

C8+9

**ZONING CHANGE REVIEW SHEET**

**CASES:** C14-2015-0003A & C14-2015-0003B –  
South IH-35 Mixed Use Apartment Community

**Z.A.P. DATE:** June 2, 2015

**ADDRESSES:** 6900 and 6940 South IH 35 Service Road Southbound; 504, 600, 606 and  
700 Chaparral Road; (C14-2015-0003A)  
701 and 709 Chaparral Road (C14-2015-0003B)

**DISTRICT AREA:** 2

**OWNER:** Long Real Estate Holdings, LLC  
(Paul Long)

**AGENT:** Land Answers, Inc.  
(Jim Wittliff)

**ZONING FROM (-0003A):** CS; GR-CO;  
NO-MU-CO; SF-2

**TO:** CS-MU-CO for Tract 1;  
GR-MU-CO for Tract 2

**ZONING FROM (-0003B):** CS; SF-3; SF-2

**TO:** CS-MU-CO for Tract 1;  
GR-MU-CO for Tract 2

**AREA (-0003A):** 5.8281 acres;

**AREA (-0003B):** 2.4005 acres

**TOTAL AREA:** 8.2286 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) district zoning for both areas designated as Tract 1 on C14-2015-0003A and C14-2015-0003B. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A (Tract 2, located at 700 Chaparral Road), the Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road. For the remainder of Tract 2 located at 504, 600 and 606 Chaparral Road, Staff recommends maintaining the existing NO-MU-CO and SF-2 zonings.

For C14-2015-0003B (Tract 2, located at 701 Chaparral Road), the Staff recommendation is to grant neighborhood office – mixed use – conditional overlay (NO-MU-CO) district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A and C14-2015-0003B, the Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH-35. If the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of IH-35 in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

June 2, 2015:

**ISSUES:**

The Applicant would like to discuss the Staff recommendation.

Adjacent residents on Chaparral Road and Corral Lane are opposed to the proposed zoning changes and have submitted a petition. Petition results are in the process of being calculated.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of eight platted lots, with the easternmost lots developed with auto-related uses and situated at the intersection of southbound IH 35 frontage road and Chaparral Road, and the interior lots are developed with residential structures, some of which function as offices for the automotive uses. There are apartments and a commercial shopping center to the north (CS; GR); convenience storage and residences to the south that have frontage on Corral Lane (CS; SF-2), and single family residences, a duplex and manufactured homes to the west (SF-2). Please refer to Exhibits A (Zoning Maps), A-1 (Aerial View) and B (Recorded Plats).

The Applicant proposes to rezone the properties with IH 35 frontage (Tract 1) to the general commercial services – mixed use – conditional overlay (CS-MU-CO) district, and the interior lots (Tract 2) to the community commercial – mixed use – conditional overlay (GR-MU-CO) district. The intent is to enable redevelopment with a total of 286 multi-family residential units (1 and 2 bedroom units in an 80% / 20% mix), and office and commercial uses. The Applicant's proposed Conditional Overlay is to limit the number of daily vehicle trips to 2,000 and prohibit access to Chaparral Road.

The properties with IH 35 frontage have had CS zoning since the mid and late 1970's (both Tract 1s), and the eastern lot of Tract 2 on north side of Chaparral Road has had a history of commercial uses and was granted GR-CO zoning in 2003. As enumerated in the Related Cases section of this report, there have been a number of zoning cases to non-residential districts on other lots within the Tract 2 areas since 1995. Two lots within Tract 2 on the north side of Chaparral Road have NO-MU-CO zoning, and the remaining lot on the south side of Chaparral has SF-2 zoning. To that end, there is clearly a significant amount of interest in rezoning this area for non-residential use.

The Staff recommendation allows for an incremental change in zoning, by granting the addition of MU to the properties with IH 35 frontage, the GR-CO lot in the north side of Chaparral Road, and granting NO-MU-CO for Tract 2 (701 Chaparral Road) on the south side of Chaparral Road. The western lot of Tract 2, located at 504 Chaparral Road is not recommended for rezoning, as would encroach into the residential portion of Chaparral Road. The Applicant opted to prohibit vehicular access to Chaparral Road, a local street with a 20 foot pavement width, hence a Neighborhood Traffic Analysis was not required. The 2,000

vehicle trip per day limit will be apportioned across the north and south rezoning areas. The Staff recommendation as described above would provide for a maximum of 192 multi-family residential units across the total rezoning area which is significantly different from the proposed number of units proposed by the Applicant.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS; GR-CO; NO-MU-CO; SF-2; SF-3	<i>North side:</i> Automotive sales; Office; Auto repair; Vehicle parking; Manufactured home; <i>South side:</i> Automobile sales; Residential structure with vehicle parking area
<i>North</i>	CS; GR	Apartments; Shopping center
<i>South</i>	CS; SF-3; SF-2	Convenience storage; Single family residences
<i>East</i>	N/A	IH-35 frontage road and main lanes
<i>West</i>	SF-2	Single family residences and manufactured homes

**NEIGHBORHOOD PLANNING AREA:** N/A

**TIA:** Is not required

**WATERSHEDS:** Williamson Creek;  
South Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** Yes

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association  
 96 – Southeast Corner Alliance of Neighborhoods (SCAN)  
 511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 646 – Circle S. Ridge Neighborhood Association  
 742 – Austin Independent School District      1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc.      1258 – Del Valle Community Coalition  
 1340 – Austin Heritage Tree Foundation      1363 – SEL Texas  
 1408 – GO! Austin/Vamos! Austin – Dove Springs      1424 – Preservation Austin  
 1429 – GO! Austin/Vamos! Austin (GAVA)  
 1431 – Indian Hills Neighborhood Watch  
 1438 – Dove Springs Neighborhood Association      1441 – Dove Springs Proud  
 1447 – Friends of Emma Barrientos MACC

**SCHOOLS:**

*An Educational Impact Statement is required. Please refer to Attachment A.*

Pleasant Hill Elementary School      Bedichek Middle School      Crockett High School

**RELATED CASES (previous zoning cases within current zoning area):**

The rezoning area consists of the entire Forrest C. Walker subdivision, recorded in April 1977 (C8S-77-058); five lots and a portion of another lot out of the original Circle "S" Ridge, Section 1 subdivision, recorded in September 1946 (C8-1946-1780), and the entire Resubdivision of Lot 18, Block "B" Circle "S" Ridge Section One, recorded in July 1970 (C8s-70-122). With the exception of the lots with IH 35 frontage, the lots are generally between 80 – 110 feet wide and 400 feet long.

The property was annexed on December 31, 1975 (C7a-75-012).

