

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0134 – 6311 South 1st Street

DISTRICT: 2

ZONING FROM: GR-MU-CO-NP

TO: GR-MU-V-NP

ADDRESS: 6311 South 1st Street

SITE AREA: 3.82 acres

PROPERTY OWNER: ND South First LP
(Haythem Dawlett)

AGENT: Drenner Group, PC
(Leah M. Bojo)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant community commercial – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (GR-MU-V-CO-NP) combining district zoning. The CO, Conditional Overlay prohibits automotive sales, automotive washing (of any type) and pawn shop services. *For a summary of the basis of Staff's recommendation, see pages 2 - 3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

January 12, 2021:

CITY COUNCIL ACTION:

February 4, 2021:

ORDINANCE NUMBER:

ISSUES:

The Applicant is in agreement with the Staff recommendation.

The Applicant has had a discussion with representatives of the South Congress Combined Neighborhood Plan Contact Team.

CASE MANAGER COMMENTS:

The subject lot is located at the northeast corner of South 1st Street and Eberhart Lane, is undeveloped except for a drainage pond structure, and has community commercial – mixed use – conditional overlay – neighborhood plan (GR-MU-CO-NP) zoning since Council approved the Sweetbriar Neighborhood Plan rezonings in August 2005. The Conditional Overlay prohibits automotive sales, automotive washing (of any type) and pawn shop services. There are single family residence to the north (LO-MU-NP; SF-3-NP), condominiums to the east (SF-6-NP), an insurance office, automotive repair and apartments across Eberhart Lane to the south (GR-MU-CO-NP), and retail and commercial services,

offices, and apartments across South 1st Street to the west (LR-NP; GR-NP; GR-CO-NP; GO-CO-NP; LR-V-NP). ***Please see Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to rezone the property to the community commercial – mixed use – vertical mixed use building – neighborhood plan (GR-MU-V-NP) district and develop it with up to 251 apartment units and 926 square feet of ground floor retail uses. The proposed project would provide an additional 93 units over that shown on the approved site plan (from 158 to 251) and would introduce a retail component.

The property is designated as Mixed Use on the adopted Future Land Use Map (as are the commercially zoned properties to the south on South 1st Street within the neighborhood planning area), and the Mixed Use designation is defined as “An area that is appropriate for a mix of residential and non-residential uses.”

During the Vertical Mixed Use Overlay (VMU) Opt-in/Opt-out process conducted by the Neighborhood Planning and Zoning Department in 2007-09, an application to designate certain properties as appropriate to add the –V combining district or exclude other properties from the VMU overlay was not filed by the South Congress Combined Planning Contact Team. As a result, a rezoning application is required to add the –V combining district to the zoning string.

BASIS OF RECOMMENDATION:

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The vertical mixed use building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housing.*

Although the Land Development Code does not designate the portion of South 1st Street south of U.S. Highway 290 as a Core Transit Corridor or a Future Core Transit Corridor, it is a designated High-Frequency MetroBus route from Lady Bird Lake to Slaughter Lane with a MetroBus operating every 15 minutes, seven days a week from 6:00 AM to 8:00 PM. Because South 1st Street is identified as a Core Transit Corridor north of the property and the

property is located on a High-Frequency Bus route, Staff recommends adding the –V combining district to the property.

The addition of –V provides another development option to a property and allows it to retain the ability to redevelop under the existing GR base district. A –V does not grant: 1) additional height to the base zoning district which is 60 feet in the GR district or 2) additional impervious cover which is limited to 80 percent in the Suburban portion of the Williamson Creek watershed. The addition of –V also does not waive the compatibility standards that will continue to apply along the north and a portion of the east property lines.

