

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0091 – SOCO II**Z.A.P. DATE:** November 6, 2018**ADDRESS:** 8100, 8102 and 8104 South Congress Avenue**DISTRICT AREA:** 2**OWNER/APPLICANT:** Chris Clark**AGENT:** Land Use Solutions, LLC
(Michele Haussmann)**ZONING FROM:** CS-CO**TO:** CS-MU**AREA:** 6.67 acres**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services – mixed use (CS-MU) combining district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

November 6, 2018:

ISSUES:

Letters of support for the proposed rezoning are attached at the back of this packet.

DEPARTMENT COMMENTS:

The subject rezoning area contains two residences and has frontage on South Congress Avenue. Council approved rezoning the subject property and the abutting property to the south to the general commercial services – conditional overlay (CS-CO) district in June 2008. The Conditional Overlay requires a 50-foot wide vegetative buffer and a 100-foot wide building setback along the northwest and southwest property lines (this applies to the adjacent lot), limits development to 2,000 trips per day and prohibits adult-oriented businesses, auto repair, rentals, sales and washing, commercial blood plasma center and pawn shop services. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (2008 Rezoning Ordinance).

The Applicant has requested general commercial services – mixed use (CS-MU) zoning and proposes to develop the property with a maximum of 276 apartments.

Land uses along this segment of South Congress Avenue are in transition from undeveloped tracts and heavy commercial / industrial uses to those that include multi-family residences. For example, there are two tracts directly across South Congress Avenue that have recently been rezoned to the multi-family residence-moderate-high density (MF-4) district and are currently under construction or planned for apartments, and the owner of the 13+ acre

adjacent lot to the south has also applied for MF-4 zoning (C14-2018-0107). Additionally, a supermarket and additional commercial / retail services have been approved for land south of the South Congress Avenue / Ralph Ablanado Drive intersection. Therefore, Staff recommends the Applicant's request for CS-MU district zoning given its location along a commercial corridor and a proposed transit oriented development (TOD) district, and the presence of similarly situated multi-family residential zoned properties.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO	Two residences
<i>North</i>	CS-CO; DR	RV and boat storage; Convenience storage, Auto salvage
<i>South</i>	LI-CO; CS-CO	Vehicle storage; Undeveloped (proposed for MF-4 zoning by C14-2018-0107)
<i>East</i>	MF-4-CO; LI-CO	Under construction for multi-family residential; Brewery with tasting room; Undeveloped
<i>West</i>	DR; SF-6-CO; SF-4A-CO	Outside storage; Condominiums; Stormwater pond and Single family residences within the Parkridge Gardens subdivision

AREA STUDY: N/A

TIA: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

140 – Parkridge Gardens Owners Association Inc. 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1306 – Parkridge Gardens HOA 1363 – SEL Texas
 1372 – Peaceful Hill Preservation League 1374 – Friends of Williams Elementary
 1424 – Preservation Austin 1429 – Go!Austin/Vamos!Austin (GAVA)
 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
 1616 – Neighborhood Empowerment Foundation

SCHOOLS:

An EIS is required. Please refer to Attachment A.

Williams Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0107 – 8200 S Congress	LI-CO; CS-CO to MF-4	Pending; Scheduled for 11-20-2018	Pending; Scheduled for 12-13-2018
C14-2017-0141 – SOCO South – 8103 & 8121 S Congress Ave	LI-CO to MF-4	To Grant MF-4 w/a public Restrictive Covenant requiring that Liquid Petroleum-gas stationary storage tank installations between 1,001-2,000 gallons aggregate water capacity shall be located at least 250' from a residential occupancy	Apvd MF-4-CO w/CO prohibiting residential dwelling units within 250' of the existing liquid petroleum gas storage tanks as shown on Exhibit B (the Hazardous Setback) unless at the time of development the Fire Department makes an affirmative determination that the hazardous setback is no longer needed (4-12-2018).
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 (9-25-2008).
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 –	DR to LI	To Grant LI-CO	Apvd LI-CO w/CO for

Wattering Acres – 114 Ralph Ablanado Dr			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 (5-11-2000).
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 was annexed into the Full Purpose jurisdiction on November 15, 1984 (C7A-83-017 A).

