SECOND / THIRD READINGS SUMMARY SHEET

CASE: C14-2021-0094 – Fox Hollow Multifamily DISTRICT: 5

ADDRESS: 2117 Brandt Road

PROPERTY OWNERS: Jesus Turullols

AGENT: Dunaway Associates (J Segura)

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), with conditions

CITY COUNCIL ACTION:
November 4, 2021:

October 14, 2021: *APPROVED MF-2 DISTRICT ZONING WITH THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS, AS STAFF RECOMMENDED, ON FIRST READING. VOTE: 11-0.*
NOTE: PRIOR TO SECOND READING, AUSTIN TRANSPORTATION DEPARTMENT (ATD) STAFF AND PUBLIC WORKS DEPARTMENT STAFF TO PROVIDE OPTIONS, TIMELINE AND COSTS FOR A SIDEWALK / SHARED USE PATH FROM THE PROPERTY TO SLAUGHTER LINE, TO PROVIDE ACCESS TO THE TRANSIT STOP AND BUS LINES.

September 30, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 14, 2021. VOTE: 10-0, MAYOR ADLER – OFF THE DAIS*

ORDINANCE NUMBER:

ISSUES:

The ordinance and Restrictive Covenant reflect Council action taken on First Reading.

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0094 – Fox Hollow Multifamily DISTRICT: 5

ZONING FROM: I-RR ZONING TO: MF-2, as amended

ADDRESS: 2117 Brandt Road SITE AREA: 26.158 acres

PROPERTY OWNER: Jesus Turullols AGENT: Dunaway Associates (J Segura)

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 pages 2 and 3.*

The Restrictive Covenant includes all recommendations listed in the Neighborhood Traffic Analysis memo, dated September 16, 2021, as provided in Attachment A.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
August 17, 2021: ***THERE WAS A MOTION BY COMMISSIONER SMITH, SECONDED BY COMMISSIONER BRAY TO GRANT MF-4-CO COMBINING DISTRICT ZONING, WITH THE CONDITIONAL OVERLAY FOR 60% IMPERVIOUS COVER AND LIMITED TO 54 UNITS PER ACRE, WITH CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS, FAILED ON A VOTE OF 5-5. CHAIR BARRERA-RAMIREZ AND COMMISSIONERS RAY, SMITH, ACOSTA AND BRAY VOTED AYE. VICE-CHAIR KIOLBASSA AND COMMISSIONERS GREENBERG, DENKLER, THOMPSON AND KING VOTED NAY. COMMISSIONER WOODY ABSENT.***

THERE WAS A MOTION BY COMMISSIONER SMITH, SECONDED BY COMMISSIONER ACOSTA TO GRANT STAFF'S RECOMMENDATION OF MF-2 DISTRICT ZONING, WITH CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS, FAILED ON A VOTE OF 5-5. CHAIR BARRERA-RAMIREZ AND COMMISSIONERS RAY, SMITH, ACOSTA AND BRAY VOTED AYE. VICE-CHAIR KIOLBASSA AND COMMISSIONERS GREENBERG, DENKLER, THOMPSON AND KING VOTED NAY. COMMISSIONER WOODY ABSENT.

ITEM IS FORWARDED TO COUNCIL WITHOUT A RECOMMENDATION DUE TO LACK OF AN AFFIRMATIVE VOTE.

August 3, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO AUGUST 17, 2021, BY CONSENT*
[H. SMITH; C. THOMPSON – 2ND] (9-0) A. DENKLER – OFF THE DAIS; C. ACOSTA – ABSENT

July 20, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO AUGUST 3, 2021, BY CONSENT*
[H. SMITH; C. ACOSTA – 2ND] (9-0) J. KIOLBASSA; E. RAY – ABSENT

CITY COUNCIL ACTION:
November 4, 2021:

October 14, 2021: *APPROVED MF-2 DISTRICT ZONING WITH THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS, AS STAFF RECOMMENDED, ON FIRST READING. VOTE: 11-0.*
NOTE: PRIOR TO SECOND READING, AUSTIN TRANSPORTATION DEPARTMENT (ATD) STAFF AND PUBLIC WORKS DEPARTMENT STAFF TO PROVIDE OPTIONS, TIMELINE AND COSTS FOR A SIDEWALK / SHARED USE PATH FROM THE PROPERTY TO SLAUGHTER LINE, TO PROVIDE ACCESS TO THE TRANSIT STOP AND BUS LINES.

September 30, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO OCTOBER 14, 2021. VOTE: 10-0, MAYOR ADLER – OFF THE DAIS*

ORDINANCE NUMBER:

ISSUES:

On September 13, 2021, the Applicant amended the zoning request to MF-2. Please refer to correspondence following Exhibit B.

Zoning staff acknowledges the difference between the Comprehensive Planning staff comments based on the Applicant's original request of MF-4 zoning and the resulting Zoning staff recommendation of MF-2 with conditions of the Neighborhood Traffic Analysis (NTA). The standard process is to ensure that all Staff review comments, including the significant input of staff reviewing for Imagine Austin compliance are addressed with the overall zoning recommendation for each case before the report is finalized, and this was inadvertently overlooked prior to forwarding the case for review by the Zoning and Platting Commission. Staff regrets the error and resulting confusion for the Commission, interested neighborhood residents, and the Applicant.

The property has interim-rural residence (I-RR) zoning and it is Staff's responsibility to respond to the application received with a recommendation for permanent zoning. Although the immediate area lacks public transit within a quarter mile radius, there are commercial uses within approximately 950 linear feet at the intersection of IH 35 and Brandt Road. In addition, the property directly across Brandt Road is zoned GR-CO and could be developed with commercial uses in the future. The proposed project offers the opportunity to expand

housing choice and support affordable housing, both of which are housing goals. The NTA requires that the Applicant upgrade Brandt Road along the property frontage to an urban street cross-section with curb / gutter and sidewalks. Based on these factors, Staff stands by its decision to recommend MF-2 zoning with the conditions of the NTA for this case.

The Applicant has had three meetings with representatives and residents of the Parkside at Slaughter Creek subdivision to the south (June 2, 2021, July 8, 2021 and August 12, 2021), two meetings with representatives and residents of the Crossing at Onion Creek across Brandt Road to the north (July 8, 2021 and August 12, 2021), and one meeting with the residents of the Perkins Valley subdivision (August 2, 2021).

A Resolution related to the proposed development, application, and allocation of housing tax credits and private activity bonds was adopted by City Council on July 29, 2021. ***Please refer to Attachment B.***

All correspondence received is attached at the back of this packet.

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) has also provided correspondence in opposition to the zoning change.

CASE MANAGER COMMENTS:

The property is 26.158 acres and located on Brandt Road, a two-lane roadway just east of IH-35 and approximately six-tenths of a mile south of Slaughter Lane. For context, the Southpark Meadows development is across IH 35 to the west (GR-CO; CS-CO). The property slopes gradually towards Slaughter Creek which generally follows the west property line, contains several groupings of trees and is undeveloped except for a barn. The property has been zoned interim – rural residence (I-RR) district since annexation into the City limits in December 2003. ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The property is surrounded by a TXDoT office and maintenance facility, a church and the Crossing at Onion Creek single family residential subdivision to the north (GR-CO; SF-4A), an unincorporated, undeveloped tract to the east (County), the Parkside at Slaughter Creek single family subdivision to the south (I-SF-4A), and commercial uses at the intersection of IH 35 and Brandt Road to the west (GR-CO).

The Applicant proposes to zone the property to the multifamily residence – low density (MF-2) district so that it may be developed with approximately 171 apartment units. The maximum height allowed by the MF-2 zoning is 40 feet. A conceptual site plan shows that the apartments would be located on an eight (8) acre developable area (not in a floodplain, Critical Water Quality Zone, or Critical Environmental Feature setback although there are several scattered Heritage trees mostly on the west side) on the east side of the property, adjacent to the undeveloped property located in unincorporated Travis County. ***Please refer to Exhibits C and D – Conceptual Site Plan and Floodplain Exhibit.***

BASIS OF RECOMMENDATION:

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

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 and has a maximum height of 40 feet. 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.

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

Staff recommends MF-2 zoning, with conditions for the property based on the following considerations of the Property: 1) the property is suitable for additional residential development and MF-2 zoning would be compatible with the adjacent single family residential subdivisions; 2) residents of a multifamily development would be served by the commercial uses at the intersection of IH 35 and Brandt Road as well as larger commercial shopping centers across IH 35 to the west; and 3) the Neighborhood Traffic Analysis memo recommends the reconstruction of Brandt Road to an urban street cross-section with curb / gutter and sidewalks along the property frontage.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Undeveloped; Barn
North	GR-CO; GO-CO; SF-4A	Restaurants; Auto repair; Office; Church; Single family residences within the Crossing at Onion Creek subdivision
South	I-SF-4A	Single family residences within the Parkside at Slaughter Creek subdivision
East	Unzoned (County)	Undeveloped
West	I-SF-4A; GR-CO	Single family residences within the Parkside at Slaughter Creek subdivision; Hospital (limited); Personal improvement services; Retail sales (limited); Restaurant (limited)

NEIGHBORHOOD PLANNING AREA: Not Applicable NTA: Is required – Please refer to Attachment A

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:
An Educational Impact Statement is required. ***Please refer to Attachment C.***
Blazier Elementary School Paredes Middle School Akins High School

COMMUNITY REGISTRY LIST:

627 – Onion Creek Homeowners Association
742 – Austin Independent School District
1258 – Del Valle Community Coalition
1408 – Go Austin Vamos Austin 78744
1530 – Friends of Austin Neighborhoods
1616 – Neighborhood Empowerment Foundation
777 – Parkside at Slaughter Creek HOA
1228 – Sierra Club, Austin Regional Group
1363 – SEL Texas
1441 – Dove Springs Proud
1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0012 – Waterford House – 2008 Brandt Rd	I-GR to GR	To Grant GR-CO w/CO prohibiting auto rentals, repair, sales, washing; commercial off-street parking; congregate living; drop-off recycling collection facility; exterminating services; hotel-motel; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; service station and residential treatment, and 2,000 trips/day	Apvd GR-CO as ZAP recommended (5-12-2011).
C14-04-0204 – NE corner of I-35 and Brandt Rd – City initiated – 9701-9817 IH 35 South, NB Service Rd	I-GR to GR	To Grant GR-CO for Tract 1 and GO-CO for Tract 2; the CO follows that of C14-04-0104, except that all auto-related uses are permitted and limits driveways to Brandt Rd to one.	Apvd GR-CO for Tract 1 and GO-CO for Tract 2 as ZAP recommended, with 2 add'l prohibited uses: commercial off-street parking and off-site accessory parking. Restrictive Covenant for Tract 1 covering site development issues (2-17-2005).
C14-04-0104 – Parkside at Slaughter Creek, Section 1, Block A,	I-RR to GR	To Grant GR-CO	Apvd GR-CO w/ prohibited uses: auto rentals, repair, sales; washing; commercial

Lot 19 – 10001 S IH 35			off-street parking; drop-off recycling collection facility; exterminating services; hotel-motel; off-site accessory parking; outdoor entertainment; outdoor sports and recreation; pawn shop services; service station; congregate living; and residential treatment, as offered by the Applicant. Restrictive Covenant for the TIA (11-4-2004).
C14-04-0103 – Parkside at Slaughter Lot 127, Block C – 1825 National Park Blvd	I-RR to GR	To Grant GR-CO	Apvd GR-CO w/ CO for a list of prohibited uses and 2,000 trips (9-2-2004).
C14-02-0120.SH – Crossing at Onion Creek (SMART Housing) – E Slaughter Ln at Brandt Rd	I-RR to SF-4A and GR	To Grant SF-4A for Tracts 1 and 3; GR for Tract 2, with conditions of the TIA	Apvd SF-4A and GR w/ Restrictive Covenant for the TIA (11-20-2003).

RELATED CASES:

The subject property was annexed into the City limits on December 31, 2003 (C7A-03-025).

A previous zoning case for CS-CO, general commercial services – conditional overlay district for convenience storage and retail/office uses expired (C14-2009-0103).

A Land Status Determination was made on January 8, 2019 that excepts this property from the requirement to plat (C8I-2019-0002). ***Please refer to Exhibit B.***

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

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Brandt Road	~ 60 – 64 feet	78 feet	20 feet	Level 2 (Collector, 4,939 vpd)	No	On-street	No

OTHER STAFF COMMENTS:

Comprehensive Planning

The 26.158-acre subject tract is located on Brandt Road east southbound service road IH 35. It is not located within the boundaries of a City Council-adopted neighborhood plan, along an *Imagine Austin* Activity Corridor, or in an Activity Center. To the north is a single-family subdivision; to the east is undeveloped, unincorporated land; to the south is another single-family subdivision; and to the west is a mix of commercial uses. Much of the site is encumbered by floodplain. The zoning change is being requested to build an apartment complex (171 units).

Connectivity

There are no public sidewalks, bike lanes, or transit stops along Brandt Road. Brandt Road is accessible from the southbound IH-35 frontage road and from East Slaughter Lane. The roadway does not have curbs or gutters and the two travel lanes are narrow, approximately 20' wide.

Imagine Austin Comprehensive Plan

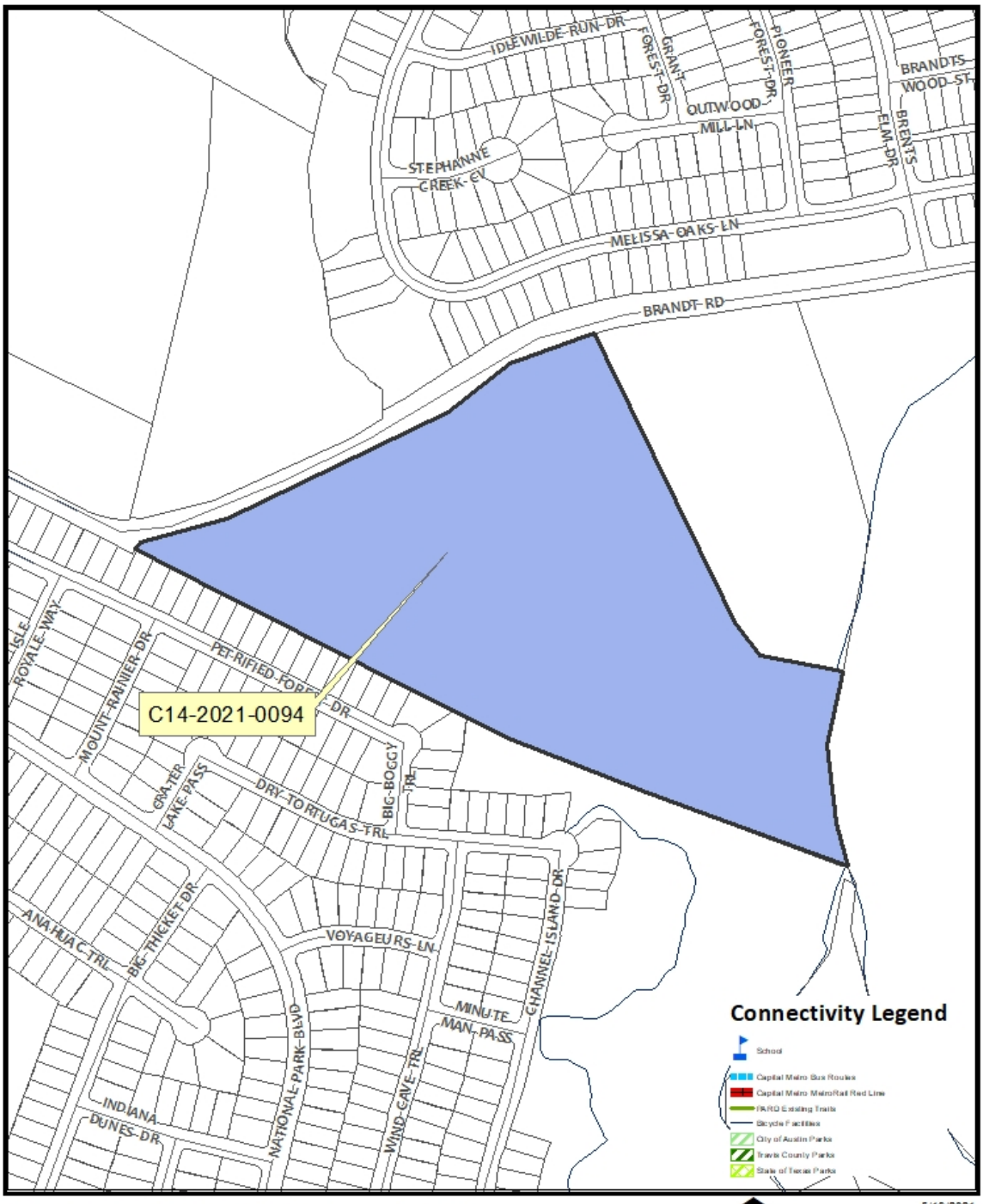
The zoning request would change the zoning from I-RR to MF-2, as amended. The easternmost property line of the subject tract, as measured by the midpoint of its frontage along Brandt Road is approximately 2,800 feet from the nearest *Imagine Austin* Activity Corridor, East Slaughter Lane. The Austin Strategic Housing Blueprint, and amendment to the comprehensive plan, has as a goal that at least 75% of new housing units should be within 1/2 mile of *Imagine Austin* Centers and Corridors. Depending upon how this distance is measured, the subject tract falls within or very near that half-mile range.

However, the narrow and unimproved nature of Brandt Road and the lack of sidewalks and dedicated bike lanes makes future trips from this site largely only feasible by car. Additionally, even if these facilities were in place, the lack of the lack of walkable destinations such as retail, services, entertainment, and transit place this proposed project out of alignment with *Imagine Austin*:

- 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 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.

Although the proposed change may support the policy guidance regarding housing, the lack of pedestrian facilities and walkable destinations, particularly in the context of the narrow and unimproved character of Brandt Road, make this project out of alignment with *Imagine Austin* and not supported by the plan.