A building constructed under vertical mixed use building (–V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels. On the subject property, there is also the opportunity to waive: 1) the front, street side and rear yard setbacks, 2) the 1:1 floor-to-area ratio established by GR zoning, and 3) the minimum site area requirement which is the number of dwelling units on a site by requiring a certain amount of square footage for a specific type of multi-family unit (efficiency, one bedroom, two bedroom). A –V building is also eligible for 60 percent of the minimum requirement for off-street parking. Finally, a –V building has an established affordability level for rental units which is 10 percent of the residential units set aside for households earning no more than 80 percent of the current MFI (\$78,100 is the 2020 Income Limit for a 4-person household), for a period of 40 years.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO-NP	Pond structure; Undeveloped
<i>North</i>	SF-3-NP; LO-MU-NP	Single family residences in the Flournoy's Sweetbriar subdivision
<i>South</i>	GR-MU-CO-NP	Insurance office; Auto repair; Apartments
<i>East</i>	SF-6-NP	Condominiums (Sweetbriar Garden Homes)
<i>West</i>	LR-NP; GR-NP; GR-CO-NP	Food sales; Service station; Financial services; Funeral services; Medical offices; Personal improvement services

NEIGHBORHOOD PLANNING AREA: South Congress Combined (Sweetbriar)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

An Educational Impact Statement is required. ***Please refer to Attachment A.***

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council
 742 – Austin Independent School District
 1173 – South Congress Combined Neighborhood Plan Contact Team
 1228 – Sierra Group, Austin Regional Group
 1424 – Preservation Austin
 1468 – Armadillo Park Neighborhood Association
 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation
 627 – Onion Creek Homeowners Assoc.
 1363 – SEL Texas
 1429 – Go!Austin/Vamos!Austin (GAVA) – 78745
 1528 – Bike Austin
 1774 – Austin Lost and Found Pets

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0133 – The Bridge at Turtle Creek Apartments – 735 Turtle Creek Blvd; 6020 and 6102 S 1 st St	SF-3-NP; LO- NP to LR-V-NP	To Grant LR-V-NP for Tract 1 (6020 and 6102 S 1 st) and GO-V-NP for Tract 2 (735 Turtle Creek), w/conditions of the Neighborhood Traffic Analysis	Apvd LR-V-NP and GO-V-NP w/conds of the NTA, as Commission recommended (1-23-2020).
C14-2011-0051 – 6104 South 1 st Zoning	LO to GO	To Grant GO-CO on both Tracts 1 and 2, w/CO prohibiting guidance services on Tract 1, but is permitted on Tract 2 (Unit 105), and a 2,000 trips/day limit across Tracts 1 and 2	Apvd GO-CO for Tracts 1 and 2, as Commission recommended (8-18-2011).

RELATED CASES:

The Sweetbriar Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 28, 2005 (NP-05-0020; C14-05-0105 – Ordinance No. 20050818-Z002). The property was identified as Tract 217 that was rezoned from GR to GR-MU-CO-NP. As part of the Sweetbriar Neighborhood Plan Rezonings, the neighborhood mixed use building and the neighborhood urban center special uses were adopted for Tract 217.

The rezoning area is platted as Lot 1A of Block Y Eberhart Village, a subdivision recorded in February 1984 (C8s-84-016). ***Please refer to Exhibit B (Recorded Plat).***

On June 11, 2015, Council approved a Restrictive Covenant Amendment to terminate the Restrictive Covenant as it applied to Lot 1A (C14-73-144(RCA) – HDJS Partners South First). The 1972 Restrictive Covenant continues to apply to the adjacent two lots on Eberhart Lane (Lots 1B and 1C) and requires a six-foot privacy fence along the north property line, prohibits apartments and requires curb cut approval by the City.

An administrative site plan for a four-story building with 158 residential units and office use with approximately 76.27% impervious cover was approved and released on October 1, 2019 (SP-2018-0405C – SOFI Apartments). There are no site plans in process.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South 1 st Street	80 – 85 feet	40 – 53 feet	Level 3	Yes	Shared Lane	Yes
Eberhart Lane	65 feet	41 feet	Level 2	Yes	Bike Lane	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the northeast corner of South 1st Street and Eberhart Lane, on a 3.82 acre lot, which is undeveloped. The property is located along the **South 1st Street Activity Corridor** and within the boundaries of the South Congress Combined Neighborhood Plan (Sweetbriar). Surrounding land uses include single family houses to the north; to the south is an auto repair shop, a convenience storage facility, a restaurant, and retail uses; to the west is a church, a dialysis clinic, a bingo hall and a learning center; and to the east is a townhouse development. The proposed use is multi-story vertical mixed use project, consisting of 251 units of multifamily units (10 percent of the units will be earmarked as affordable housing units at 80 percent MFI) and approximately 950 square feet of retail space on the first floor.

