

## THIRD READING SUMMARY SHEET

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](mailto:wendy.rhoades@austintexas.gov))

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

CITY COUNCIL ACTION:

**March 25, 2021:**

March 4, 2021: *APPROVED MF-2 DISTRICT ZONING AS ON FIRST READING, ON SECOND READING. VOTE: 10-0, MAYOR PRO TEM HARPER-MADISON WAS OFF THE DAIS*

*DIRECTION TO STAFF TO: 1) FIND AND PREPARE A LEGAL MECHANISM THAT CAPTURES THE AUSTIN TRANSPORTATION DEPARTMENT'S COMMITMENT TO REVIEW AND CONSIDER SIDEWALK AND OTHER PEDESTRIAN IMPROVEMENTS IDENTIFIED IN THE APPLICANT'S MEMO DATED FEBRUARY 14, 2021, AND 2) TO RETURN FOR THIRD READING ON MARCH 25, 2021.*

February 18, 2021: *MEETING CANCELLED DUE TO INCLEMENT WEATHER*

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 and Second Readings.

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 (PARC, an adjacent property owner) that a sidewalk is feasible and desirable within the available right-of-way.



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**MEMORANDUM**

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**To:** Wendy Rhoades, Case Manager  
**CC:** Stephen R. Jamison, P.E.; Curtis Beaty, P.E.; Amber Mitchell  
**FROM:** Justin Good, P.E.  
**DATE:** February 26, 2021  
**SUBJECT:** Old San Antonio Road Sidewalk Feasibility  
Zoning Case # C14-2020-0116

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This memorandum acknowledges receipt of the 10304 Old San Antonio Road Offsite Sidewalk Memo dated February 14, 2021, independently submitted by the applicant.

At time of site plan, the Transportation Development Services (TDS) division will include in its transportation review the pedestrian options identified in the memo. A sidewalk and other pedestrian improvements, e.g., additional and/or improved crossings, will be considered and such improvements will count toward the development's rough proportionality contribution as defined in Section 25-6-101 of the City of Austin Land Development Code.

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If you have any questions or require additional information, please contact me at 974-1449.

Justin Good, P.E.  
Transportation Development Engineer – Lead: South  
Austin Transportation Department

## Jamison Civil Engineering LLC

TBPE #F-17756  
13812 Research Blvd. #B-2  
Austin, Texas 78750

# JCE

Office: (737) 484-0880  
Fax: (737) 484-0897  
E-Mail: [steve@jamisoneng.com](mailto:steve@jamisoneng.com)

February 14, 2021

Jeffrey Howard  
McLean & Howard, L.L.P.  
901 South MoPac Expy., Ste 225  
Austin, Texas 78746

Re: 10304 Old San Antonio Road  
Offsite Sidewalk Memo

Mr. Howard,

Per your request, Jamison Civil Engineering LLC, (JCE), investigated the feasibility of installing a five (5) foot wide sidewalk, along the west / northwest side of the existing Old San Antonio right of way, (R.O.W.) from the property at 10304 Old San Antonio Road:

**Scenario 1:** From the northern property corner – north along the R.O.W. to the low water crossing at Slaughter Creek, (approximately 650 feet).

**Scenario 2:** From the southern property corner – south along the R.O.W. to Akins High School Road, (approximately 670 feet).

### Scenario 1

Installing a five (5) foot wide sidewalk the entire distance, (approximately 670 feet), to the low water crossing is NOT recommended for the following reasons:

1. The existing Old San Antonio roadway does not have a raised curb and gutter and there are multiple stretches of roadway, north of the first driveway at the C.O.A. Parks and Wildlife property, that will not have adequate room in the existing R.O.W. to install a safe pedestrian sidewalk.

In these areas, the sidewalk will need to be installed directly adjacent to the paved travel way of oncoming vehicles. With the existing sharp horizontal curvature of the existing roadway, this will create a dangerous situation for pedestrians.

This portion of the R.O.W. also includes an existing roadside ditch to convey stormwater runoff down to the creek. The new sidewalk would require a significant storm sewer system be installed to convey the runoff under the sidewalk.

**Acceptable Option:** Installing approximately 190 feet of the five (5) foot wide sidewalk from the property corner to the first existing driveway at the C.O.A. Parks and Wildlife property.

This stretch of roadway does have adequate room to safely install a pedestrian sidewalk and will not require the sidewalk to be installed directly adjacent to the travel way. Lastly, this area is not within the dangerous existing sharp horizontal curvature of the existing roadway.

## Scenario 2

Installing a five (5) foot wide sidewalk the entire distance south along the R.O.W. to Akins High School Road, (approximately 670 feet), is NOT recommended for the following reason:

1. The existing Old San Antonio roadway does not have a raised curb and gutter and the initial portion of the west side of the existing Old San Antonio roadway, (approximately 180 feet), includes an existing roadside ditch to convey stormwater runoff down to the existing culvert under the roadway. This portion of the new sidewalk would require a significant storm sewer system or concrete lined channel to be installed to convey the runoff under/around the sidewalk.

**Acceptable Option:** Utilize the existing sidewalk along the east side of the Old San Antonio roadway. This side of the roadway does have adequate room to safely install a pedestrian sidewalk and will not require the sidewalk to be installed directly adjacent to the travel way.

The existing sidewalk could be extended south along the existing school property, down to the existing Akins High School Road intersection, where a safe pedestrian crossing can be installed across Old San Antonio Road.

Please see the attached exhibits for your reference. Please let me know if you have any questions and/or if you need any additional information.

