

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2018-0127 – IH 35 Apartments

**Z.A.P. DATE:** December 18, 2018

**ADDRESS:** 12001 South IH 35 Service Road Northbound

**DISTRICT:** 5

**OWNER:** South IH 35 Investors, LP  
(C. W. Hetherly, Jr.)

**APPLICANT:** JCI Residential, LLC  
(Ross Hamilton)

**AGENT:** Alice Glasco Consulting (Alice Glasco)

**ZONING FROM:** CS-MU-CO      **TO:** MF-4      **AREA:** 58.3885 acres

### **SUMMARY STAFF RECOMMENDATION:**

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

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

December 18, 2018: *APPROVED MF-4 DISTRICT ZONING, AS STAFF  
RECOMMENDED, BY CONSENT*

*[D. KING; A. AGUIRRE – 2<sup>ND</sup>] (6-0) N. BARRERA-RAMIREZ – ABSTAIN, D.  
BREITHAUPT, B. GREENBERG, S. LAVANI, A. TATKOW – ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The proposed area consists of undeveloped acreage located on the northbound frontage lane of IH 35, and is zoned general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning. There is a religious assembly use adjacent to the north property line, and undeveloped land known as the Cascades at Onion Creek MUD consisting of 100-year flood plain and planned for single family residential, multi-family residential and commercial land uses typical of suburban development (RR-CO; MF-2-CO; I-RR), and agricultural land to the east and south (County). The State Highway 45 and IH-35 intersection is more than  $\frac{3}{4}$  of a mile to the south. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested multi-family residence-moderate-high density (MF-4) zoning and proposes to develop the property with up to 800 apartment units. The existing CS-MU-CO zoning allows for MF-4 density to occur, and Staff recommends the Applicant's request

given its location along a commercial corridor and compatibility with a similarly situated properties along the IH 35 corridor that allow for multi-family residential use to occur.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-MU-CO	Undeveloped
<i>North</i>	County; MF-2-CO; RR-CO; I-RR	Religious assembly; Undeveloped and known as the Cascades at Onion Creek MUD No. 1 for single family residential, multifamily residential and commercial
<i>South</i>	County	Undeveloped
<i>East</i>	County	Agricultural
<i>West</i>	N/A	Northbound frontage lanes of IH 35

**AREA STUDY:** Not Applicable

**TIA:** Completed with 2014 rezoning case

**WATERSHED:** Onion Creek – Suburban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

627 – Onion Creek Homeowners Association  
1228 – Sierra Club, Austin Regional Group  
1363 – SEL Texas  
1530 – Friends of Austin Neighborhoods  
1616 – Neighborhood Empowerment Foundation

742 – Austin Independent School District  
1258 – Del Valle Community Coalition  
1528 – Bike Austin

**SCHOOLS:**

An EIS is required. Please refer to Attachment A.

Blazier Elementary School    Paredes Middle School

Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C12M-2013-0001 – Cascades at Onion Creek Municipal Utility District No. 1 – 12000 S IH 35 Service Rd NB	A Consent Agreement for single family, multi-family and commercial development on 223.68 acres	To Grant	Apvd (8-07-2014).
C814-2012-0085 – Estancia Hill Country PUD – 12814 IH 35 S, FM	I-RR to PUD for a 593.6 acre mixed use project: up to	To Grant PUD with conditions of the Environmental Board and the Traffic Impact	Apvd PUD as Commission recommended (6-20-2013).

1327 (Puryear Rd) at S IH 35 Service Rd SB	737 single family residences, 1,550 multi-family 1 units, 1.65 million s.f of office / commercial uses, 400,000 s.f. of retail, > 100 acres of open space, a 2 acre CoA Fire / EMS station site and a 9 acre site for a multi-modal transportation facility	Analysis	
C14-06-0191 – Fox Hill – 11421-11717 S IH-35 Service Rd NB	I-RR to RR for Tract 1; MF-2-CO for Tract 2	To Grant RR-CO for Tract 1 with CO limiting permitted improvements to drainage, underground utility improvements, hike and bike trails, etc. and MF-2-CO for Tract 2, with the CO limiting development to 12 u.p.a., and the conditions of the TIA	Apvd RR-CO for Tract 1 and MF-2-CO for Tract 2 as Commission recommended (4-19-2007).

