

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2015-0047 – 2303-2311 Thornton Road**P.C. DATE:** October 13, 2015

October 27, 2015

November 10, 2015

December 8, 2015

**ADDRESS:** 2303-2311 Thornton Road**DISTRICT AREA:** 5**OWNER/APPLICANT:** UT Land Company, Ltd/Jimmy Nassour**AGENT:** Alice Glasco Consulting/Alice Glasco**ZONING FROM:** CS**TO:** CS-MU-V**AREA:** 3.56 acres (155,117sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends commercial services- mixed use – conditional overlay (CS-MU-CO) combining district zoning.

The conditional overlay will limit the site to 2000 vehicle trips and 156 multi-family residential units and prohibit the following uses:

Adult-Oriented Business

Alternative Financial Services

Automotive – Washing/Sales

Bail Bonds

Campground

Construction Sales/Services

Drop-off Recycling Collection Facility

Equipment Repair Services

Exterminating Services

Pawn Shop Services

Service Station

Telecommunications Tower

Vehicle Storage

Improvements to Thornton Road include:

-Widening of Thornton Road within 200 ft of West Oltorf Street to allow one inbound from West Oltorf and two outbound from Thornton Road

-Pedestrian Hybrid Beacon on West Oltorf for north/south pedestrian access.

-Sidewalk on the west side of Thornton Road from subject property equivalent to West Oltorf Street.

**PLANNING COMMISSION RECOMMENDATION:**

October 13, 2015: POSTPONEMENT to October 27 requested by staff.

October 27, 2015 POSTPONEMENT to November 10 requested by staff.

November 10, 2015: POSTPONEMENT to December 8 requested by applicant.

**DEPARTMENT COMMENTS:**

The subject property is a 3.561 acre tract which is partially vacant and developed with an industrial park located at 2309 Thornton Road south of the intersection with West Oltorf Street. It is part of the Fredericksburg Road Acres Subdivision and located within the South Lamar Neighborhood Planning Area. The tract was zoned commercial in nineteen hundred sixty nine (1969) and the industrial park serves a mixture of art studios, commercial kitchen, recording studio, music schools, crossfit gym, automotive repair, computer repair and other commercial services.

The applicant has requested CS-MU-V zoning and is proposing to construct a mixed use project with 212 residential units. If the "V" is granted, 10% of the units will be affordable at 60% median family income (mfi). The mixed use component will be Live/Work units. A residential use is not allowed under the current CS zoning district. The property is located within the South Lamar Neighborhood Planning (SLNP) area. The SLNP does not have an adopted plan at this time so a plan amendment is not required.

Surrounding properties include: single family residence (SF-3) to the north, mobile home park (CS) across the railroad tracks to the east, industrial park (CS) to the south and single and multi-family (SF-3 & MF-2) to the west. The project will be subject to compatibility standards.

Staff is recommending CS-MU combining district zoning. Staff does not support adding the "V" for Vertical Mixed Use as Thornton Road is not a core transit corridor where "V" is intended. Staff is supportive of allowing mixed-use at this site with consideration of the transportation capacity of Thornton Road. A Neighborhood Traffic Analysis (NTA) has been performed. The NTA (attached) identified the Thornton Road/W. Oltorf Street intersection as a limiting factor for traffic capacity. The NTA supported the requested 218 units with the following improvements to Thornton Road: widening of Thornton Road within 200 feet of West Oltorf Street to allow two outbound east and west turn lanes to West Oltorf Street and one in bound lane to Thornton Road, a sidewalk from West Oltorf to the subject property, a pedestrian hybrid beacon on W. Oltorf and restricting parking along the widened portion of Thornton Road.

However, the NTA did not consider the vehicle trips generated by the Thornton Apartments, a permitted multi-family project at 2501 Thornton Road currently under construction (104 units). Because of this, Austin Transportation Department (ATD) staff requested an additional traffic study to focus on the Thornton Road/W. Oltorf intersection to determine if it warranted a traffic signal. The traffic study (attached) supported a future traffic signal at 212 units with the proposed improvements recommended in the NTA. They will improve the safety and mobility for all users and fill much needed gaps in sidewalk connectivity. ATD supports the required improvements if additional units are added to Thornton Road with

this zoning case. 212 units would require VMU which zoning staff cannot support therefore staff is recommending restricting the site to 156 multi-family units.

This case also required an Educational Impact Statement by Austin Independent School District (attached). The impact of this development was evaluated based on the applicant's request for 218 units and showed projected enrollment would only force Zilker Elementary above its target range. However, this is because 1/3 of the students at Zilker Elementary are transfer students so the net effect would be the enrollment of transfers would decrease.

