CASE:  C14-2020-0116 – 10304 Old San Antonio Road   DISTRICT:  5

ADDRESS:  10304 Old San Antonio Road

PROPERTY OWNERS:  Bernadette M. Rainosek, Frank A. Miller, and Walter John Miller

AGENT:  McLean & Howard, LLP (Jeffrey S. Howard)

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

REQUEST:  Approve Second and Third Readings
          From interim – rural residence (I-RR)
          To multifamily residence – low density (MF-2)

CITY COUNCIL ACTION:
February 18, 2021:

January 27, 2021:  APPROVED MF-2 DISTRICT ZONING, ON FIRST READING.
VOTE:  10-0, COUNCIL MEMBER CASAR – OFF THE DAIS.

ORDINANCE NUMBER:

ISSUES:

The ordinance reflects Council action taken on First Reading.

The Applicant is willing to commit to constructing a sidewalk on the west side of Old San Antonio Road from the subject property south to the north property boundary of Akins High School, and also potentially from north towards the low water crossing bridge. The commitment to construct the sidewalk is subject to (1) review by the Applicant’s consultants of the feasibility of construction based on available right-of-way, topography, drainage, the location of utility and other obstructions, and construction requirements, and (2) review and agreement by the Austin Transportation Department (ATD) and the Parks and Recreation Department (PARD, an adjacent property owner) that a sidewalk is feasible and desirable within the available right-of-way.
ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0116 – 10304 Old San Antonio Road

DISTRICT: 5

ZONING FROM: I-RR

ZONING TO: MF-3

ADDRESS: 10304 Old San Antonio Road

TOTAL SITE AREA: 13.92 acres

PROPERTY OWNERS: Bernadette M. Rainosek, Frank A. Miller, Walter John Miller

AGENT: McLean & Howard, LLP (Jeffrey S. Howard)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence – low density (MF-2) district zoning. For a summary of the basis of Staff’s recommendation, see case manager comments.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 1, 2020: APPROVED MF-2 DISTRICT ZONING, AS STAFF RECOMMENDED

[A. DENKLER; H. SMITH – 2ND] (10-1) D. KING – NAY

November 17, 2020: APPROVED A POSTPONEMENT REQUEST BY STAFF TO DECEMBER 1, 2020

[A. DENKLER; H. SMITH – 2ND] (11-0)

CITY COUNCIL ACTION:

February 18, 2021:

January 27, 2021: APPROVED MF-2 DISTRICT ZONING AS THE ZONING AND PLATTING COMMISSION RECOMMENDED, ON FIRST READING. VOTE: 10-0, COUNCIL MEMBER CASAR WAS OFF THE DAIS.

NOTE: THE APPLICANT AND AKINS HIGH SCHOOL STAFF ARE CONTINUING TO DISCUSS TRANSPORTATION AND PEDESTRIAN-RELATED ISSUES.


ORDINANCE NUMBER:
ISSUES:
The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

Watershed Protection Department staff has provided a status report of the low water crossing project on Old San Antonio Road (just west of its intersection with the IH 35 service road), located at the back of this report. A cul de sac across from the northeast corner of the zoning area is estimated for construction in Spring 2021 and would be used to prevent access to the low water crossing during flooding events.

There are approved striping plans for the improvement of Old San Antonio Road and construction of Brezza Lane located near the southeast corner of Akins High School (SP-2019-0161D – Brezza Lane Extension). The project was approved by the City on August 31, 2020 and included:

- Southbound Left turn lane from Old San Antonio Road to its intersection with FM 1626
- 6’ sidewalks and a 7’ shoulder on both sides of Old San Antonio Road from FM 1626 to approximately where Old San Antonio Road splits from Brezza Lane
- Northbound Left turn lane from Brezza Lane onto Old San Antonio Road. Please refer to approved plan sheets at the back of this report.

There are no submitted or approved development permits for other sections of Old San Antonio north of the area described above. Assessment of required transportation mitigation, including the potential dedication of right-of-way and easements, and participation in roadway and other multi-modal improvements, will occur at the time of site plan application.