**RELATED CASES:**

The property was annexed into the Full-purpose City limits on April 13, 2009 (C7A-09-001). On April 2, 2009, Council approved a zoning change from I-RR to CS-MU-CO district zoning with the Conditional Overlay limiting daily vehicle trips to 2,000 and establishing a list of conditional and prohibited uses C14-2008-0221 – Conn Tract). Subsequently, on April 2, 2009, Council approved a change to the zoning by removing the daily vehicle trip limit and replacing it with the conditions of a Traffic Impact Analysis (C14-2014-0081 – Hetherly Tract). Please refer to Exhibit C. There are no pending subdivision or site plan applications on the subject property.

**EXISTING STREET CHARACTERISTICS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks (along property frontage)</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
IH 35	~400 feet	309 feet (from frontage road to frontage road)	Highway	No	Yes, shared lane, route 421	No

**CITY COUNCIL DATE:** January 31, 2019**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 512-974-7719

**SUMMARY STAFF RECOMMENDATION:**

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

*The property has access to the northbound frontage lanes of IH 35, a major arterial roadway.*

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

*3. Zoning changes should promote a balance of intensities and densities.*

The existing CS-MU-CO zoning allows for MF-4 density to occur, and Staff recommends the Applicant's request given its location along a commercial corridor and compatibility with a similarly situated properties along the IH 35 corridor that allow for multi-family residential use to occur.

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

The subject property is undeveloped and has steep slopes on the northern side of the property.

**Impervious Cover**

The maximum impervious cover allowed by the *MF-4 zoning district* is 70%, which is a consistent figure between the *zoning* and *watershed* regulations.

**Comprehensive Planning**

This rezoning case is located on the east side of IH-35 in south Austin, on an undeveloped parcel of land that is approximately 58.38 acres in size, and is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land and a single family subdivision to the north; to the east and south is undeveloped land; and to the west is IH-35 and a single family subdivision on the west side of IH-35. The proposed use is a market rate 800 unit multifamily apartment complex.

### Connectivity

The Walkscore is unavailable for this address. There are no bike lanes, public sidewalks, or urban trails located within at least a mile of this property. The mobility and connectivity options in this area (beyond an automobile) are nonexistent.

### Imagine Austin Analysis and Conclusions

The property is located approximately a half of a mile north of the boundaries of the nascent ‘**Southside Regional Center**’, as identified on the Imagine Austin’s Growth Concept Map. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are and will be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located.

Page 107 of the IACP also states, *“While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.”*

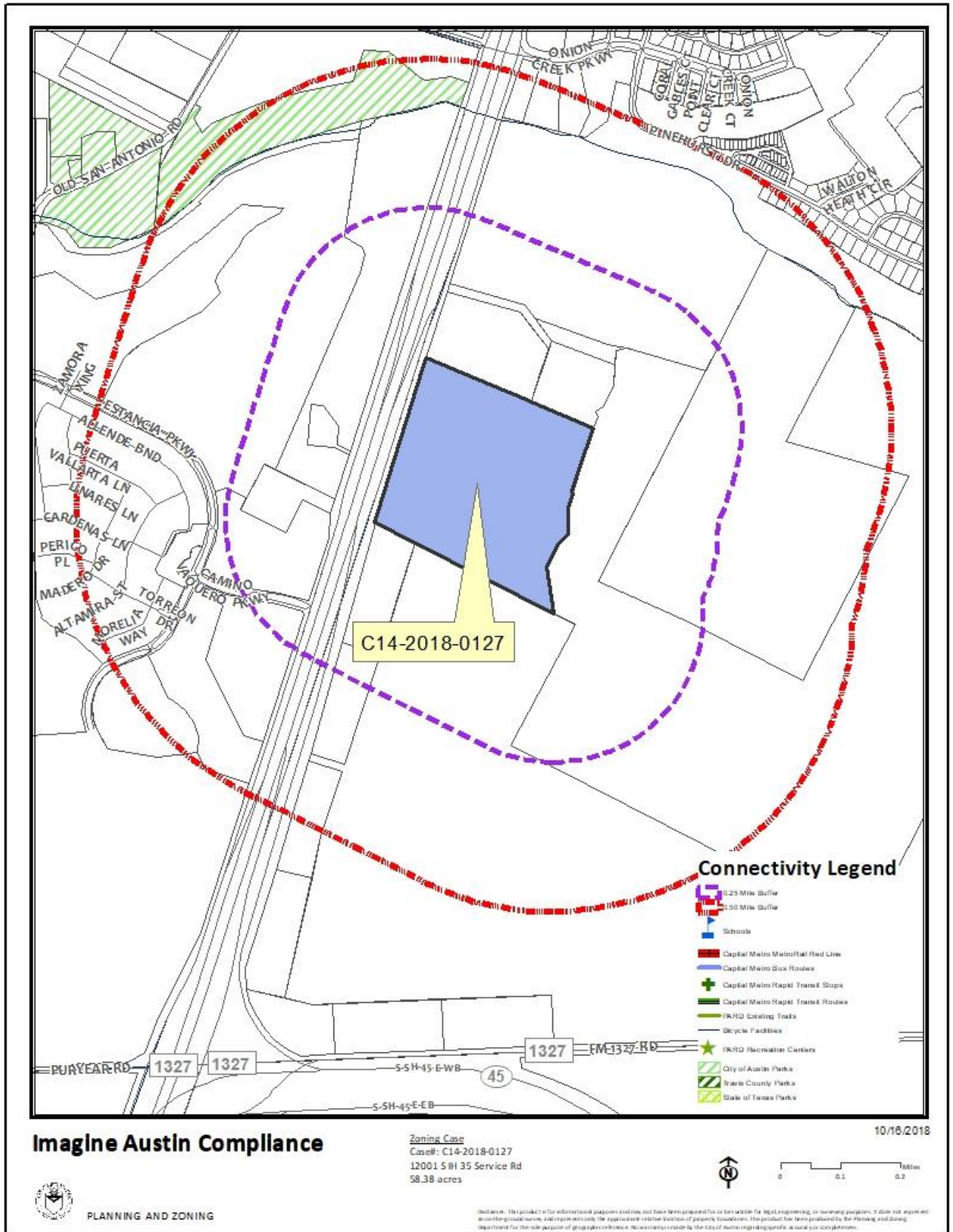
The following Imagine Austin policies are also applicable to this case:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **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 healthy food, schools, retail, employment, community services, and parks and recreation options.

