SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2018-0056 -- 6901 Old Bee Caves Road

DISTRICT: 8

REQUEST: Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 6901 Old Bee Caves Road (Williamson Creek Watershed — Barton Springs Zone) from general commercial services-neighborhood plan (CS-NP) combining district zoning to general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning.

DEPARTMENT COMMENTS: The public hearing will be left open.

OWNER: SRE/MRE Oak Hill Ltd. (J. Mark Stevenson)

AGENT: Drenner Group PC (Amanda Swor)

DATE OF FIRST READING:
November 29, 2018, First reading approved with the public hearing left open, on consent. (9-0) [L. Pool- 1st, O. Houston- 2nd, E. Troxclair, A. Alter- Off Dais]

CITY COUNCIL HEARING DATES:
December 13, 2018:

CITY COUNCIL ACTION: 1st reading- 11/29/2018

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov
ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0056 – 6901 Old Bee Caves Road  P.C. DATE: November 13, 2018

ADDRESS: 6901 Old Bee Caves Road  AREA: 18.308 Acres

DISTRICT: 8

NEIGHBORHOOD PLAN AREA: West Oak Hill

OWNER/APPLICANT: SRE/MRE Oak Hill, LTD. (J. Mark Stevenson)

AGENT: Drenner Group, PC (Amanda Swor)

ZONING FROM: CS-NP

ZONING TO: CS-MU-NP

SUMMARY STAFF RECOMMENDATION:
To grant CS-MU-NP with conditions. The recommended conditions will be incorporated into public restrictive covenants (RCs). Conditions include:

1. the approval of the associated Restrictive Covenant Amendment (C14-85-288.43(RCA)),
2. approval of the Neighborhood Traffic Analysis (NTA),
3. Residential structures are prohibited within 528 feet of the property line of 6501 West William Cannon Drive (NXP Semiconductor)

PLANNING COMMISSION RECOMMENDATION:

November 13, 2018: TO GRANT POSTPONEMENT TO NOVEMBER 27, 2018 AS REQUESTED BY NEIGHBORHOOD, ON CONSENT (10-0). [P. Seeger- 1st, R. Schneider- 2nd; J. Schissler, F. Kazi- Abstain, A. DeHoyos Hart- Absent]

ISSUES:
The subject property is located in the Barton Springs Zone of the Williamson Creek watershed. An existing restrictive covenant (RC) currently establishes certain entitlements to 1981 ordinance standards. The entitlements associated with the new covenant will be limited to the next application series (site plan and building permit(s)) and not to future redevelopment projects. The RC also limits land uses, building height, FAR, and other site development regulations. A restrictive covenant amendment (RCA) is under review concurrent with the rezoning request to modify several conditions of the RC. The proposed rezoning and RCA are intended to allow development of the property with multifamily land use.

The conditions related to building setbacks are recommended by Austin Fire Department due to the proximity of the proposed multifamily site to the NXP Semiconductor facility to the east.
DEPARTMENT COMMENTS:
The subject property is located on the west side of Old Bee Caves Road north of the intersection with West US Highway 290. Old Bee Caves Road intersects US 290 approximately 1200 feet west of the William Cannon/US 290 intersection and approximately 1000 feet east of the “Y” in Oak Hill. The property is zoned CS-NP and currently is mostly undeveloped; the site was previously used as a dog kennel and a few structures remain. The southwest property line is adjacent to Williamson Creek, resulting in significant areas of floodplain. On the other side of the creek, to the southwest and south, are several properties that have frontage on SH 71 and US Highway 290. Southwest is a shopping center with a mix of commercial uses which is zoned GR-NP and CS-1-NP. The properties south of the rezoning tract are zoned I-SF-2-NP, RR-NP, and SF-2-NP, and are all undeveloped. Across Old Bee Caves Road to the east and northeast are properties zoned LO-NP, NO-NP, RR-NP, CS-NP, CS-CO-NP, GO-CO-NP, and LR-NP. While many of these properties are undeveloped, a few properties are developed with Automotive repair, Firewood sales, and what appears to be Mobile home land uses. Further east are properties zoned LI-PDA-NP and P-NP; these properties include a NXP Semiconductor facility and a cemetery. North of the subject tract are properties zoned RR-NP that include undeveloped tracts and single family residences. Please see Exhibits A and B- Zoning Map and Aerial Exhibit.

As stated previously, a RCA is under review concurrent with this rezoning request, and Staff. The RCA is outlined in detail in the Staff Report for City File # C14-85-288.43(RCA), but RC elements that are closely related to zoning regulations are summarized below. In addition to the elements listed below, the proposed RCA modifies additional environmental and transportation requirements, and are discussed in the RCA report. Please see Exhibit C- Restrictive Covenant.

The RCA proposes benefits to the Applicant that will make it possible to develop the site with a 315 unit multifamily development. The items requested include increasing the maximum height from 35’ to 60’ and increasing floor-to-area ratio (FAR) from .25:1 to .5:1. The Applicant also proposes removing some of the most intense permitted uses on the site and adding Multifamily residential as permitted. The maximum impervious coverage will be reduced from 40% of gross site area to 35% (up to 65% with parkland dedication).

Staff has conducted a Neighborhood Traffic Analysis (NTA) as well as reviewed planned TxDOT improvements for US Highway 290. Specific improvements are to be provided (by the Applicant) as part of this site development. In addition to improvements to Old Bee Caves Road, the Applicant will pay for the design and installation of a traffic signal at the intersection of Old Bee Caves Road and US Highway 290. These items will be recorded with a separate new RC. Please see Exhibit D- Transportation Memorandum.