The Applicant met with representatives of Akins High School on Thursday, January 21, 2021.

The Applicant is willing to commit to constructing a sidewalk on the west side of Old San Antonio Road from the subject property south to the north property boundary of Akins High School, and also potentially from north towards the low water crossing bridge. The commitment to construct the sidewalk is subject to (1) review by the Applicant’s consultants of the feasibility of construction based on available right-of-way, topography, drainage, the location of utility and other obstructions, and construction requirements, and (2) review and agreement by the Austin Transportation Department (ATD) and the Parks and Recreation Department (PARD, an adjacent property owner) that a sidewalk is feasible and desirable within the available right-of-way.

CASE MANAGER COMMENTS:

The property is 13.92 acres and located on Old San Antonio Road, a two-lane roadway just west of IH-35 approximately one mile south of Slaughter Lane. For context, the Southpark Meadows development is further north (CS-CO). The property slopes gradually towards Slaughter Creek which generally follows the west property line, contains several groupings of trees and one single family residence. The property has been zoned interim – rural
residence (I-RR) district since annexation into the City limits in 1997. **Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.**

The property is surrounded by an undeveloped tract and recently occupied Park and Recreation Department (PARD) offices to the north (GR-MU-CO; P; P-H); apartments and Akins High School football fields to the east (MF-2; MF-2-CO; I-RR); one single family residence and the Akins High School campus to the south (I-RR); and Slaughter Creek and apartments to the west (GR-MU-CO; MF-2-CO).

The Applicant proposes to zone the property to the multi-family residence – medium density (MF-3) district so that it may be developed with approximately 197 apartment units.

**BASIS OF RECOMMENDATION:**

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

   **Staff Recommendation:** The multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired. The Applicant is in agreement to the Staff recommendation.

2. **Zoning changes should promote compatibility with adjacent and nearby uses.**

3. **Zoning should be consistent with approved and existing densities.**

Based on review of the zoning map and existing land uses, Staff believes the property is suitable for additional residential development and would be compatible with the apartments to the east and southeast. Under MF-2 zoning, the maximum height is 40 feet and the average density is 20 units per acre.

**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>GR-MU-CO; P; P-H</td>
<td>Slaughter Creek (City-owned); PARD offices</td>
</tr>
<tr>
<td>South</td>
<td>I-RR</td>
<td>One single family residence; AISD high school athletic fields</td>
</tr>
<tr>
<td>East</td>
<td>MF-2; MF-2-CO; I-RR</td>
<td>Apartments; AISD high school athletic fields</td>
</tr>
<tr>
<td>West</td>
<td>GR-MU-CO; MF-2-CO</td>
<td>Slaughter Creek (City-owned); Apartments</td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD PLANNING AREA:** Not Applicable  
**TIA:** Is not required at the time of zoning

**WATERSHED:** Slaughter Creek – Suburban

**CAPITOL VIEW CORRIDOR:** No  
**SCENIC ROADWAY:** No
SCHOOLS:
Menchaca Elementary School  Paredes Middle School  Akins High School