### Analysis and Conclusion

Over the last decade, a number of developers have built large multifamily apartment complexes along the IH-35 frontage road to take advantage of the easy access onto IH-35. However, public transit is unavailable within at least two miles of this area. However, this apartment complex will be located less than a mile from an identified (but not yet developed) Regional Center and provide much needed workforce and goods and services housing.

Based on the Imagine Austin text and policies above, this project appears to be only partially support the Imagine Austin Plan based on the lack of connectivity (goods, services, recreational and civic uses) and mobility options in the area. It is hoped that the developer include placemaking features to the multifamily property, such as a pocket park, shared path, and other amenities for its residents, and explore other mobility options for their future residents.



### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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 and Compatibility Standards**

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

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



## **Transportation**

The site is subject to the approved TIA with zoning case Hetherly Tract (C14-2014-0081). At the time of site plan, a TIA revision may be necessary. The recommendations within the TIA Memo may be revised if assumptions have changed. If you have any questions please contact the DSD Transportation Engineer ([Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov)).

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for IH 35. With the approval of the Texas Department of Transportation, 200 feet of right-of-way from the existing centerline should be dedicated and/or reserved for IH 35 according to the Transportation Plan at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for IH 35. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the [Bicycle Master Plan](#) for more information.

Notes: The Applicant may be required to build the 10' shared use path recommended in the Bicycle Plan along their IH 35 frontage. In general for this section, TxDOT is planning for 10' shared use path with 5' minimum setback behind existing frontage road curb.