Connectivity

The project is located within 125 feet of two CapMetro transit stops. This portion of South 1st Street and Eberhart Lane has public sidewalks located on both sides of the street. Eberhart Lane also has one side with a marked unprotected bike lane. Mobility options are good, while connectivity options are fair in this area.

South Congress Combined Neighborhood Plan (SCCNPA)

The SCCNPA Future Land Use Map (FLUM) classifies this portion of the planning areas as ‘**Mixed Use**’ and GR-MU-V-NP zoning is permitted under this land use category. Mixed Use is defined as an area that is intended for a mix of residential and non-residential uses,

including office, retail and commercial services. The following text and policies are excerpted from the SCCNPA and are applicable to this case and go into great detail about future development along South Congress Avenue:

Vision (p 13)

The neighborhoods of the South Congress Combined Neighborhood Planning Area should be quiet and safe communities. Tree-lined neighborhood streets should allow residents to safely travel by foot, bicycle, or car.

GOAL THREE: Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts. (p 60)

TEXT: A different future is also envisioned for the other major thoroughfares in the planning area—Ben White Boulevard, Interstate Highway 35, Stassney Lane, William Cannon Drive, **and South 1st Street**. Each of these corridors should have a particular sense of place, whether it is a street with neighborhood-serving retail or a highway offering goods and services for the region. As development pressure in the SCCNPA increases, new growth, **both residential and commercial, should be directed along these corridors.**

Other Local Commercial Corridors—South Congress Avenue, South 1st Street, William Cannon Drive, Stassney Lane, and Ben White Boulevard from South 1st Street to South Congress Avenue

These corridors should take on a more pedestrian-friendly feel. Mixed-use development should be encouraged where possible. The character of development should be similar to South Congress, but on a more neighborhood scale. Again, the vision is to create spaces designed to allow people to be comfortable outside of their automobiles, and to enhance the mobility choices in the planning area.

There are additional specific voluntary Urban Design Guidelines found in this plan.

South 1st Street

South 1st Street is a major north/south arterial through South Austin. The character of the street changes dramatically from north to south along the western edge of the planning area. The northern segment of the road, between Ben White Boulevard and St. Elmo Road, is characterized by small-scale commercial uses and modest multi-family uses. Due to the mix of these commercial and residential uses, this section of South 1st Street has the feel of a neighborhood “Main Street” where people can walk to a variety of offices and stores. This character should be maintained and strengthened with future development and redevelopment.

At the northeast corner of the intersection of South 1st Street and Eberhart Lane there is an undeveloped lot containing nearly four acres. A site plan for a commercial use was filed in the late 1980s, but that project never materialized. This site, surrounded by established single-family neighborhoods, could provide the location for a pioneering mixed-use project outside of Downtown or near the University of Texas. (pgs. 66 and 67)

Conclusions: The proposed mixed use project is supported-on this specific lot in the SCCNPA especially if it contributes to the South Congress Avenue corridor in terms of:

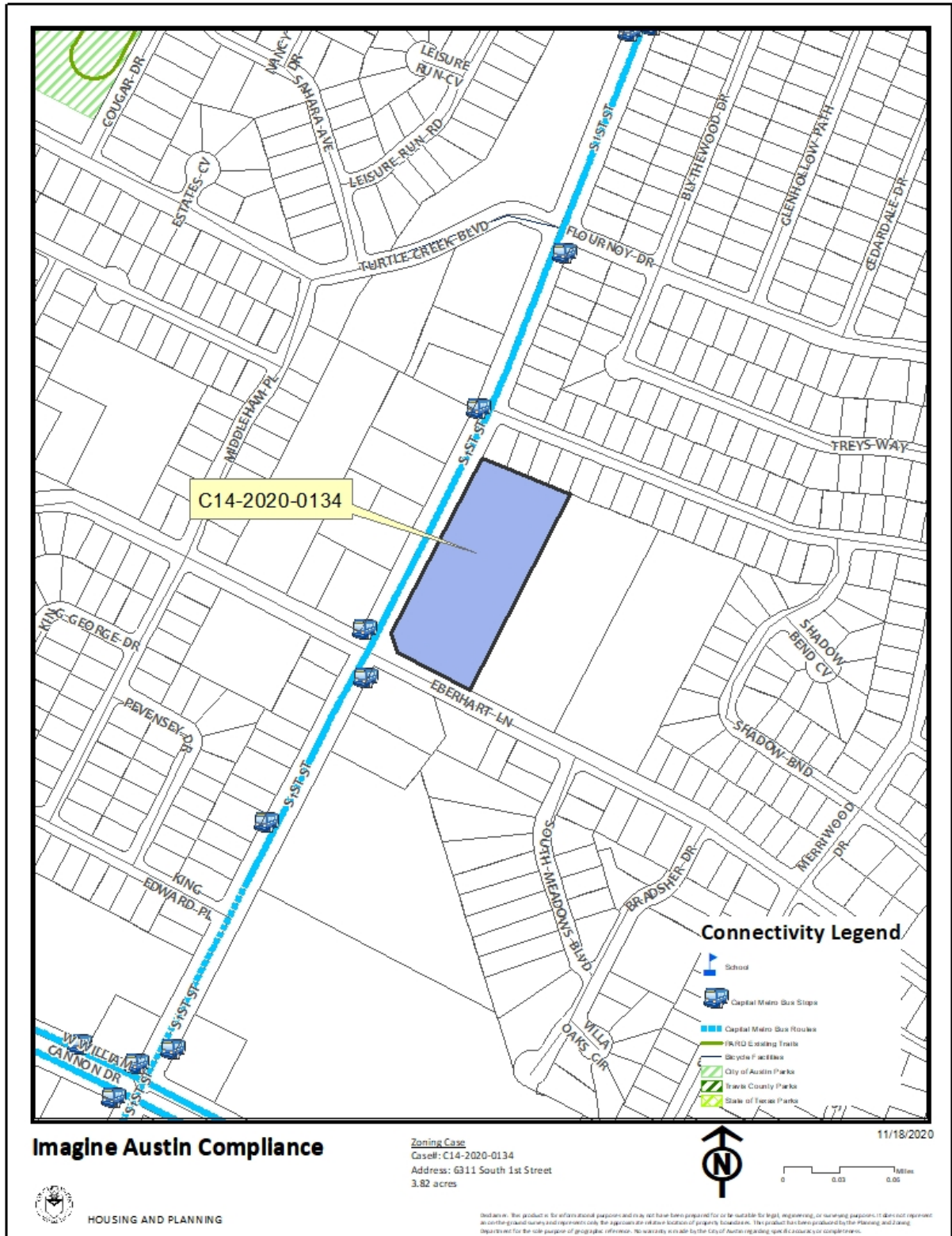
scaling, design aesthetic, pedestrian orientation, and landscaping and the inclusion of a commercial component to this project to make this a vibrant mixed use project.

Imagine Austin

The property is located along the **South 1st Street Activity Corridor**, as identified on the Imagine Austin's Growth Concept Map. Activity Corridors are characterized by *a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices* (p. 106). The following Imagine Austin policies are applicable to this case:

- **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **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.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

South 1st Street is identified as an Activity Corridor by the Imagine Austin Comprehensive Plan, which supports mixed use. The South Congress NPA also supports a vibrant, neighborhood serving and pedestrian friendly mixed use project and specifically on this lot. Based this project including a true mix of uses, the affordable housing and retail component and mobility strengths in this area, this project supports the policies of the Imagine Austin Comprehensive Plan.



Impervious Cover

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

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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.

At this time, site specific information is unavailable regarding 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.

PARD – Planning & Design Review

Parkland dedication will be required for the additional residential units proposed by this zoning application, GR-MU-CO-NP to GR-MU-V-NP, at the time of subdivision or site plan, per City Code § 25-1-601. Parkland dedication had already been satisfied for 158 residential units with site plan SP-2018-0405C.

Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition

and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the Applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the Applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

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

Any development which occurs that is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. These standards include height and setback provisions, and other design regulations as indicated in Article 10: Compatibility Standards in the City of Austin Land Development Code.

The site is subject to compatibility standards. Along the north and east 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.

Development on this site will be subject to Subchapter E: Design Standards and Mixed Use. Additional comments will be provided upon submittal of site plans by the Applicant.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 70 feet of right-of-way for Eberhart Lane. It is recommended that 35 feet of right-of-way from the existing centerline be dedicated for Eberhart Lane according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements,

will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin Water Utility

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.