Austin ISD has prepared an Educational Impact Statement (EIS) for the proposed multifamily development. Please see Exhibit E- EIS Memorandum.

As stated previously, he conditions related to building setbacks are recommended by Austin Fire Department due to the proximity of the proposed multifamily site to the NXP Semiconductor facility to the east.

Staff has received correspondence related to the rezoning and RCA requests. Please see Exhibit F – Correspondence.
ABUTTING STREETS:

<table>
<thead>
<tr>
<th>Street Name</th>
<th>ROW Width</th>
<th>Pavement Width</th>
<th>Classification</th>
<th>Bicycle Route</th>
<th>Bus Service</th>
<th>Sidewalks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Bee Caves Rd.</td>
<td>62 feet</td>
<td>35 feet</td>
<td>Neighborhood</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Collector</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RR-NP</td>
<td>Single family residential, Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>LO-NP, NO-NP, RR-NP, CS-NP, CS-CO-NP, GO-CO-NP, LR-NP, P-NP, LI-PDA-NP</td>
<td>Undeveloped, Automotive repair, Construction sales and services, Mobile home residential, Cemetery, R&amp;D/Manufacturing/Sales</td>
</tr>
<tr>
<td>South</td>
<td>GR-NP, CS-1-NP, I-SF-2-NP, RR-NP, and SF-2-NP</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>GR-NP, CS-1-NP, RR-NP</td>
<td>Retail sales, restaurant, Automotive repair, Automotive rental, Daycare,</td>
</tr>
</tbody>
</table>

TIA: See attached Neighborhood Traffic Analysis (NTA)

WATERSHED: Williamson Creek Watershed - Barton Springs Zone

COMMUNITY REGISTRY:

- Oak Hill Association of Neighborhoods
- City of Rollingwood
- Austin Independent School District
- Neighborhood Empowerment Foundation
- Aviara HOA
- Estates of Loma Vista HOA
- Save Our Springs Alliance
- Bike Austin
- Oak Hill Neighborhood Planning Contact Team
- Friends of Austin Neighborhoods
- Austin Neighborhoods Council
- Sierra Club, Austin Regional Group
- Covered Bridge Property Owners Association, Inc.
- Thomas Springs Alliance
- Oak Hill Trails Association
- TNR BCP – Travis County Natural Resources
- SELTexas
**ZONING CASE HISTORIES IN THE AREA:**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>6804 Block of Old Bee Caves C14-85-288.126</td>
<td>RR to CS</td>
<td>Approved; 03/19/1987 Public RC limits uses, specifies standards</td>
</tr>
<tr>
<td>6804 Old Bee Caves C14-2008-0125</td>
<td>I-RR to LR-CO-NP (for that portion not CS)</td>
<td>Approved; 12/11/2008 (CO prohibits service station and custom manufacturing in CWQZ and WQTZ)</td>
</tr>
<tr>
<td>7401 Old Bee Caves C14-2012-0115</td>
<td>RR-NP to LR-NP, GO-MU-CO as amended</td>
<td>Recommended; 10/23/2012</td>
</tr>
</tbody>
</table>

**CITY COUNCIL DATE:** November 29, 2018; December 13, 2018

**CITY COUNCIL ACTION:** 11/29/2018- To grant 1st reading only and leave public hearing open, on consent (9-0)

**ORDINANCE READINGS:** 1st – 11/29/2018 2nd 3rd

**ORDINANCE NUMBER:**

**CASE MANAGER:** Heather Chaffin  
e-mail address: heather.chaffin@austintexas.gov  
**PHONE:** 512-974-2122
Zoning Case
C14-2018-0056

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.
6901 OLD BEE CAVE ROAD

ZONING CASE#: C14-2018-0056
LOCATION: 6901 OLD BEE CAVE ROAD
SUBJECT AREA: 18.306 ACRES
GRID: C19
MANAGER: HEATHER CHAFFIN

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.
RESTRICTIVE COVENANT

Owner: H.C.A. Properties, Inc.
Owner's Address: P.O. Box 555
Nashville, Tennessee

Property: All that certain tract, piece or parcel of land, lying
and being situated in the County of Travis, State of
Texas, described in Exhibit "A" attached hereto and
made a part hereof for all purposes, to which reference
is here made for a more particular description of said
property.

Consideration: One and No/100 Dollars ($1.00) and other good and
valuable consideration paid by the City of Austin
in hand to the Owner, the receipt and sufficiency
of which is acknowledged.

Owner of the Property, for the consideration, impresses the
Property with these covenants and restrictions running with the
land:

1. If development occurs, the maximum impervious coverage
of the Property shall be 40 percent, calculated on the
entire Property. If parkland, in the amount of not
less than 5 acres and not more than 3 acres, is
dedicated for public use, then the maximum impervious
coverage of the Property shall be 65 percent,
calculated on the entire Property.

2. If development occurs, the Property shall be limited to
maximum of .25 to 1 floor to area ratio as defined by
Section 1212 of Chapter 13-2A of the Austin City Code.

