

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0141 – SOCO South**Z.A.P. DATE:** February 6, 2018
March 6, 2018**ADDRESS:** 8103 and 8121 South Congress Avenue**DISTRICT AREA:** 2**OWNER/APPLICANT:** Trustee for NFP Partnership **AGENT:** Land Use Solutions, LLC
(James C. Niemann) (Michele Haussmann)**ZONING FROM:** LI-CO **TO:** MF-4 **AREA:** 13.34 acres**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence – moderate-high density (MF-4) district zoning.

A Restrictive Covenant will require that Liquid Petroleum-gas stationary storage tank installations between 1,001 and 2,000 gallons aggregate water capacity shall be located at least 250 feet from a residential occupancy.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 6, 2018: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MARCH 6, 2018*

[A. AGUIRRE; D. KING – 2ND] (10-1) B. EVANS – NAY

March 6, 2018:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area is undeveloped and consists of two platted lots with frontage along South Congress Avenue and the southbound IH-35 service road, and is zoned limited industrial services – conditional overlay (LI-CO) district. The South IH-35 Transit Oriented Development (TOD) district encompasses this property as well as the surrounding area and was approved by the City Council on October 5, 2006. Development standards will be crafted during the station area plan process. The intent of a TOD district is to create a development that is compatible with and supportive of public transit and a pedestrian-oriented environment. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant has requested multi-family residence-moderate-high density (MF-4) zoning and proposes to develop the property with a maximum of 308 apartments. TxDOT has approved access to the southbound IH 35 service road and access is proposed to South Congress Avenue.

Staff recommends the Applicant's request for MF-4 district zoning given its location within a commercial corridor and a proposed transit oriented development (TOD) district, and the presence of similarly situated MF zoned properties. There are two large propane tanks on the adjacent LI-CO zoned property to the south. Staff requested and the Applicant provided a conceptual drawing of the proposed location of the multifamily residential buildings so as to provide adequate separation from the tanks. To that end, Staff recommends a public Restrictive Covenant addressing the minimum required separation distance between the tanks and a residential occupancy. In lieu of a more detailed Traffic Impact Analysis, the Applicant will also post fiscal surety towards the installation of a traffic signal at the intersection of Ralph Ablanedo. The amount of fiscal surety is based on the percentage of site traffic expected to use this intersection, as further outlined in Attachment A.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO	Undeveloped; Water quality pond
<i>North</i>	MF-4-CO	Undeveloped
<i>South</i>	LI-CO	Brewery with tasting room
<i>East</i>	N/A	Southbound frontage road for IH-35
<i>West</i>	LI-CO; CS-CO; DR	Vehicle storage; Three residences; RV and boat storage; Warehouse; Scrap and salvage

AREA STUDY: N/A

TIA: Please refer to Attachment A

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1258 – Del Valle Community Coalition

1306 – Parkridge Gardens

1363 – SEL Texas

1372 – Peaceful Hill Preservation League

1374 – Friends of Williams Elementary

1

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

1494 – South Boggy Creek Neighborhood Association

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

SCHOOLS:

An EIS is required. Please refer to Attachment B.

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2016-0013 – Foremost Zoning – 135 Foremost Dr	GR to MF-4	To Grant MF-4-CO w/CO for 2,000 trips	Apvd MF-4-CO as Commission recommended (9-22- 2016).
C14-2008-0100 – South Congress Storage Rezoning – 8008 S Congress Ave	DR to CS	To Grant CS-CO w/CO for a list of prohibited uses being auto repair, auto rental, auto sales, auto washing, vehicle storage, convenience storage, commercial blood plasma center, adult-oriented uses, and pawn shop services, 50' landscape buffer, 100' building setback adjacent to DR zoned property and 2,000 trips/day.	Apvd CS-CO as ZAP recommended, except that automotive washing (of any type), convenience storage and vehicle storage were removed from the prohibited use list (09-25-2008).
C14-2007-0032 – Verde Ladera – 7312, 7340, 7420, 7520 & 7700 IH-35 Srvs Rd SB	LI to MF-4-CO	To Grant MF-4-CO w/CO limiting height to 45' and 2,000 daily vehicle trips.	Apvd MF-4-CO as ZAP recommended (8-23-2007).
C14-06-0086 – Bill's Auto Parts – 8200 S Congress Ave	DR; SF-2 to LI	To Grant RR-CO; LI- CO w/CO for 2,000 trips, prohibit exterminating services and pawn shops	Apvd LI-CO as ZAP recommended (8-10-2006).
C14-00-2018 – Wattinger Acres – 114 Ralph Ablanado Dr	DR to LI	To Grant LI-CO	Apvd LI-CO w/CO for 2,000 trips; no access to Hubach Ln; prohibited uses of scrap & salvage, pawn shops, service station, adult-oriented uses;