The subject property and an abutting 13.372 acres to the south was rezoned to the CS-CO district on June 18, 2008 (C14-2008-0050 – Clark & Southside 13). The Conditional Overlay requires a 50-foot wide vegetative buffer and a 100-foot wide building setback along the northwest and southwest property lines, limits development to 2,000 trips per day and prohibits adult-oriented businesses, auto repair, rentals, sales and washing, commercial blood plasma center and pawn shop services.

There are no subdivision or site plan applications in process at this time.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
South Congress Avenue	140 feet	70 feet	Arterial	No	Yes, wide shoulder	Yes

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. FYI, South Congress Avenue is proposed for curb and gutter relocation to accommodate the future bicycle facility improvements.

CITY COUNCIL DATE: November 29, 2018

ACTION:

ORDINANCE READINGS: 1st

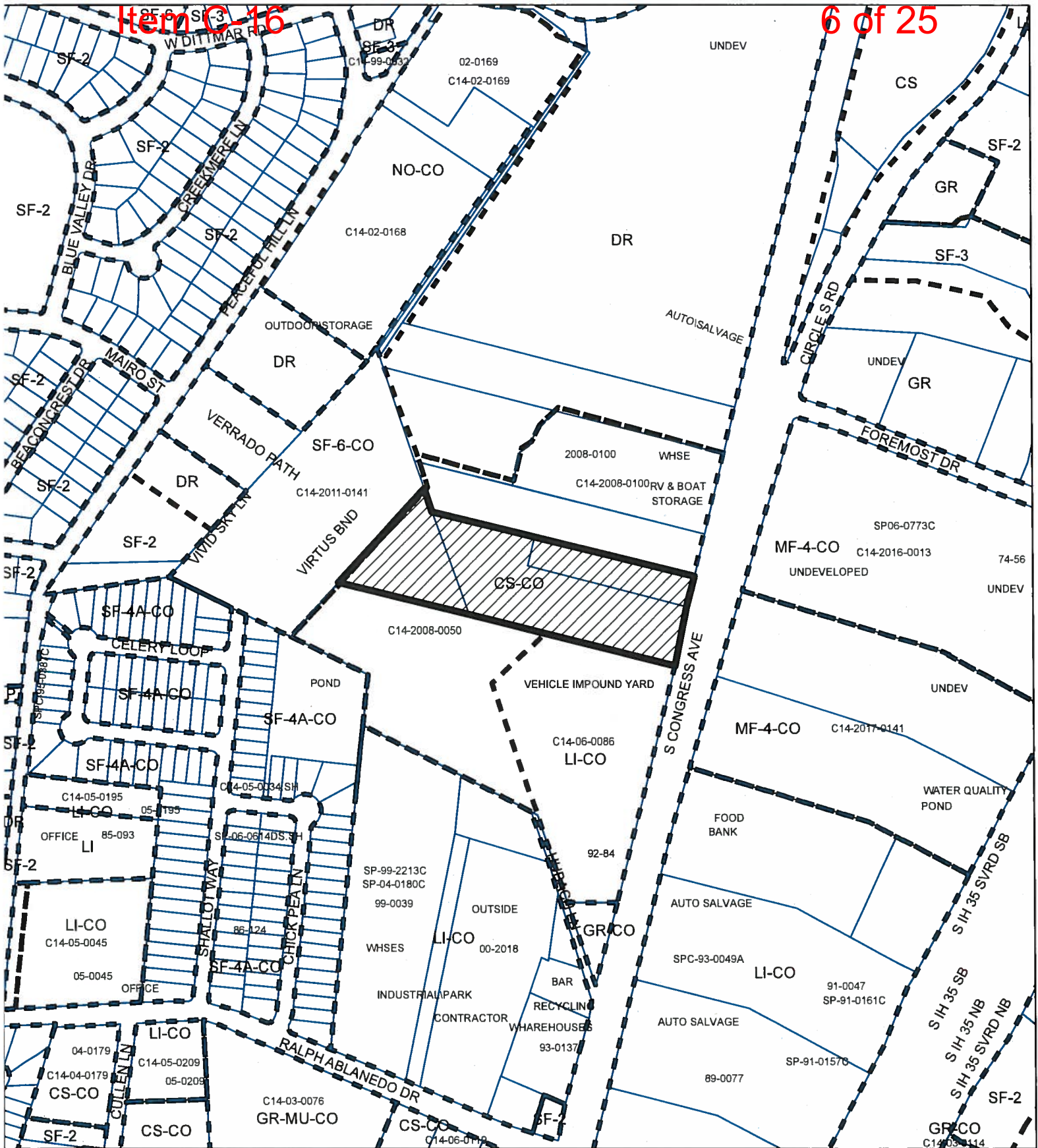
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719



Zoning Case
C14-2018-0091

Exhibit A



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.



