS zoning since the mid and late 1970's (both Tract 1s), and the eastern lot of Tract 2 on north side of Chaparral Road has had a history of commercial uses and was granted GR-CO zoning in 2003. As enumerated in the Related Cases section of this report, there have been a number of zoning cases to non-residential districts on other lots within the Tract 2 areas since 1995. Two lots within Tract 2 on the north side of Chaparral Road have NO-MU-CO zoning, and the remaining lot on the south side of Chaparral has SF-2 zoning. To that end, there is clearly a significant amount of interest in rezoning this area for non-residential use.

The Staff recommendation allows for an incremental change in zoning, by granting the addition of MU to the properties with IH 35 frontage, the GR-CO lot in the north side of Chaparral Road, and granting NO-MU-CO for Tract 2 (701 Chaparral Road) on the south side of Chaparral Road. The western lot of Tract 2, located at 504 Chaparral Road is not recommended for rezoning, as would encroach into the residential portion of Chaparral Road. The Applicant opted to prohibit vehicular access to Chaparral Road, a local street with a 20 foot pavement width, hence a Neighborhood Traffic Analysis was not required. The 2,000 vehicle trip per day limit will be apportioned across the north and south rezoning areas. The Staff recommendation as described above would provide for a maximum of 192 multi-family residential units across the total rezoning area (129 on the north side, 63 units on the south) which is significantly different from the proposed number of units proposed by the Applicant.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS; GR-CO; NO-MU-CO; SF-2; SF-3	*North side:* Automotive sales; Office; Auto repair; Vehicle parking; Manufactured home; *South side:* Automobile sales; Residential structure with vehicle parking area
North	CS; GR	Apartments (176 units on 5.245 acres = 33.6 u.p.a.); Shopping center
South	CS; SF-3; SF-2	Convenience storage; Single family residences
East	N/A	IH-35 frontage road and main lanes
West	SF-2	Single family residences and manufactured homes

NEIGHBORHOOD PLANNING AREA: N/A **TIA:** Is not required

WATERSHEDS: Williamson Creek; South Boggy Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Yes

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
96 – Southeast Corner Alliance of Neighborhoods (SCAN)
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
646 – Circle S. Ridge Neighborhood Association
742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
1340 – Austin Heritage Tree Foundation 1363 – SEL Texas
1408 – GO! Austin/Vamos! Austin – Dove Springs 1424 – Preservation Austin
1429 – GO! Austin/Vamos! Austin (GAVA)
1431 – Indian Hills Neighborhood Watch
1438 – Dove Springs Neighborhood Association 1441 – Dove Springs Proud
1447 – Friends of Emma Barrientos MACC

SCHOOLS:
An Educational Impact Statement is required. Please refer to Attachment A.
Pleasant Hill Elementary School Bedichek Middle School Crockett High School

RELATED CASES (previous zoning cases within current zoning area):

The rezoning area consists of the entire Forrest C. Walker subdivision, recorded in April 1977 (C8S-77-058); five lots and a portion of another lot out of the original Circle "S" Ridge, Section 1 subdivision, recorded in September 1946 (C8-1946-1780), and the entire Resubdivision of Lot 18, Block "B" Circle "S" Ridge Section One, recorded in July 1970

(C8s-70-122). With the exception of the lots with IH 35 frontage, the lots are generally between 80 – 110 feet wide and 400 feet long.

The property was annexed on December 31, 1975 (C7a-75-012).

The table below summarizes an adjacent case to the east that is developed with auto repair use, two 1999 rezoning cases along the south side of Chaparral Road. Case C14-99-0117 involved six contiguous lots directly west of the one lot with cases C14-99-0124 / C14-03-0092.

CASE NUMBER	REQUEST	COMMISSION	CITY COUNCIL
North side of Chaparral Road			
C14-76-064 – 6900 & 6940 S IH 35	Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area	Granted "C" Commercial, First Height and Area for all of property, save and except a 10 foot along the western boundary to a depth of 200' that was approved for "A" Residence, First Height and Area	Apvd A & C, First Height & Area as PC recommended (09-16-1976).
C14-95-0184 – NW corner of IH-35 & Chaparral Rd (6940 S IH 35)	SF-3 to CS	To Grant	Apvd CS (02-01-1996).
C14-94-0084 – partially same location as C14-03-0091 (606 & 700 Chaparral Rd)	SF-2 to NO-MU-CO	Apvd NO-MU-CO w/CO for 600 trips/day and Street Deed for r-o-w dedication on Chaparral Rd	Apvd as Commission recommended (02-01-1996).
C14-99-0123 – same location as C14-03-0091 (504-700 Chaparral Rd)	SF-2 to CS	Apvd Staff recommendation to deny the proposed request	Expired administratively on 11/13/2000.
C14-03-0091 – 700 Chaparral Rd, as amended	NO-MU-CO to GR-CO, as amended	Apvd GR-CO w/CO prohibiting access to Chaparral Rd and 2,000 trips/day	Apvd PC rec (11-20-2003).
South side of Chaparral Road			

C14-79-288 – Directly adj to rezoning area: SE corner of IH-35 and Chaparral Rd (705-707 Chaparral Rd)	Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area	Granted "C" Commercial, First Height and Area for all of property, save and except a 10 foot along the westernmost and northernmost boundaries that was approved for "A" Residence, First Height and Area	Apvd PC recommendation (02-14-1980).
C14-99-0124 – same location as C14-03-0092, south side of Chaparral Rd (701 Chaparral Rd)	SF-2 to CS	Apvd Staff recommendation to deny the proposed request	Expired administratively on 11/13/2000.
C14-03-0092 – same location as C14-99-0124, south side of Chaparral Rd (701 Chaparral Rd)	SF-2; SF-3 to CS	Apvd LO-MU-CO w/ CO prohibiting access to Chaparral Road (8-26-2003).	Denied Applicant's request for CS (11-20-2003).

CASE HISTORIES (Other zoning cases in the vicinity):

CASE NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0117 – 6 adj lots on south side of Chaparral Rd (405-607 Chaparral Rd)	SF-2 to CS-CO	Approved Staff recommendation to deny the proposed request	Expired administratively on 9/18/2000.
C14-79-061 – 2 adj lots on south side of Chaparral Rd (505-507 Chaparral Rd)	Interim "AA" Residence, First Height and Area to "C" Commercial, First Height and Area, as amended	To Deny "C" Commercial, First Height and Area, but to Grant "A" Residence, First Height and Area	Approved "AA" First Height and Area (5/17/1979).

C14-84-232 – 2 adj lots on north side of Corral Ln (304-308 Corral Ln)	Interim "AA" First Height and Area to "A" Residence, First Height and Area	Approved "A" Residence, First Height and Area	Approved "A" Residence, First Height and Area (11/15/1984).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	ADT
IH-35	300 feet	FWY-6	Freeway	144,000
Chaparral Road	50 feet	20 feet	Local	N/A

IH-35 is classified in the Bicycle Plan as Bike Route No. 421. Chaparral Road is not classified in the Bicycle Plan.

Capital Metro bus service (Routes No. 716 SB) is available along IH-35. There is no Capital Metro bus service available along Chaparral Road.

There are no existing sidewalks along IH-35 and Chaparral Road.

CITY COUNCIL DATE: August 13, 2015

ACTION: Approved a Postponement request by Staff to September 10, 2015 (11-0).