			auto sales and vehicle storage (05-11-2000).
C14-95-0048 – NFP Partnership Zoning Change – 8063-8131 Block of S Congress Ave	DR; SF-2 to LI	To Grant LI-CO	Apvd LI-CO w/ conditions including performance standards (6-22-1995).
C14-91-0047 – Dave Transportation Services, Inc. – 8300 S IH 35	DR; SF-2 to LI	To Grant LI	Apvd LI-CO w/CO to prohibit general retail sales (general and convenience), PDA performance standards and no structure within 25' of the front yard (7-11-1991).
C14-89-0077 – F. G. Spillman, et al – 8327-8413 Block of S Congress Ave	DR; SF-2 to LI	To Grant LI-CO with conditions	Apvd LI-CO w/CO for PDA performance standards, and no structure within 25' of the front yard (7-12-1990).

RELATED CASES:

The property is platted as Lots 1B and 2B, Mrs. Rosa J. Spillmann Estate, a subdivision recorded in October 1956 (C8-1956-2299). Please refer to Exhibit B. Although a 35-foot wide Texas Pipe Line Co. easement is shown on the eastern portion of the plat, the oil pipeline has been vacated and therefore is not considered hazardous.

The property was annexed into the Full Purpose jurisdiction on November 15, 1984 (C7A-83-017 A).

The property was rezoned to the LI-CO district on June 22, 1995 (C14-95-0048 – NFP Partnership Zoning Change). The Conditional Overlay prohibits general retail sales (convenience and general), prohibits construction within 25 feet of the eastern property line, limits development to 2,000 trips per day and requires Planned Development Area (PDA) performance standards for industrial uses permitted in the LI district.

A site plan to develop a three-story convenience storage use, water quality facilities and an access road to the IH-35 service road was approved on February 14, 2018 (SP-2016-0604C – Bulldog Storage).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
South Congress Avenue	120 feet	68 feet	Arterial	No	Yes, wide shoulder	Yes
IH 35	350 feet	25 feet (frontage road)	Highway	No	Yes, shared lane	No

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for South Congress Avenue, and an urban trail is recommended for IH 35.

CITY COUNCIL DATE: March 1, 2018

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719

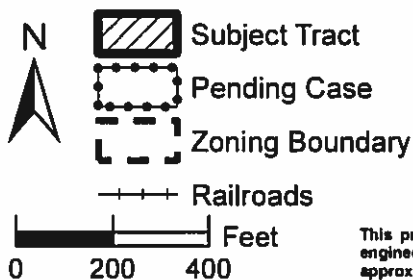


EXHIBIT A

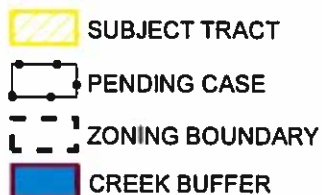
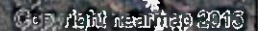
Case#: C14-2017-0141

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



Created: 12/18/2017



EXIST A-1

ZONING CASE#: C14-2017-0141
LOCATION: 8103 & 8121 S CONGRESS AVE
SUBJECT AREA: 13.34 ACRES
GRID: G14
MANAGER: WENDY RHOADES

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.



THE STATE OF TEXAS
COUNTY OF DALLAS

[illegible]

Typed at Austin, Texas on the 22 day of September, U. 1956.

