

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0071 – Rose Hill Apartments

DISTRICT: 5

ZONING FROM: LO-NP

TO: LO-MU-NP

ADDRESS: 5508 Rose Hill Circle

SITE AREA: 0.244 acres (10,628 square feet)

PROPERTY OWNER: Spatz Austin Apartments, LLC (David M. Spatz)

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

STAFF RECOMMENDATION (revised on June 25, 2019):

The Staff recommendation is to grant limited office – mixed use – neighborhood plan (LO-MU-NP) combining district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 25, 2019: APPROVED LO-MU-NP DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT

[P. HOWARD; C. KENNY – 2ND] (11-0) P. SEEGER, J. SHIEH – ABSENT

CITY COUNCIL ACTION:

August 8, 2019:

ORDINANCE NUMBER:

ISSUES:

On June 25, 2019, Austin Transportation Department (ATD) staff agreed to defer the right-of-way dedication to the site plan phase.

CASE MANAGER COMMENTS:

The subject undeveloped lot is situated at the corner of West Stassney Lane and Rose Hill Circle, and has limited office – neighborhood plan (LO-NP) district zoning. There is a 7-½ feet wide concrete drainage channel within a 25-foot wide drainage easement along the west property line and a grouping of trees within and in proximity to the easement. There are four-plexes on Rose Hill Circle to north and east (LO-NP), an AISD high school to the south (SF-3-NP), and a single family residential subdivision and an undeveloped lot on Kings Highway to the west (SF-3-NP; LO-NP). ***Please see Exhibits A, A-1 and B – Zoning Map, Aerial Exhibit and Recorded Plat.***

The Applicant would like to pursue the addition of a mixed use (-MU) combining district in order to have the added flexibility to the Property that would enable development of a four-plex.

BASIS OF RECOMMENDATION:

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

The limited office (LO) district is a designation for offices and selected commercial uses predominantly serving neighborhood or community needs, and is located in or adjacent to residential neighborhoods. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The proposed zoning should allow for reasonable use of the property.*

Staff thinks that the addition of –MU at the corner of an arterial and a local street is appropriate for residential and office uses, and the intended four-plex would be consistent with the adjacent multi-family residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-NP	Undeveloped
<i>North</i>	LO-NP	Four-plexes
<i>South</i>	SF-3-NP	Crockett High School and athletic fields
<i>East</i>	LO-NP	Undeveloped; Four-plexes; UPRR tracks
<i>West</i>	SF-3-NP; LO-NP	Single family residences in the Deer Park, Section Three subdivision; Undeveloped

NEIGHBORHOOD PLANNING AREA: South Austin Combined (South Manchaca)

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS: Sunset Valley Elementary School Covington Middle School,
Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

175 – Salem Walk Association of Neighbors
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 950 – Southwood Neighborhood Association
 1008 – Woodhue Community Neighborhood Watch
 1228 – Sierra Group, Austin Regional Group 1363 – SEL Texas
 1424 – Preservation Austin 1429 – Go!Austin/Vamos!Austin (GAVA) – 78745
 1468 – Armadillo Park Neighborhood Association 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance

1550 – Homeless Neighborhood Association
 1590 – South Manchaca Neighborhood Plan Contact Team
 1596 – TNR BCP - Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation

1578 – South Park Neighbors

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C814S-86-030.03 – 1601 W Stassney Ln	PUD to PUD, to amend the approved land use and development standards for Lot 2	To Grant a PUD amendment, w/conds: 1) add condominium as a permitted use; 2) change the zoning base district from SF-2 to SF-6; and 3) address the add'l impervious cover as follows: If the proposed i.c in the uplands zone of Lot 2 exceeds 7.45 acres at the time of devt, the developer shall construct, and maintain in perpetuity, a water quality treatment facility for an off-site drainage area captured from Lot 1 containing impervious cover greater or equal to 1/3 of the amount of i.c. proposed in the uplands zone of Lot 2 in excess of 7.45 acres. The water quality treatment facility for the off-site area shall be in compliance with current codes and criteria and may be combined with the proposed treatment for Lot 2 or provided in a separate facility located on Lot 2, and a RC for the Traffic Impact	Apvd PUD as Commission rec, w/add'l note (#14) on the Land Use Plan: “Use of the existing water well on Lot 2 will cease and the historic pumping permit will be retired when the site is no longer being used for soccer fields.” (4-25-2013).

		Analysis.	
C14-2007-0216 – South Manchaca Vertical Mixed Use (VMU) Rezoning – W Ben White (north), S 1 st St (east), Stassney Ln (south), Manchaca Rd (west)	Apply -V to 20 tracts on 65.64 acres	To Grant VMU related standards to all Tracts except Tracts 10 and 12 (dimensional standards only), 60% MFI for VMU rental developments	Apvd (12-13-2007).

RELATED CASES:

The subject property is within the boundaries of the South Austin Combined (South Manchaca) Neighborhood Planning Area and is designated as a Neighborhood Transition District on the adopted Character District Map (NP-2014-0030). The –NP combining district was appended to the existing base districts on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-087).

The property was zoned Office in June 1977 (C14-75-006) and the subject lot is platted as Lot 11, Deer Park Section 5, a subdivision recorded in April 1981 (C8-80-67.1). At the time the subdivision was recorded, zoning was cumulative and allowed for residential uses to be developed in office districts.

The property was annexed into the City in October 1969.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West Stassney Lane	104 feet	71 feet	Major Arterial Divided, 4 lanes	Yes	Yes	Yes
Rose Hill Circle	42 feet	36 feet	Local	Yes	No	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the northwest corner of Rose Hill Circle and West Stassney Lane, on a property that is approximately 0.244 acres in size, and is undeveloped. The property is located within the boundaries of the South Austin Combined Neighborhood Planning Area, in the South Manchaca NP. Surrounding land uses include: over a dozen two-

story apartments and single family subdivision to the north; to the south is Crockett High School and a single family subdivision; to the east are two-story apartments, a single family subdivision, a church, a commercial gym, retail shops and a doggie daycare center; and to the west are single family houses, a medical office, a public library, and an ACC campus. The proposed use is a quadraplex apartment building.