3. Development of the Property shall be in compliance with
Sections 9-10-171 through 9-10-230 and Sections 13-3-401
through 13-3-475 of the Austin City Code of 1981 except for
the following sections:

The part of Section 9-10-191 which reads "or to a
development within a recorded subdivision which
was finally approved or finally disapproved by the
Planning Commission prior to December 18, 1980."
Section 9-10-208, subsections (c), (d), and (e).
Section 13-3-408(a).
Section 13-3-433, subsections (c), (d), and (e).
4. The Property shall be limited to the following use types, defined in the Austin City Code:

**Commercial Uses**
- Administrative and Business Offices
- Agricultural Sales and Services* 
- Arts and Craft Studio (Limited)
- Arts and Craft Studio (General)
- Building Maintenance Services
- Business Support Services
- Business or Trade School
- Campground
- Communications Services
- Construction Sales and Services*
- Consumer Repair Services
- Food Sales
- Funeral Services*
- Indoor Sports and Recreation
- Indoor Entertainment
- Kennels*
- Laundry Services*
- Medical Offices
- Outdoor Sports and Recreation
- Personal Improvement Services
- Personal Services
- Pet Services*
- Professional Offices
- Research Services*
- Veterinary Services*

**Industrial Uses**
- Custom Manufacturing
- Limited Warehousing and Distribution

**Civic Uses**
- College and University Facilities
- Communication Service Facilities
- Cultural Services
- Day Care Services (General)
- Day Care Services (Limited)
- Day Care Services (Commercial)
- Group Homes Class I (Limited & General)
- Group Homes Class II
- Guidance Services
- Local Utility Services
- Maintenance Service Facilities*
- Private Primary Educational Facilities
- Private Secondary Educational Facilities
- Public Primary Educational Facilities
- Public Secondary Educational Facilities
- Religious Assembly

**Residential Uses**
- Multifamily residential

Add Residential Uses as permitted
Safety Services

* Not permitted in the Critical Water Quality Zone.

5. The following uses types are permitted if approved by the Conditional Use Procedure described in Sections 6200 through 6290 of Chapter 13-2A of the Austin City Code:

   Commercial Uses
   Outdoor Entertainment

   Civic Uses
   Club or Lodge
   Parking Facilities

6. Redevelopment on the part of the Property zoned "CS" Commercial Services, as defined in the Austin City Code shall be limited to a maximum of two stories not to exceed a total of 35 feet in height.

7. Before the site plan is approved, Owner shall contribute its pro-rata share of the cost of necessary roadway improvements to Old Bee Caves Road, subject to review of the Owner's pro-rata share by the Transportation section of the Office of Land Development Services and the Transportation and Public Services Department.

8. If any person or entity shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law or in equity, against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

9. If any part of this agreement or covenant shall be declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

10. If at any time the City of Austin, its successors or assigns, fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

11. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin,
and (b) the owner(s) of the Property at the time of such modification, amendment or termination.

EXECUTED this the 2ND day of NOVEMBER, 1987.

H.C.A. Properties, Inc.

BY: [Signature]
David J. Malone,
Vice President

This instrument was acknowledged before me on this the 2ND day of NOVEMBER, 1987 by David J. Malone, Vice President of H. C. A. Properties, Inc, on behalf of the corporation.

[Signature]
Helen W. Cook
Notary Public, State of Tennessee

Notary's name (printed):

My commission expires: January 9, 1991

8528843.RC
THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That we, Payne Lewis and wife Katherine D. Lewis, of Travis County, Texas, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other good and valuable cash consideration to us in hand paid by H. C. A. Properties, Inc., a Tennessee corporation, of P. O. Box 550, Nashville, Tennessee, hereinafter called Grantee, the receipt of which is hereby acknowledged and confessed, and for the further consideration of the execution and delivery by the said Grantee, of its one certain promissory note of even date herewith for the sum of Seven Hundred Forty-six Thousand Seven Hundred Sixty-one and 70/100 ($746,761.60) Dollars, payment of said note being secured by a vendor's lien on the hereinbefore described property and said note being payable as therein provided, including interest as therein specified and continuing thereafter until paid in full, both principal and interest, said note being additionally secured by a deed of trust of even date herewith to Wm. R. Schneider, Trustee.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Grantee, all of that certain lot, tract or parcel of land lying and being situated in Travis County, Texas, together with all improvements thereon, and being more fully described as follows:

18.306 acre tract or parcel of land lying and being situated in the Thomas Anderson Survey No. 90 of Travis County, Texas, said tract being a remainder of the 25.85 acres conveyed to Payne Lewis and wife Katherine D. Lewis by deed recorded in Vol. 764, Page 216 of the Deed Records of Travis County, Texas, and being more particularly described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns, forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Grantee, its successors and assigns.
against every person whomever lawfully claiming or to claim the
same or any part thereof, subject, however, to all restrictions,
covenants and/or easements of record applicable to said property,
and to the following:

Easement dated December 18, 1939, executed by Mrs. Mahala
Glasscock to the City of Austin of record in Vol. 651, Page
558, Deed Records of Travis County, Texas.

A 5' electrical easement dated April 12, 1968, executed by
Payne Lewis, et ux Katherine D. Lewis to City of Austin,
recorded in Vol. 3489, Page 698, Deed Records of Travis
County, Texas.

But it is expressly agreed that the vendor's lien as well as
the superior title in and to the above described premises is retained
against the above described property, premises and improvements
until the above described note and all interest thereon are fully
paid according to the face, tenor, effect and reading thereof, when
this deed shall become absolute.

Executed this the _13_ day of January, 1984.