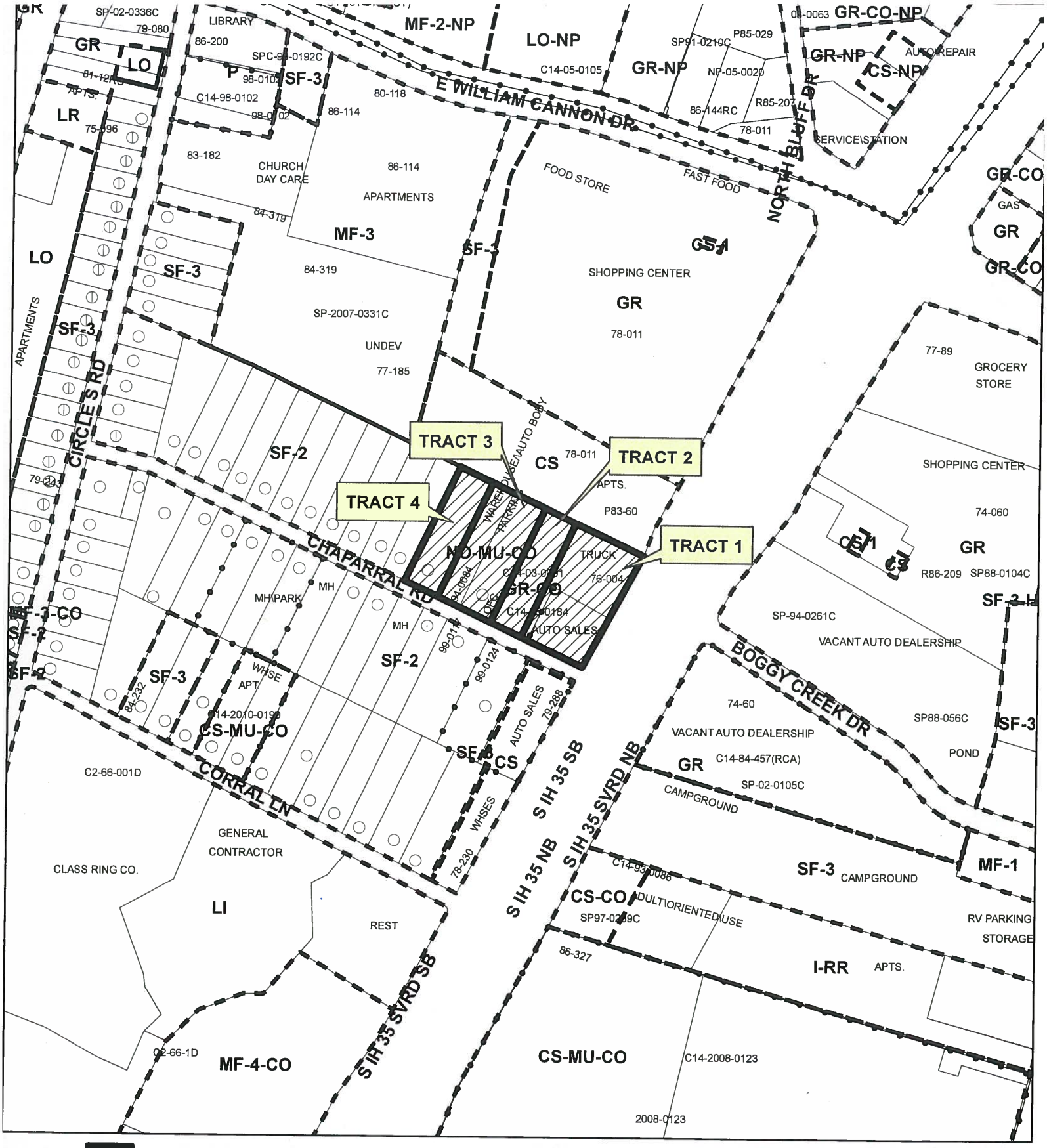
September 10, 2015

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

CASE#: **C14-2015-0003A**

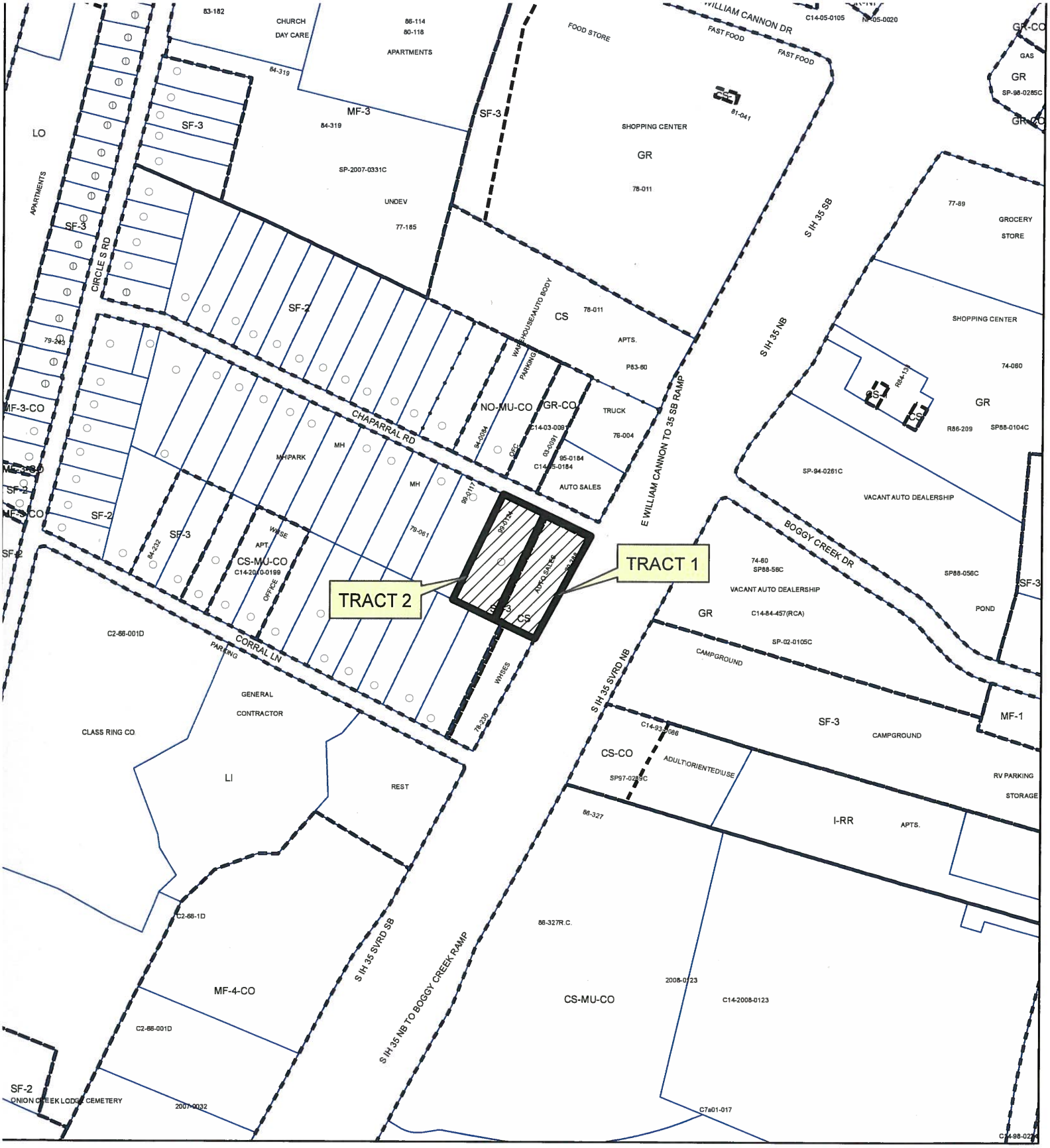
EXHIBIT A

1 " = 400 '

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2015-0003B

1 " = 400 '

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.

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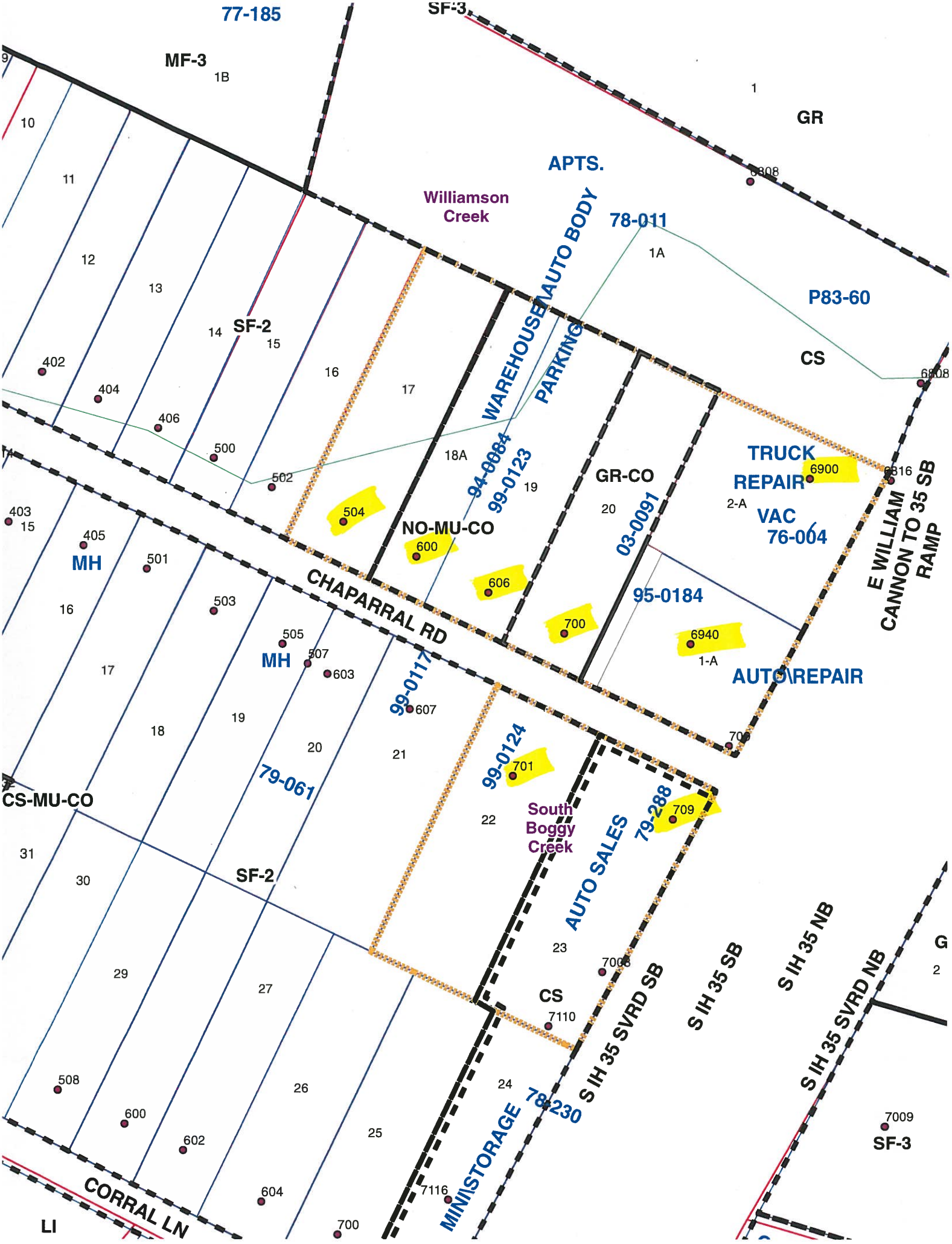
SF-3
SF-3
84-310
MF-3
SF-3
SHOPPING CENTER
GR
78-011
UNDEV
77-165
SF-2
78-017
CS
P87-00
WAREHOUSE/AUTO BODY
PARKING
GR-CO
TRUCK REPAIR
76-004
95-0184
AUTO REPAIR
CHAPARRAL RD
MH
MH PARK
NO-MU-CO
MH
98-0117
79-061
SF-3
WHSE APT.
OFFICE
84-232
99-0124
AUTO SALES
79-28
SF-2
CS-MU-CO
CS
SF-3
C2-66-001D
PARKING
CORRAL LN
MH/STORAGE
S IH 35 SB
S IH 35 NB
S IH 35 SVRD NB
S IH 35 SVRD SB
S IH 35 SB
S IH 35 SB
GR
CAMPGROUND
SF-3
CLASS RING CO.
LI
GENERAL CONTRACTOR
C14-93-0086
ADULT ORIENTED
CS-CO
SP87-0289C
I-RR
MF-4-CO
CS-MU-CO
EXHIBIT A