Sincerely,



Stephen R. Jamison, P.E.  
Jamison Civil Engineering LLC  
TBPE #F-17756



02/14/2021

FIRST EXISTING DRIVEWAY  
C.O.A. PARKS & WILDLIFE

LOW WATER  
CROSSING

NORTH

SITE

SOUTH

Akins High School Rd

Old San Antonio Rd



FIRST EXISTING DRIVEWAY  
C.O.A. PARKS & WILDLIFE

LOW WATER  
CROSSING

Old San Antonio Rd

SITE

NORTH



FIRST EXISTING DRIVEWAY  
C.O.A. PARKS & WILDLIFE

NORTH

FIRST EXISTING DRIVEWAY  
C.O.A. PARKS & WILDLIFE



NORTH



NORTH

LOW WATER  
CROSSING



**SITE**

**EXISTING  
SIDEWALK**

**SOUTH**

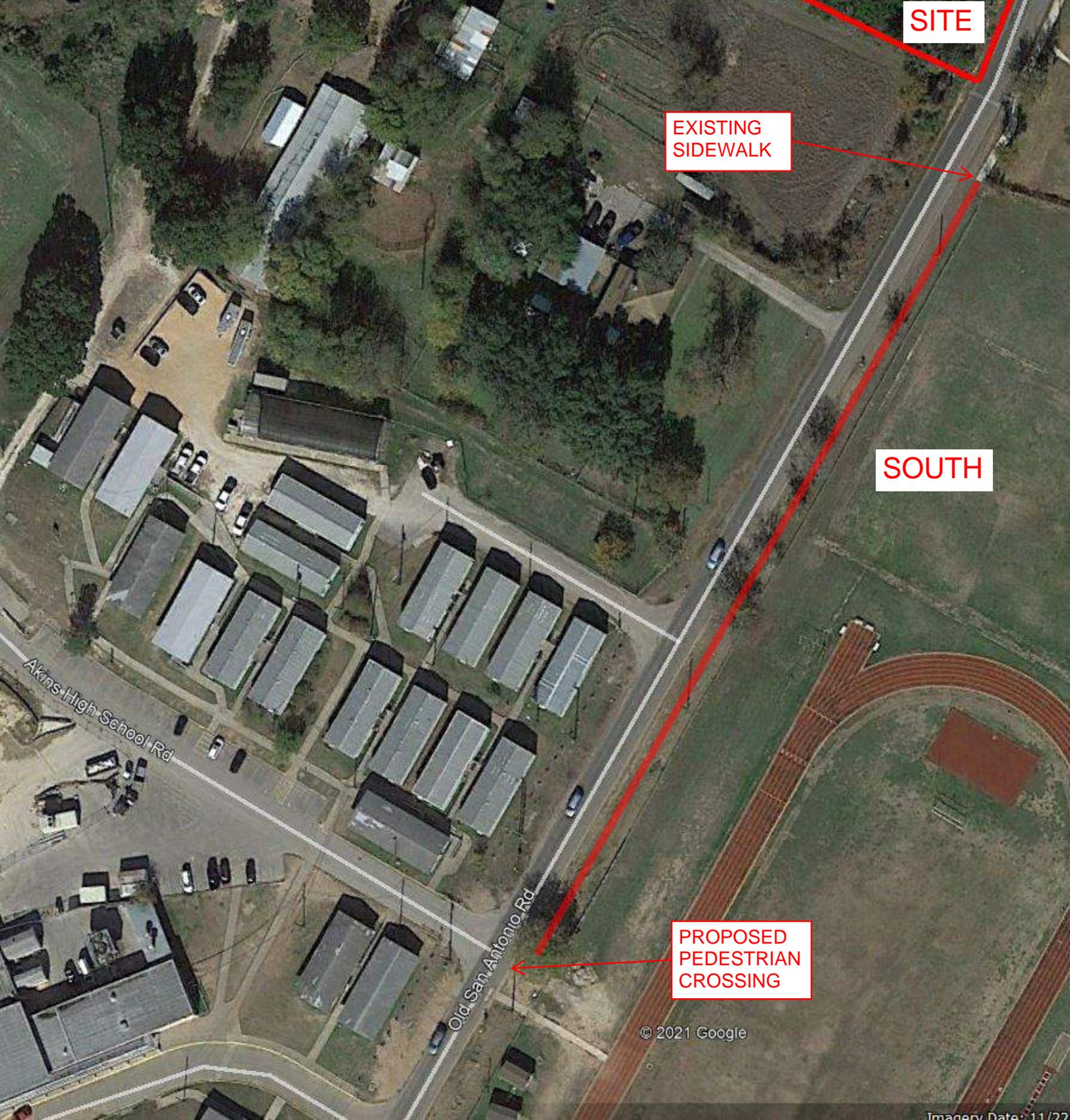