Payne Lewis

Katherine D. Lewis

THE STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority on this day personally
appeared Payne Lewis and wife Katherine D. Lewis, known to me to be
the persons whose names are subscribed to the foregoing instrument
and acknowledged to me that they executed the same for the purposes
and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _13_ day of

Notary Public, State of Texas
My commission expires: _1-19-29_

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10863 0759
BEING AN 16.306 ACRE TRACT OR PARCEL OF LAND LING AND BEING SITUATED IN THE THOMAS ANDERSON SURVEY NO. 90 OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING A REMAINDER OF THE 26.65 ACRES CONVEYED TO PAYNE LEWIS AND WIFE KATHERINE D. LEWIS BY DEED RECORDED IN VOLUME 764, PAGE 216 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an Iron pipe found for the northwest corner of said 16.306 acre tract and the northeast corner of a 1.50 acre tract as conveyed to Virginia Cross by deed recorded in Volume 1950, Page 341 of the Deed Records of Travis County, Texas, said iron pipe being in the south line of Old Bee Cave Road;

THENCE along said line of Old Bee Cave Road as fenced the following five (5) calls:

1) S 73° 47' 00" E, 630.26 feet;
2) S 66° 24' 00" E, 93.61 feet;
3) S 69° 55' 00" E, 91.74 feet;
4) S 16° 47' 00" E, 108.33 feet;
5) S 8° 18' 48" W, 788.65 feet to a 1/2" Iron pipe found for corner;

THENCE N 77° 03' 21" W, along the common line of said tract being described and the subdivision of tract 2, Harold Larson Subdivision as recorded in Book 40, Page 29 of the plat records of Travis County, Texas passing a 1/4" Iron pipe found at 565.47 feet and continuing for a total distance of 601.46 feet to a point for corner in the centerline of Williamson Creek;

THENCE along the centerline of Williamson Creek the following three (3) calls:

1) N 32° 14' 60" W, 525.84 feet;
2) N 40° 46' 00" W, 256.00 feet;
3) N 32° 59' 00" W, 86.02 feet;

THENCE along the common line of said tract being described and the foresaid 1.50 acre tract the following two (2) calls:

1) N 63° 03' 13" E, 24.67 feet to a 5/8" Iron rod found
2) N 59° 53' 50" E, 424.59 feet to the POINT OF BEGINNING and containing 16.306 acres of land, more or less.

Hereby certify that this metes and bounds description was prepared from an actual survey performed on the ground under my supervision and is true and correct to the best of my knowledge.

Steven R. McAngus, R.P.E. 3660

RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDEATION

EXHIBIT "A"

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
10863 0760 104 08C1
FILED
JAN 26 1999
COUNTY CLERK
TRAVIS COUNTY, TEXAS

I hereby certify that this instrument was filed on
the 26th day of January, 1999, in open court in
the Travis County, Texas Court, and was duly
recorded on the 26th day of January, 1999, in the
records of Travis County, Texas.

COUNTY CLERK
TRAVIS COUNTY, TEXAS

JAN 26 1999

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10863 0761
MEMORANDUM

TO: Heather Chaffin, Case Manager
    Development Services Department

CC: Upal Barua, P.Eng., P.E.
    Austin Transportation Department

FROM: Nita Rodriguez, CNU-A
    Scott A. James, P.E., PTOE
    Development Services Department/Land Use Review - Transportation

DATE: November 6, 2018

SUBJECT: Neighborhood Traffic Analysis for 6901 Bee Caves Road
    C14 - 2018 - 0056

The Land Use Review/Transportation staff has performed a Neighborhood Traffic Analysis (NTA) for the
above referenced rezoning application and offers the following comments.

The 18.308 acre site is located in south Austin along Old Bee Caves Road, north of its intersection with
US Highway 290/State Highway 71. The request is to rezone from CS - NP to CS - MU - NP to allow for
the construction of up to 309 residential dwelling units. A previous zoning case, C14-85-288.43(RCA)
also applies to this location.

<p>| Table 1 - list of proposed land uses |</p>
<table>
<thead>
<tr>
<th>Land Use</th>
<th>Intensity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-family apartments</td>
<td>309 dwelling units</td>
</tr>
</tbody>
</table>

Roadways

Old Bee Caves Road is classified as a local collector roadway and measures 20 feet in width. The land
uses along Old Bee Caves are primarily residential. There are no sidewalks on either side and access is
proposed to Old Bee Caves Road. The posted speed limit is 40 miles per hour (MPH).
Trip Generation and Traffic Analysis

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed mixed use development would generate approximately 2,295 daily trips (summarized in Table 2).

<table>
<thead>
<tr>
<th>TRACT NUMBER</th>
<th>TRACT ACRES</th>
<th>ZONING</th>
<th>INTENSITY</th>
<th>LAND USE (ITE Code)</th>
<th>TRIPS PER DAY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>18.31</td>
<td>CS - MU - NP</td>
<td>309 DU</td>
<td>Multifamily Housing (Code 220)</td>
<td>2,295</td>
</tr>
</tbody>
</table>

Table 3 presents the expected distribution of the 2,295 daily trips:

<table>
<thead>
<tr>
<th>Street - Direction</th>
<th>Vehicle Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Bee Caves Road — southbound to US Hwy 290</td>
<td>1721 (75%)</td>
</tr>
<tr>
<td>Old Bee Caves Road — westbound to SH 71</td>
<td>574 (25%)</td>
</tr>
</tbody>
</table>

According to the traffic count data collected on April 25, 2018 and on September 25, 2018, an average of 2,368 vehicles travel along Old Bee Caves Road daily. As shown in Table 4, the projected daily trips from the site would increase the observed volumes on Old Bee Caves Road by up to 51%.

<table>
<thead>
<tr>
<th>Street</th>
<th>Existing Traffic (VPD)</th>
<th>Site Traffic</th>
<th>Total Traffic</th>
<th>Percentage Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old Bee Caves Road</td>
<td>2368</td>
<td>2295</td>
<td>4663</td>
<td>51%</td>
</tr>
</tbody>
</table>

Desirable Operating Levels

According to Section 25 – 6 – 116 of the Land Development Code, neighborhood residential streets are operating at a desirable level if the daily volumes do not exceed the following thresholds:

<table>
<thead>
<tr>
<th>Pavement Width</th>
<th>Vehicles Per Day</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 30’</td>
<td>1,200</td>
</tr>
<tr>
<td>30’ to less than 40’</td>
<td>1,800</td>
</tr>
<tr>
<td>40’ or wider</td>
<td>4,000</td>
</tr>
</tbody>
</table>
Conclusion and Recommendations

The estimated number of daily trips generated by this site, in combination with the existing traffic on Old Bee Caves Road will exceed the thresholds set forth in the LDC 25 – 6 – 116. Therefore, mitigation is required for development of this site. According to the previous terms (note #7) of the Restrictive Covenant, improvements to Old Bee Caves Road will be required as part of the site plan development.