SOCO II

EXHIBIT A-1

ZONING CASE#: C14-2018-0091
 LOCATION: 8100 S. CONGRESS AVE.
 SUBJECT AREA: 6.67 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.



1" = 400'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFER

ORDINANCE NO. 20080618-074

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8104 AND 8200 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT, RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT, AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district, rural residence-conditional overlay (RR-CO) combining district, and single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in **Zoning Case No C14-2008-0050**, on file at the Neighborhood Planning and Zoning Department, as follows

A 11 921 acre tract of land and a 1 183 acre tract of land, more or less, out of the William Cannon League Survey No 19, Abstract No. 6, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" respectively, and incorporated into this ordinance (the "Property"),

locally known as 8104 and 8200 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C"

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A A 50-foot wide vegetative buffer shall be provided and maintained along the northwest and southwest property lines. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- B A 100-foot wide building setback shall be established along the northwest and southwest property lines

C A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

D. The following uses are prohibited uses of the Property

Adult-oriented businesses

Automotive repair services

Automotive rentals

Automotive sales

Automotive washing (of any type)

Commercial blood plasma center

Pawn shop services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code

PART 3. This ordinance takes effect on June 29, 2008

PASSED AND APPROVED

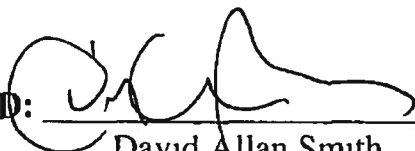
June 18, 2008

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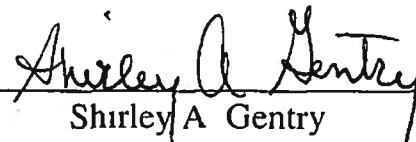
Will Wynn
Mayor

APPROVED:

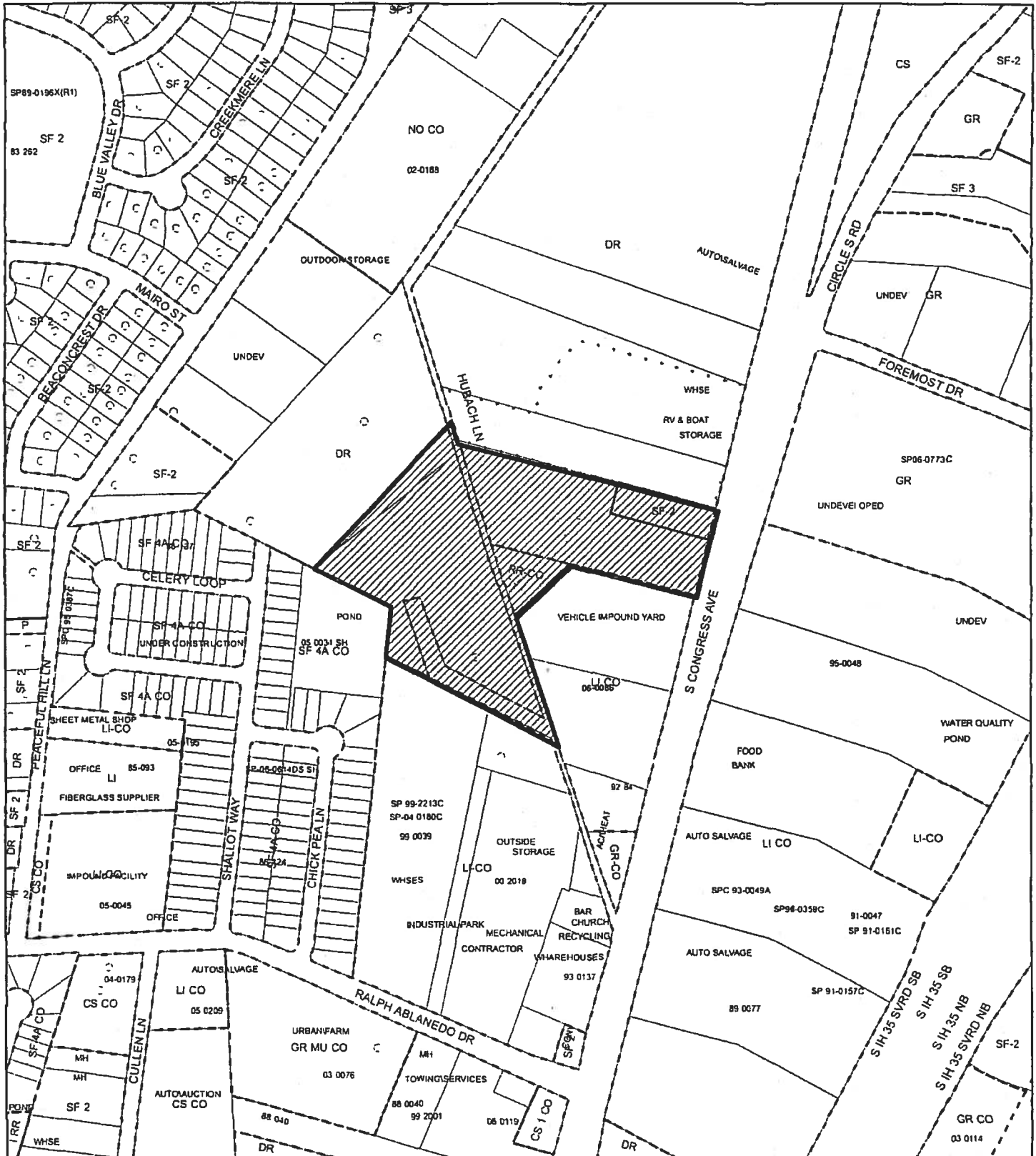


David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



ZONING EXHIBIT C



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR S MEEKS

ZONING CASE# C14-2008-0050
 ADDRESS 8104 & 8200 S CONGRESS AVE
 SUBJECT AREA 13 10 ACRES
 GRID G14
 MANAGER W RHOADES



1" = 400'

This map has been produced by GIS Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School DistrictPROJECT NAME: SOCO IIADDRESS/LOCATION: 8100, 8102 & 8104 South Congress AvenueCASE #: C14-2018-0091☐ NEW SINGLE FAMILY☐ DEMOLITION OF MULTIFAMILY☒ NEW MULTIFAMILY☐ TAX CREDIT

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

MF UNITS: 276 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 276 multifamily development is projected to add approximately 37 students across all grade levels to the projected student population. It is estimated that of the 37 students, 19 will be assigned to Williams Elementary School, 8 to Bedichek Middle School, and 10 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 Bedichek MS (83%); and below the target range at Williams ES (67%) and Crockett HS (66%), assuming the mobility rates remain the same. The projected additional students at Williams ES and 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

Students within the proposed development attending Williams ES and Bedichek MS could be walkers if a sidewalk is constructed along South Congress from the property to the end of the sidewalk at Foremost Drive (approximately 1/10 of a mile). Otherwise, these students would qualify for transportation due to a hazardous route condition. Students attending Crockett HS would qualify for transportation due to the distance from the development to the school and could be accommodated on current bus routes.

SAFETY IMPACT

A sidewalk is needed along South Congress from the property to the end of the sidewalk at Foremost Drive (approximately 1/10 of a mile) to provide a safe walking route for students attending Williams ES and Bedichek MS.

Date Prepared: 6 Sept. 2010 Director's Signature: Brian W. Wenzel

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Williams	RATING: Met Standard
ADDRESS: 500 Mairo Street	PERMANENT CAPACITY: 561
% QUALIFIED FOR FREE/REDUCED LUNCH: 80.73%	MOBILITY RATE: -5.9%

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	491	379	398
% of Permanent Capacity	88%	68%	71%

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	462	357	376
% of Permanent Capacity	82%	64%	67%

MIDDLE SCHOOL: Bedichek	RATING: Met Standard
ADDRESS: 6800 Bill Hughes Road	PERMANENT CAPACITY: 941
% QUALIFIED FOR FREE/REDUCED LUNCH: 82.91%	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	888
% 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	782
% of Permanent Capacity	95%	82%	83%

EDUCATIONAL IMPACT STATEMENT*Prepared for the City of Austin*Austin
Independent
School District