**ISSUES:** Adjacent residents and the SLNA have expressed concerns about the additional vehicle trips generated by the proposed development. There has also been concern raised regarding watershed/flooding issues in the area. Zoning staff are supportive of the additional units based on ATD staff concurring the recommended improvements to Thornton road mitigate the resulting impact and provide a better level of service to the intersection as well as all users of Thornton road.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS	Vacant/Industrial park
<i>North</i>	SF3	Single Family residential
<i>South</i>	CS	Business Park
<i>East</i>	CS	Mobile Home Park
<i>West</i>	SF3 & MF2	Single family & Townhouses

**NEIGHBORHOOD PLANNING AREA:**

South Lamar NPA

**WATERSHED:** West Bouldin Creek

**TIA or NTA:** NTA (see attached)

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Friends of Emma Barrientos MACC  
 Perry Grid 614  
 Preservation Austin  
 SEL Texas  
 Sierra Club, Austin Regional Group  
 South Central Coalition  
 South Lamar Neighborhood  
 Association

The Real Estate Council of Austin, Inc.

**SCHOOLS:** Zilker Elementary, O'Henry Middle, Austin High

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-69-208	A to C	C	C

**RELATED CASES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-06-0220 2206-2210 Thornton Rd	SF-5-CO to SF-4B-CO	SF-4B-CO	SF-4B-CO
C14-86-092 2401-2405 Thornton Rd	A to MF-2	MF-2	MF-2
C14-74-003 2313-2315 Thornton Rd	A to C	C	C
C14-67-158 2214 Thornton Rd	A to BB	BB	BB
C14-67-41 2401-2411 Thornton Rd	A to BB & A to C	BB & C	BB & C

**EXISTING STREET CHARACTERISTICS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO
Thornton Rd	Varies	28'-30'	Collector	No	No

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Moore

**PHONE:** 512-974-7604

**EMAIL:**

Andrew.moore@austintexas.gov

**STAFF RECOMMENDATION**

Staff recommends commercial services - mixed use – conditional overlay (CS-MU-CO) combining district zoning.

**BASIS FOR RECOMMENDATION**

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

The site currently has commercial services (CS) zoning and mixed use is intended to provide for and encourage development and redevelopment that contains a compatible mix of residential and nonresidential uses within close proximity to each other, rather than separating uses.

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

The subject tract was zoned commercial in nineteen hundred and sixty-nine. The proposed mixed-use project fits with the existing and adjacent commercial and surrounding residential uses. The project would be subject to compatibility standards.

3. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The mixed use component of this project provides a transition from the single-family uses to the adjacent commercial uses.

4. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The zoning request is located in an area without an adopted neighborhood plan. The redevelopment of existing commercial site to a mixed use (commercial and residential) is supported by *Imagine Austin*.

**EXISTING CONDITIONS*****Site Characteristics***

The subject property is a 3.56 acre tract approximately half of which is undeveloped and the remainder is an industrial park located on Thornton Road south of the intersection with West Oltorf Street. Thornton Road is considered a neighborhood collector with approximately 28-30 feet of pavement. The uses along Thornton are a mix of single family (SF3) multi-family and commercial. The subject property backs to the Missouri- Pacific railroad and is impacted by West Bouldin Creek tributary setbacks as well as compatibility.

**Impervious Cover**

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

The maximum impervious cover allowed in the CS-MU zoning district is 95%. Note: The most restrictive impervious cover limit applies. Per Ordinance 20141211-200 this site will be required to reduce peak stormwater flow by an additional 10%.

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

**CS to CS-MU-V**

This zoning case is located on the east side Thornton Road on a property that contains two rows of connected metal warehouses and vacant land. This rezoning is not located within the boundaries of an area with an **adopted** neighborhood plan but is within the South Lamar Combined Planning Area. Surrounding land uses include single family housing to the north, an auto repair shop to the south, an easement and mobile home park to the east, and residential housing the west. The proposal is to rezone 3.56 acres to construct a mixed use project, which will contain 218 residential units or 61.22 units per acre.

**Imagine Austin**

The comparative scale of this site relative to other residential uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently Imagine Austin is neutral on this proposed residential rezoning. However, 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. We recommend that the developer design this project so that it is connected to the adjoining residential neighborhood to be an asset to both the city **and support Imagine Austin** by adding the following features: add street trees, and install a shared path or sidewalk along their portion of Thornton Road so residents can access the shopping center located in the vicinity and along S. Lamar Blvd.

NPZ Environmental Review - Mike McDougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Numerous 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 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.
6. This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation Review - Ivan Naranjo - 512-974-7649

TR1. If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of Thornton Road in accordance with the Transportation Criteria Manual. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

TR2. 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]

TR3. A Neighborhood Traffic Analysis (NTA) is required and will be performed for this project by the Transportation Review staff. The applicant must provide recent traffic counts taken by a qualified transportation consultant for Thornton Road. Based on the NTA, additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended. LDC, Sec. 25-6-114. Results of the NTA will be provided in a separate memo.

TR4. Thornton Road is not classified in the Austin Bicycle Plan.

TR5. Capital Metro bus service is not available along Thornton Road. However, Capital Metro Service is available within ¼ mile of this site on Oltorf and S. Lamar.