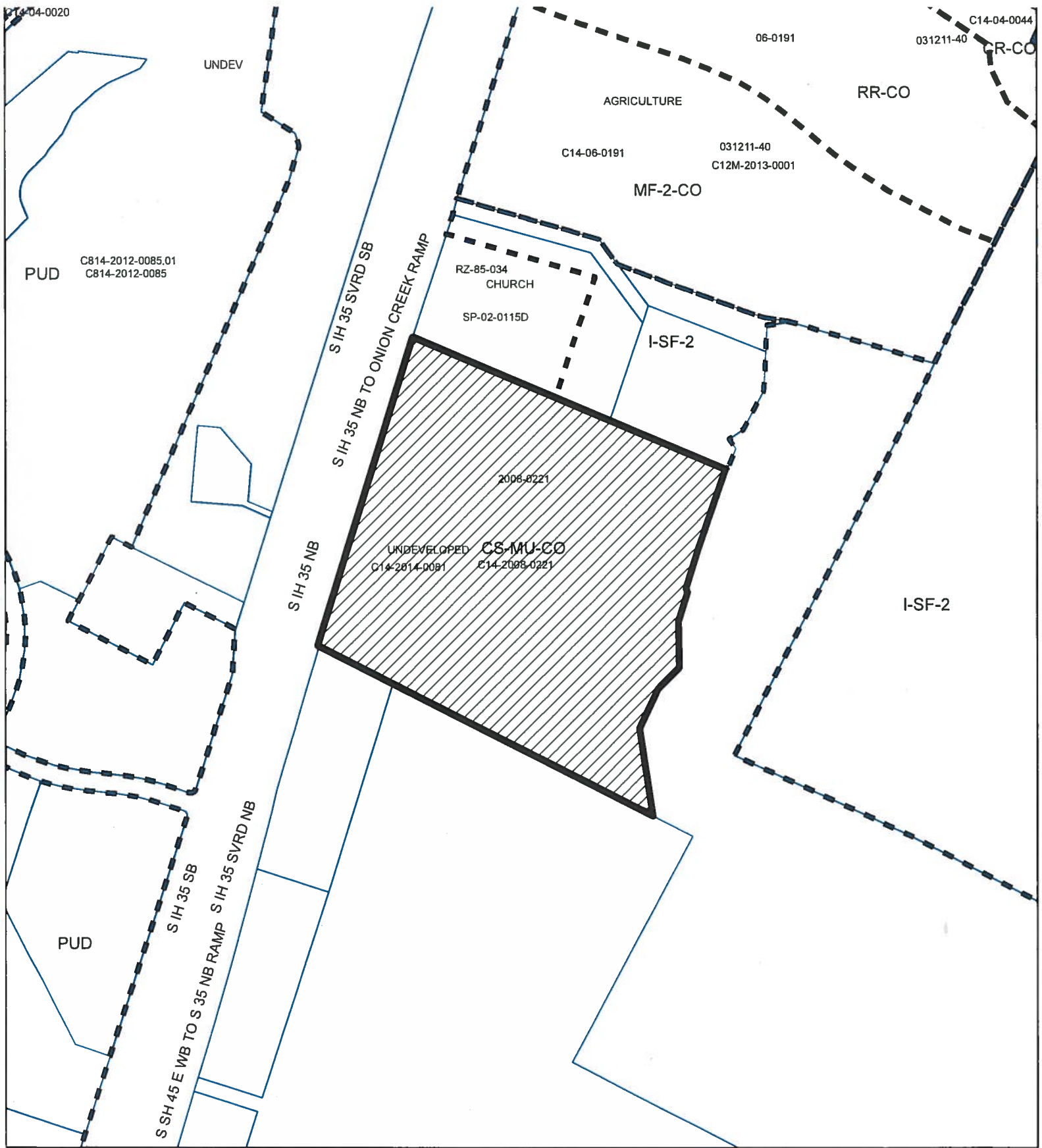
FYI – Vehicular access to IH 35 (driveways and right-of-way dedication) shall be reviewed and approved by the Texas Department of Transportation. FYI – It is recommended to provide driveway access to the proposed internal rights-of-way to reduce the number of curb cuts accessing IH 35.




FYI – There appears to be proposed right-of-way stub outs east of the property (Cascades at Onion Creek, C8-2018-0165). Staff recommends providing right-of-way stub outs to the west to provide public connectivity between the adjacent single family residential units and the proposed multi-family residential developments. Additionally, based on the block length of the tract, Staff recommends providing right-of-way connections to the north and south property lines to reduce the block size and provide future public connectivity. Additional public connections may be required with the proposed subdivision to the north (Cascades at Onion Creek, C8-2018-0181).

Staff recommends coordinating with the north subdivision application (Cascades at Onion Creek, C8-2018-0181) to provide (at a minimum) pedestrian and bicycle connectivity between the sites to provide public access to the Tier II Onion Creek Urban Trail.

**Water and 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.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 600'

**ZONING**  
**ZONING CASE#: C14-2018-0127**

*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.



**Created: 10/15/2018**





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## IH 35 APARTMENTS

*Exhibit A-1*

ZONING CASE#: C14-2018-0127  
 LOCATION: 12001 S. IH 35 SERVICE RD. NB  
 SUBJECT AREA: 58.3885 ACRES  
 GRID: F10  
 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.