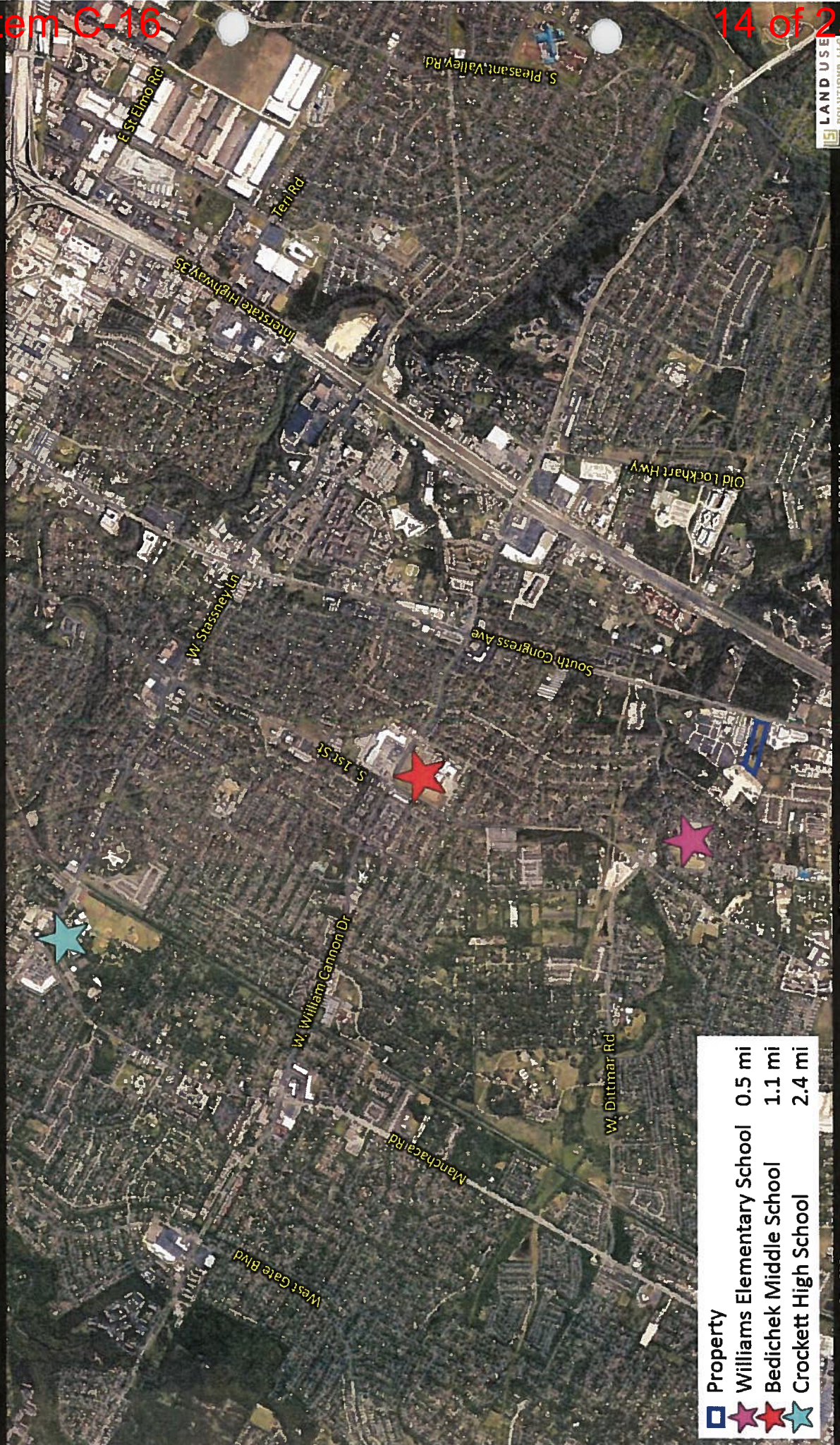
HIGH SCHOOL: Crockett	RATING: Met Standard
ADDRESS: 5601 Manchaca Road	PERMANENT CAPACITY: 2,163
% QUALIFIED FOR FREE/REDUCED LUNCH: 64.81%	MOBILITY RATE: -6.9%

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	1,523
% 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	1,418
% 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.

SOCO II - School Locations



LAND USE
SOLUTIONS LLC

512-212-4114

Austin, TX 78701

1001 Congress Ave., Ste. 250

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use (CS-MU) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

2. Zoning should promote the policy of locating retail and more intense zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.