77-185
SF-3
MF-3
1B
1
GR
APTS.
Williamson Creek
WAREHOUSE\AUTO BODY
78-011
1A
P83-60
CS
SF-2
402
404
406
500
502
504
WAREHOUSE\AUTO BODY
PARKING
18A
94-0064
99-0123
19
GR-CO
20
03-0091
TRUCK
REPAIR
6900
2-A
VAC
76-004
E WILLIAM CANNON TO 35 SB RAMP
NO-MU-CO
600
606
700
95-0184
6940
1-A
AUTO\REPAIR
CHAPARRAL RD
403
405
MH
501
503
505
MH
507
603
99-0117
607
99-0124
701
79-061
CS-MU-CO
South Boggy Creek
AUTO SALES
79-288
709
SF-2
7008
CS
7110
S IH 35 SVRD SB
S IH 35 SB
S IH 35 NB
S IH 35 SVRD NB
78-230
MINI\STORAGE
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CORRAL LN
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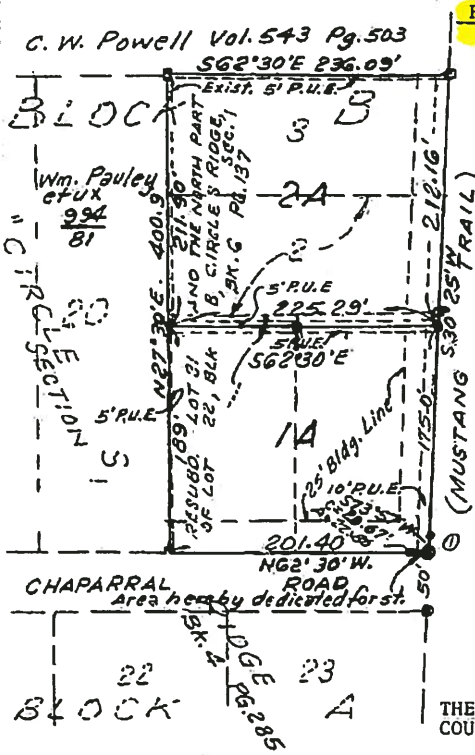
7009
SF-3



FORREST C. WALKER SUBDIVISION

SCALE: 1" = 100'

-LEGEND-

- ⊕ - Iron Stake Found
- ⊙ - Iron Stake Set
- ▫ - Concrete Mon. Found

CURVE DATA:
I = 87° 05'
T = 14.20'
R = 15.00
LC = 20.67'
A = 22.80'

By Claude F. Bush
Claude F. Bush,
Reg. Public Surveyor #202
March 21, 1977
FB. 232, P. 144

STATE OF TEXAS
CLAUD F. BUSH, JR.
202
REGISTERED PUBLIC SURVEYOR

APPROVED FOR ACCEPTANCE on the 12 day of April A.D. 1977

By Richard Lillie
Richard Lillie, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 12 day of April A.D. 1977.

Attest:
Secretary

Miguel A. Guerra
Chairman

THE STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That I, Forrest C. Walker, owner of the hereon designated tracts, being all of Lot 1 of the Resubdivision of Lot 21 and the North Part of Lot 22, Block B, Circle S Ridge, according to the map or plat of said subdivision recorded in Book 6, Page 137 of the Plat Records of Travis County, Texas, being the same land conveyed to me by deed recorded in Volume 4089, Page 1187 of the Deed Records of Travis County, Texas, and the South portion of Lot 22, Block B, Circle S Ridge, according to the map or plat of said subdivision recorded in Book 4, Page 285 of the Plat Records of Travis County, Texas, and all of Lots 2 and 3 of the Resubd. of Lot 21 and the North Part of Lot 22, Circle S Ridge, according to the deed recorded in Volume 4044, Page 349 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivision to be known as FORREST C. WALKER SUBDIVISION, subject to any easements or restrictions heretofore granted,

WITNESS MY HAND this the 21st day of March, A.D. 1977

Forrest C. Walker

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority on this day personally appeared Forrest C. Walker, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same as his act and deed for the purposes and consideration therein expressed.
WITNESS MY HAND AND SEAL this the 21st day of March, A.D. 1977

Claude F. Bush
Notary Public in/for Travis County, Texas

FILED FOR RECORD on the 13 day of April A.D. 1977 at 12:20 o'clock P.M.
Doris Shropshire, County Clerk, Travis County, Texas
By Loreen Smith
Deputy

Recorded Apr. 13-1977 at 12:25 P.M.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, clerk of the county court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 13 day of April A.D. 1977 at 12:20 o'clock P.M and duly recorded on the 13 day of April A.D. 1977 at 12:25 o'clock P.M in the Plat Records of said county in Book 75 Page 219.
WITNESS MY HAND AND SEAL OF OFFICE the date last written above.
Doris Shropshire, County Clerk, Travis County, Texas
By Loreen Smith
Deputy

STATE OF TEXAS
CLAUD F. BUSH, JR.
202
REGISTERED PUBLIC SURVEYOR

SEPTIC TANK NOTE

Each house or building constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 750 gallons and with a drain field of no less than 400 square feet and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Dept.

This subdivision is hereby approved for three (3) lots to be served by septic tanks.

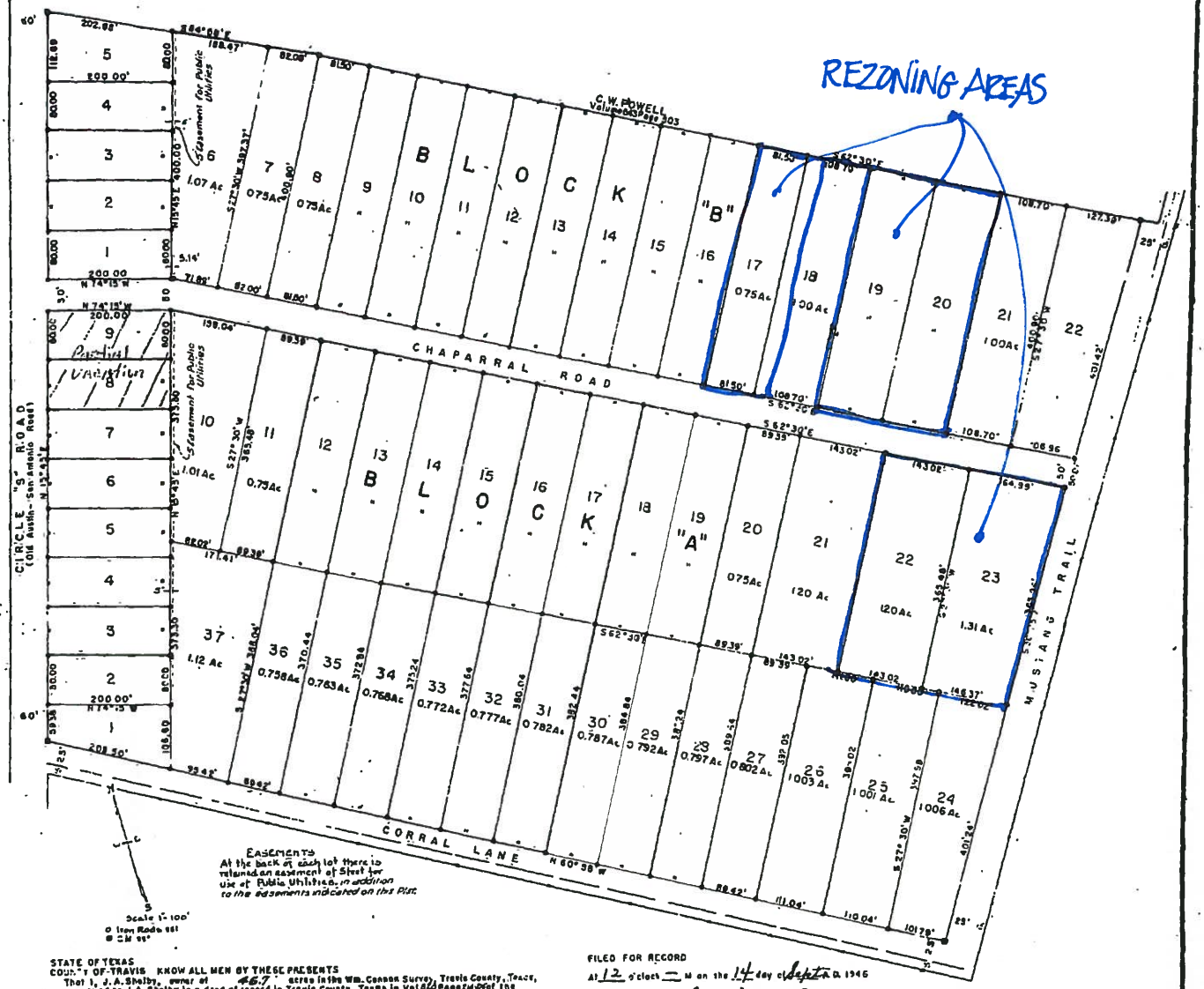
Date: 5 APR 77

Lee Shellberg, P.E.
City of Austin-Travis County Health Dept.