Connectivity

The Walkscore for this property is **65/100, Somewhat Walkable**, meaning some errands can be accomplished on foot. Public sidewalks are located along Rose Hill Circle and West Stassney Lane. A public transit stop is located directly in front of the property. Bike lanes are located along West Stassney Lane.

South Austin Combined (SACNP) Neighborhood Plan

The SACNP Character District Map of this plan designates Rose Hill Circle as a **Neighborhood Transition Character District**, which is intended primarily for residential uses, such as clusters of duplexes, fourplexes, and apartment buildings, along with small-scaled offices and neighborhood-serving businesses. Neighborhood Transition districts create a buffer between Residential Core districts and more intense character districts or busy roads. Many of these districts are located along Imagine Austin Activity Corridors. Zone LO is permitted in the Neighborhood Transition Character District. The following text and policies taken from the SACNP are applicable to this request:

Neighborhood Transition Character District (p 53 and 54)

Neighborhood Transition Vision: The Neighborhood Transition District blends seamlessly with the Residential Core. It contains an abundance of mature trees and landscaping and is walkable, bikeable, and supportive of transit.

Neighborhood Transition character districts, along with Neighborhood Nodes, border the Residential Core along arterial roadways. Primarily residential, these areas consist of clusters of duplexes, fourplexes, and apartment buildings, along with small-scaled offices and neighborhood-serving businesses. Neighborhood Transition districts create a buffer between Residential Core districts and more intense character districts or busy roads. Many of these districts are located along Imagine Austin Activity Corridors. Neighborhood Transition districts in particular present an opportunity to incorporate more missing middle housing types that are compatible with the neighborhood. The missing middle refers to duplexes and other housing types, such as row houses, bungalow courts and other housing types compatible with the existing neighborhood, that provide options between the scale of single-family houses and mid-rise apartments or condos. As Austin's population grows and its demographics change, these housing types provide the opportunity to accommodate growth in walkable neighborhoods while respecting neighborhood character. The variety of housing types in the missing middle promote multi-generational communities, providing options for young people and for older generations to age in place.

NT P1: This district should primarily consist of residential housing types, but at higher densities than in the Residential Core. The following building types should be encouraged the in the district to meet the needs of a wider range of households: (p 54)

- Duplexes
- Fourplexes
- Small- and medium-sized apartments
- Cottage clusters/bungalow courts
- Row houses or townhouses
- Single family houses adapted into offices or retail
- Live/work buildings

NT P2: Building scale, height and siting within the Neighborhood Transition district should be harmonious with the adjacent Residential Core district.

NT P3: Moving from the Neighborhood Transition to the Residential Core, setbacks, similar building footprints, landscaping (including green infrastructure), similar building heights or stepbacks in building height, and/or other means should be used to create compatible developments which fit within the fabric of the neighborhood. Buildings should be no more than 3 stories tall.

NT P4: New construction in the Neighborhood Transition district should front the street, with surface or structured parking located behind buildings. Where the Neighborhood Transition character district abuts the Residential Core either mid-block or across a street, special care should be taken to create compatibility between the districts. (p. 57)

NT P5: Encourage missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code, the following zoning districts should be generally considered appropriate to the Neighborhood Transition character district:

SF-2#: Standard lot single family

SF-3#: Family residence

SF-4A#: Small lot single family

SF-4B#: Single family condo

SF-5: Urban family residence

SF-6: Townhouse & condo residence

MF-1: Limited density multi-family

MF-2: Low density multi-family

MF-3: Medium density multi-family

NO: Neighborhood office

LO: Limited office

LR: Neighborhood Commercial

Zone can be in a given FLUM category, but a zoning change to this district not recommended

Small and medium scaled apartments are supported in the Neighborhood Transition Character District according to the SACNP.

Imagine Austin

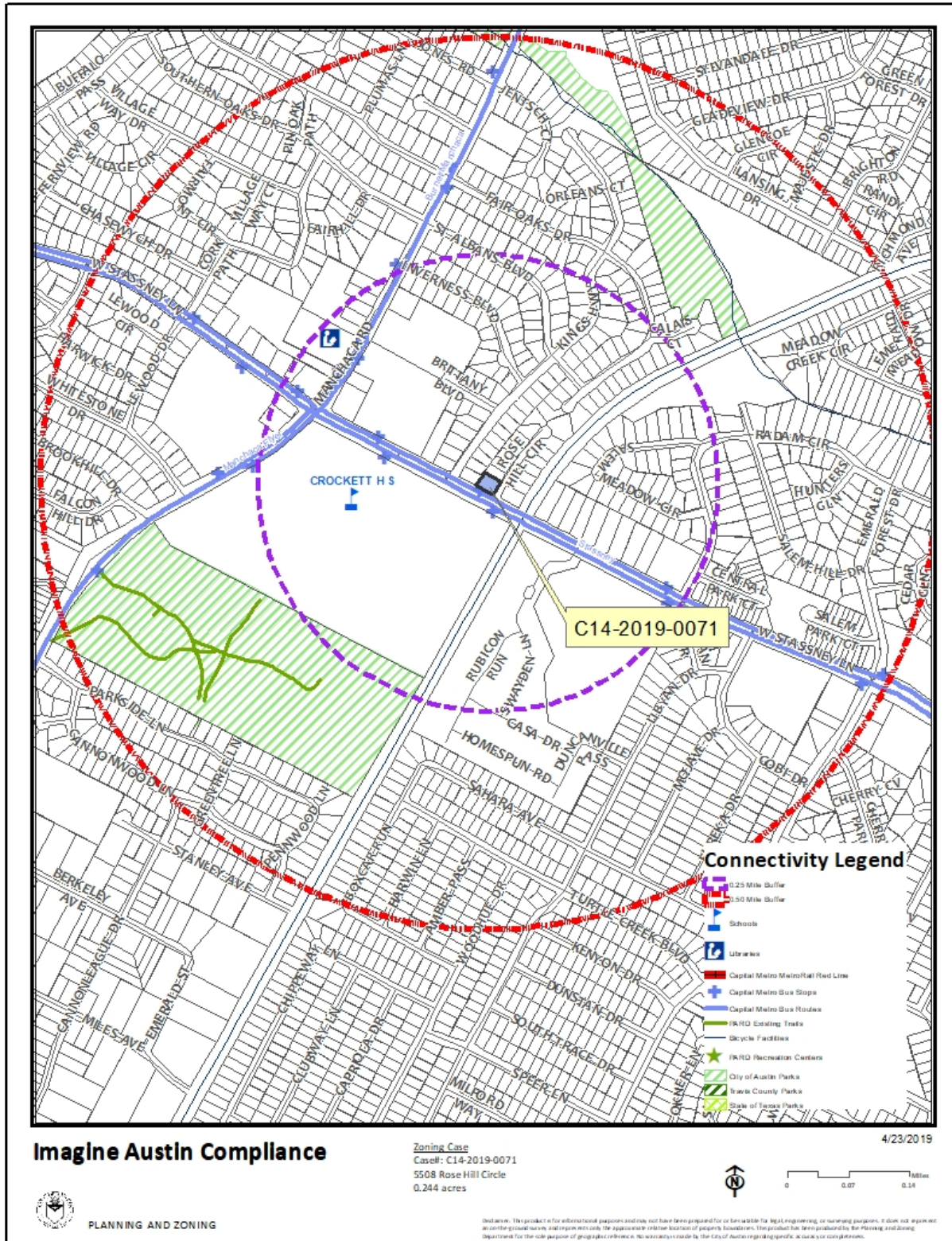
The property is located along an ‘**Activity Corridor**’, as identified on the Imagine Austin’s Growth Concept Map. Activity Corridors are characterized by *a variety of activities and*