3. Zoning changes should promote an orderly relationship among land uses.

Land uses along this segment of South Congress Avenue are in transition from undeveloped tracts and heavy commercial / industrial uses to those that include multi-family residences. For example, there are two tracts directly across South Congress Avenue that have recently been rezoned to the multi-family residence-moderate-high density (MF-4) district and are currently under construction or planned for apartments, and the owner of the 13+ acre adjacent lot to the south has also applied for MF-4 zoning (C14-2018-0107). Additionally, a supermarket and additional commercial / retail services have been approved for land south of the South Congress Avenue / Ralph Ablanado Drive intersection. Therefore, Staff recommends the Applicant's request for CS-MU district zoning given its location along a commercial corridor and a proposed transit oriented development (TOD) district, and the presence of similarly situated multi-family residential zoned properties.

EXISTING CONDITIONS**Site Characteristics**

The site contains two single family residences and is otherwise undeveloped. The center portion of the site is heavily vegetated.

Impervious Cover

The maximum impervious cover allowed by the *CS-MU zoning district* is 80%, which is based on the more restrictive *watershed* regulations.

Comprehensive Planning

This rezoning case is located on the west side of S. Congress Avenue, on a 6.67 acre lot (combined from four different parcels), which contains two single family houses. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes outdoor auto parts sales, a convenience storage facility, undeveloped land, the South Boggy Creek Greenbelt, and condominiums to the north; to the south is a towing and wrecker service, a metal recycler, several small private gyms, a convenience store, single family housing, truck rentals, and an auto body shop; to the west is Williams Elementary School, single family housing, and a police station; and to the east a 300 unit multifamily apartment complex (which is currently being constructed), a charter school, and a brewery. The proposal is to obtain mixed use zoning to construct a 276 unit multi-family apartment complex (with a pool, gym, clubhouse and dog park) and the removal of the existing conditional overlays.

Connectivity

The Walkscore for this site is **22/100, 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 100 ft. of the property. Bike lanes are located on both sides of S. Congress Avenue. There is no existing urban trail located within a quarter of a mile of this property.