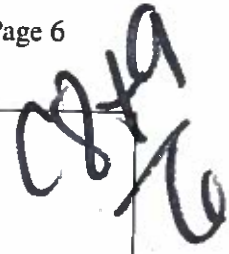
The table below summarizes an adjacent case to the east that is developed with auto repair use, two 1999 rezoning cases along the south side of Chaparral Road. Case C14-99-0117 involved six contiguous lots directly west of the one lot with cases C14-99-0124 / C14-03-0092.

CASE NUMBER	REQUEST	COMMISSION	CITY COUNCIL
<i>North side of Chaparral Road</i>			
C14-76-064 – 6900 & 6940 S IH 35	Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area	Granted "C" Commercial, First Height and Area for all of property, save and except a 10 foot along the western boundary to a depth of 200' that was approved for "A" Residence, First Height and Area	Apvd A & C, First Height & Area as PC recommended (09-16-1976).
C14-95-0184 – NW corner of IH-35 & Chaparral Rd (6940 S IH 35)	SF-3 to CS	To Grant	Apvd CS (02-01-1996).
C14-94-0084 – partially same location as C14-03-0091 (606 & 700 Chaparral Rd)	SF-2 to NO-MU-CO	Apvd NO-MU-CO w/CO for 600 trips/day and Street Deed for r-o-w dedication on Chaparral Rd	Apvd as Commission recommended (02-01-1996).
C14-99-0123 – same location as C14-03-0091 (504-700 Chaparral Rd)	SF-2 to CS	Apvd Staff recommendation to deny the proposed request	Expired administratively on 11/13/2000.

C14-03-0091 – 700 Chaparral Rd, as amended	NO-MU-CO to GR-CO, as amended	Apvd GR-CO w/CO prohibiting access to Chaparral Rd and 2,000 trips/day	Apvd PC rec (11-20-2003).
<b><i>South side of Chaparral Road</i></b>			
C14-79-288 – Directly adj to rezoning area: SE corner of IH-35 and Chaparral Rd (705-707 Chaparral Rd)	Interim “A” Residence, Interim First Height and Area to “C” Commercial, First Height and Area	Granted “C” Commercial, First Height and Area for all of property, save and except a 10 foot along the westernmost and northernmost boundaries that was approved for “A” Residence, First Height and Area	Apvd PC recommendation (02-14-1980).
C14-99-0124 – same location as C14-03-0092, south side of Chaparral Rd (701 Chaparral Rd)	SF-2 to CS	Apvd Staff recommendation to deny the proposed request	Expired administratively on 11/13/2000.
C14-03-0092 – same location as C14-99-0124, south side of Chaparral Rd (701 Chaparral Rd)	SF-2; SF-3 to CS	Apvd LO-MU-CO w/ CO prohibiting access to Chaparral Road (8-26-2003).	Denied Applicant’s request for CS (11-20-2003).

**CASE HISTORIES (Other zoning cases in the vicinity):**

CASE NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99- 0117 – 6 adj lots on south side of Chaparral Rd (405-607 Chaparral Rd)	SF-2 to CS-CO	Approved Staff recommendation to deny the proposed request	Expired administratively on 9/18/2000.
C14-79-061 – 2 adj lots on south side of	Interim “AA” Residence, First Height and Area to	To Deny “C” Commercial, First Height and Area, but to Grant “A” Residence, First Height and Area	Approved “AA” First Height and Area (5/17/1979).



Chaparral Rd (505-507 Chaparral Rd)	"C" Commercial, First Height and Area, as amended		
C14-84-232 – 2 adj lots on north side of Corral Ln (304-308 Corral Ln)	Interim "AA" First Height and Area to "A" Residence, First Height and Area	Approved "A" Residence, First Height and Area	Approved "A" Residence, First Height and Area (11/15/1984).

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	ADT
IH-35	300 feet	FWY-6	Freeway	144,000
Chaparral Road	50 feet	20 feet	Local	N/A

IH-35 is classified in the Bicycle Plan as Bike Route No. 421. Chaparral Road is not classified in the Bicycle Plan.

Capital Metro bus service (Routes No. 716 SB) is available along IH-35. There is no Capital Metro bus service available along Chaparral Road.

There are no existing sidewalks along IH-35 and Chaparral Road.