types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices (p. 106).

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

- **LUT P3. Promote development in compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based upon: (1) the comparative scale of the site relative to other apartment buildings located along Rose Hill Circle; (2) SACNP policies that support small and medium scale apartment buildings in the Neighborhood Transitional Character District; and (3) the above referenced Imagine Austin policies that support context sensitive infill along corridors, such as apartment buildings, this project appears to support the policies of the Imagine Austin Comprehensive Plan.



Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

The maximum impervious cover allowed by the LO zoning district is 70%, which is based on the more restrictive zoning regulations.

According to floodplain maps there is no floodplain within or adjacent to the project location. However, City of Austin GIS shows a Critical Water Quality Zone on the project site.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

In an MU combining district that is combined with an LO base district, the minimum site area for each dwelling unit is:

- 1,600 square feet, for an efficiency dwelling unit;
- 2,000 square feet, for a one bedroom dwelling unit; and
- 2,400 square feet, for a dwelling unit with two or more bedrooms.

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards due to adjacency and proximity of SF-3 zoning to the west and to the south. The following standards apply:

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the west property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the west property line.
 - No parking or driveways are allowed within 25 feet of the property line to west.
 - Landscaping or screening is required along the west property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

RESIDENTIAL DENTIAL DESIGN STANDARDS OVERLAY

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

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

Rose Hill Circle requires 50 feet of right-of-way in accordance with the Transportation Criteria Manual. Per ATD staff, 25 feet of right-of-way should be dedicated from the centerline of Rose Hill Circle prior to approval of a site plan in accordance with LDC 25-6-55; TCM, Tables 1-7, 1-12.

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

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Stassney Ln. 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.

FYI – The existing sidewalks along Stassney Ln. and Rose Hill Cir. may need to be reconstructed to City of Austin standards in accordance with the Land Development Code and Transportation Criteria Manual at the time of the site plan application.

FYI – Driveway access on Stassney Ln. may be limited or denied in order to provide development in accordance with the City of Austin Comprehensive Master Plan (Imagine Austin), the Complete Streets Policy, and the Vision Zero Policy.

Austin Water Utility

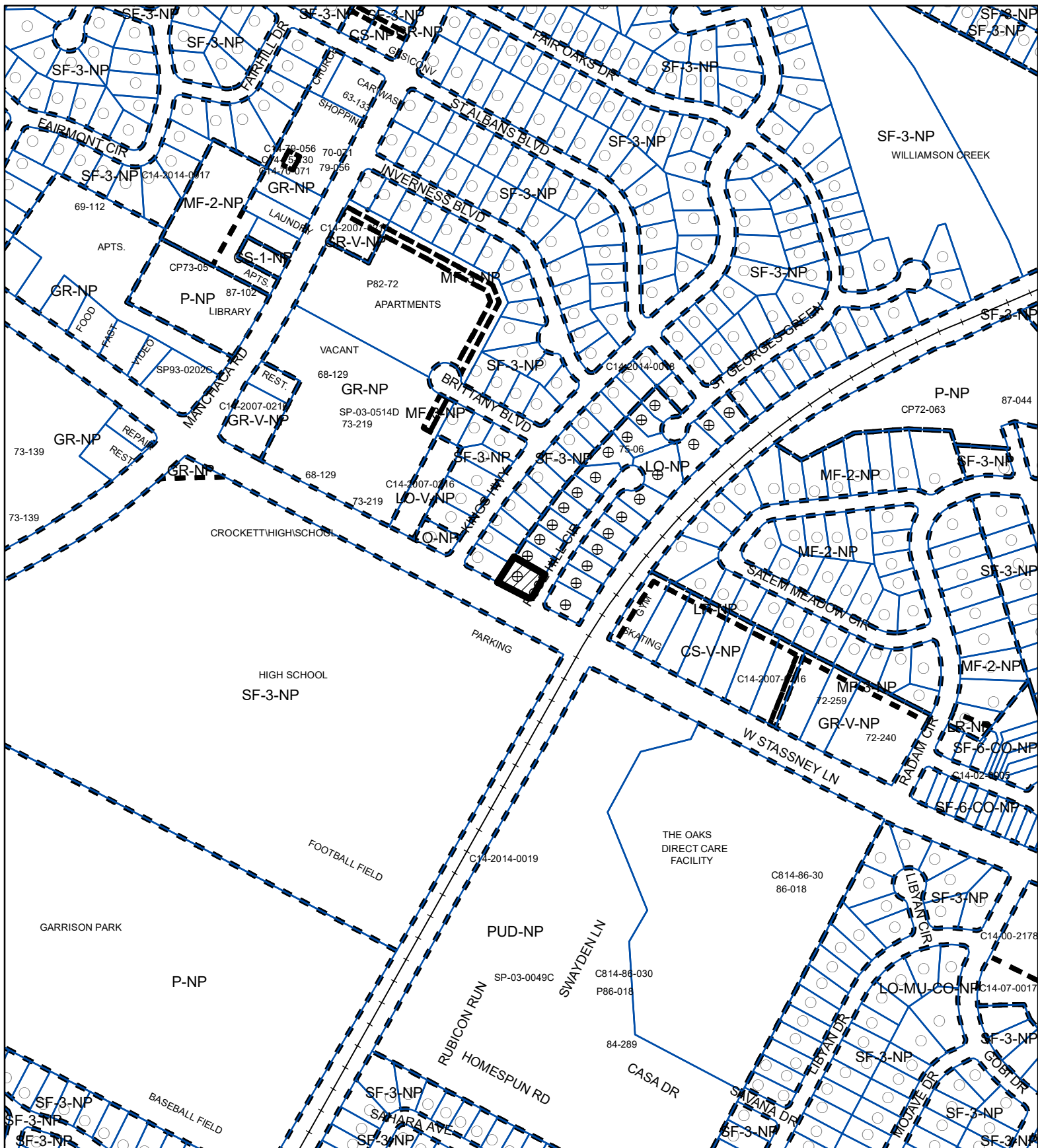
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