Imagine Austin Compliance

Zoning Case
Case#: C14-2021-0094
2117 BRANDT RD
26.158 acres

5/19/2021

N

0 0.03 0.06 Miles

HOUSING AND PLANNING

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

Document Path: T:\Projects_and_Programs\ImagineAustinCompliance\Review\Compliance maps\C1420210

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 Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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

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.

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 Onion 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.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-2 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended.

The site includes a section of Onion Creek, as well a connecting tributary; acquisition and dedication of Onion Creek is a specific recommendation identified in the Parks and Recreation Department's Long Range Plan. The Parks and Recreation Department (PARD) would consider greenbelt connections along Onion Creek toward satisfying the requirement at time of permitting (whether subdivision or site plan), should there be land suitable that meets the needs and standards described in City Code Title 25, Article 14.

Should any fees in-lieu be required, 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).

If the applicant wishes 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 of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

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.

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

The site is subject to compatibility standards. Along the north, south and west property lines, the following standards apply:

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

b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
d. No parking or driveways are allowed within 25 feet of the property line.
e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations from LDC 25-2-1067 include the following:

- Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:
  (1) in an urban family residence (SF-5) or more restrictive district
  (2) on which a use permitted in an SF-5 or more restrictive zoning district is located
- The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
  (1) in an SF-5 or more restrictive zoning district; or
  (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 78 feet of right-of-way for Brandt Road. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for Brandt Road according to the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first.

There is a proposed Urban Trail adjacent to this site, Onion Creek. The easement required is a minimum of 20 ft as this allows for a 12 ft trail (minimum trail width per the urban trails plan) and room for maintenance activity. This is the same for Tier I and Tier II trails.

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/subdivision application. A traffic impact analysis shall be required at the time of site plan if trigger 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

B: Land Status Determination

C: Conceptual Site Plan

D: Floodplain Exhibit

Attachment A: Neighborhood Traffic Analysis memo

Attachment B: Adopted Council Resolution

Attachment C: Educational Impact Statement

Correspondence Received

Questions and Answers

MEMORANDUM

TO: **Mayor and City Council**

FROM: **Jerry Rusthoven, Chief Zoning Officer**
Housing and Planning Department

DATE: **October 8, 2021**

SUBJECT: **C14-2021-0094 – Fox Hollow Multifamily**
(District 5)
Addendum to the Staff report

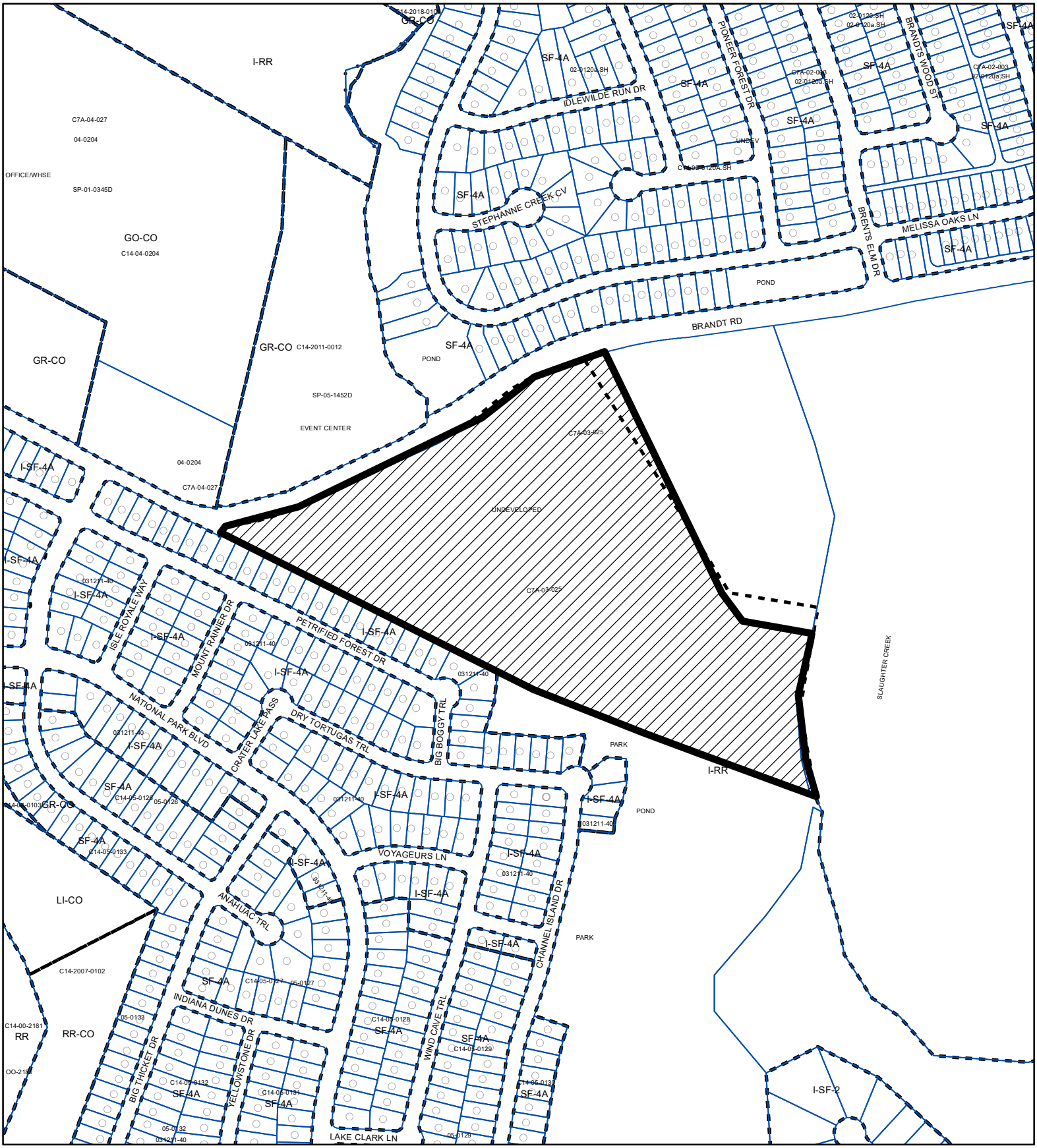
The Housing and Planning Department's position is that the Staff recommendation for MF-2, multifamily residence – low density district zoning, with the conditions of the Neighborhood Traffic Analysis complies with the Imagine Austin Comprehensive Plan (IACP).

A multifamily residential development would be required to construct sidewalks along the property's frontage on Brandt Road. There are also walkable destinations in the vicinity with the closest commercial center located approximately 950 linear feet west of the property, at the intersection of the northbound IH 35 service road and Brandt Road. A multifamily development would also be within one-half mile of *Imagine Austin* Centers and Corridors, and consistent with affordable housing initiatives.

If you need additional information, please contact Jerry Rusthoven, at 512-974-3207.

Jerry Rusthoven, Chief Zoning Officer
Housing and Planning Department

xc: Spencer Cronk, City Manager
J. Rodney Gonzales, Assistant City Manager



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

Exhibit A

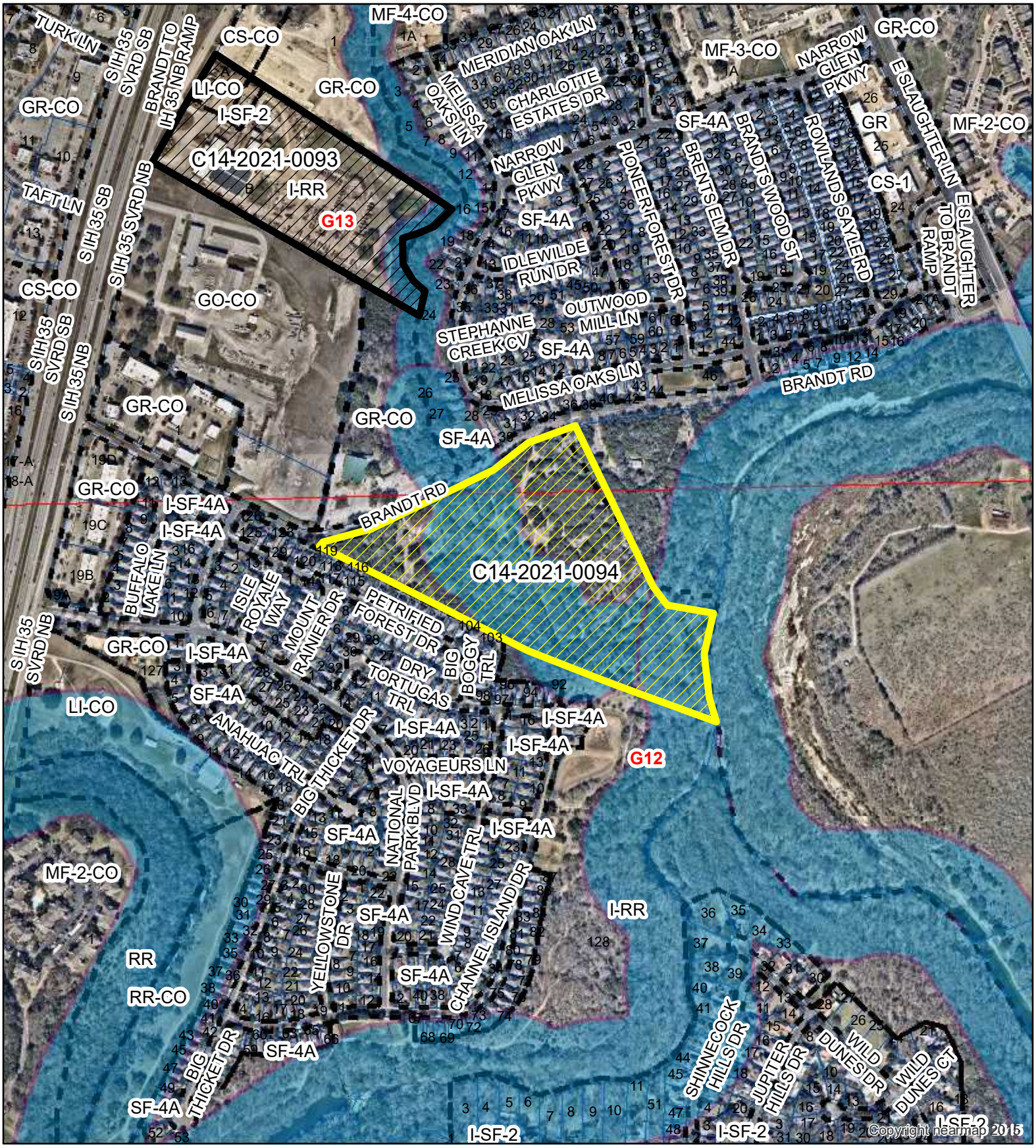
ZONING CASE#: C14-2021-0094

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

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

CITY OF AUSTIN FOUNDED 1839

Created: 5/17/2021



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1" = 600'

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

Fox Hollow Multifamily

Exhibit A -1

ZONING CASE#: C14-2021-0094
LOCATION: 2117 Brandt Road
SUBJECT AREA: 26.158 Acres
GRID: G12 & G13
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.

Development Services Department
Land Status Determination
Legal Tract Platting Exception
Certification

January 08, 2019

File Number: **C8I-2019-0002**

Address: **2117 BRANDT RD**

Tax Parcel I.D. **#0439180610** Tax Map Date: **10/19/2017**

The Development Services Department has determined that the property described below and **as shown on the attached tax map:**

> is over five acres consisting of **26.05 acres of land out of the Santiago Del Valle Ten League Grant Abstract No. 24 in Travis County, Texas** in **Travis** County, Texas, according to the deed recorded in **Volume 8934, Page 985,** of the **Travis** County Deed Records on **Dec 10, 1984,** and **is eligible to receive utility service.** The cost of water and/or wastewater service improvements, including easements, tap and impact fees, are the landowner's responsibility and expense, and must be accomplished according to the City of Austin Utility Design Criteria, Specifications and Procedures.

This determination of the status of the property is based on the five-acre subdivision exception provided in Texas Local Government Code, Section 212.004(a). Recognition hereby does not imply approval of any other portion of the Austin City Code or any other regulation.

By: Michelle Casillas

Michelle Casillas, Representative of the Director
Development Services Department

Map Attachment

Exhibit B

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512)-834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

Italic = 100 scale map
Thin = 200 scale map
Bold = 400 scale map

43927	43918	43928
44927	44918	44928

0 400 Feet

Revision Date: 10/19/2017

43918

Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
P.O. Box 149012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-9318
TDD (512) 836-3328

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NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

N

Italic = 100 scale map
Thin = 100 scale map
Bold = 400 scale map

43918 43908 43909 44918 44908 44909

0 400 Feet

Revision Date: 11/7/2017

43908

September 13, 2021

Ms. Wendy Rhoades
Case Manager, City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

RE: Zoning Request – 2117 Brandt Rd – C14-2021-0094

Dear Ms. Rhoades:

LDG Development submitted a Zoning Change Application on behalf of Property Owner Jesus Turullos to change the zoning of the site located at 2117 Brandt Rd from Interim Rural Residence (I-RR) to Multifamily Residence – Moderate-High Density (MF-4) District Zoning. This letter serves as our formal request to follow the Staff recommendation to grant Multifamily Residence – Low Density (MF-2) District Zoning.

Thank you for your assistance with this matter. Please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,

Jake Brown
LDG Development
(817) 845-8026
jbrown@ldgdevelopment.com

BRANDT ROAD

AUSTIN, TX - LDG

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

KELLY GROSSMAN

A R C H I T E C T S , L L C

250 ADDE RDY ROAD SUITE 210 AUSTIN, TEXAS 78746 ph (512) 327-3397

NORTH

0 30' 60' 120'

SCALE: 1:60

IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

BRANDT ROAD

AUSTIN, TX - LDG

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

KELLY GROSSMAN
ARCHITECTS, LLC

360 APPS ROY ROAD SUITE 30, AUSTIN, TEXAS 78746 ph: (512) 327-3329

Exhibit C - 26 acres

NORTH

0 30' 60' 120'

SCALE: 1:60

IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.

Building Type	Number of Stories	Building Type Qty.	Units per Building	4 Bedroom Units per Building	4 Bedroom Units Total Units	3 Bedroom Units per Building	3 Bedroom Units Total Units	2 Bedroom Units per Building	2 Bedroom Units Total Units	1 Bedroom Units per Building	1 Bedroom Units Total Units	TOTAL
A	3	1	18	3	3	3	3	9	9	3	3	
B	3	0	39	3	0	9	0	18	0	9	0	
C	3	1	27	6	6	6	6	9	9	6	6	
D	3	3	42	3	9	9	27	18	54	12	36	
		1		Total Units:	**18**	Total Units:	**36**	Total Units:	**72**	Total Units:	**45**	**171**

Parking Provided: 314

Parks per Unit: 1.84

Exhibit D

BRANDT ROAD

AUSTIN, TX - LDG

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •

KELLY GROSSMAN

A R C H I T E C T S , L L C

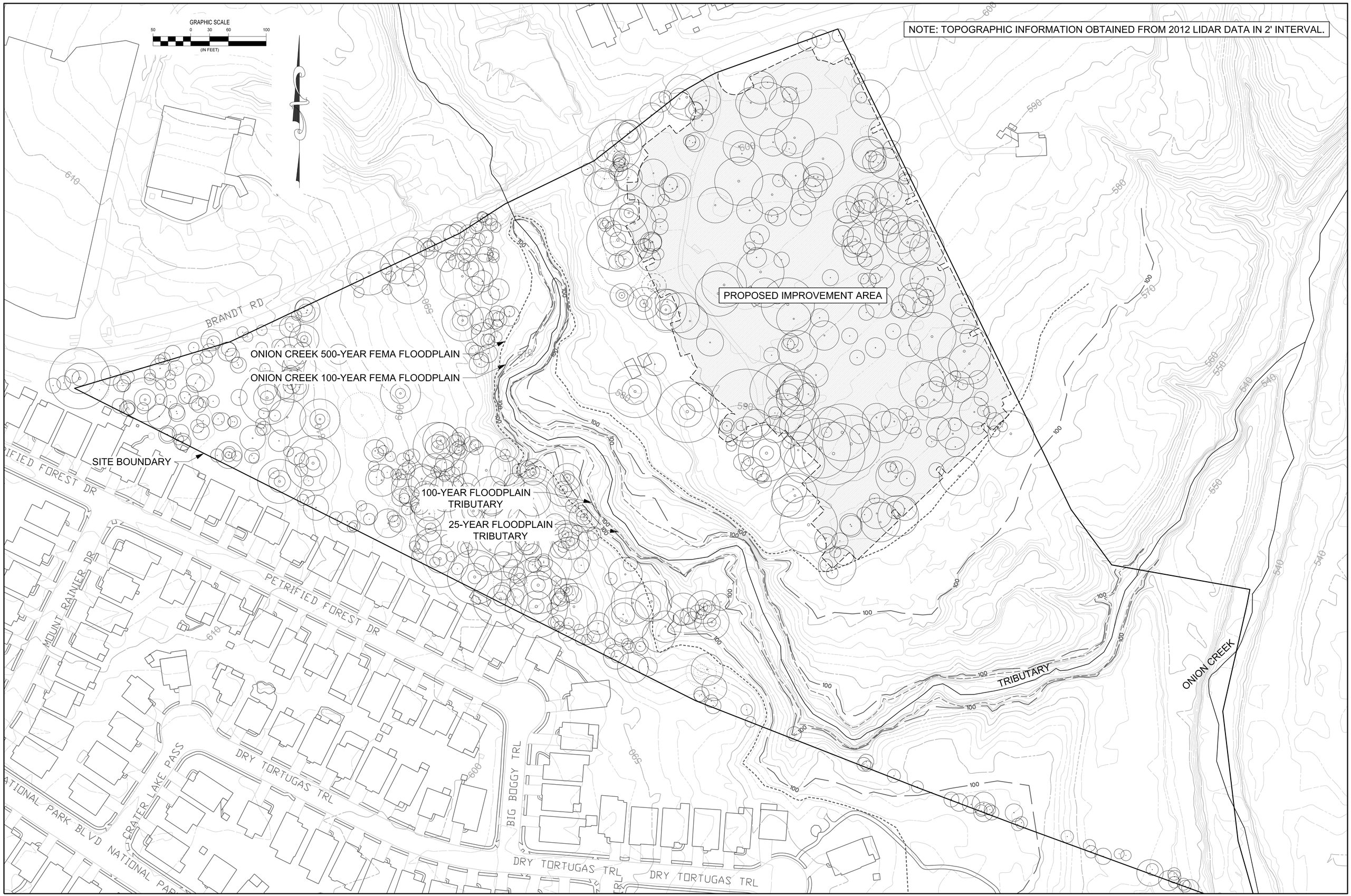
2900 APPLE ROCK ROAD SUITE 250 AUSTIN, TEXAS 78746 ph: (512)327-2397

NORTH

0 30' 60' 120'

SCALE: 1:60

IF THIS BAR SCALE DOES NOT MEASURE 2", THEN THE DRAWING IS NOT TO SCALE.