C8S-77-058

EXHIBIT B
RECORDED PLAT

See Partial Vacation of Plat Doc Vol. 6506 Pg. 1 Deed Records



STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS
That I, J. A. Shelby, owner of 46.7 acres in the Wm. Cannon Survey, Travis County, Texas, as conveyed to J. A. Shelby in a deed of record in Travis County, Texas in Vol 626 Page 140 of the Deed Records of Travis County, Texas, by C.W. Powell, do hereby except this plat and map as my subdivision of said tract, said subdivision to be known as "CIRCLE 'S' RIDGE."
and I have dedicated and do hereby dedicate to the public all streets shown hereon as far as my interests may appear.
Witness my hand on this the 28th day of Aug. A.D. 1946.

J. A. Shelby

STATE OF TEXAS
COUNTY OF TRAVIS BEFORE ME, a Notary Public in and for Travis County, Texas, on this day personally appeared J. A. Shelby, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this the 28th day of Aug A.D. 1946

Raymond Ruckey
Notary Public in and for Travis County, Texas.

APPROVE FOR ACCEPTANCE
Date 9/14/46 E. Sutherlin, Director of Public Works

APPROVED BY THE CITY PLANNING COMMISSION
Date 9-24-46 H. Fuchs Chairman
Date Sept 24 1946 Willie Guttman Secretary

In approving this plat by the Commissioners' Court of Travis County, it is understood that the building of all streets, roads and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed on streets, roads, or other public thoroughfares or in connection therewith shall be the responsibility of the owner and developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioners' Court of Travis County, Texas, and the Commissioners' Court of Travis County, Texas assumes no obligations to build the streets, roads, and other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith.

FILED FOR RECORD
At 12 o'clock — M on the 14 day of Sept A.D. 1946
Emilie Limberg
Miss Emilie Limberg, Clerk, County Court of Travis County, Texas.
By Edwin Pruitt Deputy

STATE OF TEXAS
I, Miss Emilie Limberg, Clerk of the County Court within and for the county and state aforesaid, do hereby certify that the within foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 14 day of Sept A.D. 1946 at 12 o'clock — M, and duly recorded on the 14 day of Sept A.D. 1946 at 12 o'clock — M in the Plat Records of said county in Plat Book 4 Page 285
Witness my hand and Seal of the County Court of said County the date last written above.
Emilie Limberg
Miss Emilie Limberg, Clerk, County Court of Travis County, Texas.
By Edwin Pruitt Deputy

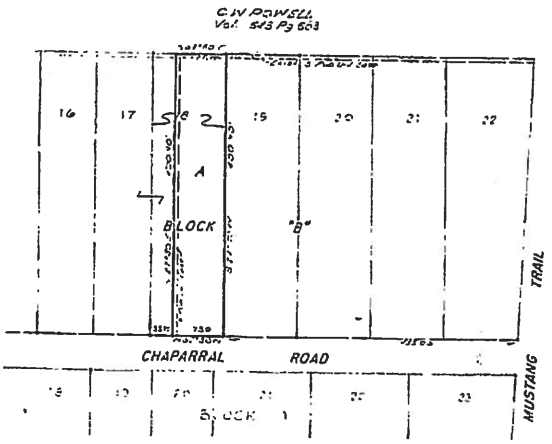
STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Limberg County Clerk of Travis County, Texas, do hereby certify that on the 14 day of Sept 1946 the Commissioners' Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 2 Page 139.
Witness my hand and seal of office this the ___ day of ___
Emilie Limberg
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Edwin Pruitt Deputy

Donald C. Kittenberger
Registered Professional Engineer

CIRCLE "S" RIDGE

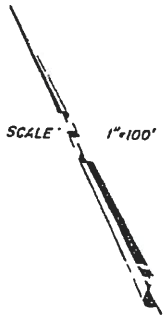
SECTION 1

CB-1946-1780



RESUBDIVISION OF LOT 18 BLOCK "B" CIRCLE 'S' RIDGE

SECTION ONE



LEGEND:

• Iron Pin Found
• Iron Pin Set

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, P. M. BRYANT, OWNER OF LOT 18, BLOCK B, OF CIRCLE S RIDGE, Section One AS RECORDED IN PLAT BOOK 4, PAGE 285, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 1955, PAGE 437, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID LOT AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS THE RESUBDIVISION OF LOT 18, BLOCK "B", CIRCLE 'S' RIDGE, AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 20th DAY OF July, 1970.

P. M. Bryant
P. M. BRYANT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED P. M. BRYANT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF July, 1970.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE July 27, 1970, A.D.

DIRECTOR OF PLANNING - Hoyle M. Osborne

ACCEPTED AND APPROVED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 27th DAY OF July, 1970.

VICE-CHAIRMAN

SECRETARY

FILED FOR RECORD AT 10 45 O'CLOCK a .M. THIS THE 3rd DAY OF August, 1970, A.D.

MISS EMILIE LIMBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, MISS EMILIE LIMBERG, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF August, 1970, A.D., AT 10 45 O'CLOCK a .M. AND DULY RECORDED ON THE 3rd DAY OF August, 1970, A.D., AT 11 O'CLOCK a M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 51, PAGE 2.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

MISS EMILIE LIMBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, MISS EMILIE LIMBERG, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 3rd DAY OF August, 1970, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE 376.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 3rd DAY OF August, 1970, A.D.

MISS EMILIE LIMBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Sarah P. Harris
DEPUTY

EACH HOUSE CONSTRUCTED IN THIS SUBDIVISION SHALL BE CONNECTED TO A SEPTIC TANK OF A CAPACITY OF NOT LESS THAN 500 GALLONS AND WITH A DRAIN FIELD OF NOT LESS THAN 150 FEET AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY-COUNTY HEALTH OFFICER AND SHALL BE INSPECTED AND APPROVED BY SUCH OFFICER. THIS RESTRICTION IS ENFORCEABLE BY THE AUSTIN TRAVIS COUNTY HEALTH UNIT AND/OR THE SUBDIVIDER.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 of 1954, HAS BEEN COMPLIED WITH.

AS SURVEYED BY:

W. HARVEY SMITH
REGISTERED PUBLIC SURVEYOR NO. 720
1214 WEST 5th
AUSTIN, TEXAS
JULY 16, 1970

Aug 3-70 RC CHA 1601 $7.50

JUL 1970 RECEIVED

C8s-70-122

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

PROJECT NAME: **South IH-35 Mixed Use Apartment Community**
ADDRESS/LOCATION: 504, 606, 700, 701, 709 Chaparral Road; 6900, 6940 South IH-35
CASE #: C14-2015-0003A and C14-2015-0003B

☐ NEW SINGLE FAMILY
☒ NEW MULTIFAMILY
☐ DEMOLITION OF MULTIFAMILY
☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 286 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.124 Middle School: 0.035 High School: 0.071

IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.23 for apartment homes. The 286 multifamily unit development is projected to add approximately 66 students across all grade levels to the projected student population. It is estimated that of the 66 students, 36 will be assigned to Pleasant Hill Elementary School, 10 to Bedichek Middle School, and 20 at Crockett High School.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Pleasant Hill ES (107%) and Bedichek MS (90%), assuming the mobility rates remain the same. The projected additional students at Crockett HS would increase the 2019-20 percent of permanent capacity from 65% to 66%, slightly closer to the target range, assuming the mobility rates remain the same. These schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Pleasant Hill ES and Bedichek MS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. To increase the level of safety for students walking, AISD's Transportation Department recommends the construction of a separated sidewalk along the IH-35 access road and along Chaparral Road.

Students within the proposed development attending Crockett HS would qualify for transportation.

SAFETY IMPACT

The construction of a separated sidewalk along the IH-35 access road and along Chaparral Road is recommended to increase the level of safety for students walking to Pleasant Hill Elementary School and Bedichek Middle School.

Date Prepared: 5/19/15 **Director's Signature:** Paul Turner

ATTACHMENT A

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Pleasant Hill RATING: Met Standard

ADDRESS: 6405 Circle S Road PERMANENT CAPACITY: 505

% QUALIFIED FOR FREE/REDUCED LUNCH: 89.94% MOBILITY RATE: -7.7%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	573	544	580
% of Permanent Capacity	113%	108%	115%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	529	502	538
% of Permanent Capacity	105%	99%	107%

MIDDLE SCHOOL: Bedichek RATING: Met Standard

ADDRESS: 6800 Bill Hughes Road PERMANENT CAPACITY: 941

% QUALIFIED FOR FREE/REDUCED LUNCH: 83.20% MOBILITY RATE: -15.3%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,132	988	998
% of Permanent Capacity	120%	105%	106%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	959	837	847
% of Permanent Capacity	102%	89%	90%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

HIGH SCHOOL: **Crockett**	RATING: Met Standard
ADDRESS: 5601 Manchaca Road	PERMANENT CAPACITY: 2,163
% QUALIFIED FOR FREE/REDUCED LUNCH: 66.29%	MOBILITY RATE: -11.9%