**CITY COUNCIL DATE:** August 13, 2015

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

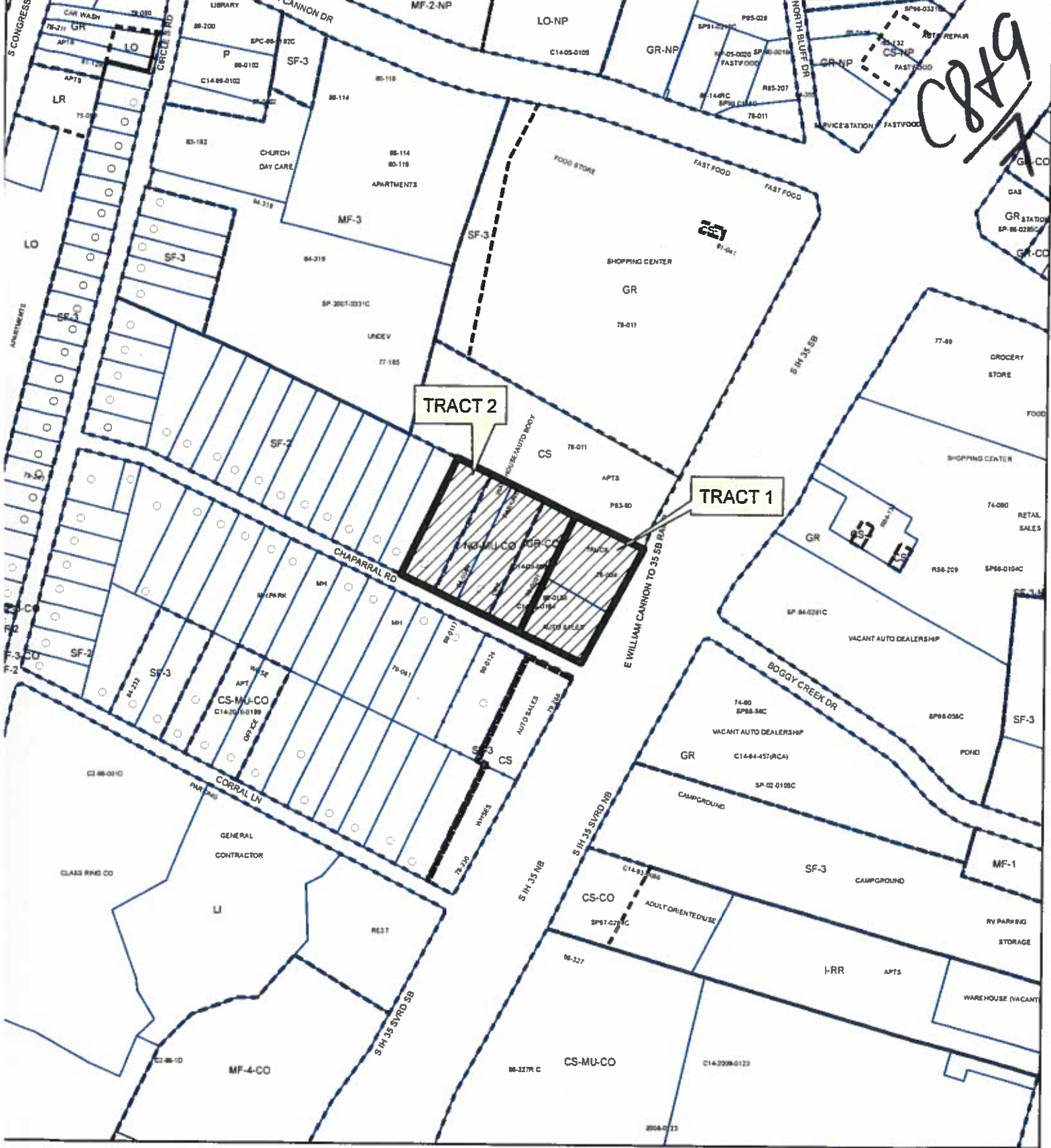
**ORDINANCE NUMBER:**





**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719



C849




 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING**  
 ZONING CASE#: C14-2015-0003A

EXHIBIT A



1" = 400'

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

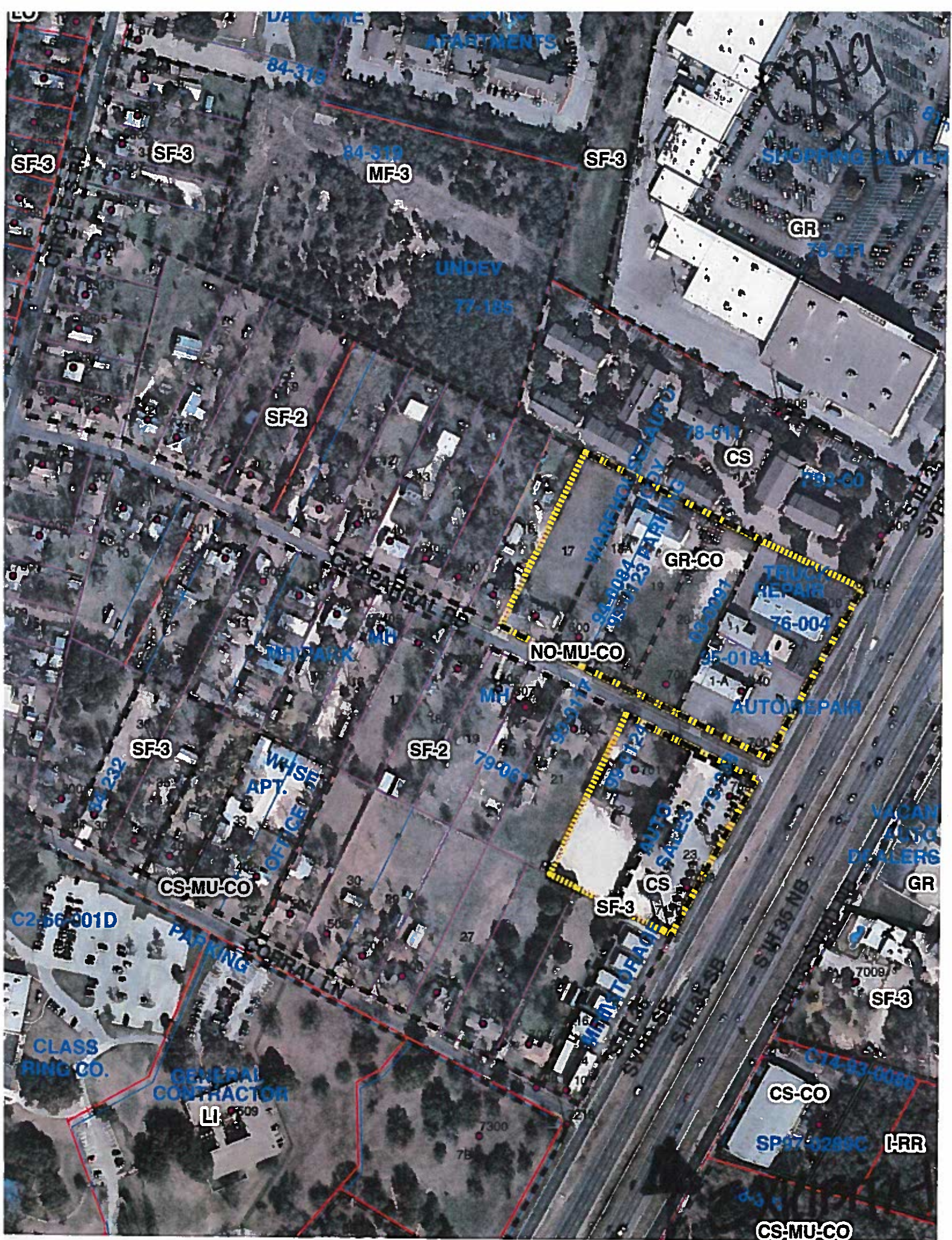






[illegible]







FORREST C. WALKER SUBDIVISION

C. W. Powell Vol. 543 Pg. 503

562°30'E 236.09'

SCALE: 1" = 100'

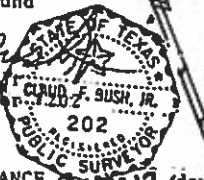
CURVE DATA:

-LEGEND-

- - Iron Stake Found
- - Iron Stake Set
- - Concrete Mon. Found

I = 87° 05'  
T = 16.4'  
R = 15.00'  
LC = 20.67'  
A = 22.80'

By *Claude F. Bush, Jr.*  
Claude F. Bush,  
Reg. Public Surveyor  
March 21, 1977



FB 232, P. 144

APPROVED FOR ACCEPTANCE on the 12 day of April A.D. 1977

By *Richard Lillie*  
Richard Lillie, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY  
THE PLANNING COMMISSION OF THE CITY  
OF AUSTIN, TEXAS on the 12 day of April A.D. 1977

Attest:

*Denise*  
Secretary  
*Richard A. Shuman*  
Chairman

THE STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Forrest C. Walker, owner of the hereon designated tracts, being all of Lot 1 of the Resubdivision of Lot 21 and the North Part of Lot 22, Block B, Circle S Ridge, according to the map or plat of said subdivision recorded in Book 6, Page 137 of the Plat Records of Travis County, Texas, being the same land conveyed to me by deed recorded in Volume 4089, Page 1187 of the Deed Records of Travis County, Texas, and the South portion of Lot 22, Block B, Circle S Ridge, according to the map or plat of said subdivision recorded in Book 4, Page 285 of the Plat Records of Travis County, Texas, and all of Lots 2 and 3 of the Resubd. of Lot 21 and the North Part of Lot 22, Circle S Ridge, according to the deed recorded in Volume 4044, Page 349 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivision to be known as FORREST C. WALKER SUBDIVISION, subject to any easements or restrictions heretofore granted,

WITNESS MY HAND this the 21<sup>st</sup> day of March, A.D. 1977

*Forrest C. Walker*  
Forrest C. Walker

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority on this day personally appeared Forrest C. Walker, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same as his act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL this the 21<sup>st</sup> day of March, A.D. 1977

*Claude F. Bush, Jr.*  
Notary Public in/for Travis County, Texas

FILED FOR RECORD on the 13 day of April A.D. 1977 at 12:20 o'clock P.M.  
Doris Shropshire, County Clerk, Travis County, Texas  
By *Deane Smith* Deputy  
Recorded Apr. 13-1977 at 12:25 P.M.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, clerk of the county court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 13 day of April A.D. 1977 at 12:20 o'clock P.M. and duly recorded on the 13 day of April A.D. 1977 at 12:25 o'clock P.M. in the Plat Records of said county.

WITNESS MY HAND AND SEAL OF OFFICE the date last written above.  
Doris Shropshire, County Clerk, Travis County, Texas  
By *Deane Smith* Deputy

SEPTIC TANK NOTE  
Each house or building constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 750 gallons and with a drain field of no less than 400 square feet and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Dept.

This subdivision is hereby approved for three (3) lots to be served by septic tanks.

Date: 5 APRIL 77

*Lee Shellberg, P.E.*  
Lee Shellberg, P.E.  
City of Austin-Travis County Health Dept.

CBS-77-058

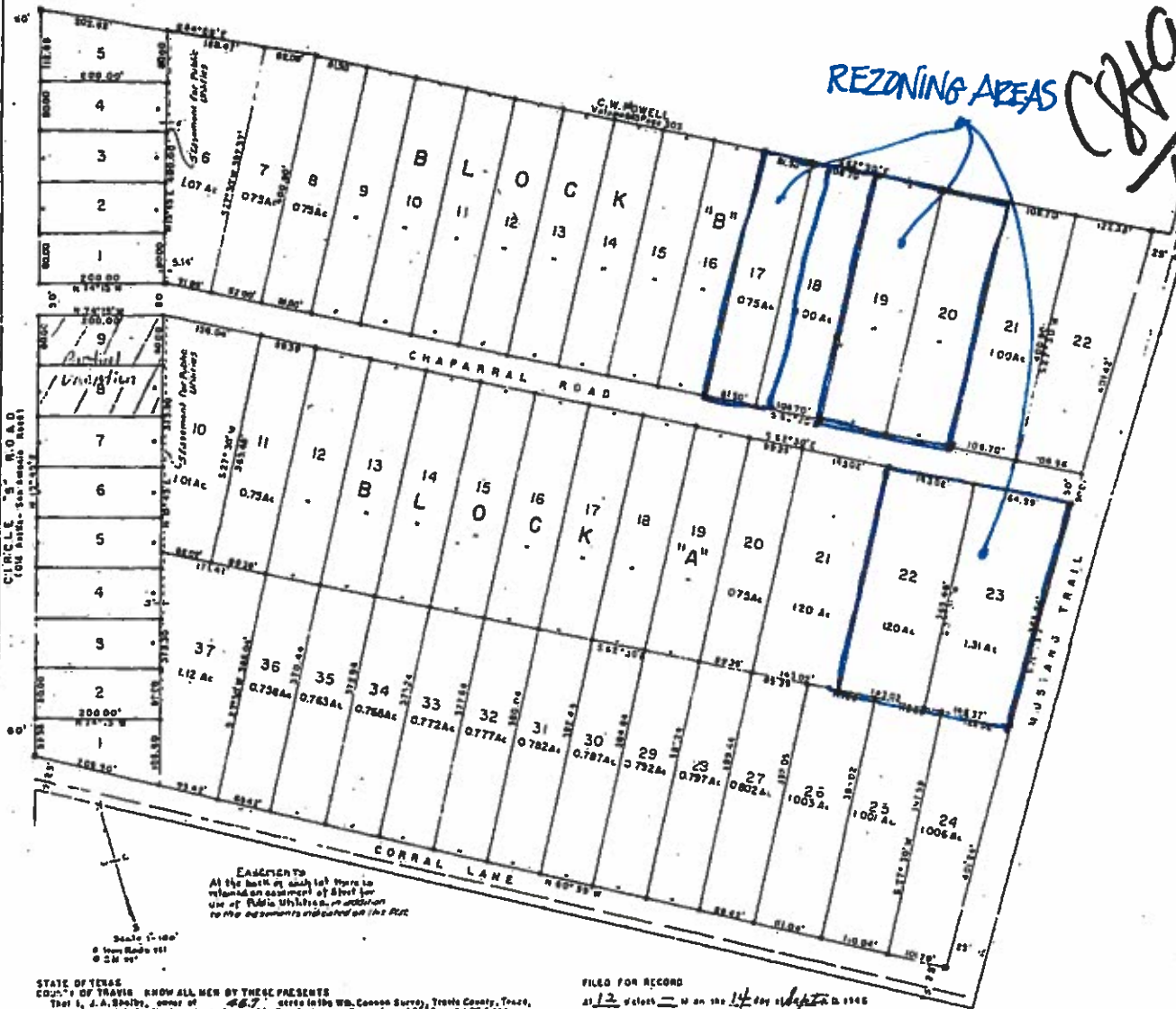
EXHIBIT B  
RECORDED PLAT

C849  
11

For Partial Vacation of Plot See Vol. 1906 Pg. 1 and Plan also

REZONING AREAS

CB 1946-1780



STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS  
That I, J. A. Smith, owner of  
as conveyed to J. A. Smith by a deed of record in Travis County, Texas, in Vol. 1906 Page 1 of the  
Public Records of Travis County, Texas, by G. W. Powell, do hereby grant this plat and map as my  
subdivision of said tract, said subdivision to be known as  
and I have indicated and do hereby dedicate to the public all streets shown herein so far as my inter-  
ests may appear.  
Witness my hand and seal of office this 20th day of Feb., A.D. 1946.