Ernest H. Spillman East H. Spillman	Thomas H. Spillman West H. Spillman
Carl A. Spillman George E. Spillman	Benjamin Spillman William Spillman
Charles A. Spillman Lucas A. Spillman	Richard A. Spillman Robert C. Spillman
Frank A. Spillman John A. Spillman	Samuel A. Spillman Thomas A. Spillman

[illegible]

(SEAL)

1955

1775 ACRE TRACT

1000

١٠٠

3-6-3
2-6-3
1-6-3

FELIX SMITH

1000

$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$

15.5.5.1

Wendy

7

15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320
321
322
323
324
325
326
327
328
329
330
331
332
333
334
335
336
337
338
339
340
341
342
343
344
345
346
347
348
349
350
351
352
353
354
355
356
357
358
359
360
361
362
363
364
365
366
367
368
369
370
371
372
373
374
375
376
377
378
379
380
381
382
383
384
385
386
387
388
389
390
391
392
393
394
395
396
397
398
399
400
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420
421
422
423
424
425
426
427
428
429
430
431
432
433
434
435
436
437
438
439
440
441
442
443
444
445
446
447
448
449
450
451
452
453
454
455
456
457
458
459
460
461
462
463
464
465
466
467
468
469
470
471
472
473
474
475
476
477
478
479
480
481
482
483
484
485
486
487
488
489
490
491
492
493
494
495
496
497
498
499
500
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520
521
522
523
524
525
526
527
528
529
530
531
532
533
534
535
536
537
538
539
540
541
542
543
544
545
546
547
548
549
550
551
552
553
554
555
556
557
558
559
560
561
562
563
564
565
566
567
568
569
570
571
572
573
574
575
576
577
578
579
580
581
582
583
584
585
586
587
588
589
590
591
592
593
594
595
596
597
598
599
600
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620
621
622
623
624
625
626
627
628
629
630
631
632
633
634
635
636
637
638
639
640
641
642
643
644
645
646
647
648
649
650
651
652
653
654
655
656
657
658
659
660
661
662
663
664
665
666
667
668
669
670
671
672
673
674
675
676
677
678
679
680
681
682
683
684
685
686
687
688
689
690
691
692
693
694
695
696
697
698
699
700
701
702
703
704
705
706
707
708
709
710
711
712
713
714
715
716
717
718
719
720
721
722
723
724
725
726
727
728
729
730
731
732
733
734
735
736
737
738
739
740
741
742
743
744
745
746
747
748
749
750
751
752
753
754
755
756
757
758
759
760
761
762
763
764
765
766
767
768
769
770
771
772
773
774
775
776
777
778
779
780
781
782
783
784
785
786
787
788
789
790
791
792
793
794
795
796
797
798
799
800
801
802
803
804
805
806
807
808
809
810
811
812
813
814
815
816
817
818
819
820
821
822
823
824
825
826
827
828
829
830
831
832
833
834
835
836
837
838
839
840
841
842
843
844
845
846
847
848
849
850

[Faint handwritten notes at the bottom of the page]

5

17034
2004
12071
71814

Del Norte Grant 48.384
 1970 1.3346
 Del Norte Grant 2.0746

not to be connected
with the State

The findings of all efforts, past, present and future, shall be made available to the public.