- N
- SUBJECT TRACT
  - PENDING CASE
  - ZONING BOUNDARY
  - CREEK BUFFER
- 1" = 600'



**ORDINANCE NO. 20141106-107**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11821-12124 SOUTH IH-35 SERVICE ROAD NORTHBOUND FROM GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-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 general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in **Zoning Case No. C14-2014-0081**, on file at the Planning and Development Review Department, as follows:

58.3885 acre tract of land, more or less, out of the Santiago Del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11821-12124 IH-35 Service Road Northbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

A. The following are conditional uses of the Property:

Drop-off recycling collection facility  
Custom manufacturing  
Food preparation  
Plant nursery  
Special use historic

B. The following uses are not permitted uses of the Property:

Adult-oriented business	Agricultural sales and services
Building maintenance services	Campground
Commercial blood plasma center	Construction sales and services
Convenience storage	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Kennels
Laundry services	Maintenance and service facilities
Monument retail sales	Pawn shop services
Transitional housing	Transportation terminal
Vehicle storage	Veterinary services

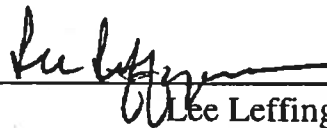
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 17, 2014.

**PASSED AND APPROVED**

\_\_\_\_\_, November 6, 2014

§  
§  
§



Lee Leffingwell  
Mayor

APPROVED: 

Karen M. Kennard  
City Attorney

ATTEST: 

Jannette S. Goodall  
City Clerk





## EXHIBIT VIII

### EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

**Please check the appropriate school district(s).**

- ☒ Austin Independent School District
- ☐ Leander Independent School District
- ☐ Pflugerville Independent School District
- ☐ Hays County Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☐ Manor Independent School District

**If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.**



## ZONING



### EDUCATIONAL IMPACT ANALYSIS FORM Part B

#### OFFICE USE ONLY

CASE MANAGER: WENDY RHOADES  
APPLICANT / AGENT: ALICE GLASCO CONSULTING (ALICE GLASCO)  
CASE NUMBER: C14-2018-0127  
PROJECT NAME: 1H 35 APARTMENTS  
PROJECT ADDRESS: 12001 S 1H 35 SERVICE ROAD NORTHBOUND  
PROPOSED USE: APARTMENTS

#### EXISTING RESIDENTIAL UNITS

Existing number of Residential Units: 0  
Number of existing residential units to be demolished: 0  
Age of units to be demolished: N/A

#### PROPOSED DEVELOPMENT

Gross Project Acreage: 58.39  
Number of lots: 1.00  
Lots per acre: \_\_\_\_\_

#### PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 800  
Size of proposed units in square feet (specify range): 556.00 to 1,295.00  
Number of bedrooms per unit: 1/2/3 Bedroom units

## ZONING

### ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): \_\_\_\_\_ to \_\_\_\_\_

Estimated rental rates (if applicable): \$875 - \$1,800

Range of monthly rental rates to be demolished: \_\_\_\_\_ to \_\_\_\_\_

Estimated increase in rental rates (specify percentage of increase): \_\_\_\_\_

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? N/A

Number of Certified Affordable Dwelling Units (Proposed or Existing) 0

### OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT

(Open to the public – attach location plan)

Parks / Greenbelts: To be determined at the time of site plan

Recreation Centers: To be determined at the time of site plan

Public Schools: Blazier Elementary School/Paredes Middle School/Akins High School

### PARKLAND DEDICATION

Parkland dedication required? ☒ YES ☐ NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland:

Fee: ☒ YES ☐ NO

Land: ☐ YES ☐ NO

### ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? ☐ YES ☐ NO ☒ Unknown at this time

Amount of open space required in acres: To be determined at the time of site plan.