COMMUNITY REGISTRY LIST:
627 – Onion Creek Homeowners Association
742 – Austin Independent School District  1228 – Sierra Club, Austin Regional Group
1307 – Oak at Twin Creeks Homeowners’ Association  1363 – SEL Texas
1528 – Bike Austin  1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance
1616 – Neighborhood Empowerment Foundation  1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2010-0111 – 10301 Old San Antonio Road Rezone</td>
<td>MF-2-CO to MF-2-CO, to remove the -CO that prohibits access to Old San Antonio Rd</td>
<td>To Grant MF-2-CO w/CO limiting the number of driveways to Old San Antonio Rd to one; public RC to require the Owner to build access through the loop road that adjoins the property along the SE property line to the IH 35 Service Rd prior to a issuance of a Certificate of Occupancy and to restrict construction traffic to the loop road.</td>
<td>Apvd MF-2-CO w/RC for access issues, as Commission recommended (8-18-2011).</td>
</tr>
<tr>
<td>C14-04-0160 – Harrell Tract #5 – 10184-10224 S IH-</td>
<td>I-RR to CS-MU-CO</td>
<td>To Grant CS-MU-CO w/CO prohibiting certain uses and</td>
<td>Apvd CS-MU-CO as Commission recommended</td>
</tr>
<tr>
<td>Address</td>
<td>Action</td>
<td>Description</td>
<td>Date</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>--------</td>
<td>-----------------------------------------------------------------------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>35 Service Rd SB; 10101-10139 Old San Antonio Rd</td>
<td></td>
<td>limiting development to 2,000 daily trips</td>
<td>(12-2-2004).</td>
</tr>
<tr>
<td>C14-04-0126 – Harrell Tract #4 – 10100-10182 S IH-35 Service Rd SB; 10100-10128 Old San Antonio Rd</td>
<td>I-RR to CS-CO</td>
<td>To Grant CS-CO w/ CO for list of prohibited uses, RC for the TIA and establish that the minimum size for a stand-alone restaurant is 300 sf</td>
<td>Apvd CS-CO as Commission recommended (12-2-2004).</td>
</tr>
<tr>
<td>C14-04-0125 – Harrell Tract #3 – 10000-10450 S First St</td>
<td>I-RR to MF-2-CO</td>
<td>To Grant MF-2-CO w/CO for 17 u.p.a. and a RC for the TIA</td>
<td>Apvd MF-2-CO w/RC as recommended by ZAP (12-2-2004).</td>
</tr>
<tr>
<td>C14-04-0124 – Harrell Tract #1 – 10116 S IH 35 Service Rd SB and 9800-10000 S 1st St</td>
<td>I-RR to GR-MU-CO for Tract 1A and CS-CO for Tract 1B</td>
<td>To Grant GR-MU-CO for Tract 1A and CS-CO for Tract 1B w/ CO for list of prohibited uses with RC for the TIA and establish that the minimum size for a stand-alone restaurant is 300 sf</td>
<td>Apvd GR-MU-CO for Tract 1A and CS-CO for Tract 1B w/RC for the TIA and establish that the minimum size for a stand-alone restaurant is 300 sf as recommended by ZAP (12-2-2004).</td>
</tr>
<tr>
<td>C14-02-0052 – Wedding Facility, Catering and Restaurant – 10300 Old San Antonio Rd</td>
<td>I-RR to GR-MU-CO</td>
<td>To Grant GR-MU-CO w/CO limiting development of the property to bed and breakfast residential, indoor and outdoor entertainment and restaurants, 200 trips per day, height of 35 feet and 50% building coverage. RC specifying types of events and reservation of r-o-w on Old San Antonio Road</td>
<td>Apvd GR-MU-CO w/RC as Commission recommended (8-22-2002).</td>
</tr>
<tr>
<td>C14-00-2031 – Stablewood Apartments – Old San Antonio Rd</td>
<td>I-RR to MF-2</td>
<td>To Grant MF-2-CO w/CO prohibiting access to Old San Antonio Rd, 15’ wide vegetative buffer adjoining SF-2 property, and 2,000 trips per day</td>
<td>Apvd MF-2-CO as PC recommended (8-17-2000).</td>
</tr>
</tbody>
</table>
RELATED CASES:

The subject property was annexed into the City limits on December 31, 1997 (C7A-97-013).

EXISTING STREET CHARACTERISTICS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Old San Antonio Road</td>
<td>52 feet</td>
<td>20 feet</td>
<td>Level 2 (Collector)</td>
<td>None</td>
<td>Shared Lane</td>
<td>None</td>
</tr>
</tbody>
</table>

Note: A new traffic signal at Old San Antonio Road at FM 1626 Road is now fully operational.

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on a 13.92 acre parcel that contains a single family house and is situated on the west side of Old San Antonio Road. The property is in an area without an adopted small area plan but is located approximately 1,200 feet south of the Southpark Meadows Town Center and 440 feet east of the South 1st Street Activity Corridor. Surrounding land uses include the Slaughter Creek at Twin Oaks Greenbelt, an apartment complex and the Southpark Meadows Shopping Center to the north; to the south is a house and Akins High School and its sports fields; to the east are two apartment complexes and undeveloped land; and to the west is the Slaughter Creek at Twin Oaks Greenbelt. The proposed use is a 197 unit multifamily apartment complex.