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

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
A-1: Aerial Map
B: Recorded Plat
Correspondence Received






ZONING

Exhibit A

ZONING CASE#: C14-2019-0071



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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

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



Created: 4/19/2019



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ROSE HILL APTS.

Exhibit A - 1

ZONING CASE#: C14-2019-0071
 LOCATION: 5508 ROSE HILL CIRCLE
 SUBJECT AREA: .244 ACRES
 GRID: F17
 MANAGER: WENDY RHOADES



1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

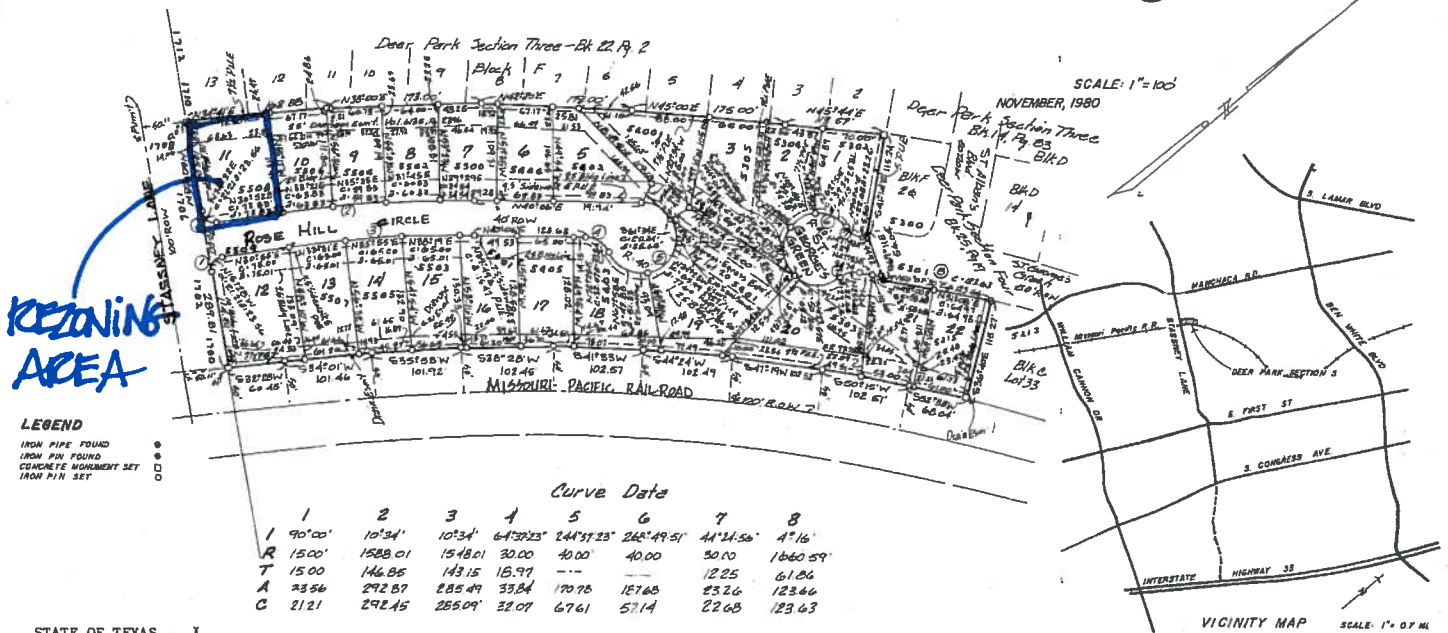


CREEK BUFFER



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.

DEER PARK SECTION 5



STATE OF TEXAS }
COUNTY OF TRAVIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOE GILBRETH OWNER OF 5.18 ACRES OF LAND OUT OF THE WILLIAM CANNON LEAGUE IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN A DEED OF RECORD IN VOLUME 4631, PAGE 538 OF THE TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 5.18 ACRES IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS "DEER PARK SECTION 5", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS THE 10th DAY OF December, 1980, A.D.

STATE OF TEXAS }
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOE GILBRETH, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10th DAY OF December, 1980, A.D.