**PROPOSED  
PEDESTRIAN  
CROSSING**

Akins High School Rd

Old San Antonio Rd

© 2021 Google

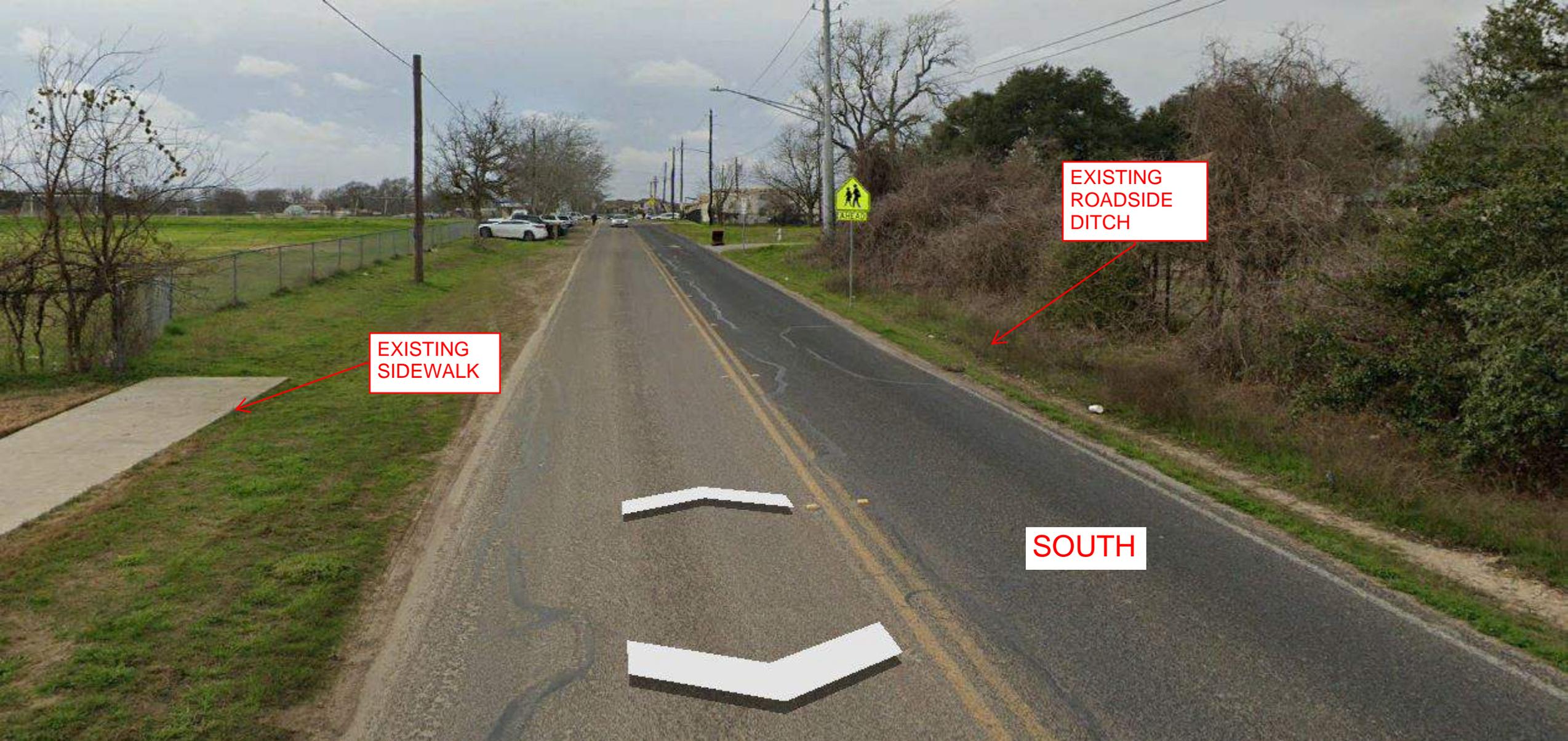
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EXISTING  
SIDEWALK

EXISTING  
ROADSIDE  
DITCH

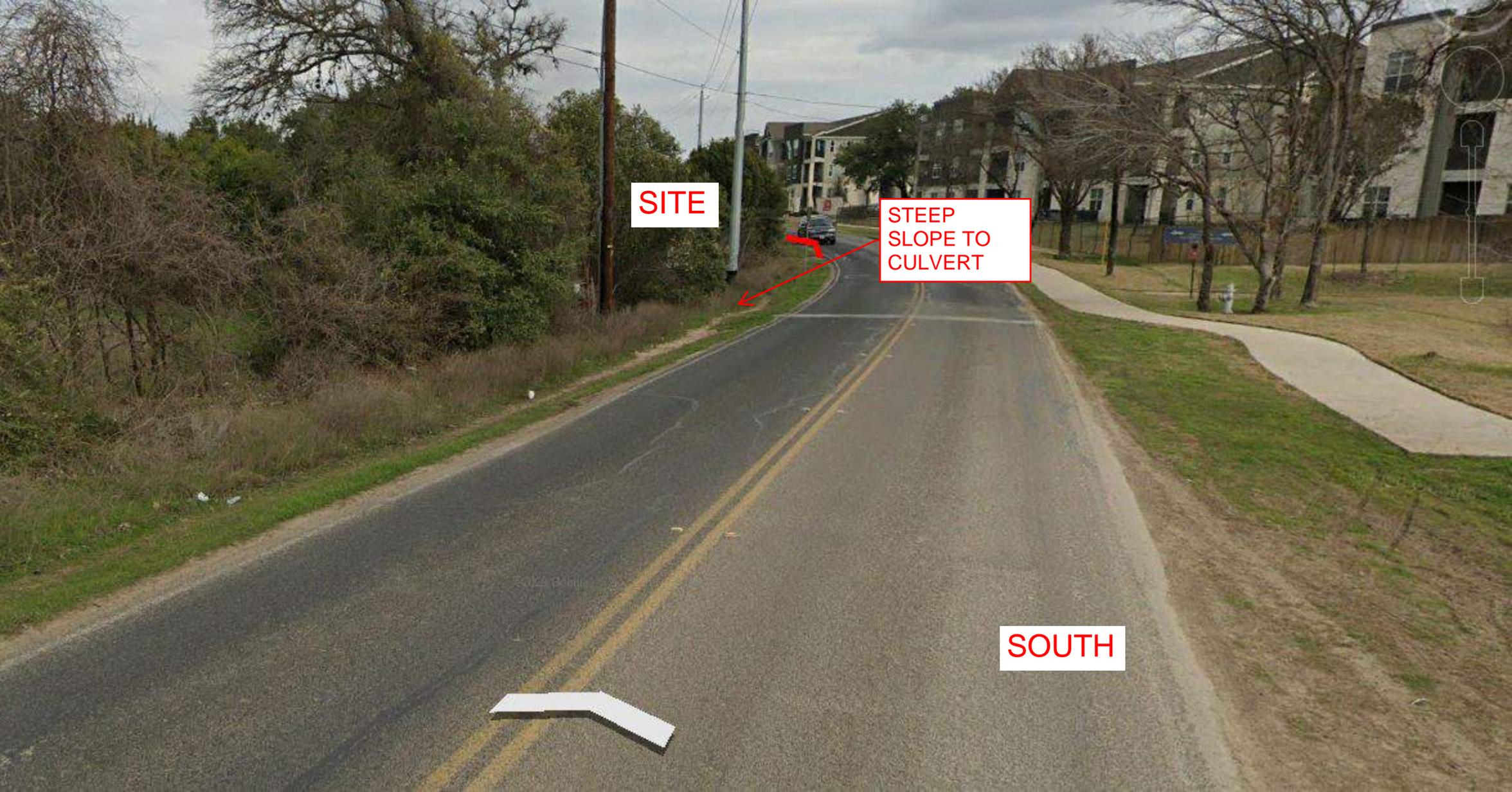
SOUTH



**SITE**

**STEEP  
SLOPE TO  
CULVERT**

**SOUTH**



SITE

EXISTING  
CULVERT

STEEP  
SLOPE TO  
CULVERT

SOUTH



## 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](mailto: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 – 2<sup>ND</sup>] (10-1) D. KING – NAY***