Connectivity:

Old San Antonio Road is a narrow rural road with no nearby public transit stops. The only public sidewalks are located across the street, in front of an apartment complex. The subject tract does not have pedestrian and bicycle connectivity to Southpark Meadows Shopping Center. Akins High School is located less than 600 feet south of the subject property, while Southpark Meadows Shopping Center, which has over 100 retail shops and two grocery stores, is located 1,200 feet north. This property is not located near a public transit stop. Mobility options are poor while connectivity options are good, if someone owns a car.

Imagine Austin

The property is located near an Activity Corridor and a Town Center. Imagine Austin Centers are represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center’s actual boundaries would need to be clarified through a small area planning process. Regional, town, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit.

The following Imagine Austin policies are applicable to this project:
- **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.

- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

- **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.

**Conclusions:**
In the last several years, Old San Antonio Road has seen the development of several large residential projects, which has provided a variety of housing types including apartment complexes, senior living and a single family subdivision, but provides few mobility options, including public sidewalks, bike lanes, or public transit stops to access nearby goods and services located at Southpark Meadows. Based on the rezoning area’s location near a Town Center and Activity Corridor, nearby civic and commercial uses, but poor mobility options in the area, this project only partially supports the Imagine Austin Comprehensive Plan.
Drainage

Western portions of the property are located within the City’s the fully developed 25-year floodplain and the fully developed 100-year floodplain of Slaughter Creek.

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

Environmental

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

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Gross Site Area</th>
<th>% of Gross Site Area with Transfers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family (minimum lot size 5750 sq. ft.)</td>
<td>50%</td>
<td>60%</td>
</tr>
<tr>
<td>Other Single-Family or Duplex</td>
<td>55%</td>
<td>60%</td>
</tr>
<tr>
<td>Multifamily</td>
<td>60%</td>
<td>70%</td>
</tr>
<tr>
<td>Commercial</td>
<td>80%</td>
<td>90%</td>
</tr>
</tbody>
</table>

According to floodplain maps, the 100-year and 25-year floodplains occur within the project boundaries. Additionally, a Critical Water Quality Zone, as established in LDC 25-8-92(B), exists within the project boundaries and consumes nearly 50% of the Gross Site Area. The applicant is forewarned the development restrictions listed in LDC 25-8-261 may limit or severely restrict the amount of available buildable area within the project boundaries.

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

A rimrock CEF and its associated buffer, as defined in LDC 25-8-281(C), exists along the entire northwestern boundary of the site. Development within a CEF buffer is restricted. An Environmental Resource Inventory must be submitted at the time of an application for development permit.

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.

**Impervious Cover**

Within the Slaughter Creek watershed, the maximum impervious cover allowed by the MF-2 zoning district would be 60%, which is based on the more restrictive watershed regulations.

**Site Plan and Compatibility Standards**

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

Open space for multifamily uses will be required under Section 2.7 of Subchapter E and 25-2-780.

**PARD – Planning & Design Review**

Parkland dedication will be required at the time of subdivision or site plan application for the proposed residential units, MF-2 zoning, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The Parks and Recreation Department (PARD) would consider this section of Slaughter Creek toward satisfying the requirement at time of permitting (whether subdivision or site plan). An expansion of the Greenbelt would improve its connectivity and trail use, as well as satisfy an acquisition need for Slaughter Creek, a recommendation identified in the Parks and Recreation Department’s Long Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the Applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the Applicant’s request, PARD can provide an early determination letter of the requirements mentioned in this review.

**Transportation**

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 60 feet of right-of-way for Old San Antonio Road. It is recommended that 30 feet of right-of-way from the existing centerline should be dedicated for Old San Antonio Road according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

There is a proposed Tier II Urban Trail adjacent to the western boundary of this site along Slaughter Creek.
A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

**Austin Water Utility**

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

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map
A-1: Aerial Map

Correspondence Received

Questions and Answers

Old San Antonio Road Low Water Project Status Report

Approved Signing and Pavement Marking Plan –
   Old San Antonio Road / FM 1626 and Brezza Lane / Old San Antonio Road
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.