Surveyed
by: Arthur E. Hite

(SEAL) MARLTON G. HITCHCOCK
Registered Professional A
Registered Audio Sur

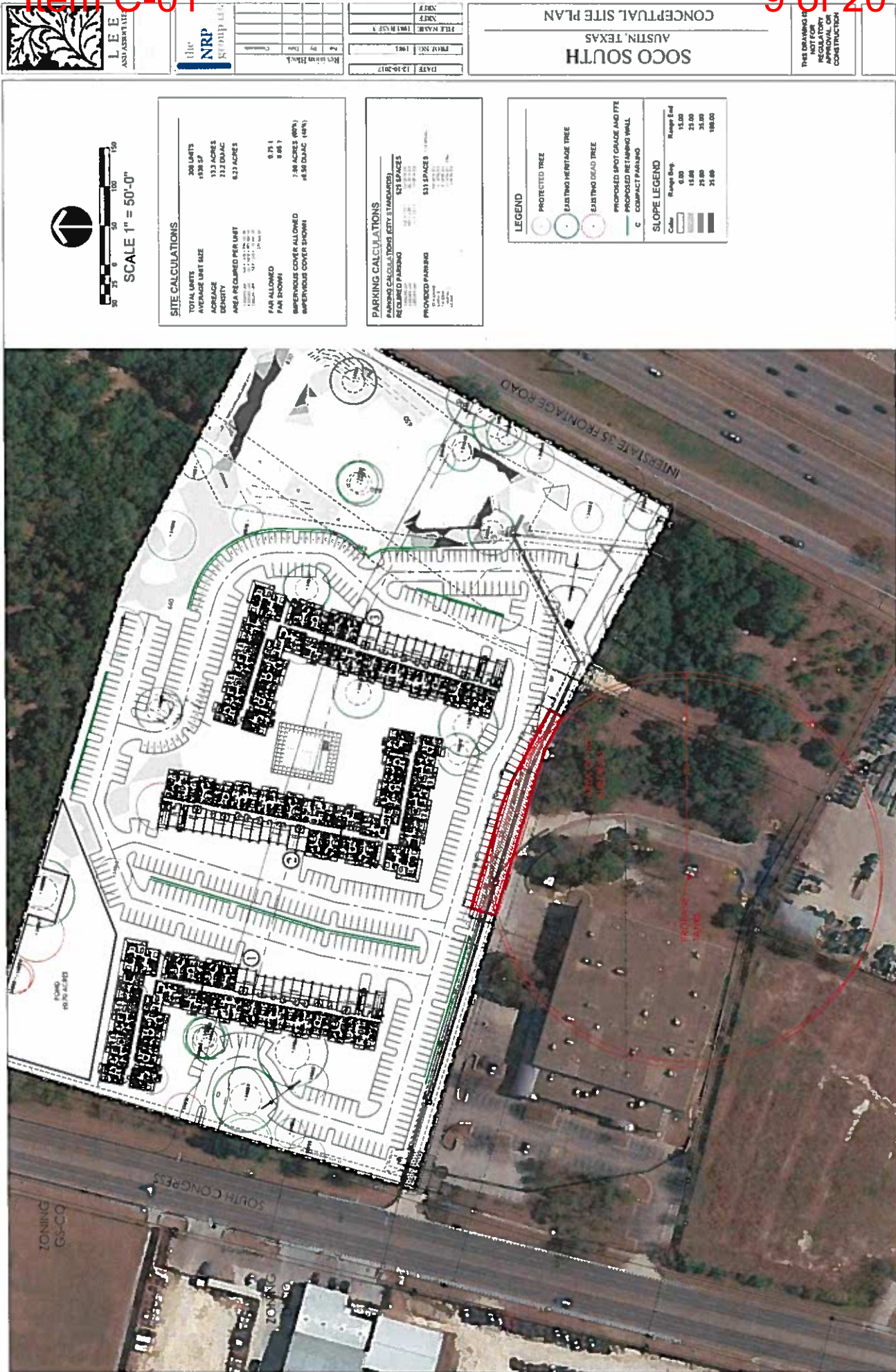
Exhibit B

EXHIBIT D

DECLASSIFIED

REF/REF/1

EXHIBIT B
RECORDED PLAY



LEE
AND ASSOCIATES

the
NRP
GROUP LLC

DATE	12-10-2017
PROJECT NO.	1981
FILE NAME	1981 R152 1
USER	
DATE	
PROJECT	
DATE	
PROJECT	
DATE	
PROJECT	

DATE 12-10-2017
PROJECT NO. 1981
FILE NAME 1981 R152 1
USER
DATE
PROJECT

CONCEPTUAL SITE PLAN SOCO SOUTH AUSTIN, TEXAS

THIS DRAWING IS
NOT FOR
CONSTRUCTION
APPROVAL OR
CONSTRUCTION



SITE CALCULATIONS

TOTAL UNITS	308 UNITS
AVERAGE UNIT SIZE	179 SF
ACREAGE	13.3 ACRES
DENSITY	23.2 DU/AC
AREA REQUIRED PER UNIT	6.23 ACRES
FAR ALLOWED	0.75 F
FAR SHOWN	0.65 F
SUPERHOUSE COVER ALLOWED	7.96 ACRES (60%)
SUPERHOUSE COVER SHOWN	48.56 DU/AC (40%)