FILED FOR RECORD  
at 12 o'clock - M on the 14th day of Feb. A.D. 1946

*Emilie Linberg*  
Miss Emilie Linberg, Clerk, County Court of Travis County, Texas.  
By *Edwin Driver*  
Deputy

STATE OF TEXAS  
COUNTY OF TRAVIS  
BEFORE ME, a Notary Public in and for Travis County, Texas, on this day  
personally appeared J. A. Smith, known to me to be the person whose name is subscribed to the fore-  
going instrument and acknowledged to me that he executed the same for the purposes and considera-  
tion therein expressed.

Given under my hand and seal of office this 20th day of Feb. A.D. 1946

*Raymond Ruskay*  
Notary Public in and for Travis County, Texas.

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Miss Emilie Linberg, Clerk of the County Court with and for the  
county and state aforesaid, do hereby certify that the within foregoing instrument of writing with  
its exhibits of subdivision was filed for record in my office on the 14th day of Feb. A.D. 1946 at 12 o'clock - M  
in the Plat Records of said county in Plot Book No. 1906 Page 1 of the  
Witness my hand and Seal of the County Court of said County the date last written above.

*Emilie Linberg*  
Miss Emilie Linberg, Clerk, County Court of Travis County, Texas.  
By *Edwin Driver*  
Deputy

APPROVE FOR ACCEPTANCE  
0010 *John A. Smith*  
J. A. Smith, Director of Public Works

APPROVED BY THE CITY PLANNING COMMISSION

0010 *John A. Smith*  
Secretary

0010 *John A. Smith*  
Secretary

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, Miss Emilie Linberg, Clerk of Travis County, Texas,  
do hereby certify that on this day of Feb. A.D. 1946 The  
Commissioners' Court of Travis County, Texas, passed an order  
authorizing the filing of this plat and map and that said  
order was duly entered in the minutes of said Court  
in Book No. 1906 Page 1 of the  
Witness my hand and seal of office this 20th day of Feb. A.D. 1946

*Emilie Linberg*  
Miss Emilie Linberg, Clerk, County Court of Travis County, Texas.  
By *Edwin Driver*  
Deputy

In approving this plat the Commissioners' Court of Travis County, Texas, is understood that the  
building of all streets, roads and other public improvements shown on this plat, and the  
survey or in connection therewith shall be the responsibility of the owner of the tract of land  
covered by this plat, in accordance with laws and specifications provided by the Commissioners' Court  
of Travis County, Texas, and the Commissioners' Court of Travis County, Texas, do hereby certify that  
said streets, roads, and other public improvements shown on this plat, or of constructing any building  
or structure in connection therewith.

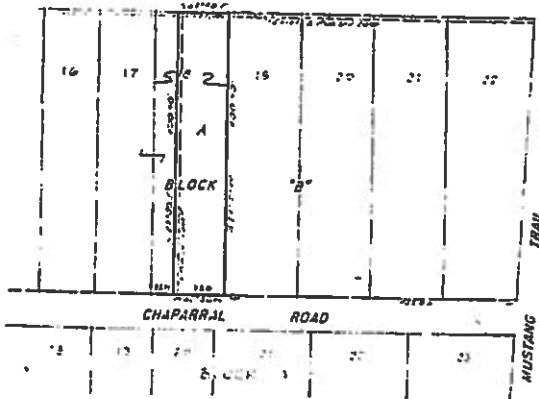
CIRCLE "S" RIDGE

SECTION 1

CB-1946-1780



CIVIL ENGINEER  
No. 2137521



RESUBDIVISION OF LOT  
18 BLOCK "B"  
CIRCLE "S" RIDGE  
SECTION ONE

SCALE 1"=100'

LEGEND:

As Shown on Plat  
As Shown on Plat

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

Section One  
THAT I, P. M. BRYANT, OWNER OF LOT 18, BLOCK B, OF CIRCLE 'S' RIDGE, AS RECORDED IN PLAT BOOK 4, PAGE 185, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 1955, PAGE 437, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID LOT AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE CRAFTED, TO BE KNOWN AS THE RESUBDIVISION OF LOT 18, BLOCK "B", CIRCLE "S" RIDGE, AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS MY HAND THIS 20<sup>th</sup> DAY OF July, 1970.

P. M. Bryant  
P. M. BRYANT

STATE OF TEXAS  
COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20<sup>th</sup> DAY OF July, 1970.

Notary Public  
NOTARY PUBLIC AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE July 27, 1970, A.D.

Heyle H. Osborn  
DIRECTOR OF PLANNING - Heyle H. Osborn

ACCEPTED AND APPROVED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 27<sup>th</sup> DAY OF July, 1970.

W. L. P. Smith  
VICE-CHAIRMAN

E. L. P. Smith  
SECRETARY

FILED FOR RECORD AT 10<sup>00</sup> O'CLOCK A. M. THIS THE 3<sup>rd</sup> DAY OF August, 1970, A.D.

MISS EMILIE LINDBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Bethel Smith  
DEPUTY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, MISS EMILIE LINDBERG, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3<sup>rd</sup> DAY OF August, 1970, A.D., AT 10<sup>00</sup> O'CLOCK A. M. AND DULY RECORDED IN THE 3<sup>rd</sup> DAY OF August, 1970, A.D., AT 11<sup>00</sup> O'CLOCK A. M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 57, PAGE 2.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

MISS EMILIE LINDBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Bethel Smith  
DEPUTY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, MISS EMILIE LINDBERG, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 3<sup>rd</sup> DAY OF August, 1970, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE 376.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 3<sup>rd</sup> DAY OF August, 1970, A.D.

MISS EMILIE LINDBERG, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Sarah P. Harris  
DEPUTY

EACH HOUSE CONSTRUCTED IN THIS SUBDIVISION SHALL BE CONNECTED TO A SEPTIC TANK OF A CAPACITY OF NOT LESS THAN 300 GALLONS AND WITH A DRAIN FIELD OF NOT LESS THAN 150 FEET AND SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS OF THE CITY-COUNTY HEALTH OFFICER AND SHALL BE INSPECTED AND APPROVED BY SUCH OFFICER. THIS RESTRICTION IS ENFORCEABLE BY THE AUSTIN TRAVIS COUNTY HEALTH UNIT AND FOR THE SUBDIVIDER.

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954, HAS BEEN COMPLIED WITH.