ZONING CASE#: C14-2020-0116

Created: 10/19/2020

CITY OF AUSTIN

.Layout 2020
10304 Old San Antonio Rd

ZONING CASE#: C14-2020-0116
LOCATION: 10304 Old San Antonio Rd
SUBJECT AREA: 13.92 Acres
GRID: F12
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.
PUBLIC HEARING INFORMATION

This zoning/amended zoning request will be reviewed and acted upon at two public hearings: before the Land Use Committee and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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 receive the City staff’s recommendation and public input (after a fix of 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 less 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 require the land to a less intensive zoning than requested but in no case will a 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/development

Written comment must be submitted to the board or commission (at the contact person listed on the notice) before the 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: C14-2020-0115
Contact: Wendy Rhodes, 512-974-7719
Public Hearing: November 17, 2020, Zoning and Platting Commission

Wendell Brandt

10625 Legends Lane

I am in favor (but of object)

Date: 11/11/20

Daytime Telephone: 512-924-2214

Comments (Daisy Creek, HA board member)

Concerns over a dense project and possible run off into creek, which is upstream from the Onion Creek subdivision of 1,300 homes, 124 of which have failed due to increases in upstream runoff.

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

City of Austin, Planning and Zoning Department
Wendy Rhodes
P. O. Box 1088, Austin, TX 78767
Or email to:
wendy.rhodes@austintexas.gov
Commissioner King,
Please see our responses below.
Thank you,
Wendy

From: King, David - BC <BC-David.King@austintexas.gov>
Sent: Tuesday, November 17, 2020 10:36 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: Item B-01 - C14-2020-0116 – 10304 Old San Antonio Road - District 5

Good Morning, Wendy,

Could you please help me with the following questions regarding this case?

1. How many of the proposed 197 apartments will be:
   a. Income-restricted for families earning at or below 60% median family income?
   b. Efficiencies?
   c. One bedroom?
   d. Two bedrooms?
   e. Three bedrooms?
   f. Four bedrooms? **APPLICANT’S RESPONSE:** The project consists of 1 and 2 bedroom dwelling units. The rental rates will be very reasonably priced at market rate. The project also will not be requesting any density bonuses or variances from site development standards. Therefore, we do not anticipate any units being income restricted.

2. How much parkland dedication land and/or fee-in-lieu will be required for this development? **STAFF RESPONSE:** According to PARD review staff, a partial parkland dedication will be required, as well as any remaining fees in-lieu. The specific acreage will be determined at the time of site plan.

3. What impact will the proposed 197 apartments have on nearby elementary, middle, and high schools? **STAFF RESPONSE:** An Educational Impact Statement was not required to be prepared for this zoning case, however, Akins High School is directly to the south of this property and would enroll high school students in a multifamily residential development on this property.

4. Are the proposed 197 apartment units based on MF-2 zoning recommended by staff or MF-3 zoning requested by the applicant? MF-2 zoning allows up to 23 units per acre compared to MF-3 zoning, which allows up to 36 units per acre. **APPLICANT’S RESPONSE:** Although the proposed 197 apartments...
were part of the initial request of MF-3, the unit count is not impacted by the Staff recommendation in zoning district to MF-2. The proposed density is less than 23 units per acre. The Applicant's request for MF-3 was to provide flexibility while in the design process; however, the site constraints resulting from the floodplain, the creek buffer and trees, naturally limits the density.

Thank you for your assistance!

Regards,
David

David King
Zoning and Platting Commission · District 5

Scheduled Meeting Disclosure Information:

Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey:

https://www.surveymonkey.com/r/BCVisitorLog

David King
Boards and Commissions

IMPORTANT NOTICE: The City of Austin provides e-mail addresses for members of its boards and commissions for their use as board members. This address should not be used for private or personal messages. The views expressed in e-mail messages reflect the views of the authors alone, and do not necessarily reflect the views of any board or commission of which the author may be a member. In particular, the views expressed here do not necessarily reflect those of the City of Austin, or any of its departments, employees or officials. E-mail messages may be subject to required public disclosure under the Texas Public Information Act.
Commissioner Denkler,
Please see my responses below.
Wendy

Hi Wendy,

See questions below.