GRAPHIC SCALE
50 0 30 60 100
(IN FEET)
NOTE: TOPOGRAPHIC INFORMATION OBTAINED FROM 2012 LIDAR DATA IN 2' INTERVAL.
PROPOSED IMPROVEMENT AREA
ONION CREEK 500-YEAR FEMA FLOODPLAIN
ONION CREEK 100-YEAR FEMA FLOODPLAIN
SITE BOUNDARY
100-YEAR FLOODPLAIN
TRIBUTARY
25-YEAR FLOODPLAIN
TRIBUTARY
TRIBUTARY
ONION CREEK
BRANDT RD
PETRIFIED FOREST DR
MOUNT RAINER DR
CRATER LAKE PASS
DRY TORTUGAS TRL
BIG BOGGY TRL
NATIONAL PARK BLVD

FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

• ARCHITECTURE • LAND PLANNING • LANDSCAPE DESIGN • CONSTRUCTION ADMINISTRATION •
KELLY GROSSMAN
A R C H I T E C T S , L L C
260 ADDIE ROY ROAD SUITE 210 AUSTIN, TEXAS 78746 ph +1 512/327.3397

MEMORANDUM

To: J Segura, P.E. (Dunaway)
CC: Curtis Beaty, P.E. (ATD); Joan Minyard EIT (ATD)
FROM: Justin Good, P.E. (ATD)
DATE: Originally approved July 28, 2021; revised September 16, 2021
SUBJECT: Neighborhood Traffic Analysis for Fox Hollow Multifamily
Zoning Case Number C14-2021-0094

The Transportation Development Services (TDS) division has performed a Neighborhood Traffic Analysis (NTA) for the above referenced case and offers the following comments.

The 25.25-acre tract is located in south Austin at 2117 Brandt Road (see Figure 1). The site is currently zoned I-RR and the zoning request is for MF-2.

Figure 1: Local Map

Roadways

The tract proposes access to Brandt Road, a local collector street with 66 feet of right-of-way, 22 feet of pavement width, and two striped travel lanes. The Austin Strategic Mobility Plan (ASMP) categorizes Brandt Road as a "substandard street", meaning there is no curb and gutter, sidewalk, or bike lanes.

Attachment A

The 24-hour traffic volume on Brandt Road was 4,490 vehicles per day based on traffic counts collected June 22, 2021. In order to account for reduced daily traffic volumes due to the ongoing COVID-19 pandemic and school being out for summer, an adjustment factor of 1.10 was calculated using the City of Austin's COVID 19 Impacts: Traffic Volume tool. Applying the adjustment factor to the June 22, 2021 daily traffic volume on Brandt Road results in an adjusted daily traffic volume of 4,939 vehicles per day.

Trip Generation and Traffic Analysis

This zoning case assumes 171 mid-rise multifamily dwelling units (ITE Code 221). Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed development will generate 930 vehicle trips per day. See Table 1 for a detailed breakdown of the trip generation.

Table 1 – Trip Generation		
Land Use	**Size**	**Unadjusted Trip Generation**
Residential (Mid-Rise Multifamily Housing)	171 DU	930
TOTAL		**930**

Table 2 provides the expected distribution of site trips throughout the study area.

Table 2 – Trip Distribution	
Street	**Traffic Distribution by Percent**
Brandt Road	100%

Table 3 represents a breakdown of traffic on Brandt Road: existing traffic, proposed site traffic, total traffic after development, and percentage increase in traffic.

Table 3 – Traffic Summary				
Street	**Existing Traffic (vpd)**	**Proposed New Site Traffic to Roadway**	**Overall Traffic**	**Percentage Increase in Traffic**
Brandt Road	4,939	930	5,869	18.8%

According to Section 25-6-116 of the Land Development Code, streets which have a pavement width of less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadway exceeds 1,200 vehicles per day. Brandt Road is currently operating at an undesirable level and will continue to do so with the addition of site traffic.

Recommendations/Conclusions

Based on the results of the NTA, ATD has the following recommendations and conclusions.

1. Brandt Road is currently a substandard street. At time of subdivision or site plan, reconstruct Brandt Road to urban standards along the property frontage. Coordination with ATD will be required to determine final design.

2. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA. If at time of subdivision or site plan a TIA is required per LDC 25-6-113, the recommendations identified in this NTA memo may be revised. The final decision on mitigation recommendations shall defer to the TIA.

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

4. Street Impact Fee Ordinances 20201220-061 [https://www.austintexas.gov/edims/document.cfm?id=352887] and 20201210-062 [https://www.austintexas.gov/edims/document.cfm?id=352739] have been adopted by City Council and are effective as of December 21, 2020. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022. For more information please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].

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

RESOLUTION NO. 20210729-124

WHEREAS, LDG Fox Hollow, LP (Applicant), its successors, assigns or affiliates, proposes to construct an affordable multi-family housing development of approximately 200 units to be located at or near 2117 Brandt Road, Austin, Texas 78744 (Development) within the City of Austin; and,

WHEREAS, Applicant intends for the Development to be for the general population; and,

WHEREAS, Applicant, its successors, assigns or affiliates, intends to submit an application to the Texas Department of Housing and Community Affairs (TDHCA)for 4% Low Income Housing Tax Credits for the Development to be known as Fox Hollow; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

In accordance with Section §2306.67071 of the Texas Government Code, the City Council finds that:

1. the Applicant provided notice to the City Council as required by Subsection (a); and
2. the City Council had sufficient opportunity to obtain a response from the Applicant regarding any questions or concerns about the proposed Development; and
3. the City Council has held a hearing at which public comment could be made on the proposed Development as required by Subsection(b); and
4. after due consideration of the information provided by the Applicant and public comment, the City Council does not object to the Applicant's

Attachment B

proposed application to the Texas Department of Housing and Community Affairs.

BE IT FURTHER RESOLVED:

Pursuant to Section 11.3(c) of Texas' Qualified Allocation Plan and Section 2306.6703(a)(4) of the Texas Government Code, the City Council expressly acknowledges and confirms that the City has more than twice the state average of units per capita supported by Housing Tax Credits or Private Activity Bonds.

BE IT FURTHER RESOLVED:

Pursuant to Section 2306.6703(a)(4) of the Texas Government Code and Sections 11.3 and 11.4 of Texas' Qualified Allocation Plan, the City Council supports the proposed Development; approves the construction of the Development; and authorizes an allocation of Housing Tax Credits for the Development.

BE IT FURTHER RESOLVED:

The City Council authorizes, empowers, and directs Jannette S. Goodall, City Clerk, to certify this resolution to the Texas Department of Housing and Community Affairs.

ADOPTED: July 29, 2021 **ATTEST:** Jannette S. Goodall

Jannette S. Goodall
City Clerk

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

PROJECT NAME: **Fox Hollow**
ADDRESS/LOCATION: 2117 Brandt Rd.
CASE #: C14-2021-0094

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

SF UNITS: _____

STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 200

STUDENTS PER UNIT ASSUMPTION
Elementary School: .30 Middle School: .05 High School: .08

IMPACT ON SCHOOLS

The student yield factor of 0.43 (across all grade levels) for apartment homes was used to determine the number of projected students. It was determined by the district's demographer that the apartment/condo yield in this area historically exceeds the local averages. Additionally, 120 units are proposed as certified affordable.

The proposed 200-unit multifamily development is projected to add approximately 80 students across all grade levels to the projected student population. It is estimated that of the 80 students, 60 will be assigned to Blazier Elementary (located at the K-3 campus and the 4-6 campus), 10 to Paredes Middle School, and 16 to Akins Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Akins ECHS (102%) and Blazier ES (90% - combined capacities); and below the target range at Paredes MS (61%). The projected additional students at Paredes MS would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students attending Blazier ES, Paredes MS, or Akins ECHS would qualify for transportation, and one additional bus would be needed for the Blazier students.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: **08/12/2021** **Executive Director:** DocuSigned by: Beth Wilson 38E0989C305B4F8...

Attachment C

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Blazier K-3 and Blazier 4-6 campuses

ADDRESS: 8601 and 8801 Vertex Blvd.

PERMANENT CAPACITY: 1,410 (2 campuses)
MOBILITY RATE: -9.7%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,170	1,112	1,172
% of Permanent Capacity	83%	79%	83%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,056	1,208	1,268
% of Permanent Capacity	75%	86%	90%

MIDDLE SCHOOL: Paredes

ADDRESS: 10100 S. Mary Moorse Searight Dr.

PERMANENT CAPACITY: 1,156
MOBILITY RATE: -37.0%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,315	1,190	1,200
% of Permanent Capacity	114%	103%	104%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	829	697	707
% of Permanent Capacity	72%	60%	61%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District

HIGH SCHOOL: Akins

ADDRESS: 10701 S. First St.

PERMANENT CAPACITY: 2,394
MOBILITY RATE: -15.4%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	**2020-21 Population**	**5- Year Projected Population (without proposed development)**	**5-Year Projected Population (with proposed development)**
Number	3,327	3,123	3,139
% of Permanent Capacity	139%	130%	131%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	**2020-21 Enrollment**	**5- Year Projected Enrollment (without proposed development)**	**5-Year Projected Enrollment (with proposed development)**
Number	2,813	2,417	2,433
% of Permanent Capacity	118%	101%	102%

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.

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: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Kim Gilbertson
Your Name (please print)

☐ I am in favor
☒ I object

Bluff Springs Area
Your address(es) affected by this application ***(OPTIONAL)***

K Gilbertson — 07/13/21
Signature — *Date*

Daytime Telephone: 512 494-4085

Comments: 1) more impervious surface in an area that historically floods *surely this property is in the flood plain 2) more traffic on inadequate road-way infrastructure. Brandt Road is two lanes only. Visibility is poor. It's a road that floods at the Bluff Springs and always. It's already hard to get onto Brandt Rd from spur w/ 1 stop. 3) Yet another development in an area that will not be able to sustain it.

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

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

Or email to:
wendy.rhoades@austintexas.gov

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.

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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.

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Leila Bucco
Your Name (please print)

☐ **I am in favor**
☒ **I object**

Your address(es) affected by this application ***(OPTIONAL)***

Leila Bucco — *Signature*
7/14/2021 — *Date*

Daytime Telephone: 512 280 8395

Comments: Brandt Road has absolutely NO capacity to safely accommodate multifamily residence district. To even consider rezoning as a possibility is utterly irresposible. City officials ought to stop further city distruction and take people's well-being into account.

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

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

Or email to:
wendy.rhoades@austintexas.gov

Rhoades, Wendy

From: Yvonne Z. Williams <[redacted]>
Sent: Wednesday, July 14, 2021 10:26 AM
To: Rhoades, Wendy
Subject: Case Number: C14-2021-0094

*** External Email - Exercise Caution ***

Good morning,
I am writing this email to oppose the construction of this high density buildings. These residences will have an outlet to Brandt Road. This road is a narrow one lane road that is already utilized by a variety of vehicles. I live in the subdivision called Crossing at Onion Creek which opens onto heavily traveled Brandt Road. I invite you to travel to this road and see what it looks like before the item is considered by the city.

Sincerely,
Allen and Yvonne Williams

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Rhoades, Wendy

From: Kristen Lucio [redacted]
Sent: Wednesday, July 14, 2021 11:09 AM
To: Rhoades, Wendy
Subject: Objection of Brandt Rd - rezoning

*** External Email - Exercise Caution ***

Case Number: C14-2021-0094 Contact: Wendy Rhoades;

Ms. Rhoads,
I am adding my objection to this rezoning of Brandt Rd, 78744. I live in this area and have experienced the radical change in Bluff Springs over the last 7 years. What we invested in was a quiet hill country neighborhood vibe and rapidly it has become a high-crime, aggressive traffic zone. Leaving our property has become an anxious task as these new "residents" Consistently ignore the speed limits and get aggressive with you if you abide by them.
All this is due to the multi-family units sprouting up in this area. PLEASE leave us what little peace and nature we have left of this area. Our children are already losing the option to ride bikes or play outside safely. Austin cannot handle anymore apartment complexes. When is enough enough?

Sincerely,
A born and raised Texan,
Kristen Lucio
Bluff Springs, TX

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Rhoades, Wendy

From: Suzanne Faught [redacted]
Sent: Wednesday, July 14, 2021 12:32 PM
To: Rhoades, Wendy
Subject: Re: Case Number C14-2021-0094...

*** External Email - Exercise Caution ***

Good afternoon, Ms. Rhoades. I have been a homeowner in Parkside at Slaughter Creek since 2006 and have seen dramatic growth in this area of far South Austin during that 15-year length of time.

I am opposed to the proposed rezoning application to change Brandt Road from a rural residence district to multifamily residence.

Brandt Road is one of only two entrances/exits for our large neighborhood. If, God forbid, we were to have an emergency on/near I-35 that required all of us to evacuate our neighborhood, the tremendous number of additional people in a multifamily residence also trying to flee would negatively impact our neighborhood's residents having a safe exit via Brandt Road. The possible loss of life could be in the thousands!

As a taxpayer, I am earnestly requesting that the City of Austin **not approve** this rezoning application...

Suzanne Faught
2501 National Park Blvd.
Austin, TX 78747
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Rhoades, Wendy

From: Christopher Owens [redacted]
Sent: Wednesday, July 14, 2021 2:49 PM
To: Rhoades, Wendy
Subject: New development off Brandt Rd

*** External Email - Exercise Caution ***

I am strongly opposed to any large development across Brandt Rd as there is no infrastructure in place to support it. Any construction in that area would cause huge traffic problems. Traffic on Slaughter is already often backed up past Narrow Glen. Please reconsider more development without increased roads or added lanes.
Chris Owens, Sudarat Owens at 1910 Melissa Oaks Ln.

Sent from my iPad
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Rhoades, Wendy

From: Nikita Grezlik Perez [redacted]
Sent: Wednesday, July 14, 2021 3:49 PM
To: Rhoades, Wendy
Subject: Brandt Road rezoning

*** External Email - Exercise Caution ***

I strongly oppose the rezoning of Brandt road.

Brandt Road has no capacity to safely accommodate any construction that will cause high density. Pretty soon we won't be able to get out of our neighborhood at Parkside. We moved here because its one of the few neighborhoods left that are surrounded by nature.

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Rhoades, Wendy

From: Molly Miller [redacted]
Sent: Wednesday, July 14, 2021 5:59 PM
To: Rhoades, Wendy
Subject: Case #: C14-2021-0094 OBJECTION

*** External Email - Exercise Caution ***

Dear Wendy,

Re: 2117 Brandt Rd proposition, Case Number: C14-2021-0094.

Apologies for adding another e-mail to the pile you have probably already received.

As a longtime resident of Parkside at Slaughter Creek in south Austin, I strongly oppose the proposed rezoning application of Brandt Road from rural residence district to multifamily residence.

I oppose this rezoning and subsequent development because it will cause unsafe traffic volumes on Brandt Road, a small, curving road with no sidewalks that at times already has a high volume of through traffic, including school buses. Brandt Road has no capacity to safely accommodate extensive construction and high density housing. Such development and the overloading of Brandt will also have a detrimental impact on the existing Parkside neighborhood, which only has two points of entry, the other being directly onto the IH-35 frontage road.

There are more suitable empty plots of land around town not wedged between extant neighborhoods, a creek prone to flooding, and a tiny two lane road.

Thank you for your time!

Best wishes,

Molly Miller
2416 National Park
Austin, TX 78747

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Zoning Case Number: C14-2021-0094

Description: The applicant proposes to rezone 26 acres, specifically located at 2117 Brandt Rd. The property is currently a privately owned property; the application is for rezoning the property from existing Interim Rural Residential to proposed MF-4 Multifamily Residence Moderate-High Density. This request is to allow 200 low-income housing apartments to be built on an 8-acre section of the property. Rezoning has been proposed for the entire 26 acres.

Commissioners.

I am Debbie Maynor, President of the Parkside at Slaughter Creek Homeowners Association (HOA). Additional residents of the neighborhood will present comments separately to share concerns related to this proposed development. My comments are on behalf of the HOA.

Parkside at Slaughter Creek subdivision is located on the east boundary of the I35 N access road. Entry to the subdivision is from two locations; from the I35 access on to National Park or via Brandt Road on to Anahuac Trail (which intersects with National Park)

Briefly stated the Parkside at Slaughter Creek HOA opposes the rezoning of 2117 Brandt Road based on the following concerns:

Increased Risk of Flooding

- Proximity to residential homes: The area where the developer is proposing to build multifamily housing is in or in close proximity to 100 year and 25-year flood plains. The areas closest to the Parkside at Slaughter development (including homes on Petrified Forest Dr) have experienced flooding in the past few years (2013 and 2015). This has resulted in the designation of areas in Parkside as being in the 25-year flood plain in new designations reflected in the Expanded Flood Plans adopted in January 2020 and in the proposed Atlas 14 Regulations. The Crossing at Onion Creek, the development that is directly across from the proposed site for the new development, is also impacted by the potential increased flood risks in their area.

- Impervious Covering increase -The additional structures proposed for this development has the potential to adversely impact drainage and flooding –concrete for building foundations and asphalt for parking lots, pools, etc. lessens the ability of the land to absorb rainfall; thus, creating more opportunities for flooding in our development.

  The developer has advised that they are is currently looking into the flood plain information from ATLAS 14 overlaid with the planned development.