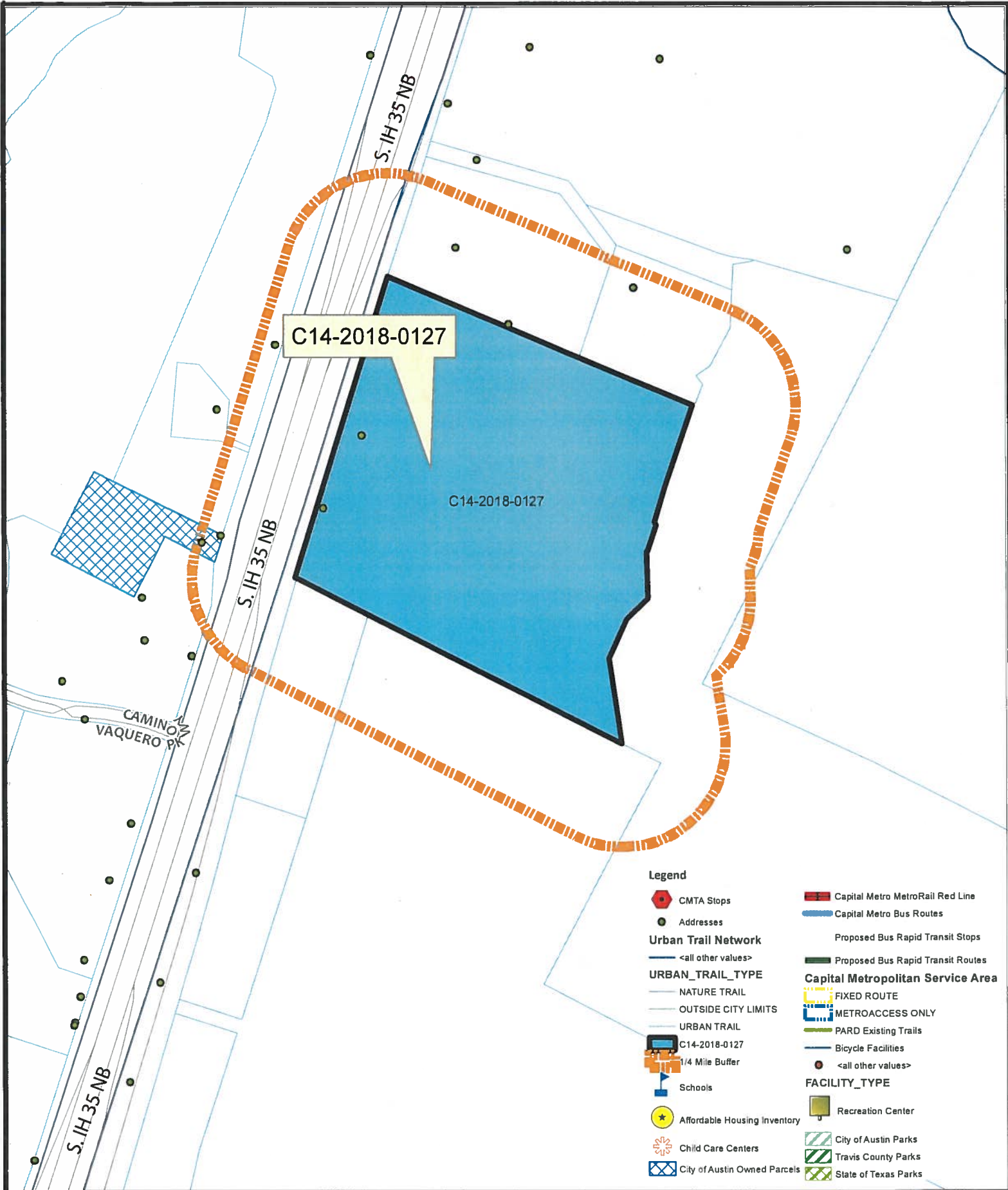
Amount of open space provided in acres: To be determined at the time of site plan.

Other proposed amenities (pools, clubhouse, recreation area): To be determined at site plan. stage.

### TRANSPORTATION LINKAGES

Closest Public Transit Location: IH 35 & Slaughter Lane

Pedestrian / Bike Routes: Unknown at this time



## Educational Impact Assessment

### Zoning Case

Case#: C14-2018-0127  
 Address: 12001 S. IH 35 Service Rd. NB  
 Case Name: IH 35 Apartments  
 58.3885 ACRES