APPROVED FOR ACCEPTANCE 28 APRIL, 1981, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, 28 APRIL, 1981, A.D.

CHAIRMAN

BERNARD SNYDER

FILED FOR RECORD at 3:20 p.m. April 29 1981, A.D.

STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 29 DAY OF April, 1981, A.D. AT 3:20 O'CLOCK P.M. AND DULY RECORDED ON THE 29 DAY OF April, 1981, A.D. AT 3:25 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 80, PAGE 344.

I, MICHAEL SAMFORD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 41 OF THE AUSTIN CITY CODE: IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY:
RALPH HARRIS SURVEYOR, INC.

Michael Samford

MICHAEL SAMFORD
REG. PUB. SUR. #3693
1406 Hether
Austin, TX 78704

November 24, 1980



SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ROSE HILL CIRCLE AND ST. GEORGE'S GREEN. SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO ASSEPTANCE OF ANY TYPE I & TYPE II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREET, MAY UPON APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENTS SHALL BE MADE AGAINST THE AFFECTED PROPERTIES, FOR ALL ENGINEERING, ADMINISTRATION, AND CONSTRUCTION COSTS.



THE 100 YEAR FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.

Barry M. Campbell
Registered Professional Engineer No. 3474
Community Engineering
1720 N. Lamar Blvd.
Austin, Texas

EXHIBIT B
RECORDED PLAT

PUBLIC HEARING INFORMATION

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

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

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

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

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

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

Case Number: C14-2019-0071

Contact: Wendy Rhoades, 512-974-7719

**Public Hearings: June 25, 2019, Planning Commission;
August 8, 2019, City Council**

MARY K. HILL
Your Name (please print)

908 Cedar Glen, Aus. 78745

Your address(es) affected by this application

Mary K. Hill

Signature

6-17-19

Date

Daytime Telephone: 512-804-0787 mk37hill@aatt.net

Comments: Will endanger Crockett H.S. kids.

They cross the street at this corner,
and cars exit Crockett parking lot
and turn onto Stassney near here.

Stassney is 4 lanes wide, cars speeding
and no "school zone" buffer light until
near Manchaca Ln.

Dangerous area - students don't
watch for cars - they're watching their phones

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

Rhoades, Wendy

From: Katie Gentempo <~~kgentempo@gmail.com~~>
Sent: Tuesday, June 25, 2019 10:28 AM
To: Rhoades, Wendy
Cc: Steve Toole
Subject: CASE # C14-2019-0071 / Rezoning request for 5508 ROSE HILL CR. 78745
Attachments: Backup6picsdrain.pdf; Backup7atlas14-2.pdf; Backup8atlas14-1.pdf; Backup1drainagemap.pdf; Backup5topographymap.pdf

CASE # C14-2019-0071

Dear Ms. Rhoades,

First, thank you for taking the time to speak with me regarding case # C14-2019-0071, it was very informative. As you may recall, my primary concern was that the zoning change from current LO-NP to requested LO-MU-NP would open up the possibility for a commercial or retail business on the site at 5508 Rose Hill Cr. Both you and Ms Chaffin provided helpful clarification regarding the details of zoning designations, base districts, etc. This put my mind at ease that LO-MU-NP would not allow for the possibility of a "bait and switch" or backdoor allowing the property to be used in a retail or commercial capacity in the future. I have no issue at this point with the rezoning request in this regard.

However, a second concern I had regarding the potential zoning change is how the proposed multifamily dwelling (or any potential building really) will affect runoff and flooding in the immediate area. This lot is of particular interest due to it's placement and the fact that a large storm drain and culvert extends well into the property. This culvert which separates 5508 Rose Hill Cr from my property at 5509 Kings Hwy provides overflow relief from Williamson Creek and stormwater mitigation for my property and numerous surrounding properties. Any potential increase in flooding caused by a project on the site would negatively impact my physical property, land, and home value. As per COA topography map both Rose Hill Cr and my block on Kings are at a lower elevation than areas both to the east and west with frequent runoff from both directions flowing off W Stassney Ln as well. How can I ensure that any project built on this site is will mitigate flood risk to surrounding properties through water retention, strict impervious cover maximums to ensure no abundance of surface that prevents water from seeping into the ground, landscaping standard are met - as well as set backs and maximum building size, etc.

In light of the NWS's updated Atlas-14 study which details the impact historical rainfall projections and increased flood risk in Austin, this issue is even more concerning. If we build in flood plains, if we put more pavement over land that flows into our streams, we're going to increase flooding and make the problem worse. If we redefine our flood plains according to Atlas-14, we can pull back from streams and channels and reduce the runoff flowing into them. "

As per COA website:

"It uses an interim 100-year floodplain, based on the current 500-year floodplain, to regulate development. This change means that the floodplain regulations will apply to more properties. Property owners and businesses in the interim 100-year floodplain would have new restrictions if they want to develop, expand, remodel or improve their properties. We estimate that there are approximately 3,600 buildings and 4,400 acres added in the interim 100-year floodplain".

"Impacts of Atlas 14 Development and Remodeling – We estimate that the amount of land in the 100-year floodplain will increase from 19,300 to 23,700. We are proposing to change city code to address our new understanding of this increased risk. This will help prevent future flooding problems, but means that regulations that limit new development in the floodplain will affect more property owners. These regulations also affect homeowners who wish to make improvements to their houses in the floodplain."

"We have created a guidance document that provides long-term planning recommendations to the development community to assist them during this regulation and rules change period. The document discusses timing and applicability of the floodplain regulations and changes to the Drainage Criteria Manual. For long-term planning, it provides recommendations for floodplain delineations, peak flow rates, storm drain design and bridges and culverts."

Thirdly, there are numerous mature oak trees on the lot, which are beneficial in numerous ways. While I'd hate to see any of them gone, I obviously understand some will have to go in order to build on the site. My main concern are 2-3 oaks that appear in size to qualify as protected Heritage Trees. As per COA website: "Mature trees mitigate heat, reduce stormwater flow, and erosion...reduce heat island effect. Also valuable assets in water retention."