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

***[A. DENKLER; H. SMITH – 2<sup>ND</sup>] (11-0)***

### CITY COUNCIL ACTION:

**March 25, 2021:**

March 4, 2021: *APPROVED MF-2 DISTRICT ZONING AS ON FIRST READING, ON SECOND READING. VOTE: 10-0, MAYOR PRO TEM HARPER-MADISON WAS OFF THE DAIS*

*DIRECTION TO STAFF TO: 1) FIND AND PREPARE A LEGAL MECHANISM THAT CAPTURES THE AUSTIN TRANSPORTATION DEPARTMENT'S COMMITMENT TO REVIEW AND CONSIDER SIDEWALK AND OTHER PEDESTRIAN IMPROVEMENTS IDENTIFIED IN THE APPLICANT'S MEMO DATED FEBRUARY 14, 2021, AND 2) TO RETURN FOR THIRD READING ON MARCH 25, 2021.*

February 18, 2021: *MEETING CANCELLED DUE TO INCLEMENT WEATHER*

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.*

December 10, 2020: *APPROVED A POSTPONEMENT TO JANUARY 27, 2021. VOTE: 11-0.*

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 (PARC, 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 (PARC) 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:

	ZONING	LAND USES
<i>Site</i>	I-RR	One single family residence
<i>North</i>	GR-MU-CO; P; P-H	Slaughter Creek (City-owned); PARD offices
<i>South</i>	I-RR	One single family residence; AISD high school
<i>East</i>	MF-2; MF-2-CO; I-RR	Apartments; AISD high school athletic fields
<i>West</i>	GR-MU-CO; MF-2-CO	Slaughter Creek (City-owned); Apartments

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:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0143 – Matthew Brown Homestead – 10140 Old San Antonio Rd	GR-MU-H-CO; GR-CO to P-H; P	To Grant	Apvd (1-23-2020).
C14-2015-0064 – Martin T. Moser Subdivision Rezoning – 10307 Old San Antonio Rd	SF-2 to MF-2	To Grant	Apvd (08-13-2015).
C14-2010-0111 – 10301 Old San Antonio Road Rezone	MF-2-CO to MF-2-CO, to remove the -CO that prohibits access to Old	To Grant MF-2-CO w/CO limiting the number of driveways to Old San Antonio Rd to one; public RC to	Apvd MF-2-CO w/RC for access issues, as Commission recommended (8-18-2011).

	San Antonio Rd	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.	
C14-04-0160 – Harrell Tract #5 – 10184-10224 S IH-35 Service Rd SB; 10101-10139 Old San Antonio Rd	I-RR to CS-MU-CO	To Grant CS-MU-CO w/CO prohibiting certain uses and limiting development to 2,000 daily trips	Apvd CS-MU-CO as Commission recommended (12-2-2004).
C14-04-0126 – Harrell Tract #4 – 10100-10182 S IH-35 Service Rd SB; 10100-10128 Old San Antonio Rd	I-RR to CS-CO	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	Apvd CS-CO as Commission recommended (12-2-2004).
C14-04-0125 – Harrell Tract #3 – 10000-10450 S First St	I-RR to MF-2-CO	To Grant MF-2-CO w/CO for 17 u.p.a. and a RC for the TIA	Apvd MF-2-CO w/RC as recommended by ZAP (12-2-2004).
C14-04-0124 – Harrell Tract #1 – 10116 S IH 35 Service Rd SB and 9800-10000 S 1 <sup>st</sup> St	I-RR to GR-MU-CO for Tract 1A and CS-CO for Tract 1B	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	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).
C14-02-0052 – Wedding Facility, Catering and Restaurant – 10300 Old San Antonio Rd	I-RR to GR-MU-CO	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	Apvd GR-MU-CO w/RC as Commission recommended (8-22-2002).

		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	
C14-00-2031 – Stablewood Apartments – Old San Antonio Rd	I-RR to MF-2	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	Apvd MF-2-CO as PC recommended (8-17-2000).

RELATED CASES:

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

There are no subdivision or site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Old San Antonio Road	52 feet	20 feet	Level 2 (Collector)	None	Shared Lane	None

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 1<sup>st</sup> 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**