PARKING CALCULATIONS

PARKING CALCULATIONS CITY STANDARD	
REQUIRED PARKING	621 SPACES
PROVIDED PARKING	637 SPACES
OVERAGE	16 SPACES

LEGEND

- PROTECTED TREE
- EXISTING HERITAGE TREE
- EXISTING DEAD TREE
- PROPOSED SPOT GRAZE AND PFE
- PROPOSED RETAINING WALL
- COMPACT PARKING

SLOPE LEGEND

Color	Range Deg.	Range Feet
Light Green	0.00	15.00
Medium Green	15.00	25.00
Dark Green	25.00	35.00
Black	35.00	100.00

Exhibit
C



MEMORANDUM

TO: Wendy Rhoades, Case Manager
Planning and Zoning Department

FROM: *See* Scott A. James, P.E., PTOE, Land Use Review/Transportation
Development Services Department

DATE: February 28, 2018

RE: South Congress South Residential
Zoning Case C14 – 2017 – 0141

Section 25 – 6 – 114 of the Land Development Code requires that a traffic impact analysis be conducted for a zoning or site plan application if the proposed project is anticipated to generate more than 2,000 daily trips. The project site is located at 8103 on South Congress Avenue in south Austin. The applicant is proposing to rezone 13.34 acres from LI – CO to MF – 4, to allow for the construction of up to 308 residential apartment units.

Roadways

Interstate 35 is a six lane freeway with two lane frontage roads in the vicinity of the site. The posted speed limit for the main lanes is 70 MPH and for the frontage roads, 55 MPH. According to 2013 Texas Department of Transportation (TxDOT) traffic volumes, the average daily volume for this segment of IH – 35 is 139,695 vehicles. No sidewalks or bicycle facilities are provided.

South Congress Avenue is classified as a four-lane divided major arterial at its intersection with Slaughter Lane. Year 2000 traffic volumes for Congress Avenue between William Cannon and Slaughter were 4,800 vpd. The Bicycle Master Plan designates South Congress as a 'low comfort' roadway for cycling.

Foremost Drive is classified a collector roadway offering connection from South Congress Avenue to IH – 35 southbound frontage road to the east. There is an assumed speed limit of 35 MPH. There are no marked bicycle facilities or sidewalks on Foremost Drive.

Ralph Ablanado Drive is classified a collector roadway with connection to South 1st Street and South Congress Avenue. The posted speed limit is 40 MPH. The roadway does not offer thru connection east of South Congress Avenue. There is an incomplete sidewalk network. The Bicycle Master Plan designates Ralph Ablanado Drive as “medium comfort.”

West Slaughter Lane is classified as a six lane divided major arterial between Manchaca Road and IH 35. Slaughter Lane is designated a “low comfort” roadway in the Bicycle Master Plan. Sidewalks are provided on both sides of the roadway.

Trip Generation and Traffic Analysis

Based on the ITE publication **Trip Generation, 9th Edition**, the proposed development will include up to 309 residential units. The total number of estimated daily trips attributed to the development is 1,996 vehicle trips per day (vpd). Table 1 below summarizes the site trip generation rates used in the traffic analysis:

Table 1 – Site Trip Generation

Land Use (ITE Code)	Intensity	24-Hour Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Residential Multi-family (220)	309 DU	1,996 vpd	31	124	122	66
Totals		1,996 vpd	31	124	122	66

Review staff from the Austin Transportation and Development Services Department examined this zoning application and determined that mitigation measures will be required. Rather than request and review a full Traffic Impact Analysis (TIA), review staff consulted previous traffic studies performed and identified infrastructure improvements that, in proportion to the proposed development, would serve to mitigate the impact of site generated traffic.

Accordingly, staff agrees to support the zoning application, contingent upon the posting of fiscal for the following identified infrastructure improvement:

- Install traffic signal at intersection of Ralph Ablanado Drive and South Congress Avenue

The portion of the cost responsibility for this zoning application was determined by the percentage of site traffic expected to use the subject intersection. Consistent with prior practice, review staff determined that the "pro-rata" share for this improvement would be 29% of the cost to install the traffic signal.