TR6. There are existing sidewalks along various sections of Thornton Road.

TR7. Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	ADT
Thornton Road	Varies	30'	Collector	No	No	1,809

AWU-Utility Development Service Review - Neil Kepple - 512-972-0077

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

### ***Storm Water Detention***

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.



## NPZ Site Plan Review - Scott Grantham - 512-974-2942

## COMPATIBILITY STANDARDS

- SP 1 There are Single Family houses directly adjacent to the site to the north (zoned SF-3) and approximately 60 feet to the west (zoned SF-3) across Thornton Road. Along the north and west property lines, the following standards apply:
- No structure may be built within 25 feet of the property line.
  - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
  - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
  - No parking or driveways are allowed within 25 feet of the property line.
  - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
  - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
  - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
  - Additional design regulations will be enforced at the time a site plan is submitted.
- SP 2 Site plans will be required for any new development other than single-family or duplex residential.
- SP 3 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.



## MEMORANDUM

**TO:** Andrew Moore, Zoning Case Manager  
**CC:** Leslie Pollack, P.E., Anna Martin, P.E., Scott Gross, P.E.,  
**FROM:** Ivan J. Naranjo, Senior Transportation Planner, DSD  
**DATE:** September 15, 2015  
**SUBJECT:** Neighborhood Traffic Analysis for Thornton Road  
 Zoning Case: UT Land Company (C14-2015-0047)

The Transportation Section has performed a neighborhood traffic impact analysis (NTA) for the above referenced case and offers the following comments:

The subject 3.6-acre tract is proposed as a residential multifamily development to consist of 218 residential units which include live-work units. The site is located in south Austin along the east side of Thornton Road at approximately 950 feet from the intersection with W. Oltorf Street. The site is currently zoned CS and the requested change is to CS-MU-V zoning. The project site currently exists as two tracts with the larger one being undeveloped land and the smaller one is developed with land uses that include warehousing and industrial offices. The properties surrounding this development include CS, MF-3, MF-2, and SF-3 zoning along with various existing land uses that include industrial, office/warehouse, commercial/retail, multi-family, mobile home park, and single-family residences. Thornton Road borders the west side of this site and the Missouri Pacific railroad creates the eastern border. The proposed development will have vehicular access to Thornton Road.

### Roadways

Thornton Road is classified as a residential collector with varying right-of-way and a 30-ft. pavement section. Thornton Road extends for approximately ½ mile starting at W. Oltorf Street on the north and ending at Waterloo Trail on the south. Based on recent traffic counts taken by GRAM Traffic, Inc., Thornton Road carries approximately 1,766 vehicles per day. According to the Transportation Criteria Manual (TCM), the typical average daily traffic (ADT) for a residential collector built with standard curb and gutter and a 40' pavement section ranges from 500 to 3,000 vehicles per day.

### Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation Rates (9<sup>th</sup> Edition), the proposed development is estimated to generate approximately 1,267 vehicle-trips per day (vpd). However, the existing land uses (ITE 110 & ITE 150) generate approximately 217 vehicle-trips per day and thus the net increase in traffic for the proposed development is estimated to be approximately 1,050 vehicle-trips per day.

Trip Generation			
LAND USE	ITE Code	SIZE	VPD
Residential Condo	230	218 Units	1,267
<b>TOTAL</b>			<b>1,267</b>

Based on the proposed 218 units for this development, the following table contains the estimated number of vehicle-trips per day that will affect Thornton Road:

Street	Existing Traffic (vpd)	Net Site Traffic(vpd)	Total Traffic after Project (vpd)
Thornton Rd.	1,766	1,050	2,816

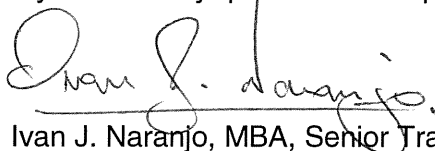
Section 25-6-116 of the Land Development Code specifies the desirable operating levels for streets with various pavement widths. Based on this, a street with a pavement width of 30 feet should not exceed 1,800 vehicles per day (vpd) in order to continue to operate at a desirable level. The existing traffic on Thornton Road does not exceed the 1,800 vpd identified in LDC, 25-6-116. However, the traffic along Thornton Road is estimated to exceed the requirements of this section by 1,016 vpd due to the proposed development at full build-out.