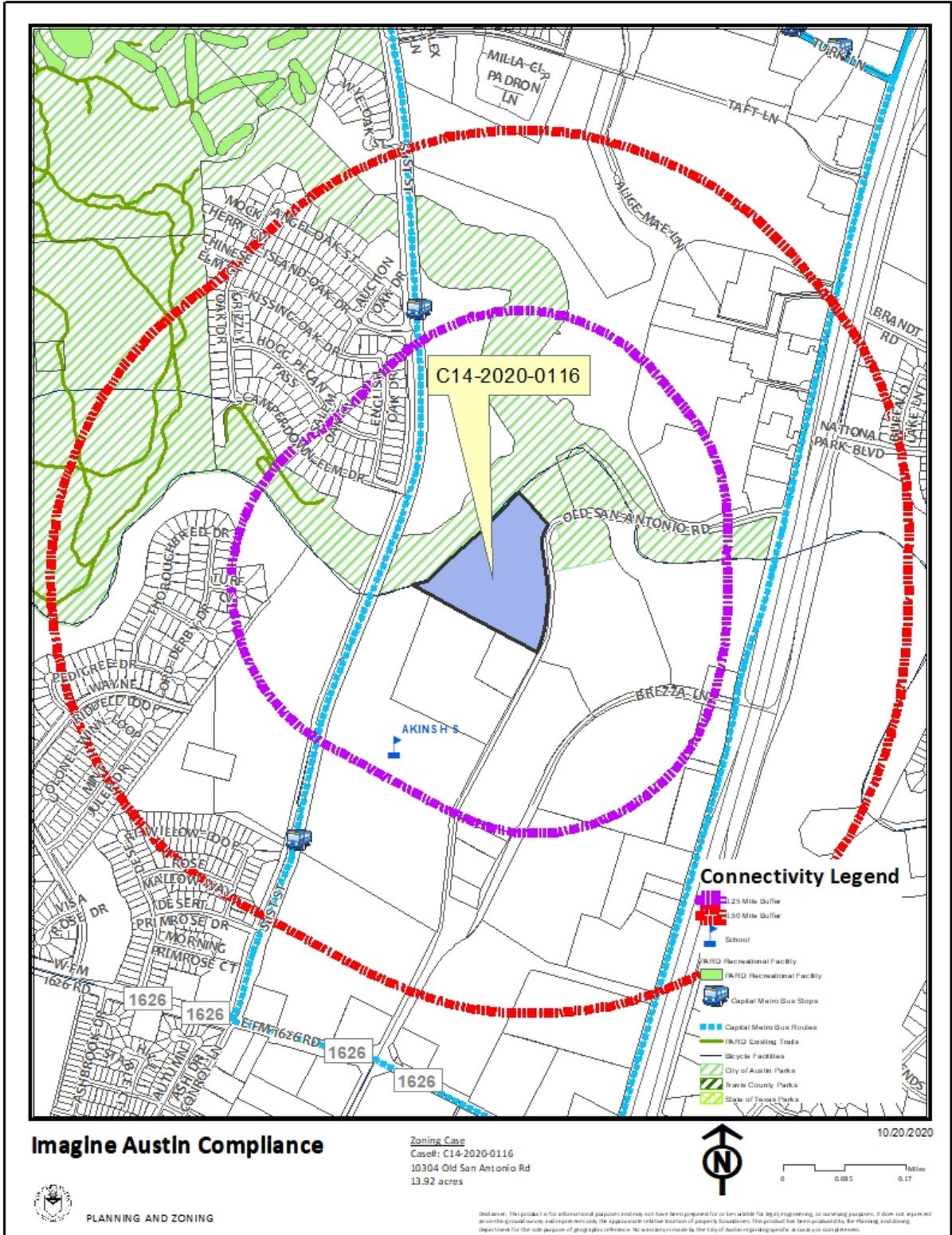
The property is located near an Activity Corridor and a Town Center. Imagine Austin Centers are represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area 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:

<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, 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](mailto: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