AS SURVEYED BY:

W. L. P. Smith  
W. L. P. SMITH  
REGISTERED PUBLIC SURVEYOR NO. 720  
1214 WEST 10th  
AUSTIN, TEXAS  
JULY 16, 1970



CBs-70-122

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



PROJECT NAME: South IH-35 Mixed Use Apartment Community

ADDRESS/LOCATION: 504, 606, 700, 701, 709 Chaparral Road; 6900, 6940 South IH-35

CASE #: C14-2015-0003A and C14-2015-0003B

C849  
T4

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 286 STUDENTS PER UNIT ASSUMPTION  
Elementary School: 0.124 Middle School: 0.035 High School: 0.071

## IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.23 for apartment homes. The 286 multifamily unit development is projected to add approximately 66 students across all grade levels to the projected student population. It is estimated that of the 66 students, 36 will be assigned to Pleasant Hill Elementary School, 10 to Bedichek Middle School, and 20 at Crockett High School.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this development, would be within the target range of 75-115% for Pleasant Hill ES (107%) and Bedichek MS (90%), assuming the mobility rates remain the same. The projected additional students at Crockett HS would increase the 2019-20 percent of permanent capacity from 65% to 66%, slightly closer to the target range, assuming the mobility rates remain the same. These schools will be able to accommodate the projected additional student population from the proposed development.

## TRANSPORTATION IMPACT

Pleasant Hill ES and Bedichek MS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. To increase the level of safety for students walking, AISD's Transportation Department recommends the construction of a separated sidewalk along the IH-35 access road and along Chaparral Road.

Students within the proposed development attending Crockett HS would qualify for transportation.

## SAFETY IMPACT

The construction of a separated sidewalk along the IH-35 access road and along Chaparral Road is recommended to increase the level of safety for students walking to Pleasant Hill Elementary School and Bedichek Middle School.

Date Prepared: 5/19/15 Director's Signature: Paul Turner

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



CB+9  
15

## DATA ANALYSIS WORKSHEET

<b>ELEMENTARY SCHOOL:</b> Pleasant Hill	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 6405 Circle S Road	<b>PERMANENT CAPACITY:</b> 505
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 89.94%	<b>MOBILITY RATE:</b> -7.7%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	573	544	580
% of Permanent Capacity	113%	108%	115%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	529	502	538
% of Permanent Capacity	105%	99%	107%

<b>MIDDLE SCHOOL:</b> Bedichek	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 6800 Bill Hughes Road	<b>PERMANENT CAPACITY:</b> 941
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 83.20%	<b>MOBILITY RATE:</b> -15.3%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,132	988	998
% of Permanent Capacity	120%	105%	106%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	959	837	847
% of Permanent Capacity	102%	89%	90%

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



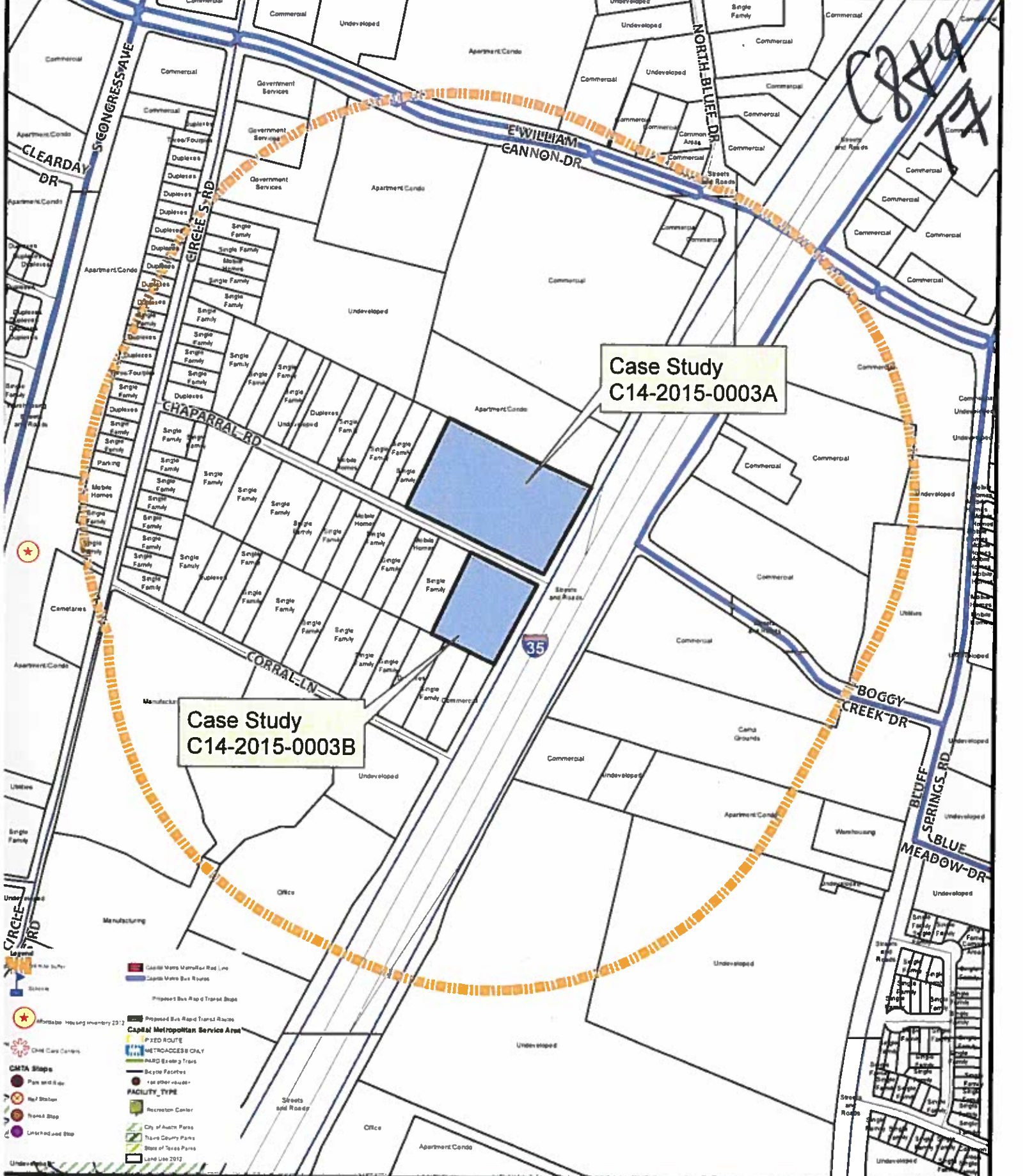
1849  
116

<b>HIGH SCHOOL:</b> Crockett		<b>RATING:</b> Met Standard	
<b>ADDRESS:</b> 5601 Manchaca Road		<b>PERMANENT CAPACITY:</b> 2,163	
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 66.29%		<b>MOBILITY RATE:</b> -11.9%	
<b>POPULATION (without mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2014-15 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
<b>Number</b>	1,724	1,602	1,622
<b>% of Permanent Capacity</b>	80%	74%	75%

<b>ENROLLMENT (with mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2014-15 Enrollment</b>	<b>5- Year Projected Enrollment* (without proposed development)</b>	<b>5-Year Projected Enrollment* (with proposed development)</b>
<b>Number</b>	1,519	1,412	1,432
<b>% of Permanent Capacity</b>	70%	65%	66%

\*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.