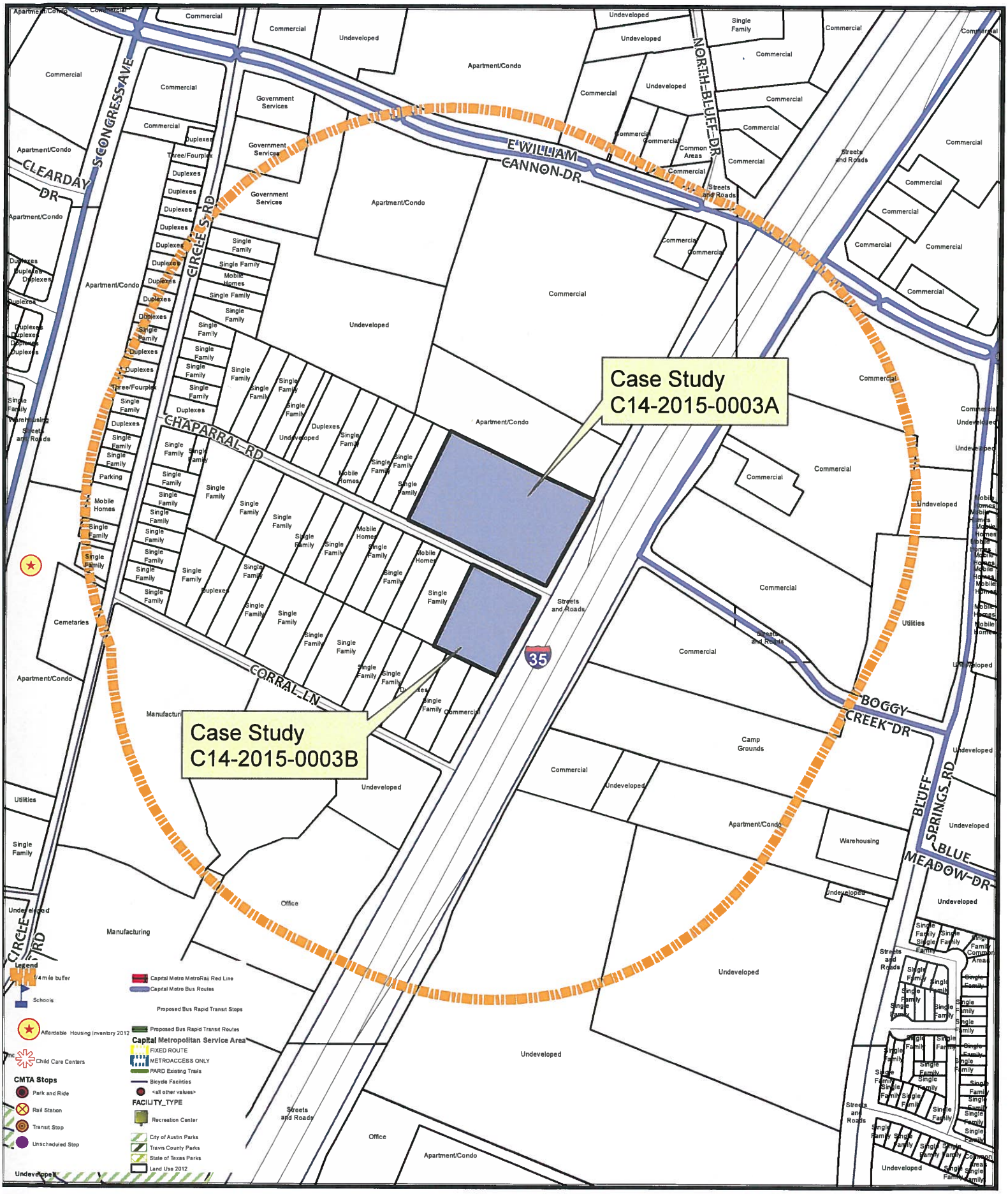
POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,724	1,602	1,622
% of Permanent Capacity	80%	74%	75%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,519	1,412	1,432
% of Permanent Capacity	70%	65%	66%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.



N

0 0.05 0.1 Miles

Zoning Case
Case#: C14-2015-0003
Address: Chaparral Rd at South IH 35
Case Name: South IH 35 Mixed-Use Apartment Community
9.43 Acres

Neighborhood Planning Area:No
School District: Austin ISD
Manager: Wendy Rhoades

Educational Impact Assessment

Disclaimer: 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 Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

4/21/2015

C14-2015-0003A

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.

☐ YES	☑ NO	100 or more single family units are proposed
☒ YES	☐ NO	200 or more multifamily units are proposed
☐ YES	☒ NO	100 or more multifamily units are proposed and a tax credit is requested
☐ YES	☒ 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.

EDUCATIONAL IMPACT ANALYSIS FORM
Part B

OFFICEUSEONLY

CASEMANAGER: WENDY RHOADES

APPLICANT/AGENT: LAND ANSWERS (JIM WITTLIFF) 512-416-6661

CASENUMBER: C14-2015-0003A

PROJECTNAME: SOUTH IH 35 MIXED USE APARTMENT COMMUNITY- NORTH

PROJECTADDRESS: 504, 606, 700 CHAPARRAL RD; 6900, 6940 S. IH-35

PROPOSEDUSE: COMMERCIAL, 200 APARTMENTS

EXISTING RESIDENTIAL UNITS

ExistingNumberofResidentialUnits: 1

Numberofexistingresidentialunitstobedemolished: 1

Ageofunitstobedemolished: 33-34 yrs.

PROPOSED DEVELOPMENT

GrossProjectAcreage: 5.83

Numberoflots: 5

Lotsperacre: 1.15

PROPOSED RESIDENTIAL UNITS

ProposednumberofResidentialUnits: 200

Sizeofproposedunitsinsquarefeet(specifyrange): 620 AVG.

Numberofbedroomsperunit: 1.4 AVG. (20% 2BR, 80% 1BR)

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimatedsellingpriceofunits(specifyrange): N/A

Estimatedrentalrates(ifapplicable): $1200 - 1400/MO

Rangeofmonthlyrentalratestobedemolished: N/A to

Estimatedincreaseinrentalrates(specifypercentageofincrease): N/A

IfprojectismultifamilywillataxcreditbeappliedforaspartoftheSmartHousing™Program? NO

NumberofCertifiedAffordableDwellingUnits(ProposedorExisting) 1

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT
(Open to the public – attach location plan)

Parks/Greenbelts: SOUTH BOGGY CREEK GREENBELT, WMSON CREEK EAST GREENBELT, KENDRA PAGE NEIGH. PARK

RecreationCenters: NONE

PublicSchools: LANGFORD ELEM.

PARKLAND DEDICATION

Parklanddedicationrequired? ☒ YES ☐ NO

Ifyes,pleaseindicateifapplicantplanstorequestfeeinlieuorprovideparkland.

Fee: ☒ YES ☐ NO

Land: ☐ YES ☐ NO

ON-SITE FAMILY AMENITIES PROPOSED

Willspacebeprovidedforchildcareservices? ☐ YES ☒ NO ☐ Unknown at this time

Amountofopenspacerequiredinacres: 1.16

Amountofopenspaceprovidedinacres: 1.16

Otherproposedamenities:(pools,clubhouse,recreationarea): UNKNOWN

TRANSPORTATION LINKAGES

ClosestPublicTransitLocation: WM. CANNON / IH 35

Pedestrian/BikeRoutes: NONE

EDUCATIONAL IMPACT ANALYSIS FORM
Part B

OFFICEUSEONLY

CASEMANAGER: WENDY RHOADES, 512-974-7719

APPLICANT/AGENT: LAND ANSWERS (JIM WITTLIFF) 512-416-6611

CASENUMBER: C14-2015-0038

PROJECTNAME: SOUTH IH 35 MIXED USE APARTMENT COMMUNITY- SOUTH

PROJECTADDRESS: 701 + 709 CHAPARRAL RD

PROPOSEDUSE: COMMERCIAL; 86 APARTMENTS

EXISTING RESIDENTIAL UNITS

ExistingNumberofResidentialUnits: Ø

Numberofexistingresidentialunitstobedemolished: N/A

Ageofunitstobedemolished: N/A

PROPOSED DEVELOPMENT

GrossProjectAcreage: 2.4005

Numberoflots: 2

Lotsperacre: 1.2

PROPOSED RESIDENTIAL UNITS

ProposednumberofResidentialUnits: 86

Sizeofproposedunitsinsquarefeet(specifyrange): 620 AVG.

Numberofbedroomsperunit: 1.4 AVG. 20% (2BR/ 80% 1BR)

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimatedsellingpriceofunits(specifyrange): N/A

Estimatedrentalrates(ifapplicable): $1,200 – 1,400/MO.

Rangeofmonthlyrentalratestobedemolished: N/A to

Estimatedincreaseinrentalrates(specifypercentageofincrease): N/A

Ifprojectismultifamily,willataxcreditbeappliedforaspartoftheSmartHousing™Program? NO

NumberofCertifiedAffordableDwellingUnits(ProposedorExisting) 0

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT
(Open to the public – attach location plan)

Parks/Greenbelts: SOUTH BOGGY CREEK GREENBELT, WMSON CREEK EAST GREEN BELT, KENDRA PAGE NEIGH. PARK

RecreationCenters: NONE

PublicSchools: LANGFORD ELEM.

PARKLAND DEDICATION

Parklanddedicationrequired? ☒ YES ☐ NO

Ifyes,pleaseindicateifapplicantplanstorequestfeeinlieuorprovideparkland.

Fee: ☒ YES ☐ NO

Land: ☐ YES ☐ NO

ON-SITE FAMILY AMENITIES PROPOSED

Willspacebeprovidedforchildcareservices? ☐ YES ☒ NO ☐ Unknown at this time

Amountofopenspacerequiredinacres: 0.48

Amountofopenspaceprovidedinacres: 0.48

Otherproposedamenities:(pools,clubhouse,recreationarea): UNKNOWN

TRANSPORTATION LINKAGES

ClosestPublicTransitLocation: WM CANNON / I-35

Pedestrian/BikeRoutes: NONE

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) district zoning for both areas designated as Tract 1 on C14-2015-0003A and C14-2015-0003B. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A (Tract 2, located at 700 Chaparral Road), the Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road. For the remainder of Tract 2 located at 504, 600 and 606 Chaparral Road, Staff recommends maintaining the existing NO-MU-CO and SF-2 zonings.

For C14-2015-0003B (Tract 2, located at 701 Chaparral Road), the Staff recommendation is to grant neighborhood office – mixed use – conditional overlay (NO-MU-CO) district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A and C14-2015-0003B, the Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH-35. If the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of IH-35 in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Applicant's request: General commercial services (CS) zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

The 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) combining district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

The property has direct access to the southbound frontage road of IH 35.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

The Staff recommendation allows for an incremental change in zoning, by granting the addition of MU to the properties with IH 35 frontage, the GR-CO lot in the north side of Chaparral Road, and granting NO-MU-CO for Tract 2 (701 Chaparral Road) on the south side of Chaparral Road. The western lot of Tract 2, located at 504 Chaparral Road is not recommended for rezoning, as it would encroach into the residential portion of Chaparral Road. The Applicant opted to prohibit vehicular access to Chaparral Road, a local street with a 20 foot pavement width, hence a Neighborhood Traffic Analysis was not required.