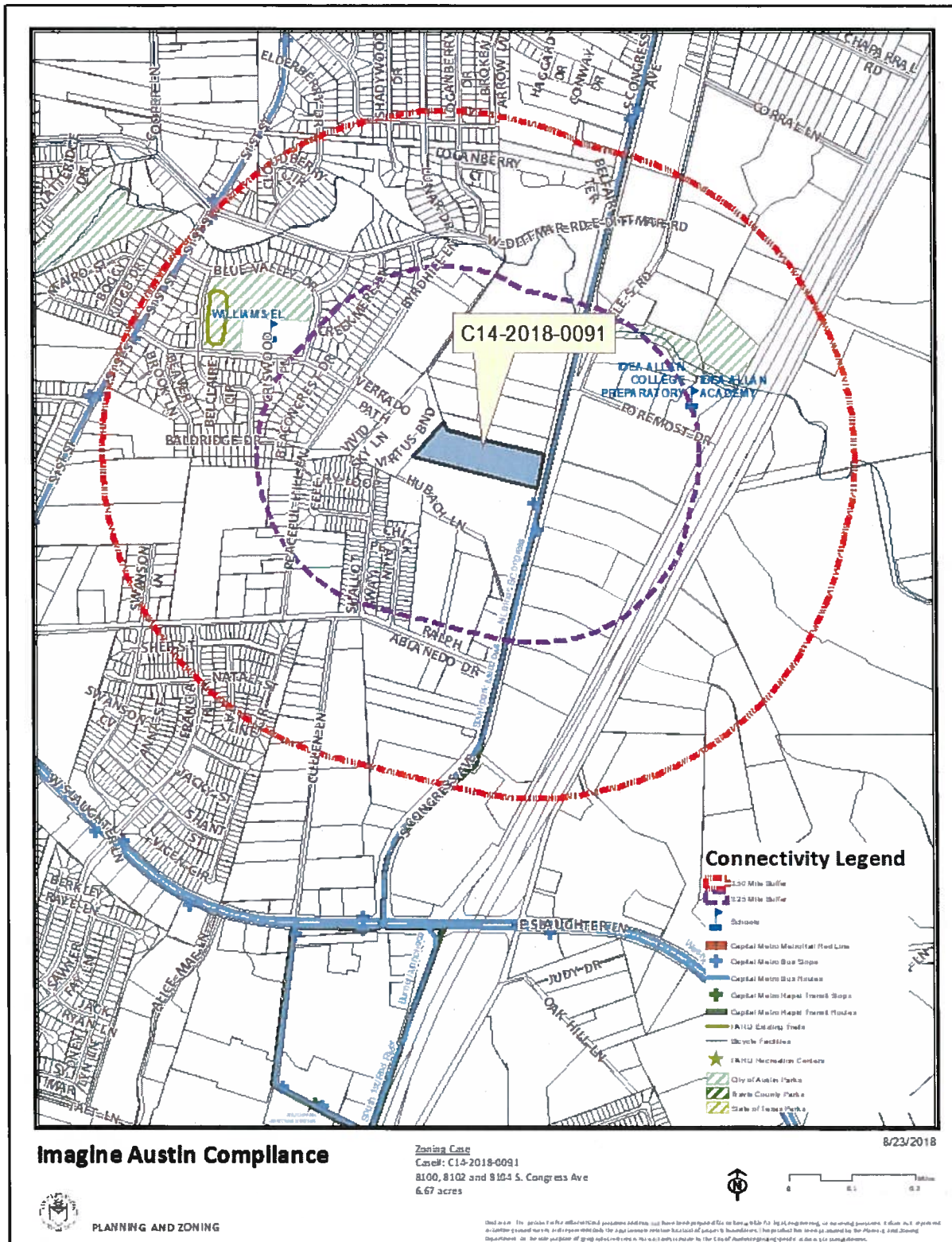
Imagine Austin

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 characterized by a variety of activities and types of buildings intended for shopping, restaurants and cafés, parks, schools, single-family houses, **apartments**, public buildings, houses of worship, **mixed-use buildings**, and offices. 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 on this property: (1) being situated along an **Activity Corridor**, which supports residential and multifamily uses; (2) other residential uses located within a quarter mile radius of this site, including single family houses, condos and another multifamily apartment complex; (3) the existing connectivity options available in the area (public sidewalks, bike lanes, a transit stop, recreation options, and being located 0.70 miles from the Southpark

Meadows Shopping Center); but (4) not providing a mixed used component to this project, despite requesting mixed use zoning, this project appears to partially support the Imagine Austin Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

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.

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.

Site Plan

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

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.

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

Compatibility Standards

The site is subject to compatibility standards based on the proximity to properties zoned SF-4A-CO and DR. Along the northern property line, the western property line and along the westerly portion of the southern property line, the following standards apply:

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but less than 540 feet from property zoned SF-5 or more restrictive, the height limitation is 60 feet (the maximum allowed by CS zoning).
- Restrictions on noise generation and the use of highly reflective surfaces may also apply.

Transportation

Per the TIA Determination Worksheet, the traffic impact analysis has been waived and the Applicant shall participate in the costs to construct the identified improvements from prior approved developments at the time of site plan (C14-96-0017, C14-04-0105, C14-2012-0092, C14-2017-0141, and/or SP-2017-0024C).

FYI – the existing CO of 2,000 trips per case C14-2008-0050 shall be removed from the tract with this rezoning application.

Additional right-of-way may be required at the time of subdivision and/or site plan.

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. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction for the site plan application in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information. FYI – South Congress Avenue is proposed for curb and gutter relocation to accommodate the future bicycle facility improvements.

This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (South Congress Avenue). Staff will contact Bryan Golden (bryan.golden@austintexas.gov) from Corridor Planning Office and ATD area engineer for

proposed improvements for the site plan application. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>.

FYI – If feasible, Staff recommends providing pedestrian, bicycle, and vehicular connections to the adjacent properties at the time of the site plan application to allow for connectivity in between the properties.

FYI – Vehicular access to South Congress Avenue shall be reviewed and approved by the Texas Department of Transportation and Development Services Department. Based on the Transportation Criteria Manual, only one (1) driveway shall be allowed for access.

FYI – Sidewalks shall be constructed in accordance with the City of Austin standards along South Congress Avenue right-of-way at the time of the site plan application.

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.