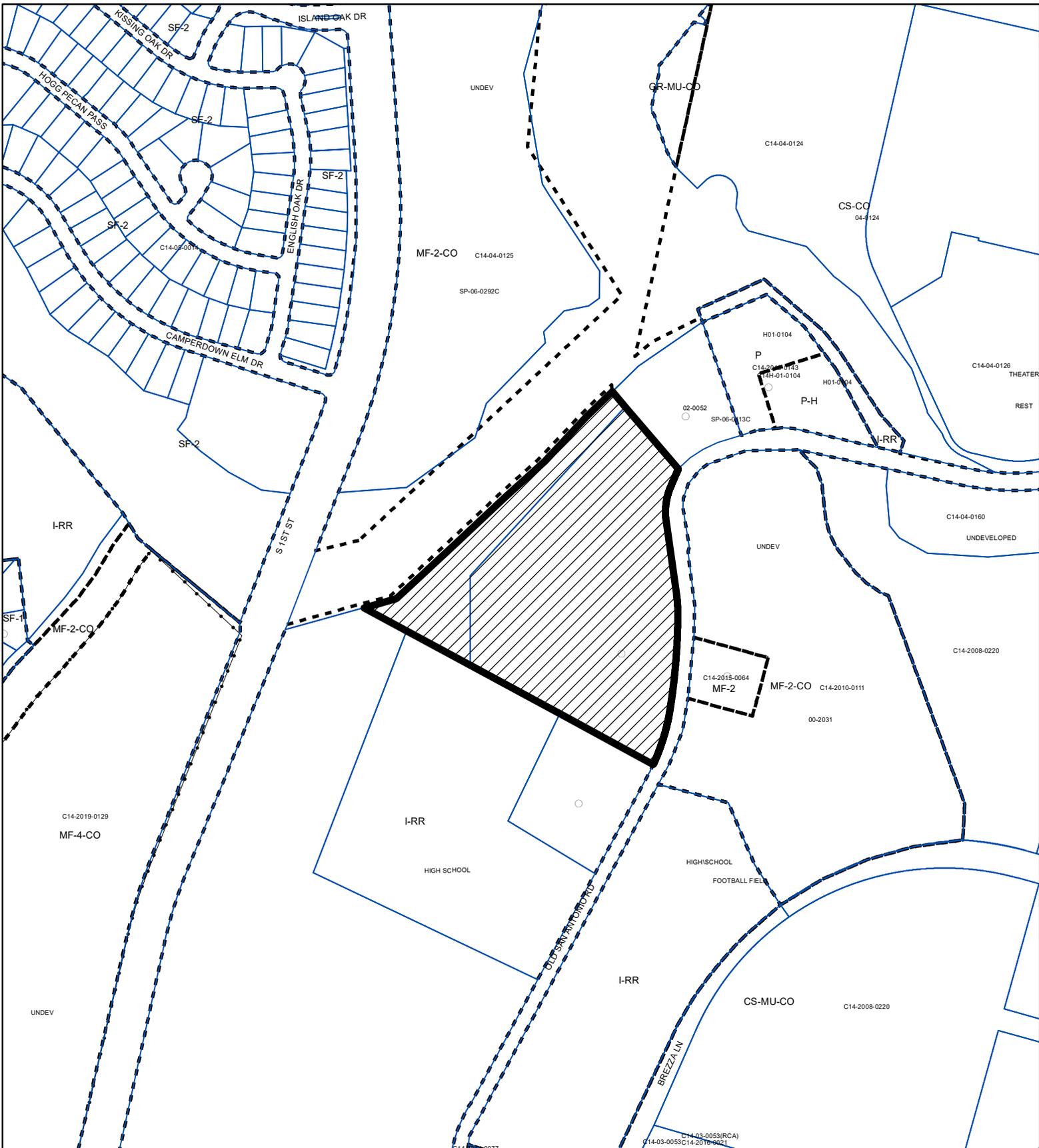
Correspondence Received

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



**ZONING**

**Exhibit A**

**ZONING CASE#: C14-2020-0116**

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

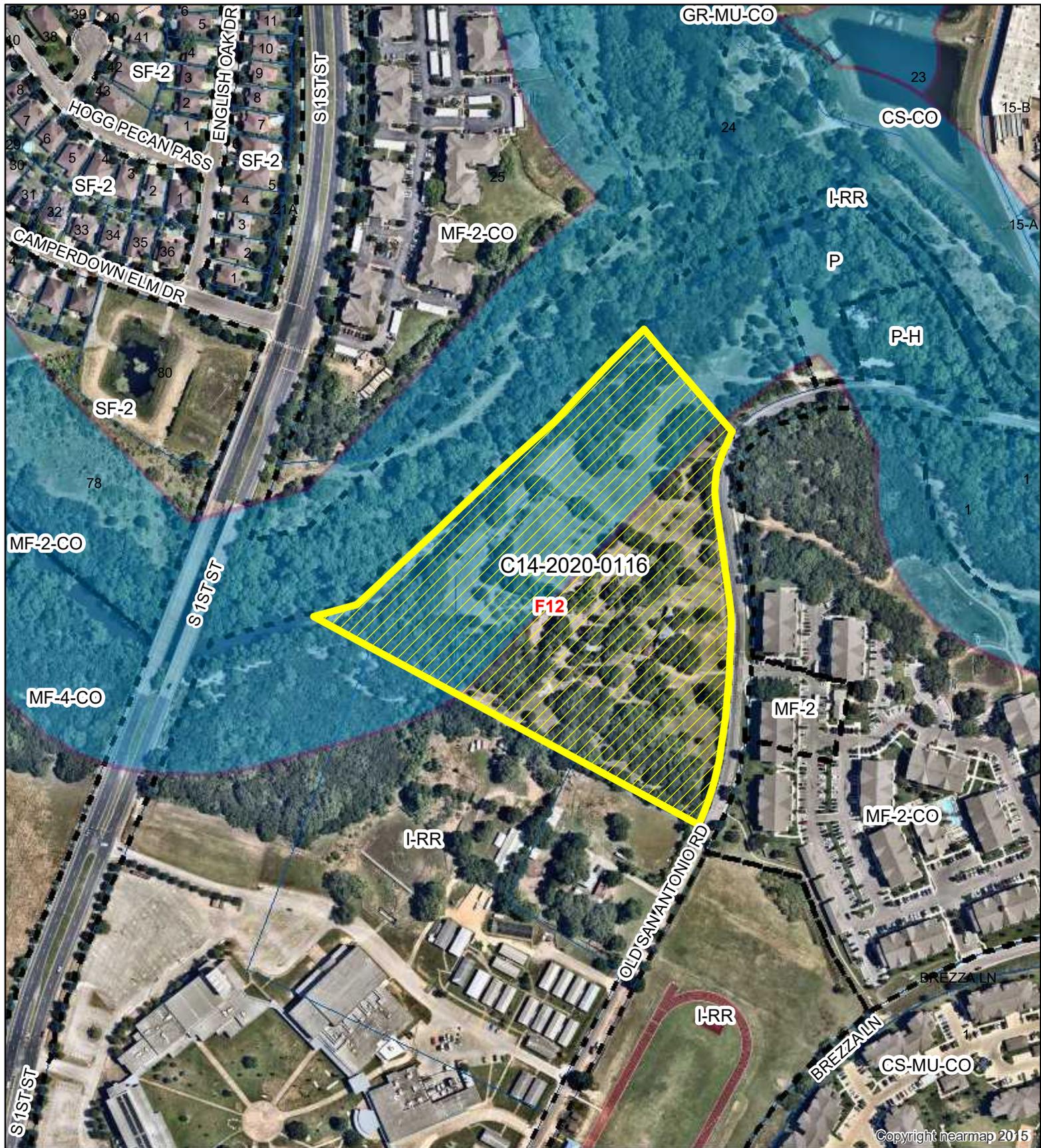
1" = 400'

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: 10/19/2020**



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1" = 300'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

**10304 Old San Antonio Rd**

**Exhibit A - 1**

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/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 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 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 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: C14-2020-0116  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: November 17, 2020, Zoning and Platting Commission

Wendell Braniff  
Your Name (please print)

I am in favor  
 I object

10625 Legends Lane  
Your address (es) affected by this application

Wendell Braniff  
Signature

11/11/20  
Date

Daytime Telephone: 512-924-2216

Comments: (Draia Creek HOA board member)  
Concerns over a dense project and possible run off into a creek which is upstream from the Onion Creek subdivision of 1500 homes, 154 of which have flooded due to increases in upstream run-off.

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

City of Austin, Planning and Zoning Department  
Wendy Rhoades  
P. O. Box 1088, Austin, TX 78767

Or email to:  
wendy.rhoades@austintexas.gov

## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Tuesday, November 17, 2020 3:11 PM  
**To:** King, David - BC; Rivera, Andrew  
**Cc:** Kiolbassa, Jolene - BC; Ramirez, Nadia - BC  
**Subject:** RE: Item B-01 - C14-2020-0116 – 10304 Old San Antonio Road - District 5

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Commissioner King,  
Please see our responses below.  
Thank you,  
Wendy

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**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

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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

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**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.

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## Rhoades, Wendy

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**From:** Rhoades, Wendy  
**Sent:** Tuesday, December 1, 2020 1:29 PM  
**To:** Rivera, Andrew; Denkler, Ann - BC  
**Subject:** RE: December 1, 2020 Zoning and Platting Commission Agenda

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Commissioner Denkler,  
Please see my responses below.  
Wendy

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**From:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>  
**Sent:** Tuesday, December 1, 2020 8:39 AM  
**To:** Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>  
**Subject:** FW: December 1, 2020 Zoning and Platting Commission Agenda

Hi Wendy,

See questions below.

Thank you,  
Andrew

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**From:** Denkler, Ann - BC <[bc-Ann.Denkler@austintexas.gov](mailto:bc-Ann.Denkler@austintexas.gov)>  
**Sent:** Tuesday, December 1, 2020 8:32 AM  
**To:** Rivera, Andrew <[Andrew.Rivera@austintexas.gov](mailto:Andrew.Rivera@austintexas.gov)>  
**Subject:** Re: December 1, 2020 Zoning and Platting Commission Agenda

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](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.