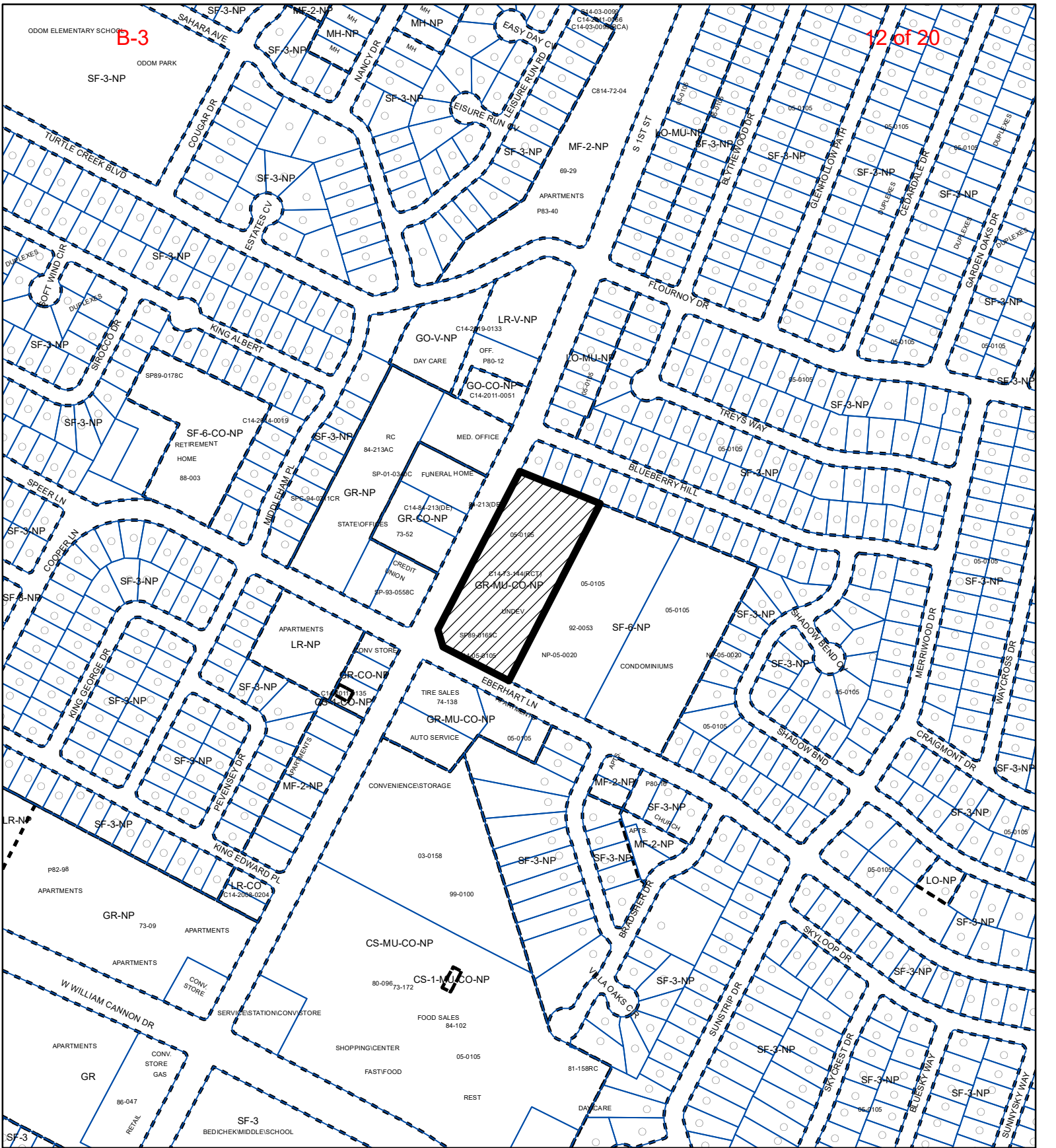
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS, ATTACHMENT AND CORRESPONDENCE TO FOLLOW

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Attachment A: Educational Impact Statement