Unsafe Increased Utilization of Brandt Road

Brandt is a narrow 2-lane road with blind curves. It is not suitable for walking/biking as it is without sidewalks, and without shoulders. The additional vehicle traffic that will be generated by a high-density development added to Brandt Rd is not supported by the current road. In meetings with the developer the community was advised that residents of the proposed new development, would have few vehicles. This information was used to support an allocation of proposed parking spaces of 1.5 per unit. Assuming that there are limited vehicles available in this proposed development leads to the presumption that residents may be walking or riding bikes to access public transportation or retail locations. The use of ride share as an alternative, only serves to add to concerns of increased traffic. The closest public transportation (bus stop) is approximately 1.5 miles from the entrance to the proposed development and retail is approximately 1.8 miles. Access to public transportation / retail would require pedestrians to use Brandt Road, travel on the I35 access road to the underpass at Slaughter before reaching an area that has sidewalks.

Traffic - We are concerned that the vehicle use of Brandt may be underrepresented in the developer's proposal. Allocated parked was 1.5 per unit; after discussions with the developer, it has been increased to 1.8 per unit. This would result in a total of 360 Parking spaces. The City of Austin requirements for parking require 1.5 per 1 bedroom unit and .5 for each additional bedroom per unit; this would require 424 parking spaces. This is a short fall of 64 spaces for parking. However, the outcome of using the City parking requirements would appear to generate more vehicle traffic use of Brandt Road.

Width of Road- Brandt is a 2-lane road, best described as a 'county road'. It has blind curves, uneven, no shoulders, no sidewalks, etc. Current use of the road is compromised when heavy rains impact visibility and increase the risk of going off road into the ditches that parallel the road; due to no shoulders driving is riskier when larger vehicles are passing. The development has experience vehicles hitting and damaging the fences that are behind the homes that abut Brandt Road. A recent picture of damage is included in attachments. The road is not designed to sustain more vehicle use and is a safety risk for pedestrian use.

Pedestrian Safety- The developed advised that the location was selected due to proximity to businesses and shopping and public transportation. The address of the development is 1.6 miles from HEB. Access via Brandt without a vehicle means walking on Brandt Road where are no sidewalks, walking on the I35 North Access Road, with no sidewalks, walking under the overpass to Slaughter where there are no sidewalks from the access road to the HEB. Address of the development is 1.8 miles from Southpark Meadows Shopping. Access via Brandt without a vehicle is walking without access to sidewalks, etc.

In meetings with the developer, we are told that a traffic impact analysis is not required. The developer has agreed to conduct a Traffic Impact Analysis (TIA). We would respectfully request that the City require a TIA to use the results to consider development needs for Brandt Road.

Adverse impact on Wildlife Preserve Population

The property at 2117 Brandt, abuts to the wildlife preserve in the Parkside at Slaughter Creek development and the private walking trail that runs parallel the development behind homes on Big Thicket Rd/Channel Island Dr. The construction will displace the wildlife on Brandt, which may most likely move into the current wildlife preserve; this increases the density of population in the reserve.

The builder has agreed to put up a game fence around the perimeter of the development to prevent "crossover" into the Parkside properties.

We respectfully request that the zoning ordinance, if approved, only allow for development on the proposed +/- 8-acre multifamily site. The ordinance would specifically prevent development on the remaining +/- 18 acres. This would allow the natural wildlife and topography to remain undisturbed on the vast majority of the site.

Summary

Members of the Parkside at Slaughter Creek HOA are not in support of the rezoning and the proposed development of multifamily housing in the specific location requested by LDG Development. The Parkside homeowners have met twice with Jake Brown, representative of LDG Development to discuss concerns; while some have been addressed most have not been adequately addressed to remove concerns outlined above.

We respectfully request that the Planning and Zoning commission postpone any decision on rezoning pending the completion and proper review of a Traffic Impact Analysis that includes accurate information regarding the increased number of vehicles that will be utilizing Brandt Road. We are respectfully request that that City Staff does not waive any requirements or allow any variances to parking or the TIA that would adversely impact the ability of the City of Austin Zoning and Platting Commission to make a sound decision with all relevant information available.

Attachments:

Community Questions/LDG Development Responses - Attachment #1

Proposed Development Map - Attachment #2

Parkside at Slaughter Creek HOA Development Map- Attachment #3

Damage to HOA fence on Brandt – Attachment #4

City of Austin Parking- Attachment - #5

The set of questions below were asked of Jake Brown with LDG Development that he answered on May 29th, 2021

1. There have been major issues with transient/homeless camps recurring repeatedly on 2117 Brandt Rd property. The current property owner takes minimal responsibility. This has been an extreme safety issue and has involved multiple levels of city management (police, health department, etc) re this property. What are your plans to assure that there will be continued monitoring and clearing of such camps as they occur and prevention regarding? They are a fire hazard, safety issue, it is illegal, as well as introduction of pollution to waterways/creeks and nature. Many businesses, once established, have washed their hands of any such responsibility and simply do not respond to inquiry. I am aware of the transient/homeless camps on the property and I agree that it is certainly a safety issue. In fact, our surveyors and engineers have experienced a few threatening encounters with the transient/homeless camps. I was unaware of the fire hazards they have created and, quite frankly, that is unacceptable. We have started a dialogue with Austin PD and plan to have them regularly clear the homeless camps once we (hopefully) start construction and continue that clearing once the project is constructed. As you and I both know, that may help the problem slightly, but it will not solve it for good. In an effort to further alleviate the problem, we plan to have security on site an our development. In addition to patrolling the property and keeping our residents safe, one of their main jobs will be to break up the transient/homeless camps daily. I have also started a dialogue with CM Ann Kitchen to further draw her attention to the issue and seek additional help/possible solutions from her. To be blunt, I do not know if this is a problem we can solve single-handedly, but we will certainly do everything we can to help.
2. Can you elaborate re: tree clearings, berm usage, etc? On the site plan, there are the white portions surrounding the campus, with the remainder in gray. Is the gray area going to be left undisturbed, uncleared, and such? With the exception of a portion of the far western corner of the property, we are extremely limited on any clearing we can do on the property. This is mostly due to the Critical Water Quality Zone (CWQZ) and Critical Environmental Feature (CEF) setbacks from the creek and the fact that several of the trees are "Heritage Trees," which are protected by the City of Austin. Additionally, the far western corner of the property faces a similar issue with some protected "Heritage Trees" as well. For all of these reasons, we currently intend to leave the gray area undisturbed.
3. We're attempting to get a visual on if this structure can be seen from the back of the houses in Parkside at Slaughter creek facing this build above a tree line. I would say the buildings for our proposed development will definitely not be visible from Parkside at Slaughter neighborhood. The buildings for our proposed development will be 36-48 feet tall and those buildings will be approximately 330 feet away from the closest home in the Parkside at Slaughter neighborhood. I have our design team working on

an exhibit to better illustrate this and help alleviate your concern. I will share this exhibit as soon as it is complete.

4. Additionally, there is no plan to develop the west side of property at all or in future, correct? Or to sell it in the future? Currently, we have no plans to develop the west side of the property at any point. We would certainly consider selling it, but for the reasons I detailed above (CWQZ, CEF, etc), it would be extremely difficult for anything of size to be developed.
5. Timeline for this project? If all goes as planned, we would look to begin construction in May 2022.
6. What is your plan regarding traffic as this is a massive disturbance to the area re: traffic and congestion. Brandt Rd appears unable to be widened. Have you had any traffic analysis completed yet? We have not completed a Traffic Impact Analysis (TIA) for this project, so we do not have any plans to make traffic improvements to Brandt Rd or any of the surrounding streets. Per the City of Austin code, a TIA is required if the expected number of trips generated by the project exceeds 2,000 vehicle trips per day. Additionally, a neighborhood traffic analysis is required if the project has access only to a residential local or collector street and the expected number of vehicle trips generated by the project exceeds 300 vehicle trips per day over the existing uses.
7. See attached photo. There is major congestion and danger entering our neighborhood from the feeder road. As we slow to take a right, multiple cars get impatient and attempt to go around while we slow to an appropriate speed to turn into our neighborhood. The vehicles behind us speed up and go around while we slow, as they are illegally entering a non-lane yellowed section to do so. This is extremely dangerous. It can become near impossible to exit the neighborhood at times as well from that red circle, as the flow of cars is non-stop. Also the blue circle is the right entry point onto Brandt Rd, also congestion. With this immense housing proposal of density, we want to know what is your solution and idea regarding this major traffic and vehicular safety issue? If I am understanding correctly, it sounds like the traffic congestion issues you are currently experiencing is stemming from cars exiting at Exit 226 for Slaughter Creek Overpass/FM 1626 and cars turning onto the service road from Brezza Ln. The cars merging off at Exit 227 for Slaughter Ln (same exit for Brandt Rd) and, in theory, the exit for our proposed development, would do so after National Park Blvd, the main entry point for the Parkside at Slaughter Creek neighborhood. Based on my understanding of the situation you have described, I am not sure there is anything we can do to alleviate the traffic situation. That being said, perhaps I am misunderstanding your explanation. If possible, I would like to discuss further with you to make sure I thoroughly understand the situation and then I would like to discuss with our traffic engineer to see if there is anything we can do to help.

The below set of questions are the recent ones submitted by our community, that Jake Brown with LDG Development answered on 7/1/21

INFRASTRUCTURE:

Comments regarding:
"Brandt road is already not a safe road due to it being very narrow and having blind curves. It's a two lane road with no sidewalks and drop offs on both sides. It's already prime for head on collisions and adding additional cars and traffic will make it a nightmare of collisions." Although not required by the City of Austin, we have asked our traffic engineer to prepare a Traffic Impact Analysis (TIA) to determine what measures we will need to take in order to mitigate traffic concerns. We will follow the recommendations of the traffic study, as well as any and all requirements from the City of Austin. We will follow up with additional information once the TIA is complete.

"I drive down Brandt 5 days a week in the morning. This is a very narrow road that cannot handle the volume of cars currently at times. Some mornings it takes up to 15 minutes to get to frontage and turn onto the service. How are you expecting to add thousands of cars to this road and maintain the position that no work will be done to Brandt? Brandt will be gridlocked every morning, guaranteed." See the above comment regarding our TIA.

"How do you think you fit in the area with one tiny road that has many issues and hazards on Brandt already?" See the above comment regarding our TIA. We will address all issues and hazards identified in the TIA.

"The area this complex is scheduled to be built in is very very dangerous. There is a sharp curve in the road and I've nearly been in a head on collision there caused by someone texting. I cannot wrap my head around how there will be no road improvements at this location when this is built. There will absolutely be multiple fatalities. People drive way too fast on that road!" We will follow the recommendations set forth in our TIA. In the event the TIA recommends any road improvements, then we will implement them accordingly.

1. What plans do you have to ensure safety for the community? Our multifamily development will have gated access and perimeter fencing all around the 8 acre site. Additionally, we plan to construct an 8' game fence around the remaining undeveloped acreage in an effort to keep out homeless/transient camps.

2. How will children safely get to school from this dangerous location? We anticipate that the school-age children at our property will get to school via car or potentially school bus.

3. What will be done to address the increased traffic use of Brandt Rd? We understand that a traffic study is not required, however in good faith this should be done with the developer contributing to the road development as they will be solely responsible for the increase in traffic. See the above comment regarding our TIA.

4. Will there be a light to turn in and out of the complex? There are currently no plans for a traffic signal to turn in and out of the complex. However, if the TIA recommends the implementation of a traffic signal, then we will follow the recommendations and construct a traffic signal.

5. Does this project affect areas of this (Parkside at Slaughter Creek) neighborhood? This project will affect the entry and exit of cars, which is already quite complicated during business hours. What will you do about the Increased traffic/decrease in safety on feeder road entrance to our neighborhood? Will they open another exit? See the above comment regarding our TIA.

6. Why are there no plans to make traffic improvements to Brandt road and I35 access or the Brandt road access to slaughter? See the above comment regarding our TIA.

7. Turning lanes would be needed. Are you adding those? There are currently no plans for turning lanes. However, if the TIA recommends the implementation of a traffic signal, then we will follow the recommendations and construct turning lanes.

8. With low income housing proposed, what plans are there for access to public transportation? There is not currently a public bus route on Brandt Road. In our experience, the vast majority (>90% on average at our developments) of our residents have their own method of transportation, so we do not anticipate transportation being an issue.

CONSTRUCTION:

9. Brandt has no sidewalks and is a very narrow road. How are you planning to bring in trucks and construction equipment on such a narrow road with low hanging electrical lines? Heavy equipment on Brandt road is going to destroy and erode the already poorly designed road. We have constructed communities off of similar roads in the past and have not had any issues. Our construction team will follow all measures and practices in order to ensure the highest standard of safety.

10. What plans do you have to reduce noise? We do not anticipate that our proposed development will be a nuisance in regards to noise. Also, our proposed development is 400 ft away from the closest home in the Parkside at Slaughter Creek neighborhood.

11. How will construction impede traffic on this road? All of the proposed construction for this development is taking place on 8 acres of the 26-acre site. None of the construction will be taking place on Brandt Road.

12. What plans do you have to reduce dust and construction debris from entering my backyard? Our construction team will follow all best practice procedures in order to mitigate these concerns. We will have water trucks on site to spray the dirt to tame the dust during the

site work phase of construction. Additionally, our construction site is over 400 feet away from the closest home in the Parkside at Slaughter Creek neighborhood, so we do not expect issues for the neighborhood as it relates to dust.

13. What type of security do you plan to have on the construction site? Before starting construction, we will contact Austin PD and establish cooperative efforts for site security. We will also enclose the job site with a security fence, provide night time lighting and limit access to one designated entrance.

14. How will construction limit the access to my own neighborhood? The entrance to our proposed development is well past the final entrance into the Parkside neighborhood (off of Anahuac). Therefore, we do not foresee construction limiting neighborhood access at all.

ALTERATION OF TOPOGRAPHY:

15. The addition of impervious cover and runoff to the creek appears to increase the likelihood of increased flooding for the homes on dry Tortuga. What is being done to prevent this? Our engineers are designing the site to be compliant with all City of Austin flood prevention and drainage requirements. More specifically, we are incorporating subsurface detention to prevent any flooding or drainage issues. The City of Austin will not issue permits for us to build if there was any chance our development would cause additional flooding to your neighborhood.

16. How are you planning on dealing with the issue of being in a flood plain? All of our buildings will be outside of the FEMA floodplain. Our engineers are designing the site to optimize our land use around the floodplain.

17. With added parking lots and the increase of impervious surface, what plans are there for flooding? Brandt Road has had several bad issues with flooding in that area. See the above comment regarding flood prevention requirements.

NATURE AND WILDLIFE:

18. What is the plan of action for relocation of the animals and wildlife that currently live in this forest? Any plans for the wildlife that will be displaced by this? There is no plan to relocate animals or wildlife that currently live in the forest.

19. The property line is about to our walking trail and the wildlife preserve. Will any fencing be added to separate the spaces? (For the protection of wildlife and to secure the use of the walking trail as it is a private trail) Yes, there will be perimeter fencing surrounding our entire development, which will secure the walking trail as a private trail.

20. There are currently trees, etc - how much square footage and density of the trees will remain? How will you remedy the loss of trees? There will be approximately 18 acres of

undisturbed trees, etc. The City of Austin has very strict requirements as it relates to Heritage trees, so we will not be clearing any of those trees on our 8 acre construction site.

15. How do you think taking out 26 acres that are part of a nature preserve and lead to a body of water help the environment and what plans do you have to prevent runoff pollution from a 200 unit property into a small sliver of natural habitat? How will your developers ensure there is no contamination of any water in the greenbelt area? We are incorporating subsurface detention to prevent any flooding or drainage issues, which will also help prevent runoff pollution. We will follow all City of Austin requirements as they relate to preventing runoff pollution and water contamination.

OTHER:

22. What barriers will prevent access from the property to homes on Dry Tortuga/Channel Island/Petrified Forest Dr? There will be perimeter fencing surrounding our entire site.

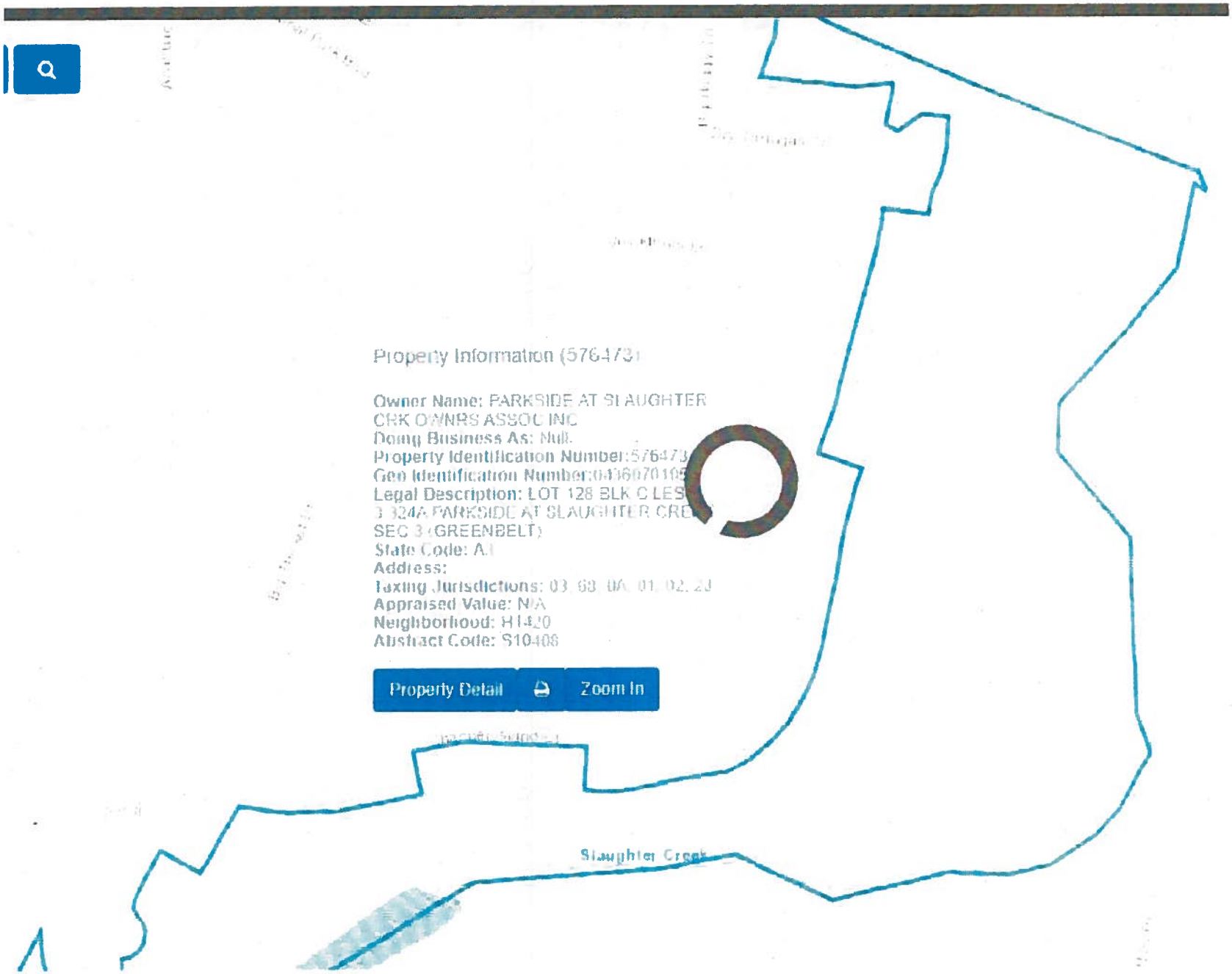
23. Are you planning on building a 16 foot brick privacy fence between your property & Parkside at Slaughter Creek? How will you keep your residents from coming into our private creek? There will not be a 16 foot brick privacy fence between our property and The Parkside at Slaughter Creek neighborhood. However, there will be perimeter fencing surrounding our entire development, which will keep our residents from entering the creek.

