

# ZONING CHANGE REVIEW SHEET

**CASE:** C14-2017-0141 – SOCO South

**Z.A.P. DATE:** February 6, 2018  
March 6, 2018

**ADDRESS:** 8103 and 8121 South Congress Avenue

**DISTRICT AREA: 2**

**OWNER/APPLICANT:** Trustee for NFP Partnership (James C. Niemann) **AGENT:** Land Use Solutions, LLC (Michele Haussmann)

**ZONING FROM:** LI-CO                      **TO:** MF-4                      **AREA:** 13.34 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence – moderate-high density (MF-4) district zoning.

A Restrictive Covenant will require that Liquid Petroleum-gas stationary storage tank installations between 1,001 and 2,000 gallons aggregate water capacity shall be located at least 250 feet from a residential occupancy.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

February 6, 2018: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MARCH 6, 2018*

[A. AGUIRRE; D. KING – 2<sup>ND</sup>] (10-1) B. EVANS – NAY

March 6, 2018: *APPROVED MF-4 DISTRICT ZONING WITH A RESTRICTIVE COVENANT AS STAFF RECOMMENDED. BY CONSENT*

[B. GREENBERG; S. LAVANI - 2<sup>ND</sup>] (9-0) D. BREITHAUPT; J. KIOLBASSA - ABSENT

## ISSUES:

None at this time.

**DEPARTMENT COMMENTS:**

The subject rezoning area is undeveloped and consists of two platted lots with frontage along South Congress Avenue and the southbound IH-35 service road, and is zoned limited industrial services – conditional overlay (LI-CO) district. The South IH-35 Transit Oriented Development (TOD) district encompasses this property as well as the surrounding area and was approved by the City Council on October 5, 2006. Development standards will be crafted during the station area plan process. The intent of a TOD district is to create a development that is compatible with and supportive of public transit and a pedestrian-

oriented environment. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant has requested multi-family residence-moderate-high density (MF-4) zoning and proposes to develop the property with a maximum of 308 apartments. TxDOT has approved access to the southbound IH 35 service road and access is proposed to South Congress Avenue.

Staff recommends the Applicant's request for MF-4 district zoning given its location within a commercial corridor and a proposed transit oriented development (TOD) district, and the presence of similarly situated MF zoned properties. There are two large propane tanks on the adjacent LI-CO zoned property to the south. Staff requested and the Applicant provided a conceptual drawing of the proposed location of the multifamily residential buildings so as to provide adequate separation from the tanks. To that end, Staff recommends a public Restrictive Covenant addressing the minimum required separation distance between the tanks and a residential occupancy. In lieu of a more detailed Traffic Impact Analysis, the Applicant will also post fiscal surety towards the installation of a traffic signal at the intersection of Ralph Ablanedo and South Congress Avenue. The amount of fiscal surety is based on the percentage of site traffic expected to use this intersection, as further outlined in Attachment A.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LI-CO	Undeveloped; Water quality pond
<i>North</i>	MF-4-CO	Undeveloped
<i>South</i>	LI-CO	Brewery with tasting room
<i>East</i>	N/A	Southbound frontage road for IH-35
<i>West</i>	LI-CO; CS-CO; DR	Vehicle storage; Three residences; RV and boat storage; Warehouse; Scrap and salvage

**AREA STUDY:** N/A

**TIA:** Please refer to Attachment A

**WATERSHED:** South Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

#### **SCHOOLS:**

96 – Southeast Corner Alliance of Neighborhoods (SCAN)

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1258 – Del Valle Community Coalition

1306 – Parkridge Gardens

1363 – SEL Texas

1372 – Peaceful Hill Preservation League

1374 – Friends of Williams Elementary

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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  
 1494 – South Boggy Creek Neighborhood Association 1528 – Bike Austin  
 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance  
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

### **SCHOOLS:**

An EIS is required. Please refer to Attachment B.

Pleasant Hill Elementary School      Bedichek Middle School      Crockett High School

### **CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2016-0013 – Foremost Zoning – 135 Foremost Dr	GR to MF-4	To Grant MF-4-CO w/CO for 2,000 trips	Apvd MF-4-CO as Commission recommended (9-22- 2016).
C14-2008-0100 – South Congress Storage Rezoning – 8008 S Congress Ave	DR to CS	To Grant CS-CO w/CO for a list of prohibited uses being auto repair, auto rental, auto sales, auto washing, vehicle storage, convenience storage, commercial blood plasma center, adult-oriented uses, and pawn shop services, 50' landscape buffer, 100' building setback adjacent to DR zoned property and 2,000 trips/day.	Apvd CS-CO as ZAP recommended, except that automotive washing (of any type), convenience storage and vehicle storage were removed from the prohibited use list (09-25-2008).
C14-2007-0032 – Verde Ladera – 7312, 7340, 7420, 7520 & 7700 IH-35 Srvc Rd SB	LI to MF-4-CO	To Grant MF-4-CO w/CO limiting height to 45' and 2,000 daily vehicle trips.	Apvd MF-4-CO as ZAP recommended (8-23-2007).
C14-06-0086 – Bill's Auto Parts – 8200 S Congress Ave	DR; SF-2 to LI	To Grant RR-CO; LI- CO w/CO for 2,000 trips, prohibit exterminating services and pawn shops	Apvd LI-CO as ZAP recommended (8-10-2006).
C14-00-2018 – Wattinger Acres – 114 Ralph Ablanado Dr	DR to LI	To Grant LI-CO	Apvd LI-CO w/CO for 2,000 trips; no access to Hubach Ln; prohibited uses of