The 2,000 vehicle trip per day limit will be apportioned across the north and south rezoning areas. The Staff recommendation as described above would provide for a maximum of 192 multi-family residential units across the total rezoning area (129 on the north side, 63 units on the south) which is significantly different from the proposed number of units proposed by the Applicant.

EXISTING CONDITIONS

Site Characteristics

The subject property is developed with auto-related uses, related office uses and residential structures. The site is flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the CS and GR zoning districts is 80%, based on the more restrictive *watershed* regulations.

Comprehensive Planning

The rezoning case is located on the northeast and southeast corners of Chaparral Road and the IH 35 frontage in South Austin. This property is not located in a neighborhood planning area and is made up of four tracts of land, which when combined, total 9.43 acres. Existing uses on the various tracts includes two used car lots, an auto shop, and single family houses. Surrounding land uses includes an apartment complex to the north (which abuts a shopping center and fronts along IH-35), single family houses, and a small storage facility that fronts along the IH-35 frontage road to the south, single family houses to the west, and the IH-35 frontage road to the east. The proposal is to build a mixed use apartment community, consisting of approximately 380 apartment units (40 units per acre) and unidentified commercial uses.

Imagine Austin
The property is not located within a center or along an activity corridor as specified by the Imagine Austin Growth Concept Map. The Imagine Austin Growth Concept Map applies the *Imagine Austin* vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years (p 95). Mixed use project are promoted along Activity Corridors and within Centers.

The following Imagine Austin policies are applicable to this case, which specifically discuss the preservation of neighborhood character, infill and redevelopment:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites**. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.**

- **HN P11**. Protect neighborhood character by directing growth to areas of change **and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites**.

Analysis
Over the last decade, a number of developers have built large multifamily apartment complexes along the IH-35 frontage road, taking advantage of the easy access onto IH-35 and cheap land. The locations of these apartments are not ideal because of the detrimental health effects (ex: asthma, emphysema and cancer) caused by the pollution and particulates coming from the millions of vehicles that annually travel along this freeway. There are also associated issues relating to noise and light pollution, and the lack of connectivity coming to and from these IH-35 apartment complexes because they are often isolated and cannot access goods, services, jobs, recreation and education unless residents have a car. More specifically, these project are often not connected to adjoining land uses by sidewalks, shared paths and/or public transportation and thus are developments that are the antithesis of Imagine Austin, which at its core is about creating complete communities by maintaining or creating **compact and connected** development patterns.

The residents of this mixed use project could either be better or worse off based following the City of Austin's current Land Development Code, depending what options they choose to include in this project. The Land Development Code has not been amended to reflect the values and policies of Imagine Austin, which promotes compact and connected communities. However, the developer of this proposed mixed use project could design it so that it is connected to the adjoining residential neighborhood and be an asset to both the city **and support Imagine Austin**. More specifically, adding the following features and options to this project would support Imagine Austin: (1) providing a great entry feature into the adjoining residential neighborhood; (2) adding street trees; (3) varying the density and height of the project that abuts the single family neighborhood to the west so the massing of this project does not overwhelm the abutting single family neighborhood; (4) including needed neighborhood services within this project (such as restaurant, coffee house, or dry cleaner) for both residents and the neighborhood to utilize; (5) adding a public pocket park for the neighborhood to use; (6) designing the project so that the architecture and landscaping are attractive; and (7) installing a shared path along the IH-35 and along Chaparral Road so residents can access the shopping center located on the corner of William Cannon Road and the IH-35 frontage road.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek and South Boggy Creek Watersheds of the Colorado River Basin, which

are classified as Suburban Watersheds 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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other 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.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential. Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use*.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Along the 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.

- For a structure more than 100 feet but not more than 300 feet from the property line, a structure may attain a height of 40 feet plus one foot for each 10 feet if distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from the property line, a structure may attain a height of 60 feet plus one foot for each four feet if distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in with is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- A fence, berm or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH-35. If the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of IH-35 in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

A Neighborhood Traffic Analysis will be required for this project unless access is limited only to IH-35 [LDC, Sec. 25-6-114].

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Water and Wastewater

FYI: 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 the Austin Water Utility 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. 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.

PETITION

Date:	04/22/15
Case Number:	C14-2015-0003 (INCLUDES: C14-2015-0003A & C14-2015-0003B)
Address of Zoning Change:	6900, 6940 SIH35 & 504,606,600,700,701 & 709 Chaparral Rd.

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than listed below.

6900 SIH35 – CS	600 Chaparral Rd-~~SF-3~~ NO-MU-CO
6940 SIH35 – CS	700 Chaparral RD- GR-CO
504 Chaparral Rd- SF-3	701 Chaparral Rd – SF3
606 Chaparral Rd-NO-MU-CO	709 Chaparral Rd. - SF-3 , CS

We the neighborhood are against the zoning change being requested. Allowing ~~Zone 3 & 4~~ 504, 701 & 709 CHAPARRAL RD. to be anything larger than SF-3 would cause irreversible issues with our SF-2 lots. The issues would run from Crime,Traffic, Privacy, noise & Light pollution. We are not against change, just controlled change to allow us to maintain the quality of the neighborhood we moved to and love.

Signature	*Printed Name*	*Address*
[signature]	Stephan B. Cooey	700 Corral Ln
[signature]	AMY TROST	604 Corral Lane
[signature]	Jenifer Kaslow	602 Corral Ln
Gene Blumeyer	Gene Blumeyer	508 Corral Ln
Gene Blumeyer	Gene Blumeyer	600 Corral Ln
[signature]	John E. Sánchez	503 Chaparral Rd.
Ernesto Leyva	Ernesto Leyva	505 Chaparral.
[signature]	TROY SHULART	405 CHAPARRAL
Jimmy Eurest / Frances Eurest	JIMMY EURESTI	502 CHAPARRAL RD.
James William Garrison	JAMES GARRISON	607 Chaparral Rd
[signature]	JAMES STOTZ	406 CHAPARRAL RD
Jose A. Gonzalez	Jose A. Gonzalez	603 Chaparral Rd
Debra Lentz Hansen	Debra Lentz Hansen	501 Chaparral Rd

WILL LARSON
5124449791

Case Number:

C14-2015-0003A

PETITION

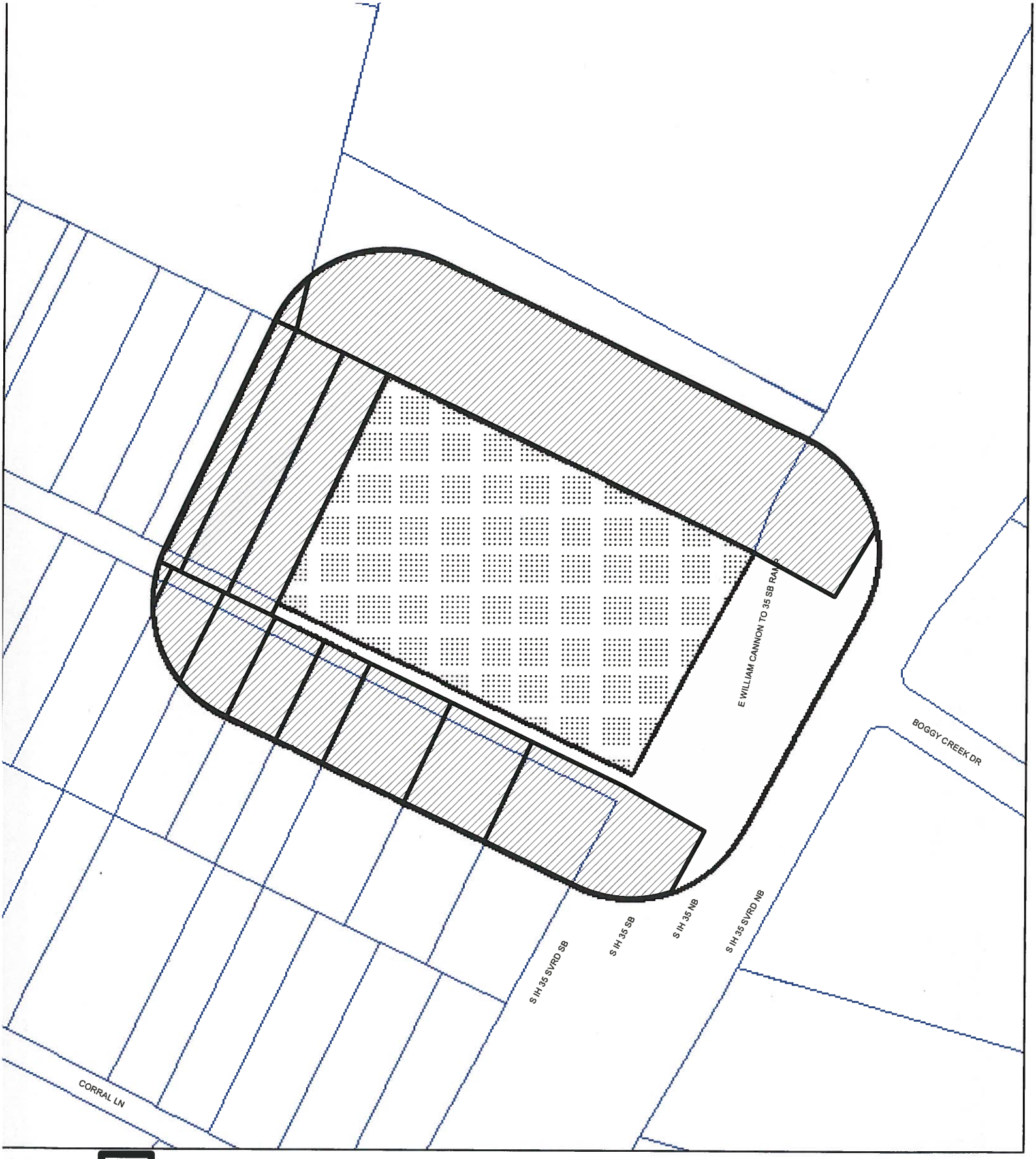
Date: 6/17/2015

Total Square Footage of Buffer: 540509.4385

Percentage of Square Footage Owned by Petitioners Within Buffer: 16.23%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0424070102	502 CHAPARRAL RD 78745	EURESTI FRANCES	no	33487.88	0.00%
0424070231	607 CHAPARRAL RD 78745	GARRISON JAMES W	yes	25187.29	4.66%
0424070229	505 CHAPARRAL RD 78745	~~GONZALES ARTHUR C~~ LEYVA ERNESTO & ROSE ELENA	yes	15236.49	2.82%
0424070230	603 CHAPARRAL TRL 78744	GONZALEZ JOSE A & SONIA	yes	14475.33	2.68%
0424050201	701 CHAPARRAL RD 78745	HACKNEY NORMAN C	no	25057.53	0.00%
0424050202	709 CHAPARRAL RD 78745	HACKNEY NORMAN C	no	50435.84	0.00%
0424070232	501 CHAPARRAL RD 78745	LENTZ JANET K LIFE ESTATE	no	11110.58	0.00%
0422070204	6725 CIRCLE S RD 78745	MUSKIN/CUMMINS PARTNERSHIP LLP	no	1926.15	0.00%
0424070228	503 CHAPARRAL RD 78745	SANCHEZ JOHN E	yes	15460.84	2.86%
0424070227	405 CHAPARRAL RD 78745	SHUGART TROY JAMES	yes	990.05	0.18%
0424050101	6808 S INTERSTATE HY 35 78745	SOUTH POINT VILLAGE LLC A TEXAS LIMITED LIABILITY COMPANY	no	187159.37	0.00%
0424070104	406 CHAPARRAL RD 78745	STOTZ JAMES	yes	16386.54	3.03%
0424070103	500 CHAPARRAL RD 78745	TREADWELL CURTIS W	no	35148.56	0.00%
Total				**432062.47**	**16.23%**



N

BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2015-0003A

" = 200 '

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This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Case Number:

PETITION

C14-2015-0003B

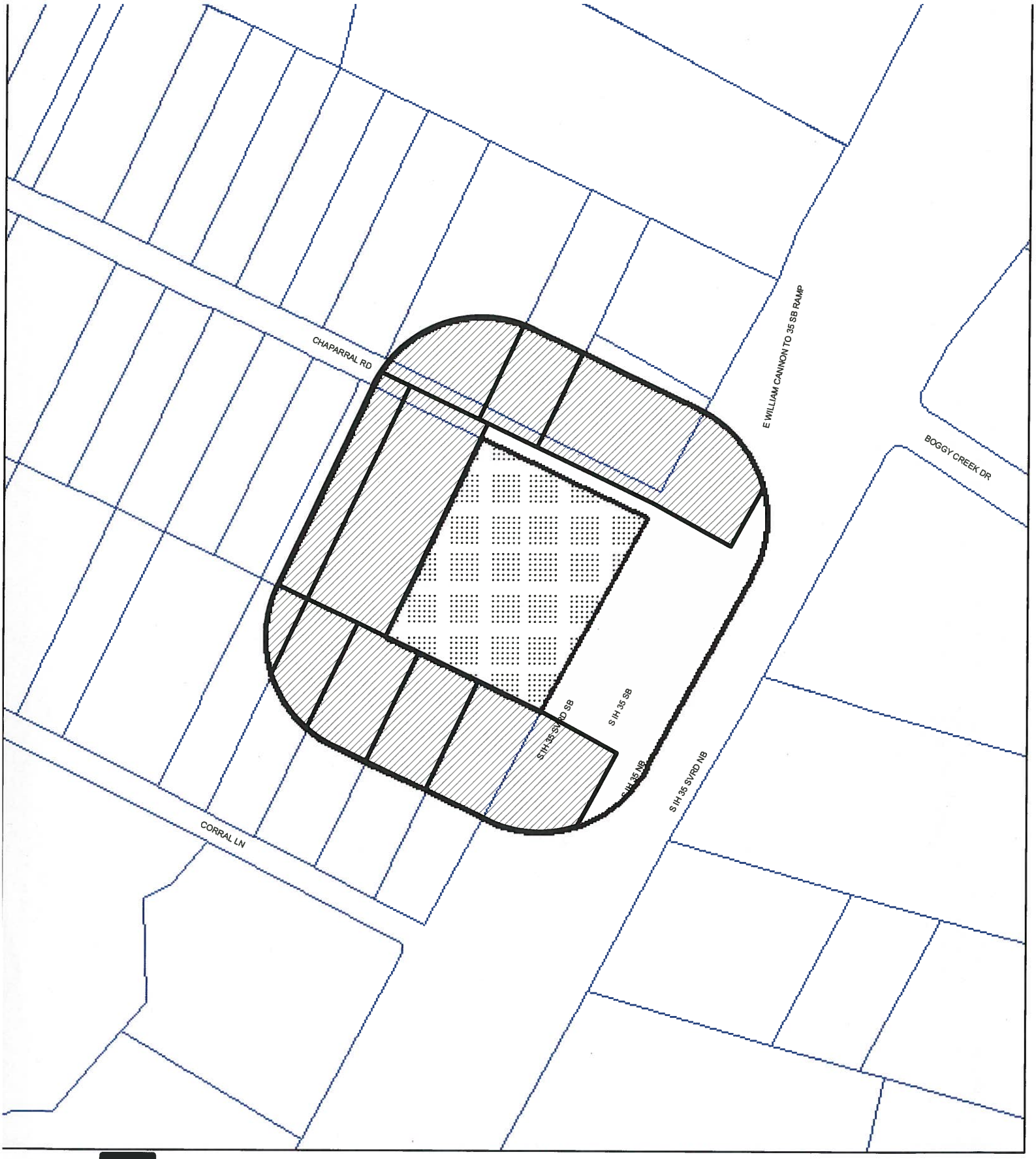
Date: 6/8/2015

Total Square Footage of Buffer: 390072.2715

Percentage of Square Footage Owned by Petitioners Within Buffer: 41.69%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Precent
0424070205	600 CORRAL LN 78745	BLUMEYER GENE R & J JOYCE	yes	5179.41	1.33%
0424070204	602 CORRAL LN 78745	EDWARDS GREGG	yes	15747.35	4.04%
0424070231	607 CHAPARRAL RD 78745	GARRISON JAMES W	yes	56443.23	14.47%
0424070230	603 CHAPARRAL TRL 78744	GONZALEZ JOSE A & SONIA	yes	21909.69	5.62%
0424050104	700 CHAPARRAL RD 78745	HACKNEY NORMAN C	yes	18877.69	4.84%
0424050103	6940 S INTERSTATE HY 35 78745	HACKNEY NORMAN C	no	61270.30	0.00%
0424050105	606 CHAPARRAL RD 78745	HACKNEY NORMAN C	no	23519.42	0.00%
0424070202	700 CORRAL LN 78745	MATTHEWS LINDA J & STEPHEN COOEY	yes	21984.03	5.64%
0424070203	604 CORRAL LN 78745	TROST AMY & CHRISTOPHER MASEY	yes	22471.89	5.76%
0424070201	7116 S INTERSTATE HY 35 78745	WC 7116 IH 35 LP	no	48179.14	0.00%
Total				**295582.16**	**41.69%**



N

BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2015-0003B

" = 208 '

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CITY OF AUSTIN FOUNDED 1839

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District,* a ciertos usos urbanos de comercio. La designación *MU-* Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU-* Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: **http://www.austintexas.gov/planning**.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2015-0003
Persona designada: Wendy Rhoades, 512-974-7719
Audiencia Publica: Jun 2, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Ernesto and Rosa E. Leyva
Su nombre (en letra de molde)

☐ **I am in favor**
☒ **I object**

505 Chaparral Rd.
Su domicilio(s) afectado(s) por esta solicitud Austin Tx 78745

Rosa E. Leyva. 5/29/15
Firma *Fecha*

Daytime Telephone: 512-473-9405

Comments: Estamos muy en desacuerdo que se haga en comercial - no hay mucho ruido no podemos permitir eso. mucho tráfico con Lona Motors usa mucho la calle de Chaparral en lugar. 35.

Si usted usa esta forma para proveer comentarios, puede retornarlos :
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Circle S Ridge Neighborhood Assc.
402 Chaparral Rd. Austin , TX. 78745
512 444 9791

Re: C14-2015-0003 A& B

Wendy,

We are requesting a postponement of the current cases to the August 18th planning commission meeting. We request the postponement to allow time to have a final meeting and hopefully resolve the details of applicant's proposal. This our first postponement request and it should be sufficient time to make a decision. The applicant has agreed to the postponement and we will be arranging a meeting this week.