Old growth trees have aesthetic benefits as well - contributing to the character, desirability, and value of the neighborhood. I assume COA Arborists will be notified and involved and tree permit/tree survey will be requested? I would like to know how the process works to ensure these trees will remain in place and continue to benefit the area.

In speaking with Ms Chaffin it seems these types of concerns regarding flood mitigation aren't pertinent to the rezoning request at this time. It seems they're best raised once a site plan is submitted to the COA, and not necessarily addressed at the scheduled public meetings on 6/25/19 and 8/8/19. If this is the case then I have no objections AT THIS TIME. However flood risk and maintaining heritage trees on the site are issues of concern that I would like to address when the time comes. I assume when site plans are submitted? Will Planning and Zoning Dept again send notices out to stakeholders, neighbors, and concerned parties at that time or would it be up to me to contact or check in with you? In other words, how does the process work as the project moves forward? So while it seems my areas of concern are not issues that need to be formally objected to at tonight's public hearing, I would like to have them acknowledged and "in the records" so to speak. Attached are backups that I felt might be helpful.

I am not against building a low density multi-family dwelling on the site (or light office LO-NP for that matter). In fact, I think as Austin continues to grow more (affordable) duplexes and four-plexes similar to those on Rose Hill Cr are a step towards smart growth. I do however want to ensure that any structure built at 5508 Rose Hill Cr is sensitive to the concerns of neighboring property owners. After all, Spatz Properties and I have something in common - we're both just trying to protect our investments. Hopefully with the Planning Department's input we will both be equally satisfied and pleased with the outcome.

Thank you,
Katie Gentempo
5509 Kings Hwy 78745
917-541-9616

Tax an area already vulnerable to potential flooding due to proximity to creek overflow and elevation. low elevation in regards to other community impact article

CASE #C14-2019-0071

Backup #6 Images of lot at 5508 Rose Hill Cr detailing drainage culvert. Opening to culvert and storm drain extends into lot. How will building on lot affect stormwater flow and retention? How much of lot particularly at this western end is buildable?



CASE #C14-2019-0071

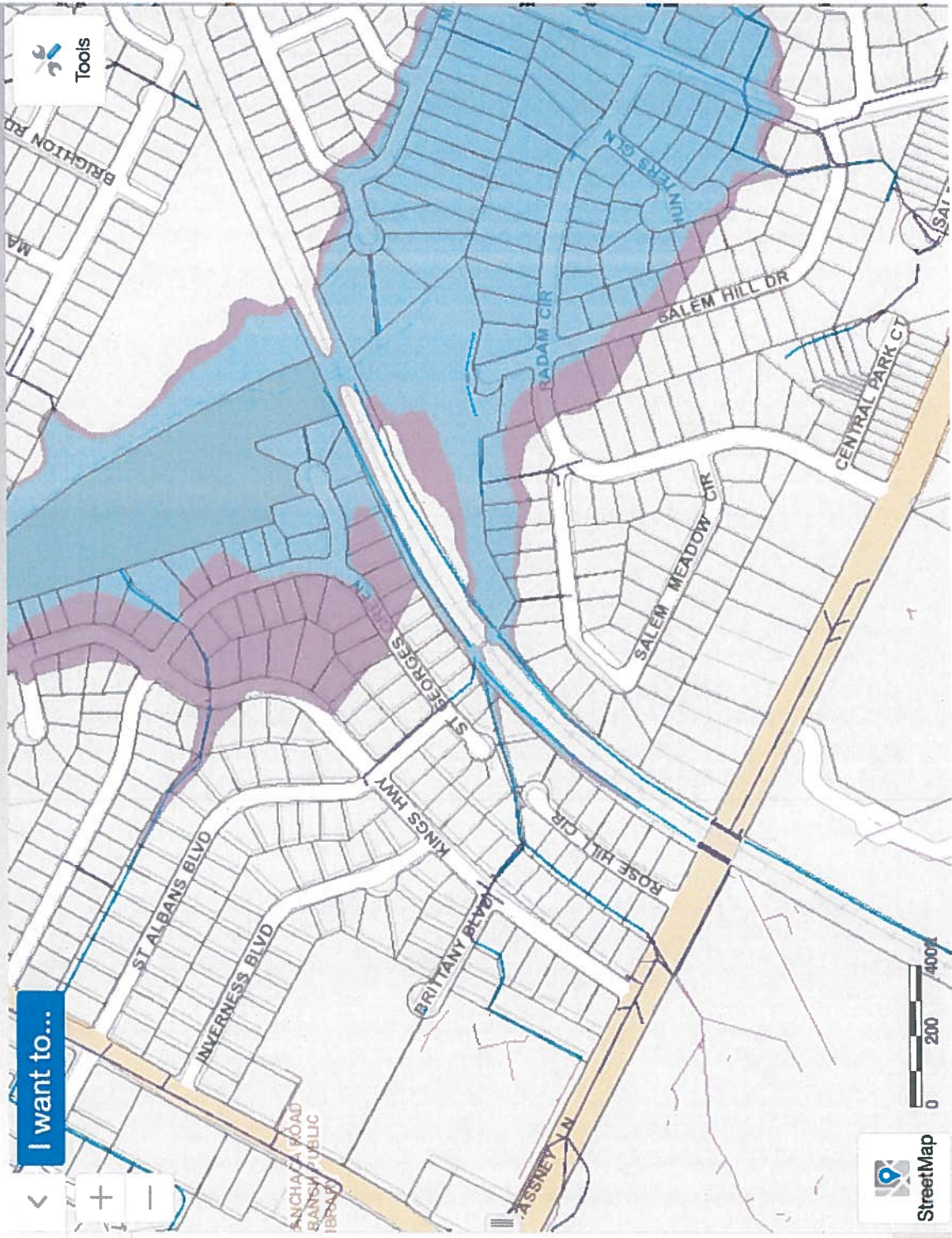
Backup #6 Images of lot at 5508 Rose Hill Cr detailing drainage culvert. Opening to culvert and storm drain extends into lot. How will building on lot affect stormwater flow and retention? How much of lot particularly at this western end is buildable?