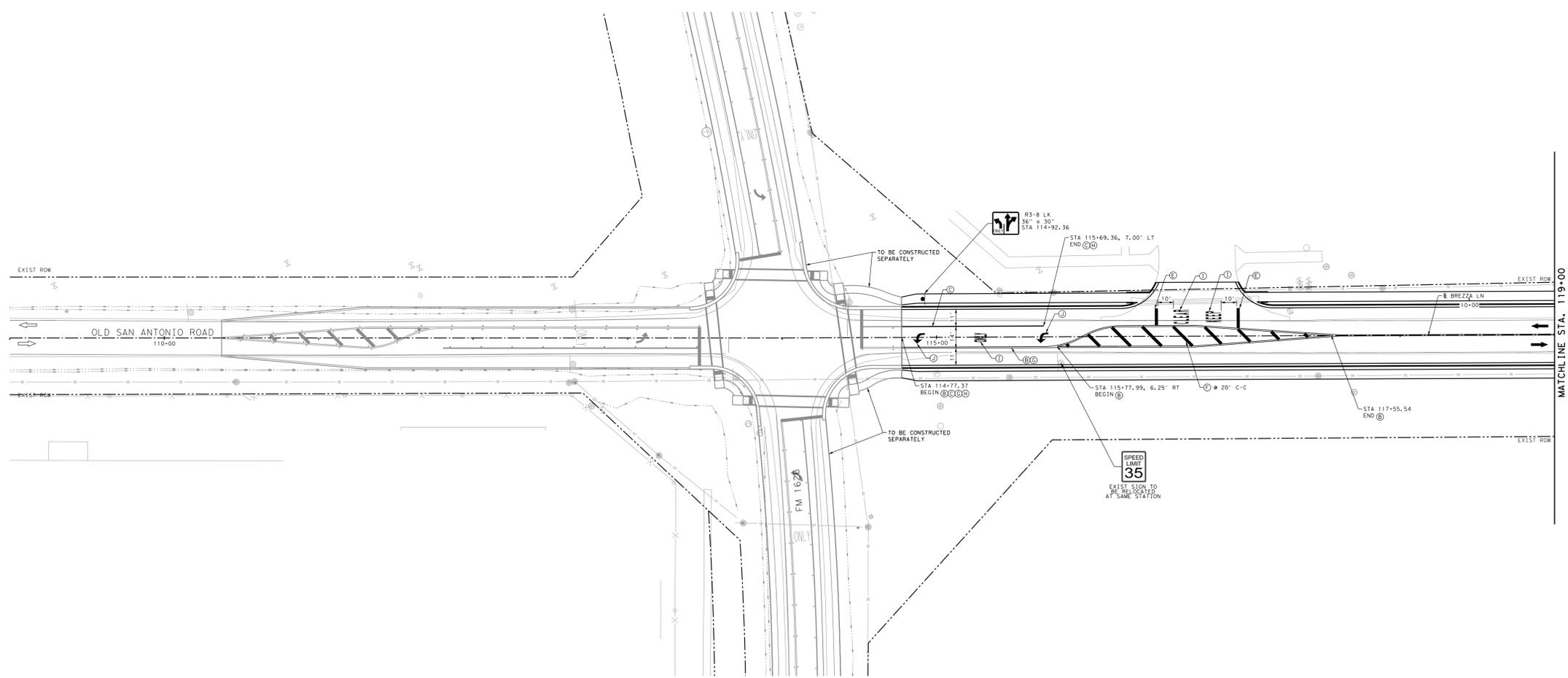
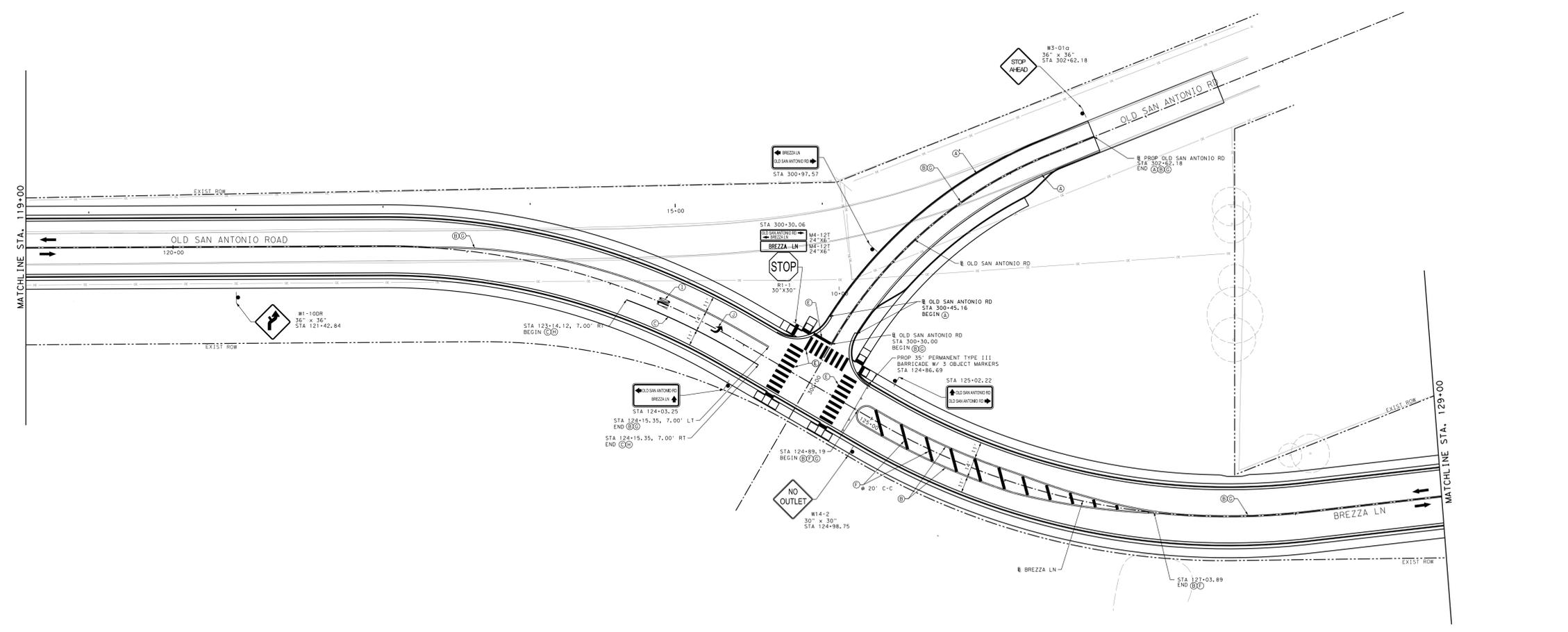
### Current Activity-

- 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.