### Conclusions

1. The neighborhood traffic analysis (NTA) was prepared by the Development Services Dept. and the Austin Transportation Dept. Based on the results of the NTA, please find the following recommendations to mitigate the traffic that will be generated by the proposed development:
2. This site should be limited through a conditional overlay to a maximum of 218 residential units. With this limit, the projected traffic along Thornton Road is not expected to increase over 3,000 vehicles per day and would be within the criteria established in the TCM. All improvements should be completed prior to the issuance of Certificates of Occupancy.
3. Recommend the widening of Thornton Road within 200' of W. Oltorf Street. The recommended cross section for the widened roadway will allow for 1-14' inbound land and 2-10' outbound lanes (See Exhibit). The road widening would allow separating right and left turn movements onto Oltorf and improve operations as right-turning vehicles that are more likely to find gaps in opposing traffic will not be delayed by left-turning vehicles. As shown in the exhibit, the recommended widening would occur on the west side of Thornton Road and the developer would be responsible for the road widening construction costs plus obtaining any additional right-of-way if needed.
4. Recommend installing sidewalks along the west and east sides of Thornton Road, connecting the proposed development with existing pedestrian and transit facilities along W. Oltorf Street.
5. Recommend to restrict parking along Thornton Road within 200' of the intersection with W. Oltorf. Further parking restrictions to one side of Thornton Road may be necessary to allow sufficient width for vehicles to travel in both directions when the parking is occupied. Neighborhood support would be required for these parking modifications.
6. Recommend installation of a pedestrian hybrid beacon on W. Oltorf Street, just west of Thornton Road (exact location to be determined at site plan). This recommended improvement is to facilitate safe pedestrian crossing to access the existing Cap Metro bus stop on W. Oltorf Street.
7. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects on the residential collector street.

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If you have any questions or require additional information, please contact me at 974-7649.



Ivan J. Naranjo, MBA, Senior Transportation Planner

Development Services Department ~ Land Use Review Division

## EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District

PROJECT NAME: 2303 – 2309 Thornton Road

ADDRESS/LOCATION: 2303 – 2309 Thornton Road

CASE #: C14-2015-0047

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

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
 Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 218 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 218 multifamily unit development is projected to add approximately 50 students across all grade levels to the projected student population. However, because the development is proposing approximately 74% one bedroom apartments, the number of students from this development is likely to be lower than the projected district-wide average of 50. It is estimated that of the 50 students, 27 will be assigned to Zilker Elementary School, 8 to O. Henry Middle School, and 15 to Austin 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 O. Henry MS (106%) and Austin HS (99%), assuming the mobility rates remain the same. The projected additional students at Zilker ES would increase the 2019-20 percent of permanent capacity from 124% to 128%, and would remain above the target range of 75-115%. However, this calculation assumes the current mobility rate of +38.9%, meaning over 1/3 of Zilker's enrollment are students that transferred from other areas of the district. The administration could limit the number of transfers to accommodate for future student population growth, if needed.

## TRANSPORTATION IMPACT

Students within the proposed development attending Zilker ES, O. Henry MS and Austin HS would qualify for transportation. Existing buses could most likely accommodate the additional students.

## SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 10/12/15

Director's Signature: Paul Turner



## EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District

## DATA ANALYSIS WORKSHEET

<b>ELEMENTARY SCHOOL:</b> Zilker	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 1900 Bluebonnet Lane	<b>PERMANENT CAPACITY:</b> 460
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 27.51%	<b>MOBILITY RATE:</b> +38.9%

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	409	403	430
% of Permanent Capacity	89%	88%	94%

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	568	560	587
% of Permanent Capacity	124%	122%	128%

<b>MIDDLE SCHOOL:</b> O. Henry	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 2610 West 10 <sup>th</sup> Street	<b>PERMANENT CAPACITY:</b> 945
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 29.74%	<b>MOBILITY RATE:</b> +2.2%

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	871	976	984
% of Permanent Capacity	92%	103	104

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	890	997	1,005
% of Permanent Capacity	94%	106%	106%

## EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

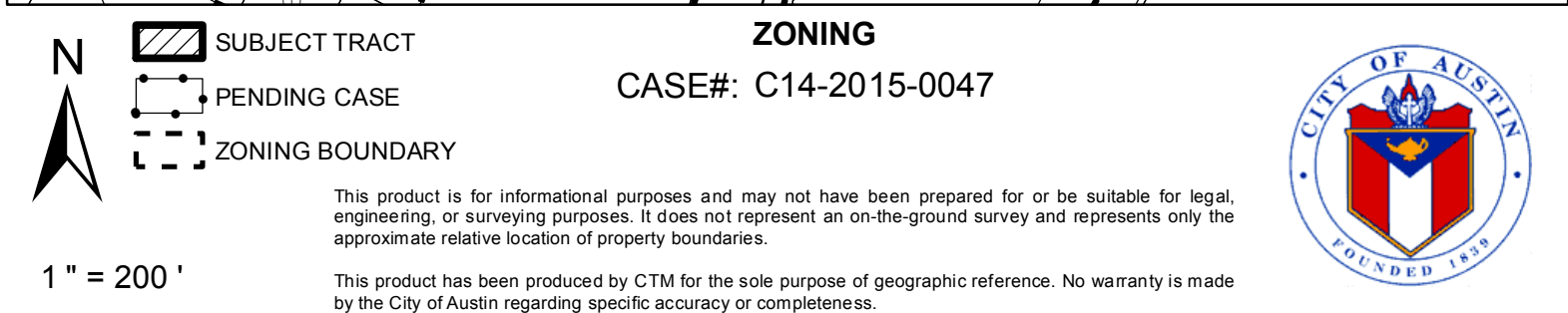
Austin Independent  
School District

<b>HIGH SCHOOL:</b> Austin	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 1715 W. Cesar Chavez	<b>PERMANENT CAPACITY:</b> 2,205
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 28.74%	<b>MOBILITY RATE:</b> +6.4%