Correspondence Received



B-3

12 of 20



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2020-0134

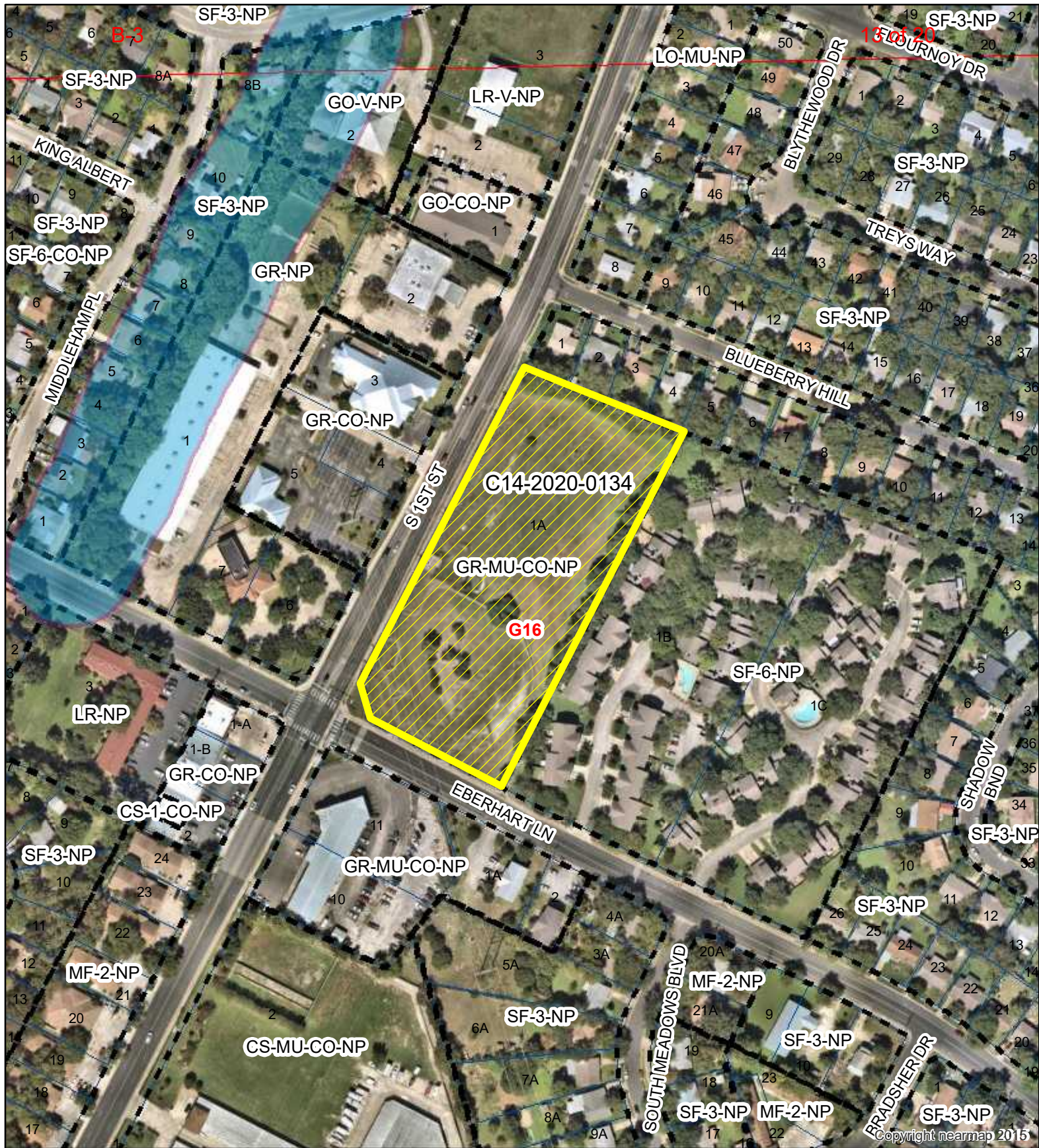
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



Created: 11/17/2020



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1" = 200'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

6311 S. 1st Street Zoning

Exhibit A - 1

ZONING CASE#: C14-2020-0134
 LOCATION: 6311 S. 1st St.
 SUBJECT AREA: 3.82 Total Acres
 GRID: G16
 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.