Therefore, in accordance with Section 25 – 6 – 116 and the prior RCA, review staff recommends the following conditions of approval for this rezoning application.

1) Prior to the 3rd reading at City Council, the applicant shall post fiscal in the amount of $530,793 for the cost to provide the following transportation infrastructure improvements:
   a. $163,423 for the cost to resurface and install pavement markings and signage along the frontage of Old Bee Caves Road for improved travel and visibility of the roadway.
   b. $17,370 to furnish and install one (1) LED streetlight on an existing pole to provide additional illumination of Old Bee Caves Road.
   c. $350,000 for the cost to design and construct a traffic signal for the intersection of Old Bee Caves Road and US Highway 290. This signal will be within TxDOT right-of-way, and will be maintained by the City of Austin Transportation Department.

2) Prior to 3rd reading at City Council, the applicant shall dedicate up to 32 feet of right-of-way from the existing centerline of Old Bee Caves Road to provide the required 64 feet of right-of-way in accordance with the Transportation Criteria Manual.

3) At the time of the site plan application, the applicant shall construct items identified above in #1 in accordance with City of Austin standards.

4) At the time of the subdivision and site plan applications, the site shall comply with the Urban Trails Master Plan and Bicycle Master Plan.

5) A traffic impact analysis shall be required at the time of the site plan application if triggered per LDC 25 – 6 – 113, which may identify further mitigation measures.

6) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation including land uses, trip generation, trip distribution, traffic controls and other identified conditions.

7) The findings and recommendations of this staff memorandum remain valid until November 6, 2023, after which a revised NTA or staff memorandum may be required.

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

Scott A. James/ P.E., PTOE
Development Services Department

6901 Old Bee Caves Road  Neighborhood Traffic Analysis Page 3 of 3
C14 – 2018 – 0056
EDUCATIONAL IMPACT STATEMENT

PROJECT NAME: 6901 Old Bee Caves Road
ADDRESS/LOCATION: 6901 Old Bee Caves Road
CASE #: C14-2018-0056

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

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

# MF UNITS: 306 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.062 Middle School: 0.026 High School: 0.031

IMPACT ON SCHOOLS

The student yield factor for the southwest region of 0.119 (across all grade levels) for apartment homes was used to determine the number of projected students. The 306 multifamily development is projected to add approximately 36 students across all grade levels to the projected student population. It is estimated that of the 36 students, 19 will be assigned to Oak Hill Elementary School, 8 to Small Middle School, and 9 to Austin 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 Oak Hill ES (110%), Small MS (102%) and Austin HS (107%), assuming the mobility rates remain the same. 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 Oak Hill ES, Small MS, or Austin HS would qualify for transportation due to the distance from the proposed development and can be accommodated on existing buses.

SAFETY IMPACT

Due to the curve of Old Bee Caves Road at this location, it would be very beneficial for the bus to have a place to turn into at the complex. Visibility is a safety concern at this location.

Date Prepared: 12th July 13  Director's Signature: [Signature]
# Educational Impact Statement

## Data Analysis Worksheet

### Elementary School: Oak Hill

- **Address:** 6101 Patton Ranch Road
- **% Qualified for Free/Reduced Lunch:** 42.54%
- **Permanent Capacity:** 773
- **Mobility Rate:** -5.0%

### Population (without mobility rate)

<table>
<thead>
<tr>
<th>Elementary School Students</th>
<th>2016-17 Population</th>
<th>5-Year Projected Population (without proposed development)</th>
<th>5-Year Projected Population (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>872</td>
<td>874</td>
<td>893</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>113%</td>
<td>113%</td>
<td>116%</td>
</tr>
</tbody>
</table>

### Enrollment (with mobility rate)

<table>
<thead>
<tr>
<th>Elementary School Students</th>
<th>2016-17 Enrollment</th>
<th>5-Year Projected Enrollment* (without proposed development)</th>
<th>5-Year Projected Enrollment* (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>828</td>
<td>830</td>
<td>849</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>107%</td>
<td>107%</td>
<td>110%</td>
</tr>
</tbody>
</table>

### Middle School: Small

- **Address:** 4801 Monterey Oaks Blvd.
- **% Qualified for Free/Reduced Lunch:** 28.52%
- **Permanent Capacity:** 1,239
- **Mobility Rate:** +22.2%

### Population (without mobility rate)

<table>
<thead>
<tr>
<th>Middle School Students</th>
<th>2016-17 Population</th>
<th>5-Year Projected Population (without proposed development)</th>
<th>5-Year Projected Population (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>967</td>
<td>1,029</td>
<td>1,037</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>78%</td>
<td>83%</td>
<td>84%</td>
</tr>
</tbody>
</table>

### Enrollment (with mobility rate)

<table>
<thead>
<tr>
<th>Middle School Students</th>
<th>2016-17 Enrollment</th>
<th>5-Year Projected Enrollment* (without proposed development)</th>
<th>5-Year Projected Enrollment* (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>1,182</td>
<td>1,258</td>
<td>1,266</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>95%</td>
<td>102%</td>
<td>102%</td>
</tr>
</tbody>
</table>
### EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