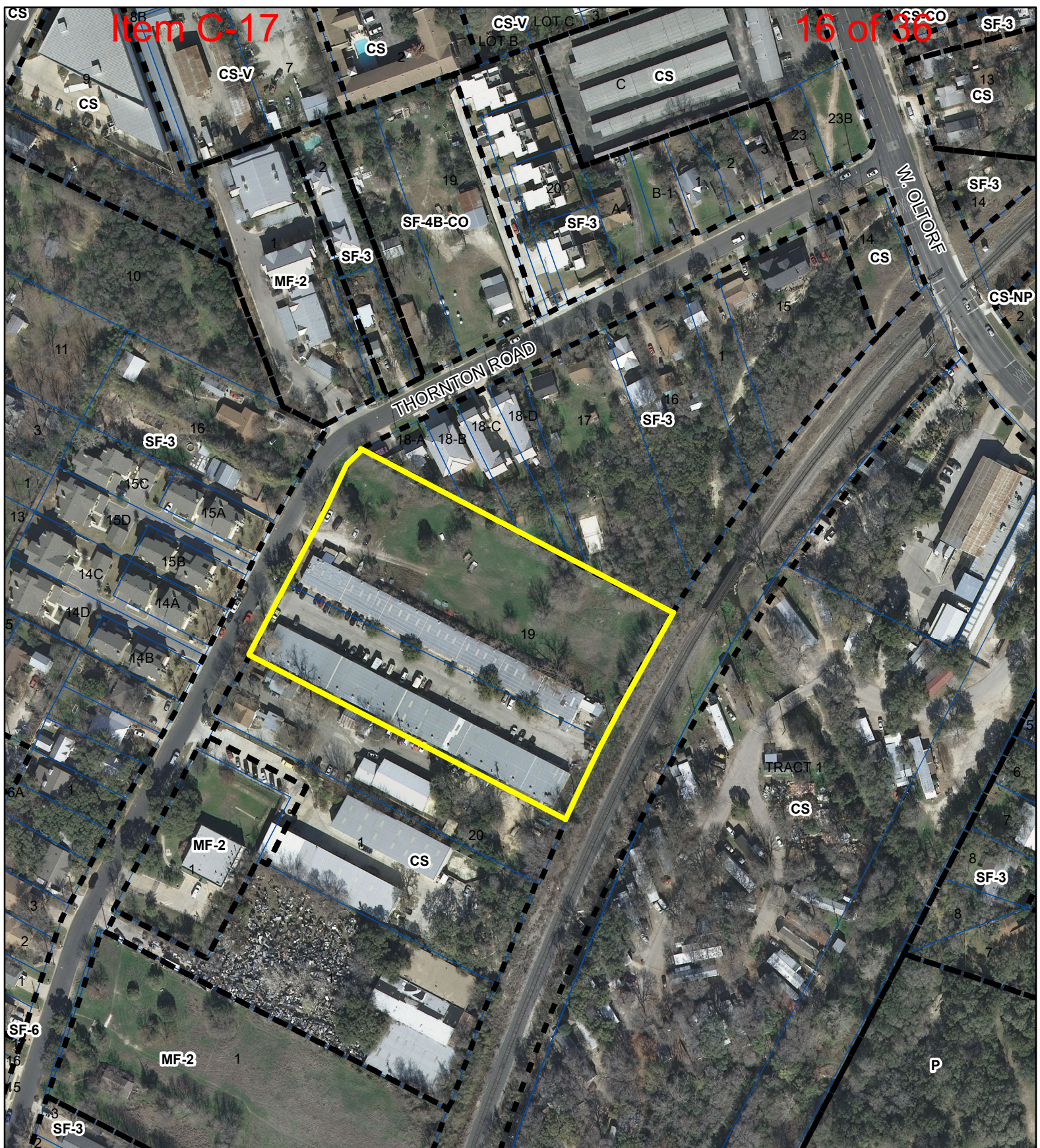
<b>POPULATION (without mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2014-15 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
<b>Number</b>	1,962	2,036	2,051
<b>% of Permanent Capacity</b>	89%	92%	93%

<b>ENROLLMENT (with mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2014-15 Enrollment</b>	<b>5- Year Projected Enrollment* (without proposed development)</b>	<b>5-Year Projected Enrollment* (with proposed development)</b>
<b>Number</b>	2,087	2,166	2,181
<b>% of Permanent Capacity</b>	95%	98%	99%



\*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.