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 6311 South 1st Street

ADDRESS/LOCATION: 6311 South 1st Street

CASE #: C14-2020-0134

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

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

MF UNITS: 251 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.02 Middle School: 0.01 High School: 0.005

IMPACT ON SCHOOLS

The student yield factor of 0.035 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district's demographer and is based on other market rate multi-family complexes built in the last five years within the area.

The 251-unit mixed-use development is projected to add approximately 9 students across all grade levels to the projected student population. It is estimated that of the 9 students, 5 will be assigned to Pleasant Hill Elementary School, 3 to Bedichek Middle School, and 1 to Crockett Early College High School.

The percent of permanent capacity by enrollment for SY 2024-25, including the additional students projected with this development, would be within the new target range of 85-110% at Pleasant Hill ES (86%) and Crockett ECHS (85%), and below the target range at Bedichek (70%). The projected additional students at Bedichek would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students attending Pleasant Hill ES, Bedichek MS or Crockett ECHS will not qualify for transportation unless a hazardous route condition is identified.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 12/15/2020

Executive Director: Beth Wilson

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: 66.29%	MOBILITY RATE: -7.4%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	476	430	435
% of Permanent Capacity	94%	85%	86%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	441	428	433
% of Permanent Capacity	87%	85%	86%

MIDDLE SCHOOL: Bedichek	RATING: Unacceptable Performance
ADDRESS: 6800 Bill Hughes Road	PERMANENT CAPACITY: 941
% QUALIFIED FOR FREE/REDUCED LUNCH: 59.64%	MOBILITY RATE: -10.1%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	944	695	698
% of Permanent Capacity	100%	74%	74%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	849	657	660
% of Permanent Capacity	90%	70%	70%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