**Zoning Case**  
Case#: C14-2015-0003  
Address: Chaparral Rd at South IH 35  
Case Name: South IH 35 Mixed-Use Apartment Community  
9.43 Acres

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



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 Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# Educational Impact Assessment



## EXHIBIT VIII

## EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

## PART A

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

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

Please check the appropriate school district(s).

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

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

# ZONING



## EDUCATIONAL IMPACT ANALYSIS FORM Part B

C849  
19

### OFFICE USE ONLY

CASEMANAGER: WENDY RHOADES  
 APPLICANT/AGENT: LAND ANSWERS (JIM WITTLIFF) 512-416-661  
 CASENUMBER: C14-2015-0003A  
 PROJECTNAME: SOUTH IH 35 MIXED USE APARTMENT COMMUNITY- NORTH  
 PROJECTADDRESS: 504, 606, 700 CHAPARRAL RD; 6900, 6940 S. IH-35  
 PROPOSEDUSE: COMMERCIAL, 200 APARTMENTS

### EXISTING RESIDENTIAL UNITS

ExistingNumberofResidentialUnits: 1  
 Numberofexistingresidentialunitstobedemolished: 1  
 Ageofunitstobedemolished: 33-34 yrs.

### PROPOSED DEVELOPMENT

GrossProjectAcreage: 5.83  
 Numberoflots: 5  
 Lotsperacre: 1.15

### PROPOSED RESIDENTIAL UNITS

ProposednumberofResidentialUnits: 200  
 Sizeofproposedunitsinsquarefeet(specifyrange): 620 AVG.  
 Numberofbedroomspersunit: 1.4 AVG. (20% 2 BR, 80% 1 BR)

# ZONING

C849  
20

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

Estimated selling price of units (specify range):	N/A
Estimated rental rates (if applicable):	\$1200 - 1400/mo
Range of monthly rental rates to be demolished:	N/A to
Estimated increase in rental rates (specify percentage of increase):	N/A
If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program?	NO
Number of Certified Affordable Dwelling Units (Proposed or Existing)	1

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

(Open to the public – attach location plan)

Parks/Greenbelts:	SOUTH BOBBY CREEK GREENBELT, WILSON CREEK EAST GREENBELT, KENDRA PAGE NEIGH. PARK
Recreation Centers:	NONE
Public Schools:	LANGFORD ELEM.

## PARKLAND DEDICATION

Parkland dedication required?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, please indicate if applicant plan to request fee in lieu or provide parkland.		
Fee:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Land:	<input type="checkbox"/> YES	<input type="checkbox"/> NO

## ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for child care services?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	<input type="checkbox"/> Unknown at this time
Amount of open space required in acres:	1.16		
Amount of open space provided in acres:	1.16		
Other proposed amenities (pools, clubhouse, recreation area):	UNKNOWN		

## TRANSPORTATION LINKAGES

Closest Public Transit Location:	WM. CANNON / IH 35
Pedestrian/Bike Routes:	NONE



ZONING



EDUCATIONAL IMPACT ANALYSIS FORM  
Part B

C849  
21

OFFICE USE ONLY

CASEMANAGER: WENDY RHODES, 512-974-7719  
APPLICANT/AGENT: LAND ANSWERS (JIM WITTLIFF) 512-416-6611  
CASENUMBER: C14-2015-00038  
PROJECTNAME: SOUTH IH 35 MIXED USE APARTMENT COMMUNITY- SOUTH  
PROJECTADDRESS: 701 + 709 CHAPARRAL RD  
PROPOSEDUSE: COMMERCIAL; 86 APARTMENTS

EXISTING RESIDENTIAL UNITS

ExistingNumberofResidentialUnits: 0  
Numberofexistingresidentialunitstobedemolished: N/A  
Ageofunitstobedemolished: N/A

PROPOSED DEVELOPMENT

GrossProjectAcreage: 2.4005  
Numberoflots: 2  
Lotsperacre: 1.2

PROPOSED RESIDENTIAL UNITS

ProposednumberofResidentialUnits: 86  
Sizeofproposedunitsinsquarefeet(specifyrange): 620 AVG.  
Numberofbedroomsperunit: 1.4 AVG. 20% (2 BR) 80% (1 BR)

## ZONING

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

Estimated selling price of units (specify range): N/A

Estimated rental rates (if applicable): \$1,200 - 1400/MO.

Range of monthly rental rates to be demolished: N/A to \_\_\_\_\_

Estimated increase in rental rates (specify percentage of increase): N/A

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? NO

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

C849  
/22

### OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT (Open to the public - attach location plan)

Parks/Greenbelts: SOUTH ROCKY CREEK GREENBELT,  
WMSDN CREEK EAST GREENBELT, KENDRA PAGE NEIGH.

Recreation Centers: NONE

Public Schools: LANGFORD ELEM.

PARK

### PARKLAND DEDICATION

Parkland dedication required? ☒ YES ☐ NO

If yes, please indicate if applicant plan to request fee in lieu or provide parkland.

Fee: ☒ YES ☐ NO

Land: ☐ YES ☐ NO

### ON-SITE FAMILY AMENITIES PROPOSED

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

Amount of open space required in acres: 0.48

Amount of open space provided in acres: 0.48

Other proposed amenities (pools, clubhouse, recreation area): UNKNOWN

### TRANSPORTATION LINKAGES

Closest Public Transit Location: WM CANNON / #H 35

Pedestrian/Bike Routes: NONE

0849  
23

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) district zoning for both areas designated as Tract 1 on C14-2015-0003A and C14-2015-0003B. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A (Tract 2, located at 700 Chaparral Road), the Staff recommendation is to grant community commercial – mixed use – conditional overlay (GR-MU-CO) combining district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road. For the remainder of Tract 2 located at 504, 600 and 606 Chaparral Road, Staff recommends maintaining the existing NO-MU-CO and SF-2 zonings.

For C14-2015-0003B (Tract 2, located at 701 Chaparral Road), the Staff recommendation is to grant neighborhood office – mixed use – conditional overlay (NO-MU-CO) district zoning. The Conditional Overlay prohibits vehicular access to Chaparral Road.

For C14-2015-0003A and C14-2015-0003B, the Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH-35. If the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of IH-35 in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

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

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

*Applicant's request:* General commercial services (CS) zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

The community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways.