24. Why is the entire property being rezoned if there are no plans for additional development? Can the area for apartments be rezoned and the rest of the property left to allow for nature/wildlife to continue? We have had conversations with staff about including a provision in the zoning ordinance that would only allow for development on our proposed +/- 8 acre multifamily site. The ordinance would specifically prevent development on the remaining +/- 18 acres. This would allow the natural wildlife and topography to remain undisturbed on the vast majority of the site.

25. How will future property owner make sure there are no homeless encampments in woods on any portion of the property? We plan to construct an 8' game fence around the remaining undeveloped acreage in an effort to keep out homeless/transient camps.

Attachment #2 p1

Attachment #2 p2



Attachment # 3

D. ACCESS INFORMATION

1916 Petrified Forest or Brandt Road

Attachment 4

Parking Requirements

Austin Parking Requirements

Search:

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENT	OFF-STREET LOADING REQUIREMENT
Multifamily residential	Dwelling unit larger than 1 bedroom: 1.5 spaces plus 0.5 space for each additional bedroom	None
Single-family attached residential (duplex) Standard	4 spaces	None
Single-family attached residential (duplex) If larger than 4,000 sq. ft. or more than 6 bedrooms	4 spaces or 1 space for each bedroom, whichever is greater	None
Bed and breakfast residential	1 space plus 1 space for each rental unit	None
Group residential	1 space plus 1 space for each 2 lodgers or tenants	Schedule C
Retirement Housing	80% of the parking otherwise required by this table for the residential use classification	Schedule C
Agricultural sales and service	Schedule A	Schedule C
Art gallery	1 space for each 500 sq. ft.	None
Art workshop	Schedule B	None
Automotive rentals	Schedule A	Schedule B

PreviousNext

Austin Bicycle parking requirements

Search:

Attachment #5 p 1

USE	REQUIRED BIKE SPACES
Commercial uses:	2 spaces
Residential uses:	5 spaces or 5% of the motor vehicle spaces required whichever is greater

PreviousNext

Austin Schedule A

USE CLASSIFICATION	MINIMUM OFF-STREET PARKING REQUIREMENT
Beer or ale sales for on-site consumption at a brewery <2,500 sq. ft.	1 space for each 275 sq. ft.
Beer or ale sales for on-site consumption at a brewery 2,500—10,000 sq. ft.	1 space for each 100 sq. ft.
Beer or ale sales for on-site consumption at a brewery >10,000 sq. ft.	1 space for each 50 sq. ft.
Office or administrative activity	1 space for each 275 sq. ft.
Indoor sales, service, or display	1 space for each 500 sq. ft.
Outdoor sales, services, or display	1 space for each 750 sq. ft.
Indoor storage, warehousing, equipment servicing, or manufacturing	1 space for each 1,000 sq. ft.
Outdoor storage, equipment servicing, or manufacturing	1 space for each 2,000 sq. ft.

Commercial off-street parking requires one bike parking space for every 10 motor vehicle parking spaces.

SCHEDULE B

The director shall determine the minimum off-street motor vehicle parking requirement, minimum off-street bicycle parking requirement, and minimum off-street loading requirement for a use that is subject to this schedule. In making a determination, the director shall consider the requirements applicable to similar uses, the location and characteristics of the use, and appropriate traffic engineering and planning data. A minimum of one bicycle parking space shall be provided for any use except Single-Family residential or Two-Family residential.

Attachment #5

p. 2

The parking requirements shown here are the typical required parking standards for the city of Austin. There could be variance or exclusions to the parking count requirements allowed by the code for a specific project. The city of Austin parking requirements are for general information. The Austin standard parking requirements for an area can be modified by zoning overlays or other Austin parking code requirements specific to each project.

For Additional requirements on loading spaces please see the page on Loading Requirements:

Attachment #5 p.3

Rhoades, Wendy

From: Anita Bhagat [redacted]
Sent: Wednesday, July 14, 2021 10:47 PM
To: Rhoades, Wendy
Subject: Objection

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Wendy
This email is regarding objection for the proposed development on Brandt Rd.

Case Number: C14-2021-0094

Please do not let that multi family development take place. Brandt Rd is not safe and fit for this kind of traffic.

thanks
Anita Bhagat

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Rhoades, Wendy

From: Rachel Prince [redacted]
Sent: Wednesday, July 14, 2021 11:17 PM
To: Rhoades, Wendy
Subject: Case Number C14-2021-0094

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Dear Ms. Rhoades,

I am writing to object to the rezoning application Case Number C14-2021-0094. The infrastructure cannot support the proposed 200+ low-income multi-unit development at 2117 Brandt Road. Brandt Rd is already a disaster and will only degrade further with construction traffic. The narrow and winding road is also unsafe for large construction vehicles to be utilizing and will cause further deterioration of the existing road. Furthermore, the narrow road cannot handle increased traffic that the units will likely generate. The I-35 access road will not be able to handle the increased traffic either. The developer does not believe that the inhabitants will substantially increase traffic since they believe low-income families do not have multiple vehicles. If this is true, the residents will need some type of transportation. The nearest public transportation is on Slaughter Lane or at Southpark Meadows. Neither of these options have safe pedestrian routes to reach the bus stops. The addition of a bus stop along Brandt Rd would be unsafe as the road is narrow with little to no space to add a bus stop. During the school year, Brandt Road is an artery for the families that currently reside in the area to transport their children to either Idea Bluff Springs (no busing) and Blazier Elementary. Increased traffic on Brandt Road not only would jeopardize the safety of children getting to school but also increase travel time due to the increased traffic. I respectfully implore the City to deny this rezoning request to preserve the safety of the residents in the established neighborhoods.

Thank you for your thoughtful consideration,

Rachel Prince

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Rhoades, Wendy

From: Jeannette Benavides [redacted]
Sent: Thursday, July 15, 2021 12:20 AM
To: Rhoades, Wendy
Subject: Email Against Brandt Road Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Good morning,

I am writing to cast my vote against the Brandt Road Rezoning.

My name is Jeannette Guerrero and I reside at the Parkside at Slaughter Creek Subdivision at 10000 Channel Island Drive, Austin Tx 78747.

Thank you,

Jeannette Guerrero Benavides
512-653-9234

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Rhoades, Wendy

From: mydogspot mydogspot <[redacted]>
Sent: Thursday, July 15, 2021 10:04 PM
To: Rhoades, Wendy
Subject: Brandt Rd

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

I am a resident of the Onion Creek Subdivision. I have used Brandt Rd to enter and exit Onion Creek since 1995 , this road is not suitable for multiple family dwellings . I understand the city is considering this Possibility, I strongly oppose the change in use .

Thank You
Frank Hendrix
10208 Pinehurst
Austin Tx 78747
903-948-3616

Sent from my iPhone
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Rhoades, Wendy

From: Katie Hilla [redacted]
Sent: Friday, July 16, 2021 12:50 PM
To: Rhoades, Wendy
Subject: Rezoning application of Brandt Road from rural residence district to multifamily residence

*** External Email - Exercise Caution ***

Good afternoon,
I am writing to oppose the rezoning of Brandt Rd in order to accommodate a large multifamily development. I would highly suggest that all parties who will be making the decision as to whether or not that road can sustain that kind of traffic personally go drive down it. Brandt Rd is a narrow, winding, dangerous road already with the current traffic. There is absolutely no shoulder on either side of the two lanes and those lanes are not wide. It would be absolutely ridiculous to increase traffic on Brandt.
Thank you for your consideration.
Sincerely,

Katie Hilla, DVM
Resident of Crossing At Onion Creek
2411 Melissa Oaks Ln
Austin, TX 78744

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Rhoades, Wendy

From: Robert Russel[redacted]
Sent: Friday, July 16, 2021 4:37 PM
To: Rhoades, Wendy
Subject: Opposition To Rezoning of Brandt Road

*** External Email - Exercise Caution ***

Hello Wendy,

I hope you are doing well. I wanted to email you letting you know I oppose the rezoning of Brandt Road. That area is already a very congested area and unsafe to talk and drive. If a sum of new housing goes in it will make this area even more unsafe for the community. If you could please take this into consideration that would be greatly appreciated. If you would every like to drive by the area or get a tour of it please do or let me know so you can see for yourself. Thank you again in advance. I hope you have a wonderful weekend.

Sincerely,

Robert Russell
Resident in the area

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Rhoades, Wendy

From: Brendan Cluskey [redacted]
Sent: Saturday, July 17, 2021 9:51 AM
To: Rhoades, Wendy
Subject: Case c14-2021-0094

*** External Email - Exercise Caution ***

Hello, I wish to object to the proposed Brandt rd development.
The roads will not sustain the additional traffic
The creek already suffers with erosion and degradation and run off and reduced trees and natural foliage will further increase the issues leading to flooding and pollution
Thank you
Brendan cluskey
2416 melissa oaks ln
Austin tx 78754
Crossing at onion creek

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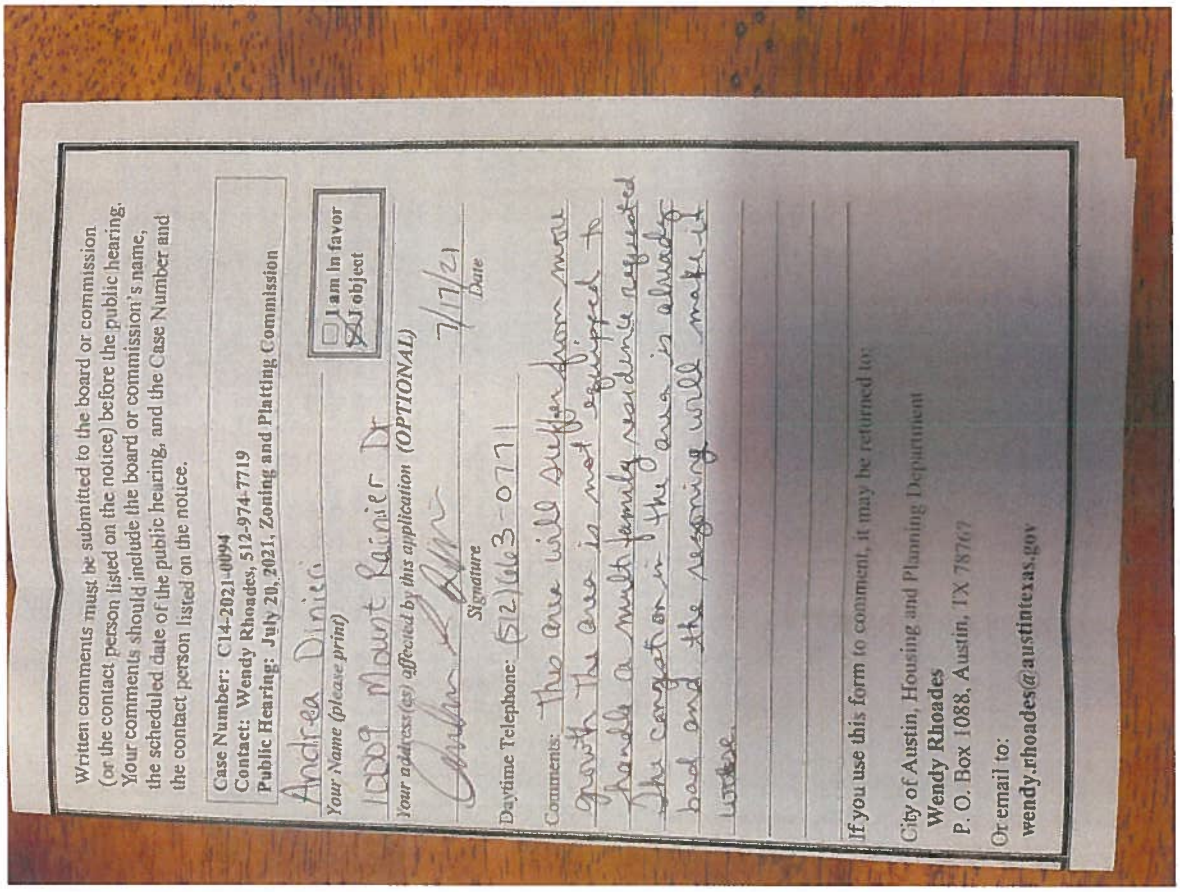
From: Andrea Di Nieri
To: Rhoades, Wendy
Subject: C14-2021-0094 Zoning
Date: Saturday, July 17, 2021 11:08:01 AM

*** External Email - Exercise Caution ***

Please see the attachment for my comment.

Thank you,
Andrea Dinieri



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: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Andrea Dinieri
Your Name (please print)

☐ I am in favor
☒ I object

10009 Mount Rainier Dr
Your address(es) affected by this application (OPTIONAL)

7/17/21
Signature *Date*

Daytime Telephone: (512) 463-0771

Comments: The area will suffer from more growth. The area is not equipped to handle a multi family residence requested. The congestion in the area is already bad and the rezoning will make it worse.

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

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

Or email to:
wendy.rhoades@austintexas.gov

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Rhoades, Wendy

From: Paul Kleen [redacted]
Sent: Saturday, July 17, 2021 7:49 PM
To: Rhoades, Wendy
Subject: Objection to Case number C14-2021-0094

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Wendy -

I object to rezoning Brandt Road from rural to multi family (Case number C14-2021-0094). I'll be at the hearing.

The road is extremely dangerous, especially when it's dark or raining, and the area can't sustain any more cars. Multi family units will ad thousands of people with only one road in and out, which is going to make it impossible for people to safely enter/exit the frontage road and Brandt Road intersection.

Paul Kleen
Resident of Parkside at Slaughter Creek

Sent from my iPhone
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Rhoades, Wendy

From: Sarah Winkler <[redacted]
Sent: Sunday, July 18, 2021 7:09 PM
To: Rhoades, Wendy
Subject: Case C14-2021-0094

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Ms. Rhoades,

This is in regards to the Zoning and Platting Commission meeting on July 20, 2021 about property 2117 Brandt Rd.

I OBJECT to the rezoning of the property. I am a property owner in Parkside at Slaughter Creek: 2212 Petrified Forest Drive. My property backs up to 2117 Brandt Rd. Rezoning this property and building an apartment complex is a very unsafe idea for the potential residents of the complex, and also poses threat of flooding to many residents in Parkside at Slaughter Creek, including my own property. The developer wants to squeeze an apartment complex on land that is not only in a flood zone but also has a creek on it. No one knows what potential flooding this could cause since this proposed complex will cause displacement of water. This area (Brandt) is already known for flooding. As an Austin resident, I am very concerned about the development of this property and would like to prevent personal loss and tragedy of flooding.

Case Number: C14-2021-0094

Contact: Wendy Rhoades
wendy.rhoades@austintexas.gov
phone: 512-974-7719

Public Hearing: July 20, 2021, Zoning and Platting Commission

Thank you,

Sarah Winkler
(281) 615-3493

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Rhoades, Wendy

From: David Winkler [redacted]
Sent: Sunday, July 18, 2021 9:32 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2021-0094 - Citizen Respondent to Zoning Change

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello Wendy,

My name is David Winkler and I live at 2212 Petrified Forest Drive, in the Parkside at Slaughter Creek subdivision. I am reaching out to express my concern with a proposed development adjacent to my property, and to formally issue my disapproval of the proposed zoning change and other contemplated concessions.

The development in question is to be located at 2117 Brandt Road, and seems to be going under the name Fox Hollow or similar derivatives. It is my understanding that the property is currently pending consideration on a zoning change application (Case Number: C14-2021-0094), with the applicant seeking a change from the present "rural residential" designation to one which would permit high-density apartment complexes. There is also a related effort for the development to make benefit of tax credits related to low-income housing initiatives. I understand the great demand for housing in Austin, and I personally support efforts to ensure equitable service to all income levels. However, I feel these very principles are being exploited by a crafty design firm to foist upon this community a development completely unsuited to the realities of its location, and I fear the end result would be a further erosion in the very inequities it is proposing to address.