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StreetMap

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The larger flood zones resulting from the Atlas-14 study encompass more than 3,000 Austin properties than before. The majority of those properties fall in Southwest and Central Austin. In each of the areas shown on the map, more than 100 properties will be added to the flood plain. Such properties will see tighter regulations and, likely, decreased property values according to local real estate experts.

5,633 views

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South Austin

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South Austin

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South Austin

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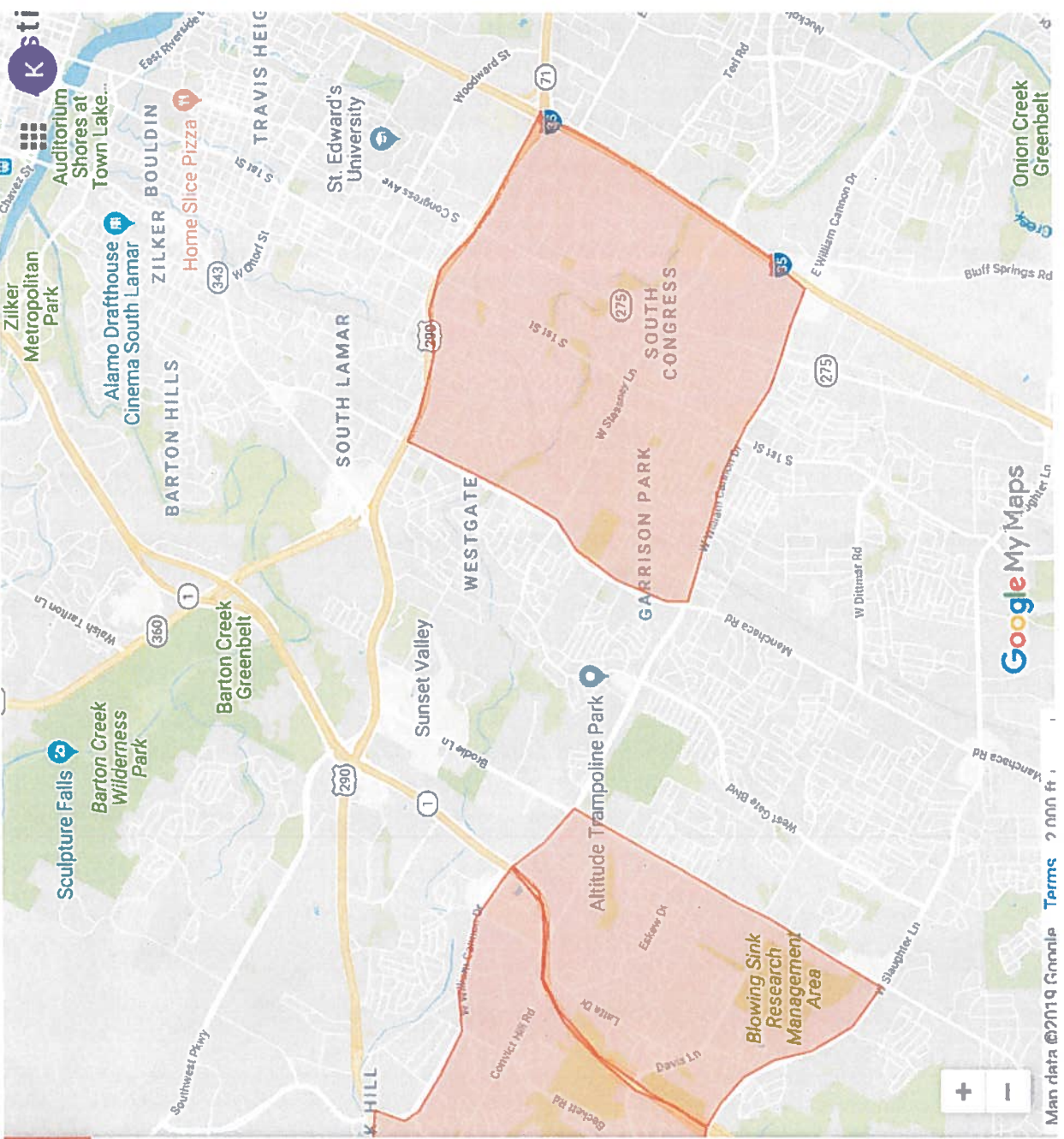
South Austin