<table>
<thead>
<tr>
<th>HIGH SCHOOL: Austin</th>
<th>RATING: Met Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS: 1715 W. Cesar Chavez Street</td>
<td>PERMANENT CAPACITY: 2,247</td>
</tr>
<tr>
<td>% QUALIFIED FOR FREE/REDUCED LUNCH: 28.67%</td>
<td>MOBILITY RATE: +10.1%</td>
</tr>
</tbody>
</table>

### POPULATION (without mobility rate)

<table>
<thead>
<tr>
<th>HIGH SCHOOL STUDENTS</th>
<th>2016-17 Population</th>
<th>5-Year Projected Population (without proposed development)</th>
<th>5-Year Projected Population (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>1,982</td>
<td>2,176</td>
<td>2,185</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>88%</td>
<td>97%</td>
<td>97%</td>
</tr>
</tbody>
</table>

### ENROLLMENT (with mobility rate)

<table>
<thead>
<tr>
<th>HIGH SCHOOL STUDENTS</th>
<th>2016-17 Enrollment</th>
<th>5-Year Projected Enrollment* (without proposed development)</th>
<th>5-Year Projected Enrollment* (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>2,182</td>
<td>2,396</td>
<td>2,405</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>97%</td>
<td>107%</td>
<td>107%</td>
</tr>
</tbody>
</table>

*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.
May 24, 2018

Mr. Greg Guernsey  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Re: 6901 Old Bee Caves Road – Rezoning application and restrictive covenant amendment application for the 18.308 acre piece of property located at 6901 Old Bee Caves Road in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application and restrictive covenant amendment packages. The project is titled 6901 Old Bee Caves Road, consists of 18.308 acres, and is located on the south side of Old Bee Caves Road, approximately 330 feet north of the intersection of Old Bee Caves Road and U.S. Highway 290 West/Texas Highway 71 West. The Property is currently undeveloped. The site is currently zoned CS-NP, General Commercial Services – Neighborhood Plan. The requested rezoning is from CS-NP to CS-MU-NP, General Commercial Services – Mixed Use – Neighborhood Plan, zoning district. The purpose of this rezoning is to allow for residential uses on the Property.

The existing restrictive covenant on the property provides for site development regulations and applicable regulations that are not consistent with current regulations. The restrictive covenant currently restricts maximum floor to area ratio (FAR) to 0.25:1, building height to 35 feet, and maximum impervious cover to 65%, provided that between 5 and 8 acres of land is dedicated for public parkland. Additionally, residential uses are not permitted by the current zoning or the restrictive covenant. The requested amendment to the restrictive covenant will increase maximum FAR to 0.5:1, increase building height to 60 feet, decrease the maximum allowed impervious cover to 35% and add residential uses as a permitted use. Additionally, the project will come into compliance with current City of Austin tree regulations and water quality regulations.

The Property is located within the Oak Hill Combined Neighborhood Planning Area. The Future Land Use Map shows the Property as Mixed Use, therefore a Neighborhood Plan Amendment is not required with this rezoning. A Traffic Impact Analysis (“TIA”) has been waived via a TIA waiver from Mehmaz Mehraein, P.E. dated March 6, 2018 with the requirement that necessary transportation improvements for safe vehicular access from Old Bee Caves Road and U.S. Highway 290 West are to be provided at the time of development. This request is consistent with the land uses surrounding the Property, which include residential and a variety of retail and general commercial uses.
May 24, 2018  
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.

Very truly yours,  

[Signature]

Amanda Swor

cc: Jerry Rusthoven, Planning and Zoning Review Department (via electronic delivery)  
Wendy Rhoades, Planning and Zoning Review Department (via electronic delivery)
Chaffin, Heather

Subject: FW: OBC Rd Oak Hill Apartment Proposal

From: Sally Bradley
Sent: Thursday, October 18, 2018 4:34 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; MaryAnn.Neely@austintexas.gov; Hank.Smith@austintexas.gov; linda.h.guerrero@austintexas.gov; Smith, Brian <Brian.Smith@austintexas.gov>; Pam.Thompson@austintexas.gov; Andrew.Creel@austintexas.gov; Peggy.Maceo@austintexas.gov; Marisa.Perales@austintexas.gov; Katie.Coyne@austintexas.gov; Wendy.Gordon@austintexas.gov; william.burkhardt@austintexas.gov; James.Shieh@austintexas.gov; Karen.McGraw@austintexas.gov; Faye.Kazi@austintexas.gov; Jeffrey.Thompson@austintexas.gov; Angela.DeHoyosHart@austintexas.gov; Greg.Anderson@austintexas.gov; Conor.Kenny@austintexas.gov; todd.shaw@austintexas.gov; Yvette.Flores@austintexas.gov; Ann.Teich@austintexas.gov; Houston, Ora <Ora.Houston@austintexas.gov>; Garza, Delia <Delia.Garza@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Flannigan, Jimmy <Jimmy.Flannigan@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Troxclair, Ellen <Ellen.Troxclair@austintexas.gov>; katie.tovo@austintexas.gov; Alter, Alison <Alison.Alter@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>

Subject: OBC Rd Oak Hill Apartment Proposal

As a resident of Aviara, the closest neighborhood to the planned development, and as a neighbor and commuter of Old Bee Caves Road, I SUPPORT the Old Bee Caves Rd/Oak Hill Apartments plan. I believe that it serves as the best land use alternative and will positively impact the surrounding neighborhoods, as well as Oak Hill. It is equally important to me that the developer and the city continues their promise to install the approved stop and go signal light at the intersection of Old Bee Caves Rd and US 290, along with separate additional ingress and egress lanes for this planned development. These in combination will help relieve the extraordinarily stressed Old Bee Caves Road shared by our neighborhood, surrounding neighborhoods, churches, commuters and businesses.