6720 Vaught Ranch Rd, Ste 200, Austin, TX 78730
(p) 512-320-8833 / (f) 512-320-8834

May 3rd, 2018

City of Austin
Development Services Department
505 Barton Springs Road
Austin, Texas 78704

RE: 8100 South Congress, 8102 South Congress, and 8104 South Congress, Austin, Texas 78745

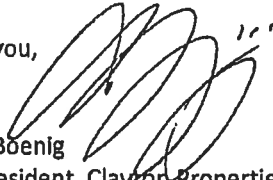
As owner of the following properties adjacent to 8100 South Congress, 8102 South Congress, and 8104 South Congress and in addition to 7 additional adjacent properties that we are scheduled to close on in the next 30 days:

215 Verrado Path
203 Virtus Bend
201 Verrado Path
213 Verrado Path
203 Verrado Path
214 Verrado Path
8009 Vivid Sky Lane
8007 Vivid Sky Lane
7905 Vivid Sky Lane
8011 Vivid Sky Lane
204 Verrado Path
211 Verrado Path
105 Virtus Bend
8015 Vivid Sky Lane
209 Verrado Path
306 Virtus Bend
212 Verrado Path
8005 Vivid Sky Lane
7911 Vivid Sky Lane
107 Virtus Bend
201 Virtus Bend
108 Virtus Bend

101 Virtus Bend
207 Verrado Path
305 Virtus Bend
8019 Vivid Sky Lane
8013 Vivid Sky Lane
7909 Vivid Sky Lane
109 Virtus Bend
314 Virtus Bend
7907 Vivid Sky Lane
103 Virtus Bend
208 Verrado Path
308 Virtus Bend

Brohn Homes offers a letter of support in a proposed change in zoning for 8100 South Congress, 8102 South Congress, and 8104 South Congress from CS Zoning to CS-MU zoning. We believe the residential component of the CS-MU zoning is more compatible with the residential use of our properties.

Thank you,



Aaron Boenig
Vice President, Clayton Properties Group, INC,

Clayton Properties Group, a Tennessee corporation, formerly know, and qualified to do business in Texas, as CMH Parks, INC., doing business as Brohn Homes.

VERRADO CONDOMINIUM COMMUNITY, INC.

May 4, 2017

City of Austin
Development Services Department
505 Barton Springs Road
Austin, 78704

RE: 8104 South Congress Avenue

Dear Sir or Madam,

On behalf of the Verrado Condominium Community Owners Association we offer this letter in support of the proposed rezone of the property at 8104 South Congress Avenue from CS to CS-MU. We believe this revised zoning designation is more compatible with our residential community, located immediately to the west. Please contact me should you have any questions.

Sincerely,



Derek Pampe
Verrado Condominium Community, Inc.
Director

From: Jim Pallas <jimpallas@aol.com>
Date: August 3, 2018 at 10:13:02 AM CDT
To: wendy.rhoades@austintexas.gov
Cc: cclarkinaustin@gmail.com, traddpc@gmail.com, ronny@southsidewrecker.com,
bobby@southsidewrecker.com
Subject: Chris Clark South Congress property

Good morning Wendy.

Chris Clark has contacted us regarding his zoning request. As we were in contract negotiations regarding the 8200 South Congress property, it was necessary to delay our response. Effective July 25th, we are also now under contract. Our buyers have informed us that they have no problem with Chris's zoning request.

On behalf of Bobby New, please note that we fully support the purpose and request regarding Chris Clark's property, our immediate neighbor to the north.

If you have any questions please contact me at 512-750-5071 (cell).

Thank you. Hope to see you soon.

Jim Pallas
jimpallas@aol.com

DEVON SELF STORAGE HOLDINGS (US) LLC

2000 Powell Street, Suite 1240

Emeryville, CA 94608

(510) 450-1300

FAX (510) 450-1325

August 14, 2018

Via Electronic Mail & USPS

City of Austin

Attention: Zoning Case Manager

505 Barton Springs Road

Austin, TX 78704

Re: 8104 South Congress Avenue, Austin TX - Zoning Change**LETTER IN SUPPORT OF ZONING CHANGE**

Attention: Zoning Case Manager,

I am writing on behalf of the owner of the property located at 8008 South Congress Avenue in Austin, TX. We purchased our property last year and are currently operating the site as a self-storage facility.

It has been recently brought to our attention that our neighbors to the South, with the street address of 8104 South Congress Avenue (as referenced above) have requested a zoning change to allow for the development of a multi-family project. We are writing to inform you that we fully support their request to change the zoning as it is compatible with both the immediate neighborhood and local community. To that end, as the neighboring property owner, we are willing to cooperate with both the city and developer to facilitate the zoning change and commencement of the new project.

If you need any further information or evidence of our support please feel free to contact me at the number and/or email identified below.

Very truly yours,

Devon Self Storage Holdings (US) LLC



Kimberly Siclari, Esq.

Vice President & General Counsel

Direct Line: (510) 450-9207

Email: ksiclari@devonselfstorage.com

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