### ZONING

 SUBJECT TRACT  
 ZONING BOUNDARY

ZONING CASE#: C14-2015-0047  
 LOCATION: 2303 -2309 Thornton Road  
 SUBJECT AREA: 3.56 ACRES  
 MANAGER: Andrew Moore



1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





## South Lamar Neighborhood Association

August 31, 2015

Alice Glasco  
5117 Valburn Court  
Suite A  
Austin, TX 78731

Dear Alice:

In June, South Lamar Neighborhood Assc. communicated to you and Jerry Rusthoven at the City's Planning and Zoning Department that we would not support a Vertical Mixed Use upzone proposal for the Thornton Road project. We also understand the City of Austin has rejected the initial upzone request as well.

Imagine our surprise then, when our neighbors at Carriage Park Condominium Association invited all neighbors to a meeting on Aug 26, 2015 to discuss this exact project with materially new information -- the result of the traffic study and a proposal to widen Thornton Road -- and no apparent effort to contact SLNA directly.

Just to be plain, it strikes many members of the neighborhood as a none-too-subtle effort to divide and conquer. Additionally, until SLNA members asked at the meeting, it appears that you had never informed Carriage Park residents of either the SLNA position or the pending rejection from City of Austin staff.

Clearly and rightfully so, you have your agenda to advance, and really that is fine and understood, but even with a generous benefit of the doubt, it simply does not do your project any favors when the neighbors feel developers and their consultants are less than transparent, or playing games with interested parties -- especially since the effort to address this division would be a simple email.

We are working with Carriage Park and all the residents of South Lamar Neighborhood to develop a more complete response to changes we would like to see. We are grateful that Council Member Kitchen has taken a direct interest and that her Senior Policy Advisor Donna Tiemann was able to attend parts of the meeting.

If you have new, evolving or alternate proposals for this project, please consider contacting SLNA directly.

Sincerely

/s Mario M Champion /s

Mario Champion,  
President, South Lamar Neighborhood Association

Cc: Council Member Ann Kitchen  
District 5 Senior Policy Advisor Donna Tiemann  
Jerry Rusthoven City of Austin  
Karl Popham -- President Carriage Park Condominium Association

[www.southlamar.org](http://www.southlamar.org) Austin, TX 78704 512.916.1258

**Moore, Andrew**

---

**From:** [REDACTED]  
**Sent:** Saturday, October 10, 2015 12:43 PM  
**To:** Moore, Andrew  
**Subject:** Case Number: C14-2015-0047

Hi Andrew –

I am emailing you regarding the rezoning of 2303 and 2309 Thornton Road (case number listed above). I live directly across the street from this property. I have lived on Thornton Road for over 10 years, and have watched it grow and change like the rest of the area. Because of this growth, and also because of the overflow parking from the Austin Beer Garden on Oltorf, Thornton Road becomes virtually impassable at times. Parking is allowed on both sides of the street, there are a few sidewalks, but not many, and there is now a constant flow of traffic.

The city has already approved an apartment development on Thornton which is currently under construction. Once that is completed, we will have even more cars going up and down this narrow street every day. There is no traffic light at Oltorf and Thornton, and I don't believe the City could install one because of the proximity of the train track. The lack of safe access onto Oltorf makes for an even more dangerous situation.

If the city allows the rezoning of the property across the street from where I now live, I cannot imagine how those of us who are already living here will have any kind of quality of life. And I do not think it is an overstatement to say that it is a matter of time before someone is killed, or seriously injured on our street because of the traffic as it is right now. So, add to that another 1,000 car trips a day (minimum from the apartment complex already under construction, and this proposed development), and we will truly be living in an unlivable area.

If you have not done so, please take the time to drive to Thornton any time of the day, and I think you will see exactly what I am talking about. But, come at night when it is dark, and you will really 'get it'.

I just want you to know that I strongly oppose this rezoning and do not believe there is anything positive about the proposal.

Thanks for taking the time to read this email.

Best regards -

Karen Kennedy  
Austin, TX

## PUBLIC HEARING INFORMATION

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

Michele Owens

Your Name (please print)

2412A Thornton 78704

Your address(es) affected by this application

Michele Owens

Signature

Daytime Telephone: 512 785 3135

Date

11-2-15

☐ I am in favor  
☒ I am against

Comments: I am so disappointed in

city leaders allowing this growth without concern for quality of life. You have got to be kidding with this development. Thornton road continually

bottlenecks & you cannot even get

out on Oltoft in a reasonable way

A huge apartment complex across

street from me is going to add

100 more apartments and that is

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810

Please come live on this street and for once, think about infrastructure before property tax revenue

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

*Christine Phillips*  
 Your Name (please print)

☐ I am in favor  
☒ I object

*6113 Laurel Valley Ct*

Your address(es) affected by this application

*76132*

*10-27-15*

Date

*Christine Phillips*  
 Signature

Daytime Telephone: *817-239-5997*

Comments:

*We own condo at*

*Carriage Park in the area of*

*#220. We are part of*

*Cap I Enterprises, LLC.*

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810



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**Case Number: C14-2015-0047**  
**Contact: Andrew Moore, 512-974-7604**  
**Public Hearing: Oct 13, 2015, Planning Commission**  
**Nov. 12, 2015, City Council**

*James Henderson*  
 Your Name (please print)

2204 Thornton Road, #2

Your address(es) affected by this application

*[Signature]*

Signature

10-9-15

Date

Daytime Telephone: 412-400-8634

Comments:

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

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 Planning & Zoning Department  
 Andrew Moore  
 P. O. Box 1088  
 Austin, TX 78767-8810

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 Contact: Andrew Moore, 512-974-7604  
 Public Hearing: Oct 13, 2015, Planning Commission  
 Nov. 12, 2015, City Council

SPENCER PRICE/NA SH

Your Name (please print)

1704 RAVEN ST.

Your address(es) affected by this application

Spencer V. Price/NA SH

Signature

10/13/2015

Date

Daytime Telephone: 512 404 6815

Comments:

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

Robert Schneider  
Your Name (please print)

☐ I am in favor  
☒ I object

2204 Thimble Rd 78704

Your address(es) affected by this application

 10/12/15  
Date

Daytime Telephone: 512 480 2426

Comments: density for proposed development is reasonable. more than other residential units on the street. My concern is that many people will make wrong turns the street by car, bike, or on foot. Difficult.

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

City of Austin  
Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-76

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

JAYWETRUCKENBROD  
Your Name (please print)

2216 THORSTON RD # 310

Your address(es) affected by this application

Jayne S. Truckenbrod  
Signature

10/9/15  
Date

Daytime Telephone: 512-992-2269

Comments:

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

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Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

John Froelich

Your Name (please print)

2318 Thornton Rd

Your address(es) affected by this application

John Froelich

9 Oct-2015

Signature

Date

Daytime Telephone: 512-966-9618

Comments: Thornton Rd is too narrow to allow more traffic. There is only room for one lane of traffic. It is a dangerous street for cars, bicycler and pedestrians. Need to build sidewalks and restrict parking to one side of the street only.

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Contact: Andrew Moore, 512-974-7604  
Public Hearing: Oct 13, 2015, Planning Commission  
Nov. 12, 2015, City Council

☐ I am in favor  
☒ I object

Your Name (please print)

DAVID ANSEL

2509 THORNTON RD

Your address(es) affected by this application

10/13/15

Date

Signature

Daytime Telephone: 512 577 7687

Comments: THIS REZONE TAKES SERIOUS CHUTZPAH.

VMU IN OUR NEIGHBORHOOD? ON AN OVER-STATESED,  
DANGEROUS COLLECTOR? UTTERLY INAPPROPRIATE,  
BALD-FACED PROFITREKING AT THE EXPENSE OF  
THE QUALITY OF LIFE OF THE NEIGHBORHOOD.  
NAUSEATING.

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

Randall C. Huntzinger

Your Name (please print)

2204 Thornton Road, #3, A TX 78704

Your address(es) affected by this application

Randall Huntzinger

Signature

10-9-2015

Date

Daytime Telephone: 512 707 9900

Comments:

Our street is already at capacity.  
We cannot permit the additional influx  
of people this proposed zone change is  
intended to permit. It would be unsafe.  
It would reduce quality of life. It would  
be disruptive. NO ONE WHO LIVES  
HERE SUPPORTS THIS!! Do not  
override our universal opposition!

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Andrew Moore

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

TERRY HEWYER

Your Name (please print)

2216 THORNTON ROAD #420

AUSTIN TX 78704

Your address(es) affected by this application

*Terry Hewyer* 8 OCT 2015

Signature

Date

Daytime Telephone: 713 819-1322

Comments: TRAFFIC AND PARKING

ON THORNTON ROAD IS ALREADY

UN-BEARABLE. VENTURE &

MIXED USE WITH FURNACE

DIGGING THE RESIGNATION

CULTURE OF THE NEIGHBORHOOD.

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

City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

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ANDREW . MOORE @ AUSTIN TEXAS . GOV

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

CARRIE McDONALD

Your Name (please print)

2216 THORNTON ROAD #413

Your address(es) affected by this application

CARRIE McDONALD

Signature

10/13/15

Date

Daytime Telephone: 512-680-5109

Comments:

DON'T DO THIS - THE  
DENSITY IS FINE ON  
LAMAR, BUT NOT THIS  
DEEP INTO THE NEIGHBORHOOD

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City of Austin

Planning &amp; Zoning Department

Andrew Moore

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

Karen Kennedy

Your Name (please print)

2308 A Thornton Rd

Your address(es) affected by this application

Karen Kennedy

Signature

Date

Daytime Telephone: (512) 653-0554

Comments:

Thornton is a narrow road with parking allowed on both sides. Already almost impassable most evenings due to growth in the area and overflow parking from ABGB. No traffic light at Oltorf and Thornton. Absolutely no way this little street can safely accommodate this level of traffic. This

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Planning & Zoning Department

Andrew Moore

P.O. Box 1088

Austin, TX 78767-8810

project would

severely impact

the livability for

residents in the area.