Sincerely,

Sally Bradley
As a resident of Aviara, the closest neighborhood to the planned development, and as a neighbor and commuter of Old Bee Caves Road, I SUPPORT the Old Bee Caves Rd/Oak Hill Apartments plan. I believe that it serves as the best land use alternative and will positively impact the surrounding neighborhoods, as well as Oak Hill. It is equally important to me that the developer and the city continues their promise to install the approved stop and go signal light at the intersection of Old Bee Caves Rd and US 290, along with separate additional ingress and egress lanes for this planned development. These in combination will help relieve the extraordinarily stressed Old Bee Caves Road shared by our neighborhood, surrounding neighborhoods, churches, commuters and businesses.

Sincerely,

Sally Bradley
Thank you for your service to our community and for considering proposals on various needs of the community.

That being said, I am hearing there is a proposal to add a light at Old Bee Caves Rd and 290. The traffic at "the Y" at 290 and 71 is awful to begin with. I can sit there 20 minutes some days to get from Hwy 71 to Hwy 290. As it is I have had to adjust my work schedule to accommodate for that traffic.

I don't think the light at Old Bee Caves and 290 would help this situation at all, but will only make it worse. It would help a minority of people to have a minor convenience and would hurt a majority of people with a major inconvenience.

Please do not consider this proposal.

Thank you!

Shari
(long time Austin resident)
(almost as long time Oak Hill resident)
Hello
I have lived in oak hill since 1991. Lots of changes over the years. If a light is placed on 290 and bee caves it will slow the traffic even more. No more lights. Thanks Jeannie Ferrier

Sent from my iPhone
Subject: FW: concerns about development on old bee caves

-----Original Message-----
From: Jacqueline May <
Sent: Thursday, November 01, 2018 10:37 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: concerns about development on old bee caves

Dear Ms. Chaffin,

Thank you for speaking with me this morning.

I am writing to express my concerns about the proposed development immediately adjacent to my home on Old Bee Caves.

I do like it that they have reduced the buildable area, however, I would prefer a type of building that is single family, and/or homeowner occupied, as opposed to an apartment complex with lots of transient occupants coming and going, bright lights, and lots of traffic generated. If a park area is created, what steps will be taken to keep noise away and preserve my privacy in my back yard? Will everything become mowed down so the nature is gone? There are so many beautiful wild animals that use the Williamson Creek corridor.

What steps will be taken to preserve the rural character of the road and its natural beauty? 60 feet of height really seems like a lot for this country lane. Has there been any thought about making it beautiful? The current stretch of graffiti covered fencing is not promising.

This area has no sidewalks, no bike lane, and no speed humps of any kind, despite being conspicuously abused for cut through traffic. The road itself can’t support more traffic.

I know everyone in my area would like to keep it homeowner and family occupied.

They should at a minimum be asked to negotiate with their neighbors.

Thank you for your attention.

Sincerely,
Jacqueline May
Chaffin, Heather

Subject: FW: Proposed Traffic Light at Old Bee Caves Road and 290/71 - FOR!!!

From: Andria B
Sent: Monday, October 15, 2018 11:27 AM
To: A Brannon <andriabay@gmail.com>
Subject: Proposed Traffic Light at Old Bee Caves Road and 290/71 - FOR!!!

To Whom It May Concern:

As a resident of Aviara in Oak Hill, the closest neighborhood to the planned apartment development on Old Bee Caves Road, as a neighbor of and commuter on Old Bee Caves Road, and as a new step-mom to two fantastic kids, I SUPPORT the Old Bee Caves Rd/Oak Hill Apartments plan to install a light at what is a dangerous, congested and confusing intersection.

The intersection of OBC and 290/71 has long been a source of frustration to me and to my neighbors. Now that I am responsible for the transportation of my two step-children on a daily basis - I will drive FAR out of my way to avoid this very dangerous part of our route to and from home.

I believe that the construction of apartments on Old Bee Caves Road serves as the best land use alternative - as opposed to another commercial entity - and will positively impact the surrounding neighborhoods, as well as Oak Hill as a whole. It is equally important to me that the developer and the city fulfill their promise to install the approved stop and go signal light at the intersection of Old Bee Caves Rd and US 290, along with separate additional ingress and egress lanes for this planned apartment community development. These transportation features, in combination, will relieve the extraordinarily stressed Old Bee Caves Road shared by our neighborhood, surrounding neighborhoods, churches, commuters and businesses.

Sincerely,

Andria Brannon

7424 Sunset Heights Circle (in Aviara)

Austin, TX 78735
Hello,

As a resident of Aviara, the closest neighborhood to the planned development, and as a neighbor and commuter of Old Bee Caves Road, I SUPPORT the Old Bee Caves Rd/Oak Hill Apartments plan. I believe that it serves as the best land use alternative and will positively impact the surrounding neighborhoods, as well as Oak Hill. It is equally important to me that the developer and the city continues their promise to install the approved stop and go signal light at the intersection of Old Bee Caves Rd and US 290, along with separate additional ingress and egress lanes for this planned development. These in combination will help relieve the extraordinarily stressed Old Bee Caves Road shared by our neighborhood, surrounding neighborhoods, churches, commuters and businesses.