Recommendations

- 1) Prior to the 3rd reading at City Council, the applicant shall post fiscal in the amount of \$87,000 for a portion of the cost to construct a traffic signal at the intersection of Ralph Ablanedo Drive and South Congress Avenue.
- 2) At the time of subdivision and/or site plan, the applicant shall dedicate 200 feet of right-of-way, as measured from the centerline of Interstate Highway 35, in accordance with the Austin Metropolitan Area Transportation Plan (LDC, Section 25 – 6 – 51 & 25 – 6 – 55)
- 3) Development of this property should not vary from the approved uses, nor exceed the approved land use intensities describe above, otherwise revised or additional conditions, including mitigation measures may apply to this project application.

If you have any questions or require additional information, please contact me at (512) 974 - 2208. Thank you.



Scott A. James, P.E., PTOE
Development Services Department
Land Use Review Division/ Transportation

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School DistrictPROJECT NAME: SDCO SouthADDRESS/LOCATION: 8103 & 8121 South Congress AvenueCASE #: C14-2017-0141☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☐ TAX CREDIT

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

MF UNITS: 308 STUDENTS PER UNIT ASSUMPTION
 Elementary School: 0.068 Middle School: 0.029 High School: 0.036

IMPACT ON SCHOOLS

The student yield factor for the south central region of 0.133 (across all grade levels) for apartment homes was used to determine the number of projected students. The 308 multifamily development is projected to add approximately 41 students across all grade levels to the projected student population. However, because the project is proposed to include only one and two bedroom units, the number of students from this development may be lower than projected. It is estimated that of the 41 students, 21 will be assigned to Pleasant Hill Elementary School, 9 to Bedichek Middle School, and 11 to Crockett High School.

The percent of permanent capacity by enrollment for SY 2021-22, including the additional students projected with this development, would be within the utilization target range of 75-115% for Pleasant Hill ES (85%) and Bedichek MS (83%); and would remain below the target range at Crockett HS (66%), assuming the mobility rates remain the same. The projected additional students at Crockett HS would only minimally help to offset the anticipated decline in student enrollment (due to demographic shifts in the area). All of 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. Students within the proposed development attending Crockett HS would qualify for transportation due to the distance from the proposed development to the schools and can be accommodated on existing buses.

SAFETY IMPACT

There are no know safety impacts at this time.

Date Prepared: 11 Dec. 2017 Director's Signature: Brian Wessell

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: 89.56%	MOBILITY RATE: -1.0%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	506	413	434
% of Permanent Capacity	100%	82%	86%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	501	409	430
% of Permanent Capacity	95%	81%	85%

MIDDLE SCHOOL: Bedichek	RATING: Met Standard
ADDRESS: 6800 Bill Hughes Road	PERMANENT CAPACITY: 941
% QUALIFIED FOR FREE/REDUCED LUNCH: 84.47%	MOBILITY RATE: -12.1%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,012	880	889
% of Permanent Capacity	108%	94%	94%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	890	774	783
% of Permanent Capacity	95%	82%	83%

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: 67.78%	MOBILITY RATE: -6.9%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,634	1,513	1,524
% of Permanent Capacity	76%	70%	70%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,521	1,408	1,419
% 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.

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence – moderate-high density (MF-4) district zoning.

A Restrictive Covenant will require that Liquid Petroleum-gas stationary storage tank installations between 1001-2000 gallons aggregate water capacity shall be located at least 250 feet from a residential occupancy.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas.

2. Intensive multi-family zoning should be located on major arterials and highways.

Staff recommends the Applicant's request for MF-4 district zoning given its location within a commercial corridor and a proposed transit oriented development (TOD) district, and the presence of similarly situated MF zoned properties. There are two large propane tanks on the adjacent LI-CO zoned property to the south. Staff requested and the Applicant provided a conceptual drawing of the proposed location of the multifamily residential buildings so as to provide adequate separation from the tanks. To that end, Staff recommends a public Restrictive Covenant addressing the minimum required separation distance between the tanks and a residential occupancy. In lieu of a more detailed Traffic Impact Analysis, the Applicant will also post fiscal surety towards the installation of a traffic signal at the intersection of Ralph Ablanado. The amount of fiscal surety is based on the percentage of site traffic expected to use this intersection, as further outlined in Attachment A.