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

12/13/2018



PLANNING AND ZONING DEPARTMENT



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on the ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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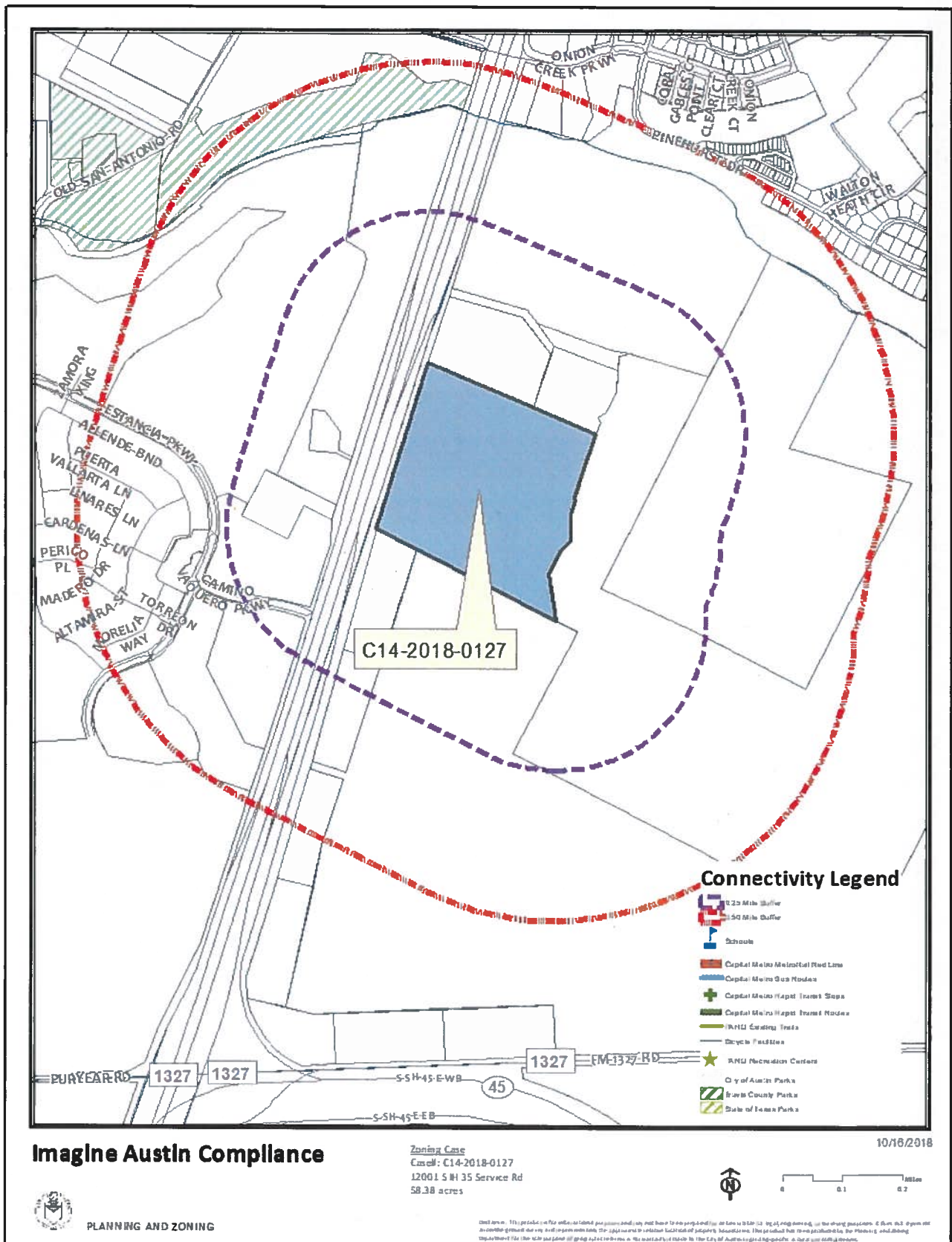
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### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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 and Compatibility Standards**

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

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

**Transportation**

The site is subject to the approved TIA with zoning case Hetherly Tract (C14-2014-0081). At the time of site plan, a TIA revision may be necessary. The recommendations within the TIA Memo may be revised if assumptions have changed. If you have any questions please contact the DSD Transportation Engineer (Scott.James@austintexas.gov).

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for IH 35. With the approval of the Texas Department of Transportation, 200 feet of right-of-way from the existing centerline should be dedicated and/or reserved for IH 35 according to the Transportation Plan at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for IH 35. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

Notes: The Applicant may be required to build the 10' shared use path recommended in the Bicycle Plan along their IH 35 frontage. In general for this section, TxDOT is planning for 10' shared use path with 5' minimum setback behind existing frontage road curb.

FYI – Vehicular access to IH 35 (driveways and right-of-way dedication) shall be reviewed and approved by the Texas Department of Transportation. FYI – It is recommended to provide driveway access to the proposed internal rights-of-way to reduce the number of curb cuts accessing IH 35.

FYI – There appears to be proposed right-of-way stub outs east of the property (Cascades at Onion Creek, C8-2018-0165). Staff recommends providing right-of-way stub outs to the west to provide public connectivity between the adjacent single family residential units and the proposed multi-family residential developments. Additionally, based on the block length of the tract, Staff recommends providing right-of-way connections to the north and south property lines to reduce the block size and provide future public connectivity. Additional public connections may be required with the proposed subdivision to the north (Cascades at Onion Creek, C8-2018-0181).