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- LEGEND:**
- EXIST TRAFFIC FLOW
  - PROP TRAFFIC FLOW
  - SIGN
  - Ⓐ REFL PAV MKR TY I (W) (4") (SLD)
  - Ⓑ REFL PAV MKR TY I (Y) (4") (SLD) (OBL)
  - Ⓒ REFL PAV MKR TY I (W) (8") (SLD)
  - Ⓓ REFL PAV MKR TY I (W) (12") (SLD)
  - Ⓔ REFL PAV MKR TY I (Y) (24") (SLD)
  - Ⓕ REFL PAV MKR TY I (A-A)
  - Ⓖ REFL PAV MKR TY I (C-R)
  - Ⓗ REFL PAV MKR TY I (WORD)
  - Ⓙ REFL PAV MKR TY I (ARROW)
- NOTES:**
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTICS.
  2. PAVEMENT MARKINGS ON ALL 4 APPROACHES AT THE INTERSECTION OF FM 1626 AND OLD SAN ANTONIO ROAD WILL BE REFRESHED.
  3. CONTRACTOR TO NOTIFY LESLIE ALFARANO AT (512) 574-7990 ONCE STRIPING HAS BEEN COMPLETED.

NO. DATE REVISIONS


**JONES CARTER**  
 Texas Board of Professional Engineers Registration No. F-439  
 1701 Directors Boulevard, Suite 400 • Austin, Texas 78746 • 512.441.8493

SCALE: 1" = 40' DESIGNED BY: BITG  
 DATE: 6/11/2020 CHECKED BY: BITG  
 JOB NO.: 15346-0014-00 DRAWN BY: BITG



BREZZA LANE  
 10928 1/2 OLD SAN ANTONIO ROAD

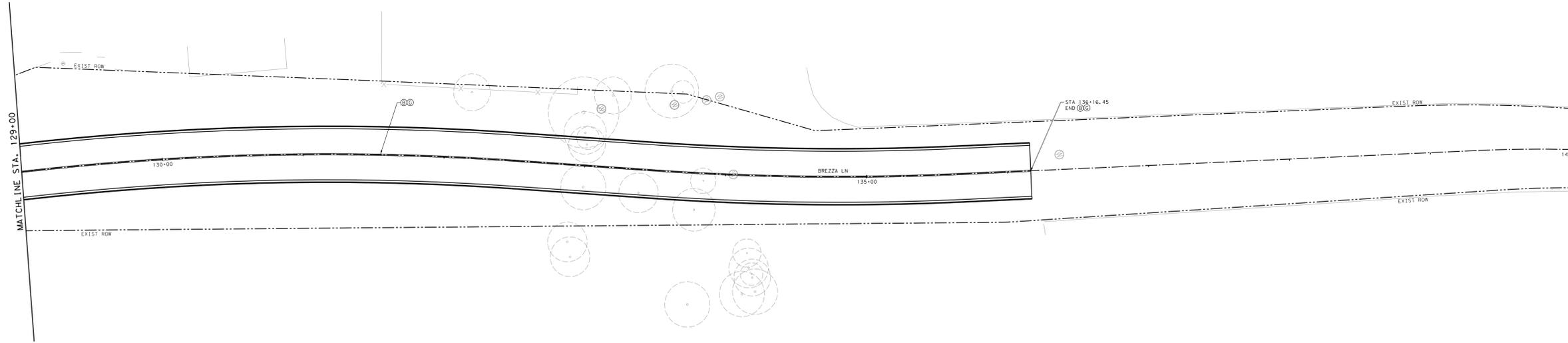
**SIGNING AND PAVEMENT MARKING**

CITY OF AUSTIN  
**APPROVED**  
 Date 08/31/2020  
 FOUNDED 1839

SHEET NO. 29  
 OF 50

CASE NO. SP-2019-0161D

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- LEGEND:**
- EXIST TRAFFIC FLOW
  - PROP TRAFFIC FLOW
  - SIGN
  - Ⓐ REFL PAV MKR TY 1 (W) (4") (SLD)
  - Ⓑ REFL PAV MKR TY 1 (Y) (4") (SLD) (OBL)
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  - Ⓔ REFL PAV MKR TY 1 (W) (24") (SLD)
  - Ⓕ REFL PAV MKR TY 1 (Y) (24") (SLD)
  - Ⓖ REFL PAV MKR TY 11 A-A
  - Ⓗ REFL PAV MKR TY 11-C-R
  - Ⓘ REFL PAV MKR TY 1 (WORD)
  - Ⓚ REFL PAV MKR TY 1 (ARROW)

**NOTES:**

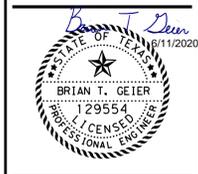
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3. CONTRACTOR TO NOTIFY LESLIE ALFAMBRANO AT (512) 914-7990 ONCE STRIPING HAS BEEN COMPLETED.

NO.	DATE	REVISIONS

**JONES CARTER**  
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DESIGNED BY: BTG  
 CHECKED BY: BTG  
 DRAWN BY: BTG



BREZZA LANE  
 10928 1/2 OLD SAN ANTONIO ROAD

**SIGNING AND  
 PAVEMENT MARKING**



SHEET NO. 30  
 OF 50

CASE NO. SP-2019-0161D