EXISTING CONDITIONS**Site Characteristics**

The site is undeveloped and heavily vegetated by mature Ashe juniper with a scattering of live oak, Texas red oak, mountain laurel and other native understory plants.

Impervious Cover

The maximum impervious cover allowed by the *MF-4 zoning district* is 60%, which is based on the more restrictive *watershed* regulations.

Comprehensive Planning

This rezoning case is located on the east side of S. Congress Avenue, on a 13.14 acre parcel that contains a water quality pond. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land to the north; a brewery to the south; a vehicle impound yard, a few residences and RV and boat storage to the west; and the southbound IH 35 frontage lanes to the east. The proposed use is multi-family apartments.

Connectivity

The Walkscore for this site is 23/100, Car Dependent, meaning almost all errands require a car. Public sidewalks are located intermittently along this section of S. Congress Avenue, while a CapMetro transit stop is located within 1,000 ft. of the property.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor**, which are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin policies are applicable to this project:

- **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 P10.** Create **complete neighborhoods** across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being: (1) situated along a **Activity Corridor** as designated on the Growth Concept Map, which supports both residential and multifamily uses; and (2) the Imagine Austin policies referenced above that supports a variety of development, including a variety of housing types, this project appears to be supported by Imagine Austin.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed 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:

<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%

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.

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 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.

Fire Review

There are two large propane tanks on the adjacent property to the south. The Applicant provided a drawing showing the location of the proposed multi-family building on the property to determine if the setbacks are adequate. Please refer to Exhibit C. As information, any tank over 2,000 gallons must go through a public notification process, and therefore may not be allowed or may require an additional setback.

AFD performed site visits at the adjacent LI zoned facilities to assess the risk to the proposed MF zoning. AFD can approve the zoning change from LI-CO to MF-4 with the requirement that the Owner enter into a public Restrictive Covenant addressing the minimum separation distance between the tanks and a residential occupancy.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Transportation

South Congress Avenue curb is proposed to be moved and reconfigured to achieve superior bicycle facilities. Additional comments from the Bicycle program may be provided for construction requirements (curb, sidewalk, and building location, etc.) associated with the site plan application.

Based on a survey provided by the Applicant, 57 feet of right-of-way has been dedicated from the centerline of South Congress Avenue. Therefore, additional right-of-way is not required with the zoning application. During the subdivision and/or site plan applications, the right-of-way dedication will be reviewed again. Therefore, please show the survey ties and ROW width dimensions to confirm the right-of-way widths. Right-of-way dedication may be required with future applications with TxDOT approval.

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for IH 35. At the time of the subdivision and/or site plan application, whichever comes first, dedicate 200 feet of right-of-way from the existing centerline for IH 35 in according to the Transportation Plan [LDC, Sections 25-6-51 and 25-6-55].

FYI – Proposed driveway and sidewalk construction shall comply with City of Austin code and criteria at the time of the site plan application.

FYI – At the time of subdivision application, the site must be transected from north to south by a pedestrian path that is located not less than 300 feet from each block end in accordance with LDC 25-4-153. The pedestrian path must be not less than five feet wide, comply with City standards for sidewalk or trail, and be located within an easement or ROW, as determined by the director, that is not less than 15 feet wide. The property to the north has provided a pedestrian stub out connection.

FYI – Access to South Congress Avenue and IH 35 shall be reviewed and approved by the Texas Department of Transportation.

Water / Wastewater

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 Austin Water 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.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2017-0141

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: February 6, 2018, Zoning and Platting Commission
March 1, 2018, City Council

CATHERINE YONES

Your Name (please print)

8001 S IH 35 # 322

Your address(es) affected by this application

Cather Yones

Signature

1/30/2018

Date

Daytime Telephone: 512-573-0155

Comments:

This is a GREAT idea. We need more density and more multi-family housing.

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810