Staff recommends coordinating with the north subdivision application (Cascades at Onion Creek, C8-2018-0181) to provide (at a minimum) pedestrian and bicycle connectivity between the sites to provide public access to the Tier II Onion Creek Urban Trail.



**Water and 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.

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



PROJECT NAME: IH-35 Apartments

ADDRESS/LOCATION: 12001 S. IH-35 Service Road Northbound

CASE #: C14-2010-0127

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_

STUDENTS PER UNIT ASSUMPTION

Elementary School: \_\_\_\_\_

Middle School: \_\_\_\_\_

High School: \_\_\_\_\_

# MF UNITS: 800

STUDENTS PER UNIT ASSUMPTION

Elementary School: 0.12

Middle School: 0.05

High School: 0.06

## IMPACT ON SCHOOLS

The student yield factor for the southeast region of 0.23 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor is based on the number of AISD students residing in multifamily units within the Blazier attendance area. The 800-unit multifamily development is projected to add approximately 184 students across all grade levels to the projected student population. It is estimated that of the 184 students, 96 will be assigned to Blazier Elementary School, 40 to Paredes Middle School, and 48 to Akins High School.

The percent of permanent capacity by enrollment for SY 2023-24, including the additional students projected from this development in this subdivision, would be below the utilization target range of 75-115% for Paredes MS (66%), within the target range Akins HS (112%); and above the target range at Blazier ES (165%).

Currently, Blazier experiences a high out-migration rate (-27.6%) as its Pre-K students are assigned to Uphaus Early Childhood Center. This reassignment was implemented in School Year 2015-16 as a strategy to address severe overcrowding at Blazier. The 2017 Bond Program provides funding for a Blazier relief school (grades 4-6) slated for completion in August 2020. The projected impact of this proposed development along with other planned residential developments in the Blazier attendance area will most likely warrant the need for additional relief from overcrowding through boundary changes and/or additional capacity in a future bond program. In addition, the enrollment at Akins will need to be closely monitored to determine appropriate strategies to address potential overcrowding. Paredes MS will be able to accommodate the projected additional student population from the proposed development.

## TRANSPORTATION IMPACT

Students within the proposed development attending Blazier ES, Paredes MS and Akins HS will qualify for transportation due to the distance from the proposed development to the schools. Additional buses would be required.

# EDUCATIONAL IMPACT STATEMENT

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## SAFETY IMPACT

A safe place for buses to pull in and out of the complex is needed, otherwise students would need to be picked up and dropped off on the IH-35 access road.

Date Prepared: 16 Jan 2019 Executive Director: Barbara Wusaf

# EDUCATIONAL IMPACT STATEMENT

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School District



## DATA ANALYSIS WORKSHEET

**ELEMENTARY SCHOOL:** Blazier

**RATING:** Met Standard

**ADDRESS:** 8601 Vertex Blvd.

**PERMANENT CAPACITY:** 598

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 72.09%

**MOBILITY RATE:** -27.6%

### POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,187	1,286	1,382
% of Permanent Capacity	198%	215%	231%

### ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	859	891	987
% of Permanent Capacity	144%	149%	165%

**MIDDLE SCHOOL:** Paredes

**RATING:** Met Standard

**ADDRESS:** 10100 S. Mary Moore Searight Dr.

**PERMANENT CAPACITY:** 1,156

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 73.15%

**MOBILITY RATE:** -27.9%

### POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,209	867	907
% of Permanent Capacity	105%	75%	78%

### ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	872	725	765
% of Permanent Capacity	75%	63%	66%

# EDUCATIONAL IMPACT STATEMENT

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**HIGH SCHOOL:** Akins **RATING:** Met Standard

**ADDRESS:** 10701 S. First St.

**PERMANENT CAPACITY:** 2,394

**% QUALIFIED FOR FREE/REDUCED LUNCH:** 64.08%

**MOBILITY RATE:** -18.9%

## POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2018-19 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	3,455	3,185	3,233
% of Permanent Capacity	144%	133%	135%

## ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2018-19 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,801	2,634	2,682
% of Permanent Capacity	117%	110%	112%

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

**Case Number:** C14-2018-0127

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** December 18, 2018, Zoning and Platting Commission;  
January 31, 2019, City Council

C. W. Hetherly  
Your Name (please print)

☒ I am in favor  
☐ I object

Your address(es) affected by this application

C. W. Hetherly

Signature

Date

12/14/18

Daytime Telephone: 512-338-4050

Comments:

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

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810