Sincerely,

Will Larson

Will Larson, President
Circle S Ridge Neighborhood Assc.
Austin TX. 78745
512 444 9791

DUNI

#C-5+C-6

Dear Will, Stephen and Wendy,

After several meetings and telephone discussions with the most impacted adjacent neighborhood residents, we have reached an agreement in principle on an acceptable proposed rezoning for the referenced properties. ***This is the modified agreement, per Wendy's notes***. Please refer to the attached map for the addresses of each tract. Our proposed rezoning will be as follows:

-0003B
South side

- add adult-oriented uses
- monument retail sales

- 709 Chaparral- Zoning will be CS-CO. Property owner will remove the MU overlay request from this tract, which will make it impossible for this property to be redeveloped as a multi family or residential development. Development will be limited to a maximum of one story or 18 feet. Driveway access to Chaparral Road is prohibited. A right-of-way reserve approximately 50 feet wide along IH 35 must be provided. No drive-thru services will be allowed. Any retail use must close by 10 pm. The following land uses will be prohibited: Agricultural Sales & Services, Automotive Repair Services, Automotive Washing, Bail Bond Services, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Construction Sales & Services, Convenience Storage, Drop-off Recycling Collection Facility, Equipment Sales, Equipment Repair Services, Exterminating Services, Hotel-Motel, Kennels, Laundry Services, Limited Warehousing & Distribution, Maintenance & Service Facilities, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Transitional Housing, Transportation Terminal, Vehicle Storage, Community Garden and Urban Farm.

- 701 Chaparral- Zoning will be GR-MU-CO, with a maximum of one single family residential structure allowed, for the continued residential use of the existing home (limited to one story or 18 feet) on the site only. This property must provide a minimum 25 foot wide vegetative buffer from adjacent residential properties to the south and west. A 6 foot privacy fence along the property line must be provided, unless the adjacent residential property owner requests in writing that an 8 foot tall privacy fence be built instead. Except for the existing residence on the property, driveway access to Chaparral Road will be prohibited. Development will be limited to a maximum of one story. No drive-thru services will be allowed. Any retail use must close by 10 pm. The following land uses will be prohibited: Automotive Repair Services, Automotive Washing, Bail Bond Services, Drop-off Recycling Collection Facility, Exterminating Services, Hotel-Motel, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Community Garden and Urban Farm. All proposed buildings to be constructed on this lot shall use similar quality building materials for the backs and sides of the buildings as the materials used on the front sides.

- 701 and 709 Chaparral- Any redevelopment of these properties in the future must be done as a Unified Development that includes both tracts. These properties will only be used for retail or office purposes. Our intent will be for 701 and 709 to be eventually be redeveloped as a small retail center, restaurant, or other allowed GR use. The combined traffic from these combined lots cannot exceed 2,000 vehicle trips per day.

- 6900 and 6940 IH 35- Zoning for these properties will be CS-MU-CO. The following land uses will be prohibited: Agricultural Sales & Services, Auto Washing, Bail Bond Services, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Construction Sales & Services, Convenience Storage, Drop-off Recycling Collection Facility, Equipment Sales, Equipment Repair Services, Exterminating Services, Kennels, Laundry Services, Limited Warehousing & Distribution, Maintenance & Service Facilities, Monument Retail Sales, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Transitional Housing, Transportation Terminal, Vehicle Storage, Community Garden and Urban Farm. The maximum allowable building height will be 3 stories or 40 feet. Approximately the front 50 foot depth of both lots will be reserved for the future widening of IH 35, with no buildings or parking located within the ROW reserve area. Upon the redevelopment of these lots as a retail/ multifamily mixed-use unified development, driveway access to Chaparral Road will be prohibited.

- 700 Chaparral- Zoning will remain GR-MU-CO on this property, with a maximum height of 3 stories or 40 feet for apartments. Driveway access to Chaparral Road is prohibited. The following land uses will be prohibited: Bail Bond Services, Drop-off Recycling Collection Facility, Exterminating Services, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Community Garden and Urban Farm.

- 606 Chaparral- Zoning will be LO-MU-CO for this property. Building height will be limited to 2 stories or 30 feet. No balconies will be permitted facing south and adjacent to Chaparral Road. Upon the redevelopment of this lot as a part of a multifamily unified development, driveway access to Chaparral Road will be prohibited. The following land uses are prohibited: Bed and Breakfast Residential, Medical Offices, Convalescent Services, Counseling Services, Daycare Services, and Urban Farm. A 25 foot wide landscaped buffer with a 6 foot tall privacy fence or better quality fence (if agreed in writing by the neighborhood) shall be provided along the southern property line of this tract. Property owner will also provide vegetative screening within the 25 foot wide vegetative buffer along Chaparral Road. This screening will consist of shade trees planted every 30 feet on center and additional shrubbery as an understory.

– 0003A
North side
add:
adult-oriented uses
monument retail/sales

- 504 Chaparral- Zoning will be MF-1-CO. Building heights will be limited to one story or 18 feet. Upon the redevelopment of this lot as a part of a multifamily unified development, driveway access to Chaparral Road will be prohibited. A maximum of 10 residential units will be allowed on this property. All proposed buildings to be constructed on this lot shall use similar quality building materials for the backs and sides of the buildings as the materials used on the front sides. A 25 foot wide landscaped buffer with a 6 foot tall privacy fence or better quality fence (if agreed in writing by the neighborhood) shall be provided along the southern and western property lines of this tract. Property owner will also provide vegetative screening within the 25 foot wide vegetative buffer along Chaparral Road. This screening will consist of shade trees planted every 30 feet on center and additional shrubbery as an understory.

- 504, 606, 700 Chaparral, 6900 and 6940 IH 35- The combined traffic from these properties cannot exceed 2,000 vehicle trips per day.

- Upon the withdrawal by the Neighborhood of all petitions in opposition to both rezoning cases, and upon approval of both rezoning requests by the Austin City Council, the property owner will provide $5,000 in escrow for traffic calming techniques along Chaparral Road, to be designed and approved by the City of Austin Public Works Department.

- Property owner will construct sidewalks along Chaparral Road and IH 35 for the length of both properties.

Please let me know as soon as possible if these conditions and restrictions are agreeable to you.

Thank you,

Jim Wittliff

CITY OF AUSTIN DEVELOPMENT WEB MAP

Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

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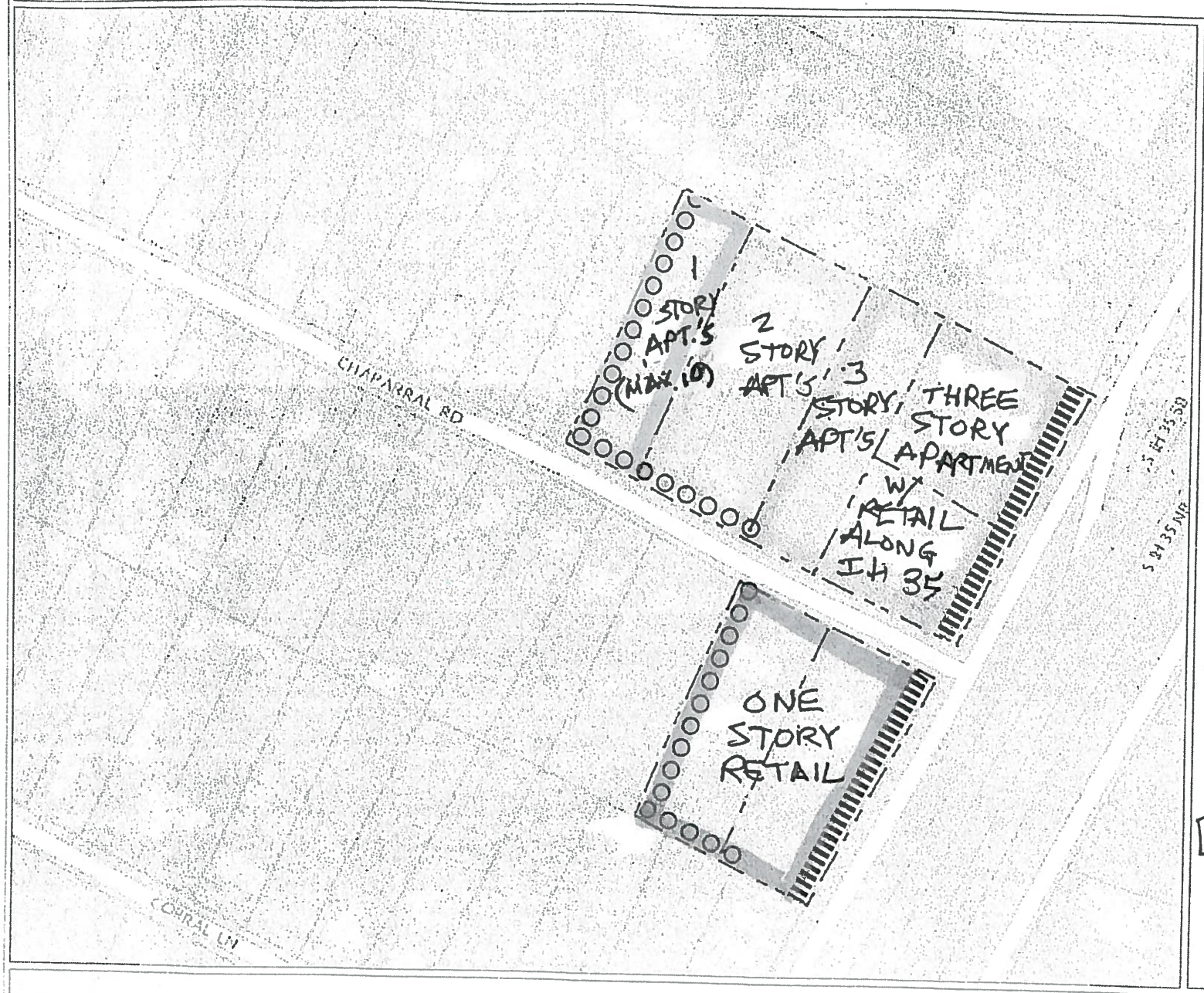
CITY OF AUSTIN DEVELOPMENT WEB MAP



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

50 FT. ROW RESERVE

0001 25 FT. LANDSCAPED BUFFER W/ 6 FT. PRIVACY FENCE (OR BETTER) [NO BLDG'S, PARKING OR DRIVEWAYS PERMITTED]

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