As a multi-family, multi-story apartment complex proposal, there are a few basic vitals related to its location that give me grave concerns. This type of high-density development requires an appropriate level of infrastructure to support the new population. Brandt Road is a narrow, swerving two-lane road with no shoulders, sidewalks, or bus stops, and the overall lighting situation is poor. Its roadbed is in terrible condition, and it has low areas that are known to flood during rain events. It is a road that I tend to avoid driving on at night due to concern over pedestrians, and my in-laws avoid driving on the road altogether simply because they feel it is unsafe. The basic geometry of the site's location requires sole ingress and egress for all residents to come via Brandt Road. Whether the new residents are proposed to come by car, by bus, by bike or on foot, the level of service provided by Brandt Road is completely insufficient to meet the increased traffic impact of high-density residential development.

It seems unconscionable to me that a developer could even propose a build like this without expecting to be involved in area improvements to Brandt Road, the sole ingress and egress. Unfortunately the developer LDG has been extremely evasive on the Brandt Road issue during two meetings I have attended with their representative Jake Brown. It seems their project benchmarks were carefully calibrated to make benefit of the low-income classification while keeping below the unit counts which would make a formal Traffic Impact Analysis a requirement. All project renderings I have seen thus far depict nothing but the meagerest of driveway flares to Brandt Road, and even show extensive on-site sidewalk networks dumping into a void on the street-side. Brandt Road already has heavy traffic, and whether these "low income" residents are generalized to drive cars more or less (as alternatively posited by Mr. Brown), my heart goes out to these folks having no choice but Bumpy Brandt. Just because they don't make as much money as other people, they get to live off a bumpy old road that nobody bothered fixing up, while everywhere you turn a luxury apartment complex is being built alongside a fancy new street with nice big sidewalks. It just doesn't seem very equitable.

I already touched on another issue that is a big concern here in Parkside at Slaughter Creek: drainage. The property proposed for blanket rezoning to high-density residential is crossed by a tributary to Slaughter Creek, the same tributary which effectively crosses the surface of Brandt Road during rain events. The developer's responses to questions regarding drainage have been about as evasive as those related to access. The site renderings prepared thus far do not depict any realistic set-asides for drainage aside from the required floodway dedications, and even depict parking areas encroaching upon designated floodplain areas. This part of Austin has a long-documented struggle with flooding, and it's a huge red flag to me when such a big developer takes such a casual approach to critical public works concerns like drainage and safe access.

The developer's approach thus far, combined with their own stated area of expertise, leads me to believe that I wouldn't even be typing this email if the tax breaks weren't in the picture. It concerns me very much that the decision-makers involved here may choose to overlook the severe deficiencies in this project's proposal due to pressure regarding the "low-income" designation. While neither of us may be able to prevent this fate in the end, I sincerely hope you will take my thoughts into account and ensure they make it into the file for Citizen Response to this zoning change application. Please email me back to let me know it was received on your end, and thank you very much for your time.

Respectfully,

David Winkler
2212 Petrified Forest Drive
Austin, TX 78747

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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.

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: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Pamela Stanley
Your Name (please print) 78747

☐ **I am in favor**
☑ **I object**

2209 Dry Tortugas Trail
Your address(es) affected by this application ***(OPTIONAL)***

Pamela Stanley — 7-15-21
Signature *Date*

Daytime Telephone: 802-345-6822

Comments:

City of Austin
JUL 20 2021
NHCD / AHFC

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

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

Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

NICK Gilman
Your Name (please print)

☐ **I am in favor**
☒ **I object**

10016 Isle Royale Way
Your address(es) affected by this application ***(OPTIONAL)***

Signature — 7/15/21 *Date*

Daytime Telephone: 512/638/7438

Comments: Brandt Road is not capable of handling all the extra traffic. I worry about flooding from clearing of the trees near Onion creek. Plus the traffic around our neighborhood is already ridiculous in the mornings.

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

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

Or email to:
wendy.rhoades@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Maria Gilman
Your Name (please print)

☐ **I am in favor**
☑ **I object**

1001 Isle Royale Way, Austin 78747
Your address(es) affected by this application ***(OPTIONAL)***

M Gilman — *Signature*

7/16/2021 — *Date*

Daytime Telephone:_____

Comments:_____

City of Austin
JUL 20 2021
NHCD / AHFC

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

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

Or email to:
wendy.rhoades@austintexas.gov

Rhoades, Wendy

From: [redacted]
Sent: Tuesday, July 20, 2021 2:56 PM
To: Rhoades, Wendy
Cc: Dick Perrone; Annie Harton; Stuart Hersh
Subject: Zoning and Platting Commission Case #C14-2021-0094 COA Housing and Planning Dept.

*** External Email - Exercise Caution ***

I Tom G. Herrera living at 2400 Mozelle Ln., Austin, Tx., 78744 Object to this proposed development.
There is already way too much apartment construction in and near the Perkins Valley Community which is in a flood zone already. During heavy rains we are cut off at Bluff Springs Road at Mozelle Ln. when Onion Creek backs up because it cannot handle a heavy rain event. Apartments to the West which are at a higher elevation cause downflow which endangers residents of four streets. COA Watershed Department can explain that very well. Please do not approve any more apartment construction. Tom Herrera, 512-280-8377.
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Rhoades, Wendy

From: Cyndy Murphy [redacted]
Sent: Tuesday, July 20, 2021 5:29 PM
To: Rhoades, Wendy
Cc: Cyndy Murphy
Subject: Object to C14-2021-0094

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Wendy,

My name is Cyndy Murphy. I've been on vacation and just went to the mailbox.

I object to Case Number C14-2021-0094, Public Hearing July 20th, Zoning and Platting Commission.

Brandt is a very dangerous road. It can't handle additional traffic. It backs up in the morning for people trying to get to Slaughter Lane. It's very dark at night and the trees/bushes are not well maintained. Several bad spots and no shoulder make this a dangerous road.

Thanks,

Cyndy Murphy
512-771-9776
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Rhoades, Wendy

From: Michelle Ahn [redacted]
Sent: Wednesday, July 21, 2021 4:24 PM
To: Rhoades, Wendy
Subject: Opposition email

*** External Email - Exercise Caution ***

I am writing to oppose the rezoning of Brandt rd to multifamily use. This would significantly impact and disrupt traffic and congestion on the small road that is Brandt, and it would lower my quality of life as a neighborhood resident.

Michelle Ahn

Sent from my iPhone
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Rhoades, Wendy

From: Erica Perez <[redacted]>
Sent: Wednesday, July 21, 2021 4:51 PM
To: Rhoades, Wendy
Subject: C14-2021-0094

*** External Email - Exercise Caution ***

Hello Wendy Rhoades,

I am emailing to object to the rezoning application of Brandt Road from rural residence district to multi family residence district. Brandt Road has no capacity to safely accommodate multi family constructions and soon we won't be able to get out of our neighborhood if this irresponsible development continues.

Thank you,
Erica Perez
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Rhoades, Wendy

From: Pamela Nevarez-Fisher [redacted]
Sent: Thursday, July 22, 2021 8:09 AM
To: Rhoades, Wendy
Subject: Brandt Road

*** External Email - Exercise Caution ***

Wendy,

My husband and I are residents of Parkside at Slaughter Creek subdivision. We would like to make it known that we **OPPOSE** the rezoning of Brandt Road from a rural residence district to a multifamily residence district. Brandt Road has absolutely no capacity to safely accommodate multifamily constructions.

Thank you

Pamela Nevarez-Fisher
Mark Fisher
10124 Wind Cave Trl.

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Rhoades, Wendy

From: patram2041 [redacted]
Sent: Thursday, July 22, 2021 10:20 PM
To: Rhoades, Wendy
Subject: 2117 BRANDT RD PROPOSITION/Developpment

*** External Email - Exercise Caution ***

I object.

Sent from my T-Mobile 4G LTE Device

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PUBLIC HEARING INFORMATION

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:r, in order to allow for mixed use development, the Council ld the MIXED USE (MU) COMBINING DISTRICT to commercial districts. The MU Combining District simply :esidential uses in addition to those uses already allowed in 'en commercial zoning districts. As a result, the MU ıing District allows the combination of office, retail, :cial, and residential uses within a single development.

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Tom G Herrera
Your Name (please print)

☐ **I am in favor**
☒ **I object**

2400 Mozelle Ln., Austin, TX 78744
Your address(es) affected by this application ***(OPTIONAL)***

Tom G Herrera — 7-20-20
Signature — *Date*

Daytime Telephone: 512-280-8377

Comments: There have already been too much approved construction for the Onion Creek watershed to safely handle — The Perkins Valley, Dove Springs, & Hudson Bend areas are very flood prone — No improvements have been made by FEMA.

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

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

Or email to:
wendy.rhoades@austintexas.gov

Rhoades, Wendy

From: Stacie Manzano [redacted]>
Sent: Friday, July 23, 2021 4:48 PM
To: Rhoades, Wendy
Subject: C14-2021-0094

*** External Email - Exercise Caution ***

Hello,

I am a homeowner at Parkside at Slaughter Creek. I have lived here since 2009. I wanted to provide my objection to the development currently being considered for this land. I have recently joined a committee to gather information around what land is available to our neighborhood or to surrounding neighborhoods to support a community area that can bring us closer and connect us to each other via a pool or water related center. I am motivated to lead this committee as I have seen a severe lack of these services available in our area.

We have had many new apartments and houses built since I moved in and we do not have any type of development on Brant road such as sidewalks. I am excited about the new improvements to add trains and other transportation over the next 5 years in Austin, however I am saddened by the fact that I know I won't be able to access them because there are no sidewalks or ways to move as a pedestrian out of my neighborhood. I think this land is better served owned by the city and made into a park or other type of recreational outdoors activity which continues to conserve the property for nature and wildlife and provides the surrounding population with a place to be a community.

Stacie Manzano
4059227459

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From:
To: Rhoades, Wendy
Subject: change of zoning
Date: Saturday, July 24, 2021 11:22:49 AM

*** External Email - Exercise Caution ***

Ms. Rhoades,

In regard to case number C14-2021-0094 -

I have received two mailings regarding this issue, the lasted dated May 25, 2021.

Each stated that a hearing was to be held, and that there would be notice sent out about when and where the hearing would take place.

I have seen no such noticed yet, and would like to know, at least approximately, what is the planning status for said hearing.

The residents of my neighborhood, Crossing at Onion Creek, are vehemently opposed
to this zoning change and the construction it would bring about.

We already have enough traffic issues in this area, and the construction of this complex
will only make it far worse.

If some civil engineers and planners have the idea that there won't be a problem, then their data is faulty and their conclusions incorrect. Not a surprise when big money is involved. These types of studies are well-known for cherry-picking data to obtain results favorable to the interested parties. Live in this neighborhood for a month and the facts will be revealed - for example, measuring traffic flow during "off hours" is at best a fraudulent practice. Measure during peak hours such are morning and afternoon "get to work rush" reveals the truth of the matter. Which of course is exactly what developers don't want.

The little remaining quality of life for Austin citizens must be retained.

Continual growth is not the good thing City Hall likes to believe it is - look at how many
cities in the US have been ruined due to uncontrolled growth.

The city council needs to focus on fixing existing problems (roads, for one), achieving stability,
and not wasting funds on pet projects that provide no benefit to citizens but only profits

for developers and certain council members. They need to stop thinking that adding more
and more population is some kind of good thing. If their view is "we need more revenue" then
they need to learn to do what they can with what they have, rather than expecting citizens to
cough up more and more, tighten their belts and "make do".

Regards,

Steven Hall

2000 Melissa Oaks Lane
Austin TX 78744

H 512-514-1276
M 408-569-0837

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From:
To: Rhoades, Wendy
Subject: OBJECTION to Case number: C14-2022-0094
Date: Friday, July 23, 2021 11:01:26 PM

*** External Email - Exercise Caution ***

Hello Wendy,
I'm a resident at Crossings at Onion Creek, my address is 9202 Grant Forest Dr Austin, TX 78744 and I'm emailing you my Objection to the proposed rezoning request on 2117 Brandt Road.

Deivis Largo
(813) 846-5895

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From:
To: Rhoades, Wendy; Kitchen, Ann
Subject: OBJECT TO THE PROPOSED REZONING REQUEST 2117 Brandt Rd
Date: Monday, July 26, 2021 7:11:32 PM
Attachments:

*** External Email - Exercise Caution ***

Wendy and Ann,
As a long time resident of Parkside at Slaughter Creek I am writing to you this evening to express my concern about the proposed rezoning request 2117 Brandt Road. We have had much development in our surrounding area over the years, many have been met with much push back. I think that all of the previous development has been fantastic for our neighbourhood. New restaurants and Day Care Center have been great assets to our neighbourhood. I take time out of dinner with family to express my concerns for this development. While there are many apprehensions in regards to the proposed rezoning request the following are the most concerning to my family which include my 3 year old daughter:

From my understanding a traffic impact analysis has been performed by a 3rd party. I am requesting that the City of Austin also provide a traffic impact analysis. Too many accidents and flow of traffic not safe turning onto frontage 35 N from Brandt. While many accidents have happened at the entrance to the neighbourood over the time we have been residents, the one I will never forget is the 6 car accident that happened last March, had we come home just a min earlier we would have been involved.

It is also been brought to my attention that the developer proposed ZERO improvements to Brandt Rd in regards to adding any sidewalk, shoulder, widening, adding lighting, repairing the existing damaged road, etc. Two lane road with no shoulder or sidewalk, poor visibility, and multiple blind spots. My daughter and I have walked this road one time while she was 1 year old to go to the church just outside of Parkside at Slaughter Creek. Almost immediately regretted the decision this road is very dangerous for pedestrians. If it is inevitable that this area is rezoned I am requesting that sidewalks please be placed on both Brandt and the N 35 frontage road. This will allow for our walkability to South Park Meadow Shopping and access to Cap Metro Transportation. I once took my daughter in her stroller on the frontage road also just once too dangerous.

My concern of this rezoning request also involves the encroachment/displacement of nature/wooded area. To my understanding the proposed zoning includes a loop hole to say that this area is in a 500 year flood plain vs a 100 year flood plain. In the last 7 years I have seen may times when Brandt Road has been un-passible due to flood waters. With the added infrastructure how does the future property owner plan to minimize the flooding effects on our homes in Parkside at Slaughter Creek? -How will future property

owner make sure there are no homeless encampments in woods on any portion of the property? Are there steps going to be taken that minimize residents in apartment's from accessing Parkside at Slaughter Creek's parks and children's play structures?

Thank you for your time and consideration. It is of my upmost hope that this proposed rezoning request is denied for the safety of our neighbours in Parkside at Slaughter and for the safety of any of the proposed residents.

Melissa Colpitts- Director of Sonographers and Partner Support
Oncura Partners | 3913 Todd Lane, Suite #507, Austin, TX 78744
Direct: 512-273-3859
Main Office/Assistance Line: +1-512-220-1400 Training Department
512-856-5025

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From:
To: Rhoades, Wendy
Subject: 2117 Brandt Rd road case # C14-2021-0094 due to the flooding into our neighborhood Parkside at Slaughter creek
Date: Tuesday, July 27, 2021 4:13:45 PM

*** External Email - Exercise Caution ***

Dear Wendy.
I am deeply concerned regarding the proposed Rezoning of 2117 Brandt Rd road case # C14-2021-0094 due to the flooding into our neighborhood Parkside at Slaughter creek.

With new parking lots on IH -35 being created near U-Haul, Flooring store, Chucky Cheese, and office spaces from slaughter lane down to brandt road the water runoff causing flooding is terrible for our home. An apartment complex will drown us. Please do not approve rezoning.
The flood plan uswd to determine an added parking lot needs to be the most current and it will show the flooding problems the creek is already causing.
Destroying the greenbelt space for wildlife and the increase in traffic congestion is imminent.

Recently a traffic light was installed at Brandt road and Bluff springs road because traffic is insane due to new subdivisions on and near south Bluff springs road. This is evidence of the traffic congestion on Brandt road.

Therefore i submit you not approve the rezoning for 2117 Brandt Rd.
Parkside at Slaughter Creek resident.
Liz Diaz

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From:
To: Rhoades, Wendy
Subject: C14-2021-0094
Date: Wednesday, July 28, 2021 2:23:59 PM

*** External Email - Exercise Caution ***

Wendy,

I wanted to reach out regarding the development of the apartment complex on Brandt Rd. I am a resident homeowner in Parkside at Slaughter Creek and feel like this development is wrong for this particular location. I feel like Brandt Rd is not big enough to support another housing unit in the area, I'm concerned about the existing wildlife in the area being forced out of their homes, and I am currently on a Parkside HOA committee regarding the installation of either a neighborhood pool or a community park & pool to share with nearby neighborhoods, specifically Crossing at Onion Creek. Ideally we would be able to place a pool within Parkside that would only require a bare minimum of tree removal to ensure the pool is not within the 25/50 year floodplain. However, the ideal of turning much of this area into a community park/pool space is also very appealing. Austin needs more houses, not apartments anyway. Just wanted to pass on my 2 cents on this development. Thanks for your time.

Kash Sarkaria

832-282-8278

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Aaron Thorp
Your Name (please print)

☐ **I am in favor**
☑ **I object** ✓

Your address(es) affected by this application ***(OPTIONAL)***

2124 Petrified Forest Drive Austin, TX 78747

Signature

7/28/21
Date

Daytime Telephone: 512-906-8710

Comments: I am against this development and the reqest to rezone. The propery in question is in a dangerous flood zone. I have seen first hand Brandt Road flood over the years. At one time Vital Farms use to have chickens on the property that lined Brandt Rd. Due to the major flooding from Onion Creek due to the lose of chickens and equipment. In past years people have lost their lives at the end of Brandt Rd. and Bluff Springs. Adding additional imperivous surface will only cause additional flooding to the proposed property and surrounding area. Brandt Rd. is also not designed for high traffic and already a poorly maintained road. Adding additional cars to this road will only cause further congestion. This is also proposed low income housing in an area that has no sidewalks or close by bus stop. These are a few reason for being against the rezoning

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

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

Or email to:
wendy.rhoades@austintexas.gov

From:
To: Rhoades, Wendy
Subject: C14-2021-0094
Date: Sunday, August 1, 2021 9:17:32 AM

*** External Email - Exercise Caution ***

Dear Ms. Rhoades,

I am writing to you today to express my concern regarding the new development being proposed on Brandt road (case C14-2021-0094).