I strongly Oppose!!!

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Case Number: C14-2015-0047  
Contact: Andrew Moore, 512-974-7604  
Public Hearing: Oct 13, 2015, Planning Commission  
Nov. 12, 2015, City Council

Karl Popham

Your Name (please print)

2214 Thornton Rd # 422

Your address(es) affected by this application 78104

Wulw Pay

Signature

10/16/15

Date

Daytime Telephone: (512) 294-8093

Comments:

Chief concerns around volume of traffic and safety issues w/ this project.  
The size of the project in relation to the scale of the neighborhood is way too large.  
Flooding & run-off is already a problem in this flood prone area

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

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Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-2015-0447

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

**MEHUL PATEL**

*Your Name (please print)*

**2216 THORNTON ROAD #110, 78704**

*Your address(es) affected by this application*

**10/14/2015**

*Date*

*Signature*

Daytime Telephone: **512-494-4508**

Comments: **THORNTON ROAD ALREADY HAS MAJOR TRAFFIC PROBLEMS RIGHT NOW**

**DUE TO THE NEARBY AUSTIN BEER GARDEN AND BREWERY. LACK OF SIDEWALKS**

**AND STREET LIGHTING, ALONG WITH PARKING ON BOTH SIDES OF THE STREET MEANS**

**TWO-WAY VEHICLE TRAFFIC, BIKES, AND PEDESTRIANS ALREADY HAVE TO NAVIGATE**

**IN A SINGLE LANE OFTEN IN THE DARK. WHEN TRAINS COME BY, THE INTERSECTION**

**AT OLTORF AND THORNTON CAN BECOME AN EXTENDED MESS. THE STREET IS**

**DESIGNED FOR QUIET RESIDENTIAL USE AND CANNOT HANDLE ANY MAJOR**

**COMMERCIAL PROPERTIES OR LARGE APARTMENT COMPLEXES. IT WOULD CREATE**

**A HUGE TRAFFIC NIGHTMARE THAT WOULD OVERWHELM THE AREA.**

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P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C14-2015-0047**

**Contact: Andrew Moore, 512-974-7604**

**Public Hearing: Oct 13, 2015, Planning Commission**

**Nov. 12, 2015, City Council**

*Deborah Pedersen*

Your Name (please print)

*2216 Thornton*

Your address(es) affected by this application

*APD*

Signature

*10/7/15*

Date

Daytime Telephone: *512 391 8250*

Comments: *This project is too large for the*

*neighborhood. Thornton Road cannot*

*handle the traffic nor parking.*

*Thornton Road is already ~~very~~*

*dangerous with the street parking.*

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Austin, TX 78767-8810

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

Kristine Hanford

Your Name (please print)

2216 Thornton Rd #430

Your address(es) affected by this application

Kristine Hanford

Signature

10/9/15

Date

Daytime Telephone: 609-276-9379

Comments: Thornton Rd. can't accommodate the current traffic flow & will not be able to handle the increased traffic from an influx of new residents. There is limited visibility when driving & due to there being no restrictions on parking, only 1 car can get down the road at a time. There are also no sidewalks to accommodate pedestrian traffic & no stoplight to control traffic flow.

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Planning & Zoning Department  
Andrew Moore  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C14-2015-0047

Contact: Andrew Moore, 512-974-7604

Public Hearing: Oct 13, 2015, Planning Commission

Nov. 12, 2015, City Council

Camille Perry

Your Name (please print)

2211 Iva Lane, Austin 78704

Your address(es) affected by this application

Camille M. Perry

Signature

Daytime Telephone: (512) 444-0754

Date

same day as heard

Saturday,

Oct. 3, 2015

☐ I am in favor  
☒ I object

Comments: This stretch of Thornton Rd. is too busy and dangerous already. Changing the zoning to Commercial (M U) will make it even worse. The road is too narrow and the area has no sidewalks. This route really needs to be passable at all times for emergency vehicles to use as there are only a few ways into and out of the South Lamar neighborhood Assn. area and the population has already grown immensely. No! Not No! to this zoning request.

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City of Austin

Planning & Zoning Department

Andrew Moore

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C14-2015-0047  
Contact: Andrew Moore, 512-974-7604  
Public Hearing: Oct 13, 2015, Planning Commission  
Nov. 12, 2015, City Council

Elizabeth (Beth) Guillot  
*Your Name (please print)*

2216 Thornton #210, Austin, Texas 78704

*Your Address(es) affected by this application*

*Beth Guillot*

*Signature*

10.13.15

*Date*

Daytime Telephone: 512-699-3083

Comments:

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

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