The mixed use (MU) combining district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

*The property has direct access to the southbound frontage road of IH 35.*

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

The Staff recommendation allows for an incremental change in zoning, by granting the addition of MU to the properties with IH 35 frontage, the GR-CO lot in the north side of Chaparral Road, and granting NO-MU-CO for Tract 2 (701 Chaparral Road) on the south side of Chaparral Road. The western lot of Tract 2, located at 504 Chaparral Road is not recommended for rezoning, as it would encroach into the residential portion of Chaparral Road. The Applicant opted to prohibit vehicular access to Chaparral Road, a local street with a 20 foot pavement width, hence a Neighborhood Traffic Analysis was not required.

The 2,000 vehicle trip per day limit will be apportioned across the north and south rezoning areas. The Staff recommendation as described above would provide for a maximum of 192 multi-family residential units across the total rezoning area which is significantly different from the proposed number of units proposed by the Applicant.

C849  
24

## EXISTING CONDITIONS

### Site Characteristics

The subject property is developed with auto-related uses, related office uses and residential structures. The site is flat and there appear to be no significant topographical constraints on the site.

### Impervious Cover

The maximum impervious cover allowed by the CS and GR zoning districts is 80%, based on the more restrictive *watershed* regulations.

### Comprehensive Planning

The rezoning case is located on the northeast and southeast corners of Chaparral Road and the IH 35 frontage in South Austin. This property is not located in a neighborhood planning area and is made up of four tracts of land, which when combined, total 9.43 acres. Existing uses on the various tracts includes two used car lots, an auto shop, and single family houses. Surrounding land uses includes an apartment complex to the north (which abuts a shopping center and fronts along IH-35), single family houses, and a small storage facility that fronts along the IH-35 frontage road to the south, single family houses to the west, and the IH-35 frontage road to the east. The proposal is to build a mixed use apartment community, consisting of approximately 380 apartment units (40 units per acre) and unidentified commercial uses.

### Imagine Austin

The property is not located within a center or along an activity corridor as specified by the Imagine Austin Growth Concept Map. The Imagine Austin Growth Concept Map applies the *Imagine Austin* vision statement to the city's physical development. Generated through a public scenario-building process, it defines how we plan to accommodate new residents, jobs, mixed use areas, open space, and transportation infrastructure over the next 30 years (p 95). Mixed use project are promoted along Activity Corridors and within Centers.

The following Imagine Austin policies are applicable to this case, which specifically discuss the preservation of neighborhood character, infill and redevelopment:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. **Recognize that**



different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

### **Analysis**

Over the last decade, a number of developers have built large multifamily apartment complexes along the IH-35 frontage road, taking advantage of the easy access onto IH-35 and cheap land. The locations of these apartments are not ideal because of the detrimental health effects (ex: asthma, emphysema and cancer) caused by the pollution and particulates coming from the millions of vehicles that annually travel along this freeway. There are also associated issues relating to noise and light pollution, and the lack of connectivity coming to and from these IH-35 apartment complexes because they are often isolated and cannot access goods, services, jobs, recreation and education unless residents have a car. More specifically, these project are often not connected to adjoining land uses by sidewalks, shared paths and/or public transportation and thus are developments that are the antithesis of Imagine Austin, which at its core is about creating complete communities by maintaining or creating **compact and connected** development patterns.

The residents of this mixed use project could either be better or worse off based following the City of Austin's current Land Development Code, depending what options they choose to include in this project. The Land Development Code has not been amended to reflect the values and policies of Imagine Austin, which promotes compact and connected communities. However, the developer of this proposed mixed use project could design it so that it is connected to the adjoining residential neighborhood and be an asset to both the city **and support Imagine Austin**. More specifically, adding the following features and options to this project would support Imagine Austin: (1) providing a great entry feature into the adjoining residential neighborhood; (2) adding street trees; (3) varying the density and height of the project that abuts the single family neighborhood to the west so the massing of this project does not overwhelm the abutting single family neighborhood; (4) including needed neighborhood services within this project (such as restaurant, coffee house, or dry cleaner) for both residents and the neighborhood to utilize; (5) adding a public pocket park for the neighborhood to use; (6) designing the project so that the architecture and landscaping are attractive; and (7) installing a shared path along the IH-35 and along Chaparral Road so residents can access the shopping center located on the corner of William Cannon Road and the IH-35 frontage road.

### **Environmental**

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

C849  
26

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

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

According to floodplain maps there is no floodplain within or adjacent to 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.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

#### **Site Plan and Compatibility Standards**

Site plans will be required for any new development other than single-family or duplex residential. Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use*.

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. Along the west property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

C849  
27

- For a structure more than 100 feet but not more than 300 feet from the property line, a structure may attain a height of 40 feet plus one foot for each 10 feet if distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from the property line, a structure may attain a height of 60 feet plus one foot for each four feet if distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- A fence, berm or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH-35. If the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of IH-35 in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

A Neighborhood Traffic Analysis will be required for this project unless access is limited only to IH-35 [LDC, Sec. 25-6-114].

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Water and Wastewater**

FYI: 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 the Austin Water Utility 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.

08/19/28



PETITION

C879  
29

To: Austin City Council

Date: 04/22/15  
Case Number: C14-2015-0003 (INCLUDES: C14-2015-0003A & C14-2015-0003B)  
Address of Zoning Change: 6900, 6940 SIH35 & 504, 606, 607, 700, 701 & 709 Chaparral Rd.

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than listed below.

6900 SIH35 - CS	600 Chaparral Rd - <del>SF3</del> NO-MU-CO
6940 SIH35 - CS	700 Chaparral Rd - GR-CO
504 Chaparral Rd - SF-3	701 Chaparral Rd - SF3
606 Chaparral Rd - NO-MU-CO	709 Chaparral Rd. - SF-3, CS

504, 701 & 709 CHAPARRAL RD.

We the neighborhood are against the zoning change being requested. Allowing ~~Zone 2-84~~ to be anything larger than SF-3 would cause irreversible issues with our SF-2 lots. The issues would run from Crime, Traffic, Privacy, noise & Light pollution. We are not against change, just controlled change to allow us to maintain the quality of the neighborhood we moved to and love.

Signature	Printed Name	Address
	Stephen B. Cooley	700 Corn Ln
	AMY TROST	604 CORN Lane
	Jenifer Kaslow	602 Corral Ln
	Gene Blumeyer	508 Corral Ln
	Gene Blumeyer	600 Corral Ln
	John E. Sanchez	503 Chaparral Rd.
	Ernesto Leyva	505 Chaparral Rd.
	TROY SCHULTZ	405 CHAPARRAL
	JIMMY EUREST	502 CHAPARRAL RD.
	JAMES GARRISON	607 Chaparral Rd
	JAMES STOTZ	406 CHAPARRAL RD
	Jose A. Gonzalez	603 Chaparral Rd
	Debra Lentz Hansen	501 Chaparral Rd