I am a resident of the Crossing at Onion Creek subdivision. I have concerns about traffic on Brandt Road becoming a dangerous problem because it is a very narrow and windy road with no shoulder or sidewalks and areas of it become flooded with heavy rains. I also have concerns regarding the safety of our neighborhood and the adjacent neighborhoods with this large influx in the population as well as the homeless population in the area.

I urge you to carefully consider all aspects of this proposed development and be a voice for those of us in the existing communities. Please let me know what will be done to protect the investment our family has made in this community as well as the safety of the children and families of our neighborhood.

Sincere regards,

Leslie Zimmerman
9406 Brents Elm Dr
Austin, TX 78744

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Dolores Hernández
Your Name (please print)

☐ **I am in favor**
☑ **I object**

4623 Quicksilver Blvd.
Your address(es) affected by this application ***(OPTIONAL)***

Dolores Hernández — *Signature*

8-10-2021 — *Date*

Daytime Telephone:

Comments: The construction of these apartments would greatly affect us. It would cause my flooding in our area thus putting us in danger. Our families would be affected not to mention the school.

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

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

Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Luz Hinojosa
Your Name (please print)

☐ **I am in favor**
☒ **I object**

8500 Bluff Springs Rd. Austin, TX
Your address(es) affected by this application ***(OPTIONAL)***

[signature] 8/10/2021
Signature *Date*

Daytime Telephone: 956-444-2877

Comments: against proposed development as this impacts my home during heavy rains or floods.

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

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Wendy Rhoades
P. O. Box 1088, Austin, TX 78767

Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

LUIS BUENETT
Your Name (please print)

☐ I am in favor
☒ I object

2503 Perkins
Your address(es) affected by this application ***(OPTIONAL)***

Signature 08/10/21 *Date*

Daytime Telephone: (512) 839-0228

Comments: causing alot of congestion it can take up to 50 second to 1.5 minutes just to get out of My street onto BRANDT.

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

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Wendy Rhoades
P. O. Box 1088, Austin, TX 78767

Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

ALFREDO, RODRIGUEZ
Your Name (please print)

☐ **I am in favor**
☑ **I object**

ATX - 78744
2501 PERKINS DR
Your address(es) affected by this application ***(OPTIONAL)***

Alfredo Rodriguez — *Signature*
08/10/2021 — *Date*

Daytime Telephone: 512-282-4512

Comments: my home at 2501 Perkins Dr during 2013 + 2015 was flooded + We do not need any additional apartment complexes.

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P. O. Box 1088, Austin, TX 78767

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Liliberto Villalba
Your Name (please print)

☐ I am in favor
☑ I object

4216 Brandt Rd
Your address(es) affected by this application ***(OPTIONAL)***

Liliberto Villalba — *Signature*
8.9.21 — *Date*

Daytime Telephone: 512-621-3207

Comments: This is a flood zone area most business will be affected do to more impervious
I am downhill from this project and it will make it worst for all of us here.

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P. O. Box 1088, Austin, TX 78767

Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Jon Iken
Your Name (please print)

☐ **I am in favor**
☒ **I object**

Your address(es) affected by this application ***(OPTIONAL)***

Jon Iken — *Signature*

8/8/21 — *Date*

Daytime Telephone: 913-634-5858

Comments:

~~I fully OJBECT to this rezoning due to the following reasons:~~

1) Unsafe location for tenants (ie: having zero safe access to public transportation)
2) Imminent floodrisk
3) Inadequate parking spaces
4) Proposed on a subpar failing roadway that is Brandt Road
5) Removal of numerous acres of wildlife and topography alteration

These are just a few. Please contact me for further questions. Thank you.

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

Or email to:
wendy.rhoades@austintexas.gov

From:
To: Rhoades, Wendy
Subject: Proposed Project on Brandt Road
Date: Wednesday, August 11, 2021 11:57:37 AM

*** External Email - Exercise Caution ***

I would like to state my objection to the proposed project on Brandt Road. The flood plane that is there, the endangered wildlife, Heritage oak trees, and safety issues on Brandt Road it's self, all make it an unviable site for an apartment housing unit. How many people's lives are you willing to jeopardize for profit? Please reconsider this decision before going forward with this.

Thank you,
Dee Grayson

Sent from my iPhone
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From:
To: Rhoades, Wendy
Subject: Objection
Date: Wednesday, August 11, 2021 12:53:47 PM

*** External Email - Exercise Caution ***

We object to the project at 2117 Brant rd. Leave well enough alone.

Sincerely,
Dana S Smith & Alejandro Rangel
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From:
To: Rhoades, Wendy
Subject: C14-2021-0094 / 2117 Brandt Road
Date: Wednesday, August 11, 2021 1:00:27 PM

*** External Email - Exercise Caution ***

Good Afternoon Ms. Rhoades,

I am a resident in the Parkside at Slaughter Creek neighborhood and I object to the rezoning request for 2117 Brandt Road (case C14-2021-0094). I have the following concerns:
- Going from rural residential to medium density is not consistent with the other properties in the area
- Brandt Road cannot accommodate the additional traffic
- The land behind it is set aside for nature, cutting this off will have a negative impact on the environment

Given all of these factors I recommend denying the rezoning request.

Thank you,
-Adam Breazzano

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From:
To: Rhoades, Wendy
Subject: Rezoning objection for Brandt!
Date: Wednesday, August 11, 2021 1:05:16 PM

*** External Email - Exercise Caution ***

I moved to Parkside at Slaughter creek for its seclusion and greenery. 2 other apartments in very close proximity have already gone up. A third is NOT needed. BRANDT was zoned this way for a reason and should NOT be changed. Too much will need to be changed for this. Who's going to pay to widen the road, too add sidewalks, who's going to care for the wild life? It'll create more congestion. Do not approval the rezoning.

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From:
To: Rhoades, Wendy
Subject: Adamantly Objecting to Rezoning of 2117 Brandt Road - Crossing at Onion Creek Home Owner
Date: Wednesday, August 11, 2021 1:43:42 PM

*** External Email - Exercise Caution ***

Wendy,

I have recently learned of the plans to rezone 2117 Brandt road from a rural residence to a high-density multi-family lot. This is absolutely unacceptable to me as a nearby homeowner. Allowing the building of apartment complexes in this area will lead to not only ecological destruction (this lot currently features gorgeous and diverse flora and fauna which would all be ruined by a construction site and eventual apartment living) but also a swift drop in home value. A large reason I and my neighbors chose the area we did was due to the secluded nature of that area in particular. Please don't condemn us to a higher crime rate, increased presence of houseless persons, and drop in the resale value of our beautiful Austin homes. Thank you so much for hearing me out.

Thank you,
Chelsea

--

Chelsea Dougherty
Operations Manager at KW | Heart of Austin Homes Team

Mobile 512-888-1352
Email chelsea@HeartOfAustinHomesTeam.com
Website http://www.HeartOfAustinHomesTeam.com/

TREC Consumer Protection Notice

Texas Real Estate Commission Information About Brokerage Services

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From:
To: Rhoades, Wendy
Subject: Adamantly Objecting to Rezoning of 2117 Brandt Road - Crossing at Onion Creek Home Owner
Date: Wednesday, August 11, 2021 1:48:11 PM

*** External Email - Exercise Caution ***

Wendy,

I have recently learned of the plans to rezone 2117 Brandt road from a rural residence to a high-density multi-family lot. This is absolutely unacceptable to me as a nearby homeowner. Allowing the building of apartment complexes in this area will lead to not only ecological destruction (this lot currently features gorgeous and diverse flora and fauna which would all be ruined by a construction site and eventual apartment living) but also a swift drop in home value. A large reason I and my neighbors chose the area we did was due to the secluded nature of that area in particular. Please don't condemn us to a higher crime rate, an increased presence of houseless persons, and a drop in the resale value of our beautiful Austin homes. Thank you so much for hearing me out.

Best,
Ethan

Ethan Stites
Buyer Specialist at KW | Heart of Austin Homes Team

Mobile 512-965-3265
Email
Website

TREC Consumer Protection Notice

Texas Real Estate Commission Information About Brokerage Services

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From:
To: Rhoades, Wendy
Subject: Objection to rezoning 2117 Brandt road
Date: Wednesday, August 11, 2021 2:00:17 PM

*** External Email - Exercise Caution ***

I officially object to the rezoning request for 2117 Brandt road, by LDG development. I live in Parkside at Slaughter Creek. Thank you. If you need any other information let me know. Please also let me know my objection is accounted for.

Michelle Iken

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From:
To: Rhoades, Wendy
Subject: ZONING OBJECTIONS FOR BRANDT ROAD DEVELOPMENT
Date: Wednesday, August 11, 2021 2:14:26 PM

*** External Email - Exercise Caution ***

We are the Rojas family and we have been living in this community for 16 years. We have grown a lot as a community, the traffic Is horrible and we are already having problems with safety and security. We do not one this project close to our neighborhood we are against it.

Enviado desde mi iPhone
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From:
To: Rhoades, Wendy
Subject: ZONING OBJECTIONS FOR BRANDT ROAD DEVELOPMENT
Date: Wednesday, August 11, 2021 2:26:29 PM

*** External Email - Exercise Caution ***

We live in Onion Creek for a long time. We want it to be how it is. I don't want the property of my value to go low because of this project. We are already good enough with all the new stores that have been built around our neighborhood. The traffic is already bad enough and will get worse since your project is gonna bring in more people. Our neighborhood is also having a lot of problems with safety issues which means it can affect the other neighborhoods as well. There is other places this project can be built and you pick that area where the road is full of pot holes and pretty dangerous.
Israel Rojas
2003 outwood mill lane
Austin Tx 78744

Enviado desde mi iPhone
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From:
To: Rhoades, Wendy
Subject: Case Number: C14-2021-0094 - Objection
Date: Wednesday, August 11, 2021 2:39:31 PM

*** External Email - Exercise Caution ***

Ms. Rhoades:

I reside in the Parkside at Slaughter Creek subdivision. I object to the rezoning request for 2117 Brandt Road. Also, Brandt is a small narrow road to accommodate such traffic.

Thank you.

Lolly Gonzalez
PPR Law & Mediation of Austin, PLLC
Capital View Center
1301 S. Capital of Texas Hwy.
Building A, Suite 136
Austin, Texas 78746

Telephone: (512) 297-2689

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To learn more about **PPR Law & Mediation of Austin, PLLC** please visit us at
The **PPR office** is also known as **Mediation Pro-Austin,** at
"A Professional Approach".

Thank you,
Lolly

Please use caution when clicking links or opening attachments. If you believe this to be a

From:
To: Rhoades, Wendy
Subject: Case Number C14-2021-0094
Date: Wednesday, August 11, 2021 2:39:55 PM

*** External Email - Exercise Caution ***

I object to the rezoning request for 2117 Brandt Road.

Charles Brent
1904 Petrified Forest, Austin, TX 78747
Parkside at Slaughter Creek
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Southeast Combined Neighborhood Plan Contact Team

Ana Aguirre
Immediate Past Chair
PO Box 19748
Austin, TX 78760
512-708-0647
a-aguirre@prodigy.net

August 11, 2021

Nadia Barrera-Ramirez, Chair
David King, Secretary
Cesar Acosta
Ellen Ray
Betsy Greenberg
Roy Woody

Jolene Kiolbassa, Vice-Chair
Ann Denkler, Parliamentarian
Timothy Bray
Hank Smith
Carrie Thompson

RE: Rezoning Case Number: C14-2021-0094

Dear Honorable Chair Barrera-Ramirez and Commissioners:

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) has a history of supporting responsible development. Our Future Land Use Map (FLUM) area consists of single-family, multifamily, mixed use, commercial, office, civic, warehouse/limited office, and industry zones. The SCNPCT also serves students that attend the Austin and Del Valle Independent School Districts. With Austin Bergstrom International Airport (ABIA) being so close, we also have to consider the Airport Overlay. Our SCNPCT also encompasses and represents all of 78744.

The SCNPCT held its regular monthly meeting on Monday, August 9, 2021, and met with representatives from the Parkside Home Owners Association (HOA), Bluff Springs Neighborhood Association (NA), and Travis Austin Recovery Group (TARG), to discuss the proposed zoning change pertaining to the property located at 2117 Brandt Rd.: Rezoning from IRR – Interim Rural Residence to MF-4 Multi-Family Residence – Moderate High Density. The SCNPCT took into consideration the information provided by the HOA, NA and TARG. With a quorum present and based on the information provided and comparing shared experiences and concerns of the residents, the SCNPCT membership voted unanimously not to support the proposed changes to the rezoning from IRR to MF-4. The SCNPCT voted to support the area residents and join their efforts.

The shared historical concerns between the HOA, NA, TARG and the SCNPCT membership include the continued and unprecedented catastrophic flash flooding we have experienced in the lower Onion Creek area. This catastrophic flooding has resulted in the loss of lives and homes. The City of Austin incurred an extensive cost offering buyouts to the hundreds of homes impacted by prior

flooding. Additionally, this area would not only be susceptible to creek flooding but also localized flooding. Neighborhoods built before the 1980s tend to have more drainage problems.

According to the Flood Pro analysis, a large portion of the property is located within the Atlas 14 flood plain, plus is located along Onion Creek. A smaller creek also runs through the middle of this property and feeds into Onion Creek. This poses a potential adverse impact not only to the proposed new residents but also to the current residents and homes and businesses downstream. Our community has been subjected to an extensive displacement of low income and people of color residents because of previous catastrophic floods. For those of us who remain, we are alarmed when proposed development presents an increased potential for harm to us.

For those displaced, their past experiences involved families and children with long-term established neighborhood ties, including ties with neighborhood schools, current community resources and support systems. For everyone, this resulted in destabilizing the relationships we lost due to distance and added cruel social stressors. For those displaced, they had to work on creating new support systems in whatever areas outside of the City of Austin they manage to find that was affordable to them. For those that were directly impacted by the catastrophic floods, there is no escaping the psychological damage: panic and anxiety every time it starts to rain; or immediately leaving their home and parking at the Dove Springs Recreation Center parking lot every time it rains for fear that the flooding they experienced in the past will happen to them again.

Although this current project proposes affordable housing, we cannot support compromising public safety over affordable housing. Again, the southeast portion of the City of Austin and Travis County continues to be subjected to extensive flash flooding threats. We are a primarily low income and people of color community, and we insist on equity, which includes protecting our lives and our homes. Residents in the Eastern Crescent continue to be subjected to lower standards of a quality of life, which is unjust and discriminatory. Environmental concerns have been voiced repeatedly specific to flooding. What written assurances can be secured to ensure there is no adverse impact to current residents and properties. And please do not suggest buyouts. We have already lost hundreds of long-time friends, families, and homes (an entire neighborhood) and ask that we be afforded equal protection of our lives and homes. We also ask for environmental justice.

We respectfully request the Zoning and Platting Commission not approve the zoning change requested. We respectfully request the Zoning and Platting Commission carefully consider the long-term and overall impact such change would have on the current and future residents of this portion of the Eastern Crescent as well as residents in the Southeaster portion of Travis County. A sincere effort must be made to ensure these residents are not displaced and current substandard quality of life elements are improved on and families stabilized. Thank you for your time and consideration.

Respectfully submitted,

Ana T. Aguirre

Ana Aguirre, Immediate Past Chair
Southeast Combined Neighborhood Plan Contact Team (SCNPCT)

CC: Maureen Meredith, Housing and Planning Department
Sherri Sirwaitis, Housing and Planning Department

From:
To: Rhoades, Wendy
Subject: Case Number: C14-2021-0094
Date: Wednesday, August 11, 2021 3:32:21 PM

*** External Email - Exercise Caution ***

Hi Wendy,

I live in the Parkside at Slaughter Creek neighborhood and would like to register my objection to the rezoning of 2117 Brandt.

Thank you,

Patrick Kelly

Sent from my T-Mobile 4G LTE Device

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From:
To: Rhoades, Wendy
Subject: Objection to Case Number: C14-2021-0094 (2117 Brandt Road)
Date: Wednesday, August 11, 2021 3:46:54 PM

*** External Email - Exercise Caution ***

Dear Wendy:

It is my understanding that you are the manager for the above referenced case. I have lived in Austin since 1994 and currently reside at 10116 Wind Cave Trail in Parkside at Slaughter Creek. I have lived here since the neighborhood developed. Please register my objection to approval of the above referenced case for 2117 Brandt Road.

I have a master's degree in urban planning from TAMU and hold the AICP designation. I have worked as a planner for both public and private entities, including the city of Houston and a private engineering firm in Dallas. I am also a licensed attorney with over 25 years experience in positions ranging from assistant attorney general in the Transportation Division, Division Head at the Texas Department of Transportation in the Right of Way Division, and General Counsel for a multi-state right of way consulting firm. Most of my professional career has focused upon land development and transportation matters, and I strongly oppose the re-zoning and development of the subject property as proposed.

Please add my name and email to your list for future information regarding this case.

Thank you,

Rebecca J Thompson

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From:
To: Rhoades, Wendy
Subject: Case C14-2021-0094 objection
Date: Wednesday, August 11, 2021 4:19:37 PM

*** External Email - Exercise Caution ***

Hi Wendy,

I understand that you're investigating the zoning change request for the proposed development at 2117 Brandt Road.

I'm a resident of the neighborhood at 2212 Melissa oaks lane. I am strongly opposed to the proposed zoning change. I think it makes a mockery of zoning laws to consider a central city density on a two lane county road. The road itself will be unsafe with no controlled access to public transit or sidewalks. Access to I-35 is already dangerous and congested.

While I welcome the increased availability of low income housing, it shouldn't be at this density or it should be placed off more appropriate thoroughfare in the area.

Thank you for your time.

Rob Belcher
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From:
To: Rhoades, Wendy
Subject: Rezoning Request for 2117 Brandt Road
Date: Wednesday, August 11, 2021 4:34:08 PM

*** External Email - Exercise Caution ***

I object to the rezoning request for 2117 Brandt Road. Please don't make my neighborhood unsafe, decreased curve appeal, and decrease my property value. If you wouldn't build it in the million dollar neighborhood of West Lake Hills, don't build it but us!

Thanks!