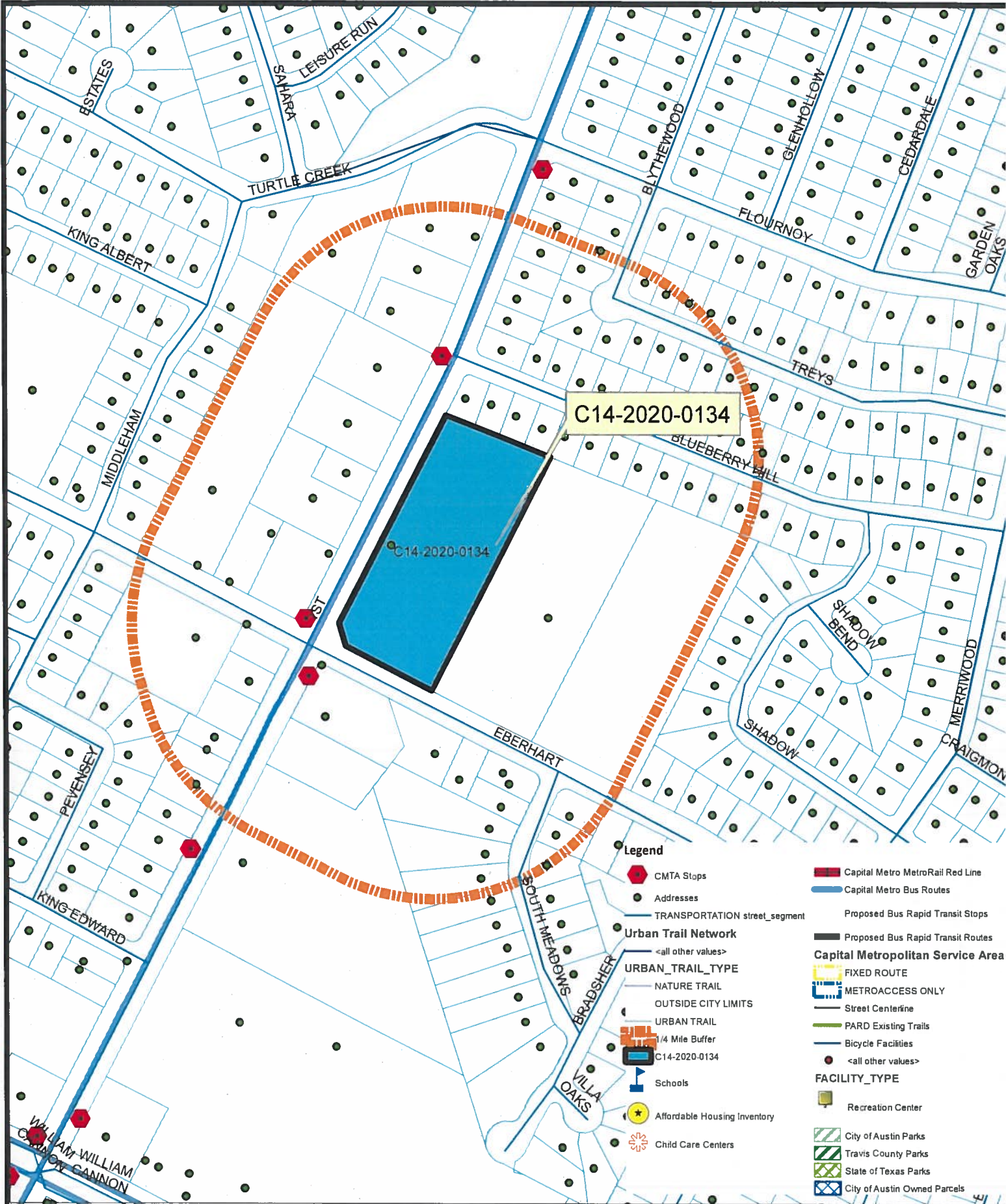
Austin
Independent
School District



HIGH SCHOOL: Crockett	RATING: Met Standard
ADDRESS: 5601 Menchaca Road	PERMANENT CAPACITY: 2,163
% QUALIFIED FOR FREE/REDUCED LUNCH: 43.81%	MOBILITY RATE: +5.3%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,463	1,372	1,373
% of Permanent Capacity	68%	64%	64%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,541	1,833	1,834
% of Permanent Capacity	71%	85%	85%



Educational Impact Assessment

Zoning Case
 Case#: C14-2020-0131
 Address: 6311 S. 1st Street
 Case Name: 6311 S. 1st St.
 3.82 ACRES

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

11/30/2



DRENNER GROUP

November 10, 2020

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 6311 South 1st Street – Rezoning application for the 3.82-acre piece of property located at 6311 South 1st Street in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled 6311 South 1st Street, consists of 3.82-acres of undeveloped land and is located on the east side of South 1st Street, directly north of Eberhart Lane.

The Property is currently zoned GR-MU-CO-NP, Community Commercial – Mixed Use Overlay – Conditional Overlay – Neighborhood Plan. The conditional overlay allows the property to be developed as a Neighborhood Mixed Use Building Special Use or a Neighborhood Urban Center Special Use and prohibits the following uses: pawn shop services, automotive washing (of any type), and automotive sales.

The requested rezoning is from GR-MU-CO-NP to GR-MU-V-NP, Community Commercial – Vertical Mixed Use Overlay – Neighborhood Plan. The Vertical Mixed Use Overlay is proposed to allow an additional 96 multifamily units to the already approved 155 units per site plan permit number SP-2018-0405C, for a total of 251 units in the multifamily development. Under the current site plan none of the residential units are required to be affordable. However, with the zoning change and use of the Vertical Mixed Use Overlay 10% will be affordable to households making no more than 80% MFI. We are amenable to maintaining the conditional overlay as it currently exists on the property is staff so desires.

The Property is located in City Council District 2 in the Full Purpose Jurisdiction of the City of Austin. The Property proposes to take access off of South 1st Street and Eberhart Lane. The Property is located within the Williamson Creek suburban watershed and is located within the boundaries of South Congress Combined Neighborhood Planning Area with a Future Land Use map (FLUM) designation of “Mixed-Use”. Per a memorandum prepared by Maureen Meredith dated October 30, 2020, a Neighborhood Plan Amendment is not required with this rezoning request.

A Traffic Impact Analysis (“TIA”) has been waived at zoning via a TIA waiver from Amber Mitchell dated November 4, 2020, with the note that a TIA determination is deferred to site plan application, when land use and intensity will be finalized.

November 10, 2020
Page 2

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo

cc: Joi Harden, Planning and Zoning Review Department (via electronic delivery)
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