Kind regards,

Robert A Tobiansky, Aviara HOA Board past President
Aviara Community Impact Committee Chairperson
Aviara HOA Board Consultant

OHAN (Oak Hill Association of Neighborhoods), past Secretary
OHAN Transportation Committee, Co-Chair person
Mobile: 847.530.3520
Chaffin, Heather

Subject: FW: Old Bee Caves Road Oak Hill Apartment Proposal

From: Austin Walker
Sent: Tuesday, October 16, 2018 6:48 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; MaryAnn.Neely@austintexas.gov; Hank.Smith@austintexas.gov; linda.h.guerrero@austintexas.gov; Smith, Brian <Brian.Smith@austintexas.gov>; Pam.Thompson@austintexas.gov; Andrew.Creel@austintexas.gov; Peggy.Maceo@austintexas.gov; Marisa.Perales@austintexas.gov; Katie.Coyne@austintexas.gov; Wendy.Gordon@austintexas.gov; william.burkhardt@austintexas.gov; James.Shieh@austintexas.gov; Karen.McGrav@austintexas.gov; Fayez.Kazi@austintexas.gov; Jeffrey.Thompson@austintexas.gov; Angela.DeHoyosHart@austintexas.gov; Greg.Anderson@austintexas.gov; Conor.Kenny@austintexas.gov; todd.shaw@austintexas.gov; Yvette.Flores@austintexas.gov; Ann.Teich@austintexas.gov; Houston, Ora <Ora.Houston@austintexas.gov>; Garza, Delia <Delia.Garza@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Flannigan, Jimmy <Jimmy.Flannigan@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Troxclair, Ellen <Ellen.Troxclair@austintexas.gov>; katie.tovo@austintexas.gov; Alter, Alison <Alison.Alter@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>

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Sincerely,

Austin Walker
6203 Aviara Dr.
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Sent: Thursday, October 18, 2018 4:34 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; MaryAnn.Neely@austintexas.gov; Hank.Smith@austintexas.gov; linda.h.guerrero@austintexas.gov; Smith, Brian <Brian.Smith@austintexas.gov>; Pam.Thompson@austintexas.gov; Andrew.Creel@austintexas.gov; Peggy.Maceo@austintexas.gov; Marisa.Perales@austintexas.gov; Katie.Coyne@austintexas.gov; Wendy.Gordon@austintexas.gov; william.burkhardt@austintexas.gov; James.Shieh@austintexas.gov; Karen.McGraw@austintexas.gov; Fayez.Kazi@austintexas.gov; Jeffrey.Thompson@austintexas.gov; Angela.DeHoyosHart@austintexas.gov; Greg.Anderson@austintexas.gov; Conor.Kenny@austintexas.gov; todd.shaw@austintexas.gov; Yvette.Flores@austintexas.gov; Ann.Teich@austintexas.gov; Houston, Ora <Ora.Houston@austintexas.gov>; Garza, Delia <Delia.Garza@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Flannigan, Jimmy <Jimmy.Flannigan@austintexas.gov>; Fool, Leslie <Leslie.Pool@austintexas.gov>; Troxclair, Ellen <Ellen.Troxclair@austintexas.gov>; katie.tovo@austintexas.gov; Alter, Alison <Alison.Alter@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>

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Sincerely,

Sally Bradley
Subject: FW: Concern - Case # C14-2018-0056

-----Original Message-----
From: Jacqueline May
Sent: Tuesday, June 19, 2018 12:25 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Concern - Case # C14-2018-0056

Dear Heather,

I am writing regarding a proposed development on Old Bee Caves Rd.

I live directly next to where this development is proposed, (7101 Old Bee Cave Rd.) and yet I did not receive any rezoning letter; I heard about it from the neighbors. So I think I need to get registered somehow as one of the affected parties.

It is of tremendous concern to me that my home, zoned Rural Residential, might come to abut an enormously dense apartment complex. I did not move to a rural area, plant trees and gardens, and tenderly bring a historic structure back to life, to be next to a giant, unattractive apartment complex with light pollution, constant car alarms, traffic, and oceans of hot concrete. As you can imagine, I need to get more information and see what I can do to preserve the value of my home and my quality of life. We desperately need parkland, not concrete.

Thank you for your work on this,

Jacqueline May
Chaffin, Heather

Subject: FW: Concern - Case # C14-2018-0056

From: Carri & Marie <
Sent: Friday, June 15, 2018 7:23 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Concern - Case # C14-2018-0056

Hello Heather,

I just received notice of the filing of application for rezoning - for apartments. I am extremely concerned about this filing.

- Traffic on Old Bee Caves Road
- Dangerous windy roads with no shoulder
- that curve where the property entrances are located are VERY dangerous
- The continuous flow lanes at the Y at Oak Hill already prevent us from leaving the neighborhood at 71 and Old Bee Caves Road. The single line to get out takes 10 min or more due to the small amount of time between the next flow of cars. At most 10 seconds.
- Williamson Creek Environmental issues and concern
- No street lights
- Multiple fatalities on this road already
- no other entrance out of this property besides this single lane road.

Please come out here and see for yourself at rush hour times and all weekend long. Really most of the time. Please advise on these issues.

Thank you,
Carri
Hello,

I am the Chair of the Oak Hill Neighborhood Planning Contact Team, and although this property does not involve a land use change I have a couple of questions about the rezoning.

Why was the TIA waived? How can you know if the transportation improvements will be enough without a TIA? What transportation improvement have they committed to? Old Bee Caves is a narrow, country road that really should not be burdened with too much traffic. High traffic volumes could be dangerous and not in line with the Vision Zero goals the city has set forth.

Will the dedication of 5-8 acres of parkland in the current restrictive covenant be affected by this rezoning? Adding additional residents should not result in any less requirement to dedicate parkland since this area is relatively park-poor (the closes park being a small pocket park not even within walking distance).

I am interested in being notified when the public hearing for this will be.

Thanks.

Tom Thayer