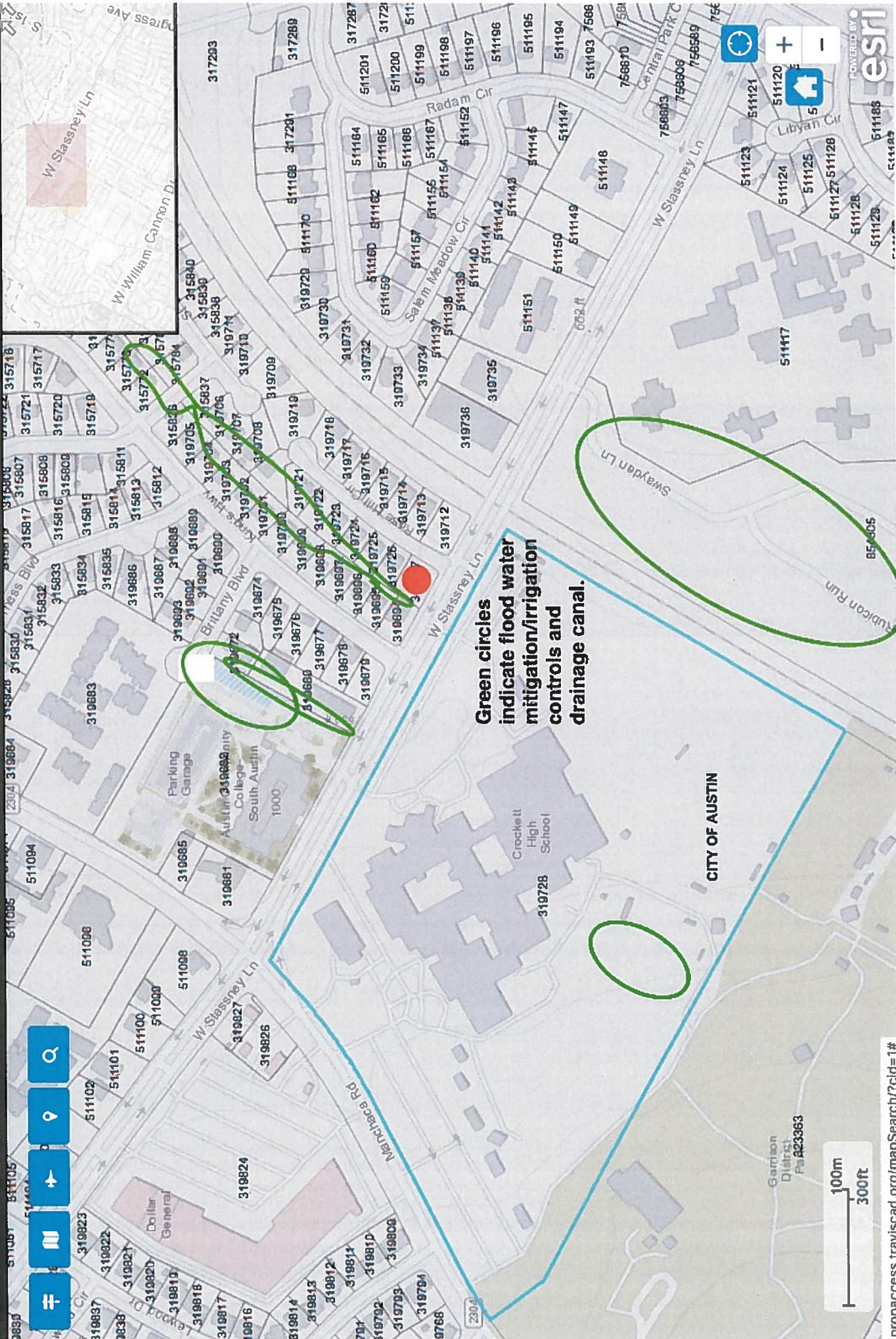
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Central Austin

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Central Austin





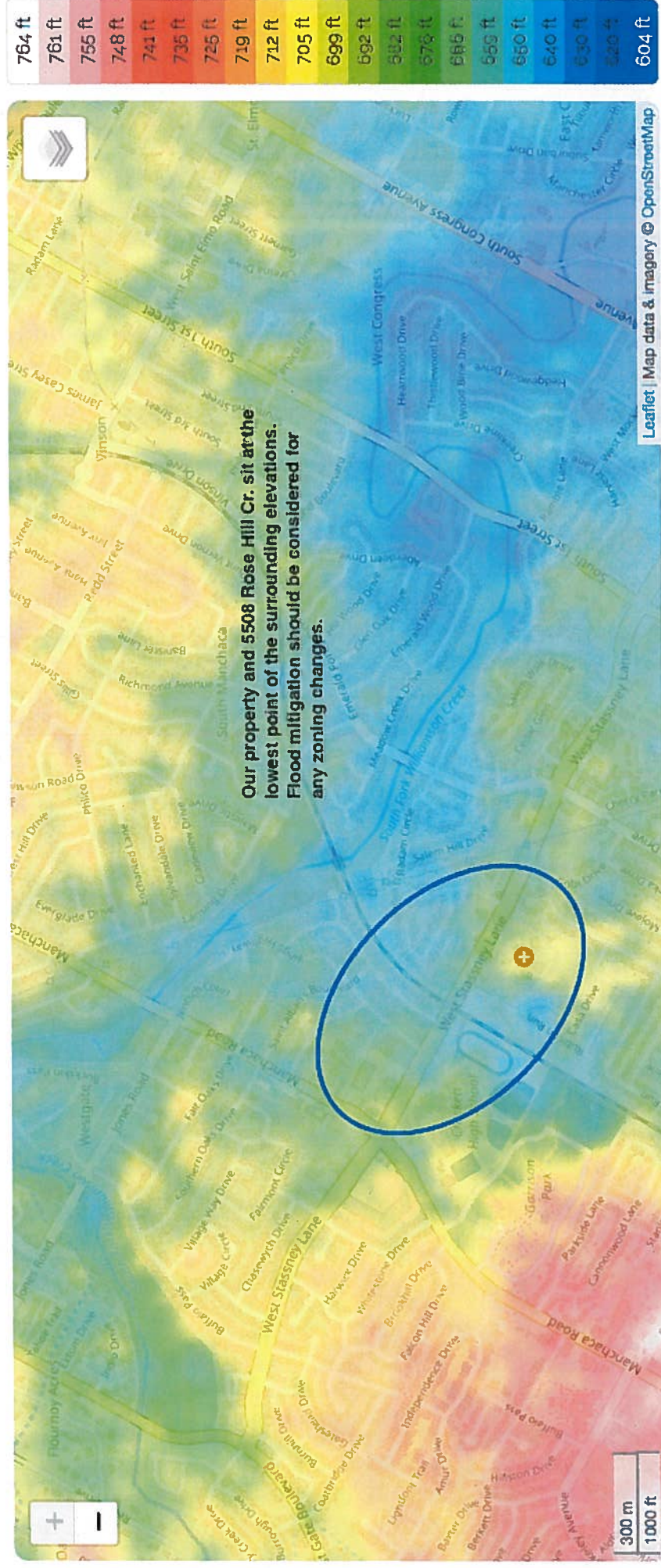
Green circles indicate flood water mitigation/irrigation controls and drainage canal.

CITY OF AUSTIN

Austin

[Topographic maps > USA > Texas > Austin > Austin](#)

Click on the map to display elevation.



Austin, Travis County, Texas, USA (30.27113 -97.74370)