Thank you,
Andrew

Old San Antonio Road Item:

1) Does the applicant have permission to use Akin High School’s connection to the proposed Brezza Lane? RESPONSE: Once the connection to Brezza Lane is constructed and accepted by the City, it will be a public right-of-way and available to all.

2) Please provide a little more info on the road closure meetings. How many people participated, what kinds of comments were made, etc. RESPONSE: Watershed Protection Department (WPD) staff held a public meeting on June 18, 2019 where City Staff presented the road closure to the general public. The meeting was also provided as a webinar. WPD staff who attended the meeting relayed that there were about 20-30 people who physically attended the meeting and 46 who logged onto the webinar. Most of the questions were regarding the issues with the closure of the road. The overwhelming sentiment from the meeting was to not close the road at least until the Brezza Lane connection is made and the signal improvements are made at the intersection of Old San Antonio Road and FM 1626.

Thanks
Old San Antonio Road Low Water Project Status Report:

Background information-

- The site plan application which implements the proposed project improvements was approved in Dec 2019. The site plan case # is SP-2018-0529D. The improvements proposed with the plans include a turn around south of the existing bridge, pipe gate barricades near the proposed turn around and at the entrance to South Park Meadows near the IH 35, and road signage. Case information including the approved site plan sheets can be found here https://abc.austintexas.gov/web/permit/public-search-other?t_detail=1&t_selected_folderrsn=12079840

- Based on feedback gathered during public meetings, Watershed decided to not proceed with the permanent closure of the road until area transportation improvement were completed including the traffic signal at 1626 and Old San Antonio Road, and the completion of Brezza Lane from IH35 to Old San Antonio Rd.

Current Activity-

- Site plan is currently being updated to reflect the crossing only being closed when the road is experiencing flooding conditions. This includes updating road signs proposed in the permitted plans and revising the Traffic Control Plan and Temporary Erosion and Sediment Controls to allow the road to remain open during the duration of construction.

- These changes to the site plan will be submitted through a site plan correction. Watershed staff has already coordinated the changes in the road closure plan with ATD.

- We are currently negotiating with a contractor to construct the proposed improvements. We anticipate that construction will begin in Spring 2021.

- ATD recently completed the installation of the traffic signal at 1626 and Old San Antonio Rd.

Future Plans-

- Once Brezza Lane construction is complete, Watershed will reengage stakeholders to determine if permanent road closure is a viable option.

- Aside from the current construction plans and potential future permanent road closure, Watershed has no other projects related to the road planned at this time.
LEGEND:

- REFLECTIVE Pavement Marking Type I (W)(4") (SLD)
- REFLECTIVE Pavement Marking Type I (W)(8") (SLD)
- REFLECTIVE Pavement Marking Type I (Y)(4") (SLD)(DBL)
- REFLECTIVE Pavement Marking Type I (W)(12") (SLD)
- REFLECTIVE Pavement Marking Type I (W)(24") (SLD)
- REFLECTIVE Pavement Marking Type I (Y)(24") (SLD)
- REFLECTIVE Pavement Marking Type II A-A
- REFLECTIVE Pavement Marking Type II B
- REFLECTIVE Pavement Marking Type II C-R

NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTICS.

2. ROAD WILL BE REFRESHED.

3. ONCE STRIPING HAS BEEN COMPLETED, CONTRACTOR TO NOTIFY LESLIE ALTAMIRANO AT (512) 974-7990.

SCALE (IN FEET): 1"

BREZZA LANE

CASE NO. SP-2019-0161D

10928  1/2 OLD SAN ANTONIO ROAD

6/11/2020

08/31/2020

08/31/2020

08/31/2020

130+00

135+00

140+00

STA 136+16.45

6/11/2020