Ryan Vance
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From:
To: Rhoades, Wendy
Subject: Zoning change - 2117 Brandt Rd
Date: Wednesday, August 11, 2021 5:02:07 PM

*** External Email - Exercise Caution ***

I would like to object to the change of zoning for the above address in order to develop the land for apartments - specifically, low-income housing. I am a resident of the area and my property abuts the greenbelt and creek that runs along the property to be developed.

Brandt Rd. is not suitable for increasing the regular traffic that 200+ apartments (1-2 cars each) would bring to the area. The road is narrow and twisting, with very bad visibility in the early morning (eastbound) and early evening (westbound) due to the sun coming up and going down due east or west. In addition, the road floods easily and the shoulders are not well developed, making them particularly soft.

As an advocate for low-income families for many years, I am not a NIMBY person. I agree that Austin desperately needs more housing for low- and middle-income families who work and want to live in the city. But placement of a low-income development in this spot is ill-advised. Low-income families rely more heavily on public transport, so those who do not have 1 or 2 cars will want to use the CapMetro bus. Sadly, CapMetro has carved out this area as a No-coverage zone, according to their own coverage area maps. That means NO BUSES at all unless the rider wants to cross IH-35 (maybe at the light on Slaughter, maybe not) and pick the bus up at Southpark Meadows. Or s/he can walk all the way to the end of Brandt Rd and up Bluff Springs to the nearest bus stop - not closeby. The pedestrian or bike rider would have no shoulder to walk on, no sidewalk, and certainly no bike lane, making their travel dangerous for both vehicles and potential riders.

Please consider these points in your decision making

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From:
To: Rhoades, Wendy
Subject: Zoning Objections for Brandt Road
Date: Wednesday, August 11, 2021 4:55:37 PM

*** External Email - Exercise Caution ***

I object to the rezoning request for 2117 Brandt Road.

Thank you, Steve Wickless

Sent from Mail for Windows

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From:
To: Rhoades, Wendy
Subject: Objection: 2117 Brandt Road
Date: Wednesday, August 11, 2021 4:58:24 PM

*** External Email - Exercise Caution ***

I live at 1911 Melissa Oaks Ln, Austin, TX 78744 and received the notice of rezoning request for 2117 Brandt Road, case C14-2021-0094.

If you can, please confirm receipt of this email. I do not want this development less than 50 feet from my home for a myriad of reasons.

Best,
Crystal Germond (Towns)

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From: _____
To: Rhoades, Wendy
Subject: Case Number: C14-2021-0094
Date: Wednesday, August 11, 2021 4:59:17 PM

*** External Email - Exercise Caution ***

I object to the rezoning request for 2117 Brandt Road.

Thank you!

Thelma Villanueva

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From:
To: Rhoades, Wendy;
Subject: Brandt Road Development Plans
Date: Wednesday, August 11, 2021 5:46:11 PM

*** External Email - Exercise Caution ***

Wendy,

My name is Matthew Solano and I live in the Crossing at Onion Creek subdivision adjacent to the Brandt Road 2117 discussion and site proposals.

Firstly, this owner of land is going to have a fight on his hands alone for ignoring that property which caused homeless infringements that we as resident of the Crossing at Onion Creek have had to deal with along with Parkside, another neighborhood which backs to this land in discussion.

The road Brandt is not wide, nor is is it safe to even discuss adding that mush traffic to the residents of a future multiplex community let alone, any big development. The road, terrain and it's flood and geographical status are enough to stop this as it is- one would have thought.

This e-mail is to formally tell you that we at the Crossing at Onion Creek will be and are actively in process to investigate,
further the intentions of this landowner and to protect in the future what we failed to do on Slaughter lane with the break out community at Brandt Road and Slaughter Lane. We do not need to have our financial investments and our lives disrupted by anymore development of multi complexes especially on Brandt Road.

I Matthew Solano oppose this whole proposition and the pre- analysis of it's purposes for such development.

Matthew Solano
512-584-3100
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From:
To: Rhoades, Wendy
Subject: Case C14-2021-0094
Date: Thursday, August 12, 2021 12:47:42 PM

*** External Email - Exercise Caution ***

I,

Connor Ochs, resident owner of
1608 Melissa Oaks Ln
Austin , TX 78744

formally Object to the rezoning request
gor 2117 Brandt Rd.

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From:
To: Rhoades, Wendy
Subject: 2117 Brandt Rd
Date: Friday, August 13, 2021 3:26:54 PM

*** External Email - Exercise Caution ***

Wendy,

I object to the rezoning of 2117 Brandt Road. the infrastructure of that rd is bad enough. There is no way we'll get out of our neighborhood unless major upgrades are made to widen that road.

Eric Ferry
Crossing at Onion Creek

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PUBLIC HEARING INFORMATION

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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.

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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: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 20, 2021, Zoning and Platting Commission

Eddie Cox
Your Name (please print)

☐ I am in favor
☑ I object

10013 Wind Cave Trail
Austin, Tx 78747
Your address(es) affected by this application ***(OPTIONAL)***

Eddie Cox
Signature *Date*

Daytime Telephone: (804) 240-2526

Comments: I am totally against multi-family dwelling being built on this traffic.
• Will greatly increase traffic on Brandt and intersections at I-35 and Slaughter Rd.
• Adverse effect on green belt, etc.
• – wild life; rain run off, oxygen, etc
• Will impact housing values in my neighborhood
Don't Pass this, PLEASE!!!

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

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

Or email to:
wendy.rhoades@austintexas.gov

City of Austin
JUL 16 2021
NHCD / AHFC

From:
To: Rhoades, Wendy
Subject: Rezoning objection
Date: Thursday, September 16, 2021 7:27:33 AM

*** External Email - Exercise Caution ***

Hello Miss Wendy,
I Object to the rezoning case C14-2021-0094 my name is Elias Vasquez and I live at 2240 Dry Tortugas Trail Austin Texas 78747.
Thank you for your time.

Sent from my iPhone
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From:
To: Rhoades, Wendy
Subject: C-14-2021-0094 redevelopment LDZ development
Date: Sunday, October 3, 2021 6:15:51 PM

*** External Email - Exercise Caution ***

I would like to register my objection to the rezoning of Brandt Road
. There have been many objections stated and I wholeheartedly concur:
flood prone area
I know it's said that mitigation for building on the floodplain would be addressed if request is approved. Why build on a floodplain, in the first place? Has no one seriously looked at our recent history?
unsafe road conditions

Thank you,
Carlotta Hoffman

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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.

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: September 30, 2021, City Council

KASEY ROEBUCK
Your Name (please print)

☐ **I am in favor**
☑ **I object**

Your address(es) affected by this application ***(optional)***

Signature

9/13/21
Date

Daytime Telephone **(Optional)**:

Comments:

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767
Or email to:
wendy.rhoades@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 14, 2021, City Council

TRAVIS RATHERT
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1914 MELISSA OAKS LANE
Your address(es) affected by this application ***(Optional)***

Signature

9/29/21
Date

Daytime Telephone **(optional)**:_____

Comments: REASON FOR OBJECTION:
- TRAFFIC ON 35
- ROAD NOISE FROM DEFORESTATION
- THAT AREA FLOODS
- TRAFFIC ON BRANDT
- ALL THE FOREST AROUND US HAVE BEEN BULLDOZED : ITS WINDIER : THE NATURE HAS NO WHERE TO GO
- TRAFFIC ON SLAUGHTER

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

City of Austin, Housing & Planning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767
Or email to:
wendy.rhoades@austintexas.gov

City of Austin
OCT 05 2021
NHCD / AHFC

PUBLIC HEARING INFORMATION

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 14, 2021, City Council

Leila Bucco
Your Name (please print)

☐ **I am in favor**
☒ **I object**

10017 Isle Royale Way
Your address(es) affected by this application ***(Optional)***

Leila Bucco — 10/11/2021
Signature — *Date*

Daytime Telephone **(optional)**:

Comments: I strongly oppose to rezoning of 2117 Brandt Rd. The road is in decrepit condition. In its current state it poses danger to the drivers. It is reckless to even consider this case.

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

City of Austin, Housing & Planning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767
Or email to:
wendy.rhoades@austintexas.gov

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Case Number: C14-2021-0094
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 14, 2021, City Council

Oralia Dominguez Everett
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1912 Melissa Oaks Lane 78744
Your address(es) affected by this application ***(Optional)***

Oralia Everett — 10/12/21
Signature — *Date*

Daytime Telephone **(optional)**:

Comments: Brandt Road is already an unsafe, dark, winding, 2 lane road. No shoulder, no lighting. This road is also prone to flooding. Development would bring additional high traffic that it cannot accomodate making it very dangerous. Way too many safety hazards

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

City of Austin, Housing & Planning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767
Or email to:
wendy.rhoades@austintexas.gov

From:
To: Rhoades, Wendy
Cc: Anguiano, Dora; District 5
Subject: Fwd: District5@austintexas.gov
Date: Wednesday, October 13, 2021 10:17:30 AM

*** External Email - Exercise Caution ***

Good morning Wendy,

I just realized I misspelled your email address, so you probably didn't get my message below. I just signed up to speak at the Council meeting tomorrow, but is there anything else you think I should do? Our neighbors strongly oppose this rezoning as well, and we appreciate your consideration on this.

Thank you,

Elisa Tamayo
1311 Melissa Oaks Ln.
Austin, TX 78744

---------- Forwarded message ---------
From: **Elisa Tamayo-Ochoa**
Date: Tue, Oct 12, 2021 at 10:58 AM
Subject: District5@austintexas.gov
To: <wendy.rhodes@austintexas.gov>

Good morning Ms. Rhoades,

I hope this email finds you well. My name is Elisa Tamayo, I recently purchased a house on Melissa Oaks Ln. (78744), and I am against the zoning case no. C14-2021-0093. As it is now, there's a lot of commercial noise stemming from the HOLT CAT Austin business and the new flooring store they built behind our homes. It is deeply disturbing noise already from the machinery they test out early mornings (even on Saturdays) and sometimes late into the night. It will become unbearable if you allow for even more commercial use on our little woods behind our homes. Please help us preserve the little piece of green land left in this area. I've also noticed plenty of garbage and commercial waste in the little creek in the woods behind Melissa Oaks. I can take some pictures in the next few days and send them to you. This is environmentally irresponsible, for which I urge you to give some serious thought to this issue and stand against the rezoning.

We appreciate your support, and look forward to hearing from you soon.

In gratitude,
Elisa

--
Elisa M. Tamayo
she/her/ella
(915) 500-9074

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From:
To: Rhoades, Wendy
Subject: Fox Hollow zoning
Date: Wednesday, October 13, 2021 10:48:31 AM

*** External Email - Exercise Caution ***

I live in Parkside at Slaughter Creek and would not like to see the development of Fox Hollow happen!
1. Brandt Road is a narrow winding road with no shoulders and a lot of grass and tree growth on both sides. It is already well used without for the minimum of 200 more vehicles from the new apartment development! That's a minimum of 200. Probably more as usually all adults in an apartment have a vehicle. And a bicycle use would be fatal !

2. One building is in a flood plain!! Really? You would allow such a building in such an area?!

Thank you and please do not rezone this area and allow this development!

Virginia Cuellar

Sent from my iPhone
CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From:	Rhoades, Wendy
To:	Denkler, Ann - BC
Cc:	Rivera, Andrew
Subject:	RE: ZAP Agenda - Item B-1
Date:	Monday, August 16, 2021 7:13:00 PM
Attachments:	Floodplain_Considerations_C14-2021-0094.pdf

Commissioner Denkler,

I reached out to Watershed Engineering Division staff and learned the following:

The Applicant should definitely should be using the City's effective floodplain model for the portion of the site impacted by Onion Creek that is available from our FloodPro website. The site is also impacted by an unnamed tributary to Onion Creek that is not currently studied (see attached map). The floodplain shown along this tributary in the current floodplain mapping is water that backs up from Onion Creek.

Watershed Engineering Division staff is currently re-studying the Onion Creek watershed to incorporate Atlas 14 rainfall. This will include a study of the stream that runs through the site in question. Unfortunately, it will be at least 8 months before Watershed Engineering Division staff has an updated Onion Creek model and a new model for the unstudied tributary. In the interim, the Applicant should be using the 500-year floodplain from our regulatory Onion Creek model and performing their own study to delineate the regulatory floodplains for the unstudied tributary (since it has more than 64 acres of drainage their site).

If the Applicant submits for site plan, they will need to have completed their own floodplain study of the unnamed tributary and consider the combination of the tributary and Onion Creek floodplains.

Sincerely,
Wendy Rhoades

From: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>
Sent: Monday, August 16, 2021 4:16 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: Re: ZAP Agenda - Item B-1

Wendy,

Thanks for responding. Another question, same agenda item.

1. A representative of one of the neighborhood associations has complained the applicant is not using Flood Pro to model the site's drainage. Does the applicant have to use Flood Pro or can other modeling methods be approved?

Thanks

Ann

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Monday, August 16, 2021 11:21 AM
To: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: RE: ZAP Agenda - Item B-1

Commissioner Denkler,
Please see my responses below.

Sincerely,
Wendy Rhoades

From: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>
Sent: Monday, August 16, 2021 8:33 AM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: ZAP Agenda - Item B-1

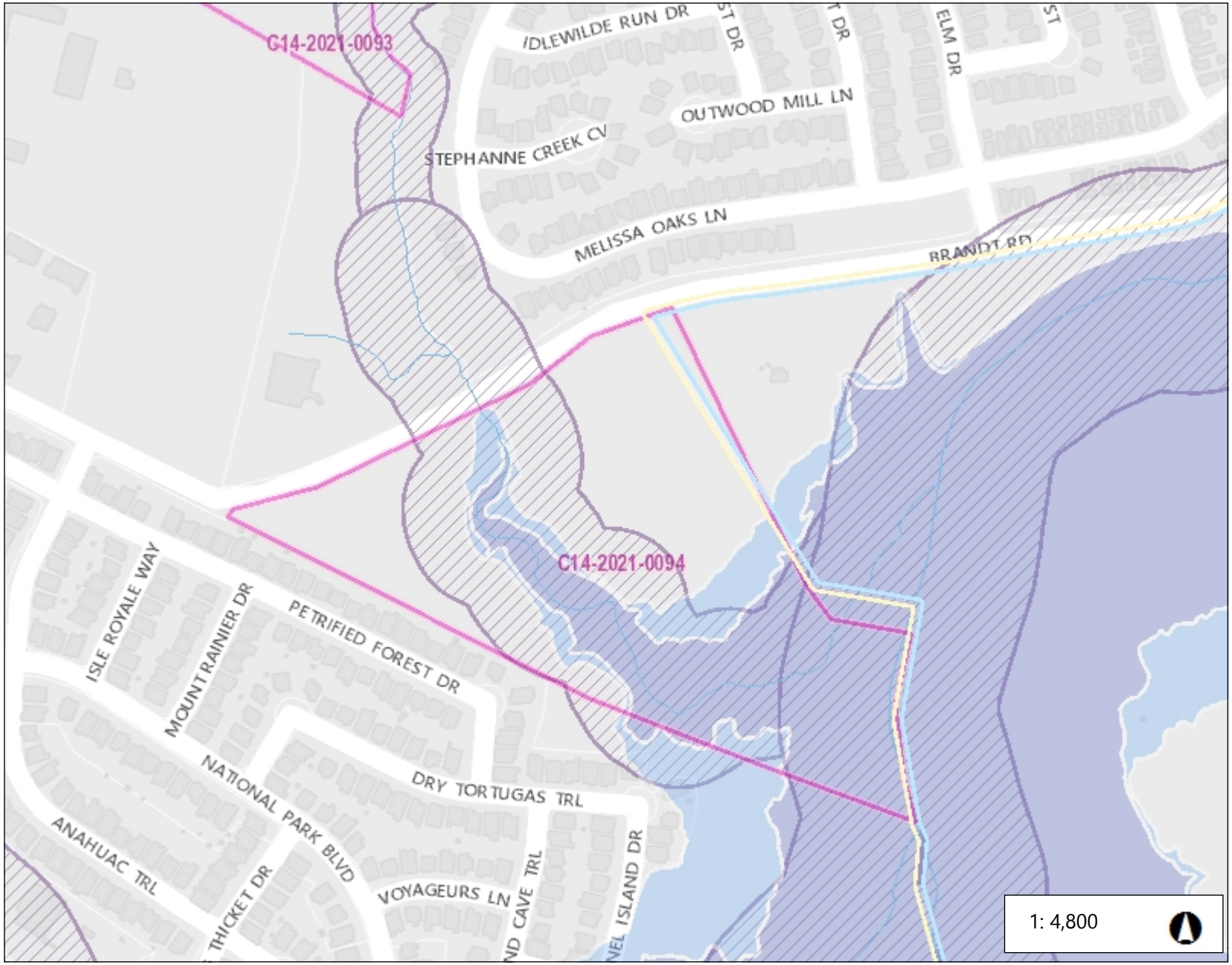
Why does the applicant not have to plat? What does this mean in terms of the environment, drainage, utilities, etc. RESPONSE: The Applicant isn't required to plat because the configuration of the property hasn't changed since annexation into the City limits and is eligible to receive City utility services. Review of environmental, drainage and utilities will occur with the site plan application.

Has this part of the watershed been mapped for Atlas. RESPONSE: The model has **not** yet been updated to include Atlas-14 rainfall. The City's Watershed Engineering Division is in the process of performing a study update for Onion Creek, However it will be several months before there are updated models based on that study.

Thanks

Ann Denkler
512-905-2992

Property Profile



Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTI
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Zoning Review Cases- IN REV

Creek Centerlines

Lakes

Fully Developed Floodplain

- COA Fully Developed 25-Year
- COA Fully Developed 100-Year
- COA Master Plan 25-Year
- COA Master Plan 100-Year
- 100-Year (Detailed-AE)
- 100-Year (Shallow-AO,AH)
- 100-Year (Approx-A)

Creek Buffers/Waterway Setba

- Critical Water Quality Zone
- Water Quality Transition Zone

0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

8/16/2021

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Notes

Zoning Case Floodplain Question
C14-2021-0094 Fox Hollow