			scrap & salvage, pawn shops, service station, adult-oriented uses; auto sales and vehicle storage (05-11-2000).
C14-95-0048 – NFP Partnership Zoning Change – 8063-8131 Block of S Congress Ave	DR; SF-2 to LI	To Grant LI-CO	Apvd LI-CO w/ conditions including performance standards (6-22-1995).
C14-91-0047 – Dave Transportation Services, Inc. – 8300 S IH 35	DR; SF-2 to LI	To Grant LI	Apvd LI-CO w/CO to prohibit general retail sales (general and convenience), PDA performance standards and no structure within 25' of the front yard (7-11-1991).
C14-89-0077 – F. G. Spillman, et al – 8327-8413 Block of S Congress Ave	DR; SF-2 to LI	To Grant LI-CO with conditions	Apvd LI-CO w/CO for PDA performance standards, and no structure within 25' of the front yard (7-12-1990).

### **RELATED CASES:**

The property is platted as Lots 1B and 2B, Mrs. Rosa J. Spillmann Estate, a subdivision recorded in October 1956 (C8-1956-2299). Please refer to Exhibit B. Although a 35-foot wide Texas Pipe Line Co. easement is shown on the eastern portion of the plat, the oil pipeline has been vacated and therefore is not considered hazardous.

The property was annexed into the Full Purpose jurisdiction on November 15, 1984 (C7A-83-017 A).

The property was rezoned to the LI-CO district on June 22, 1995 (C14-95-0048 – NFP Partnership Zoning Change). The Conditional Overlay prohibits general retail sales (convenience and general), prohibits construction within 25 feet of the eastern property line, limits development to 2,000 trips per day and requires Planned Development Area (PDA) performance standards for industrial uses permitted in the LI district.

A site plan to develop a three-story convenience storage use, water quality facilities and an access road to the IH-35 service road was approved on February 14, 2018 (SP-2016-0604C – Bulldog Storage).

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
South Congress Avenue	120 feet	68 feet	Arterial	No	Yes, wide shoulder	Yes
IH 35	350 feet	25 feet (frontage road)	Highway	No	Yes, shared lane	No

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for South Congress Avenue, and an urban trail is recommended for IH 35.

**CITY COUNCIL DATE:** March 1, 2018

**ACTION:** Approved a Postponement request by Staff to April 12, 2018 (11-0).

April 12, 2018

**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







1" = 400'

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

## SOCO SOUTH

ZONING CASE#: C14-2017-0141

LOCATION: 8103 & 8121 S CONGRESS AVE

SUBJECT AREA: 13.34 ACRES

GRID: G14

MANAGER: WENDY RHOADES

*Exhibit A-1*



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.







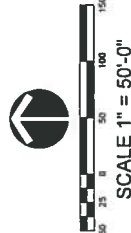


the NRP group LLC

DATE	12-10-2017
PROJECT NO.	1901
FILE NAME	1901 R ASB 3
DATE	12-10-2017

CONCEPTUAL SITE PLAN  
AUSTIN, TEXAS  
SOCO SOUTH

THIS DRAWING IS  
NOT FOR CONSTRUCTION  
REGULATORY  
APPROVAL OR  
CONSTRUCTION



SITE CALCULATIONS	
TOTAL UNITS	308 UNITS
AVERAGE UNIT SIZE	4500 SF
ACREAGE	13.3 ACRES
DENSITY	23.2 DU/AC
AREA REQUIRED PER UNIT	0.23 ACRES
PERMITTED FAR	0.75:1
PERMITTED FAR SHOWN	0.75:1
IMPERVIOUS COVER ALLOWED	7.84 ACRES (80%)
IMPERVIOUS COVER SHOWN	48.50 DU/AC (48%)

PARKING CALCULATIONS (CITY STANDARDS)	
REQUIRED PARKING	913 SPACES
PROVIDED PARKING	531 SPACES (1.1 spaces/unit)
PROVIDED PARKING	531 SPACES (1.1 spaces/unit)

LEGEND	
PROTECTED TREE	PROPOSED SPOT GRADE AND PPE
EXISTING HERITAGE TREE	PROPOSED RETAINING WALL
EXISTING DEAD TREE	C COMPACT PARKING
SLOPE LEGEND	
Color	Range
0.00	0.00
15.00	15.00
25.00	25.00
35.00	35.00
45.00	45.00

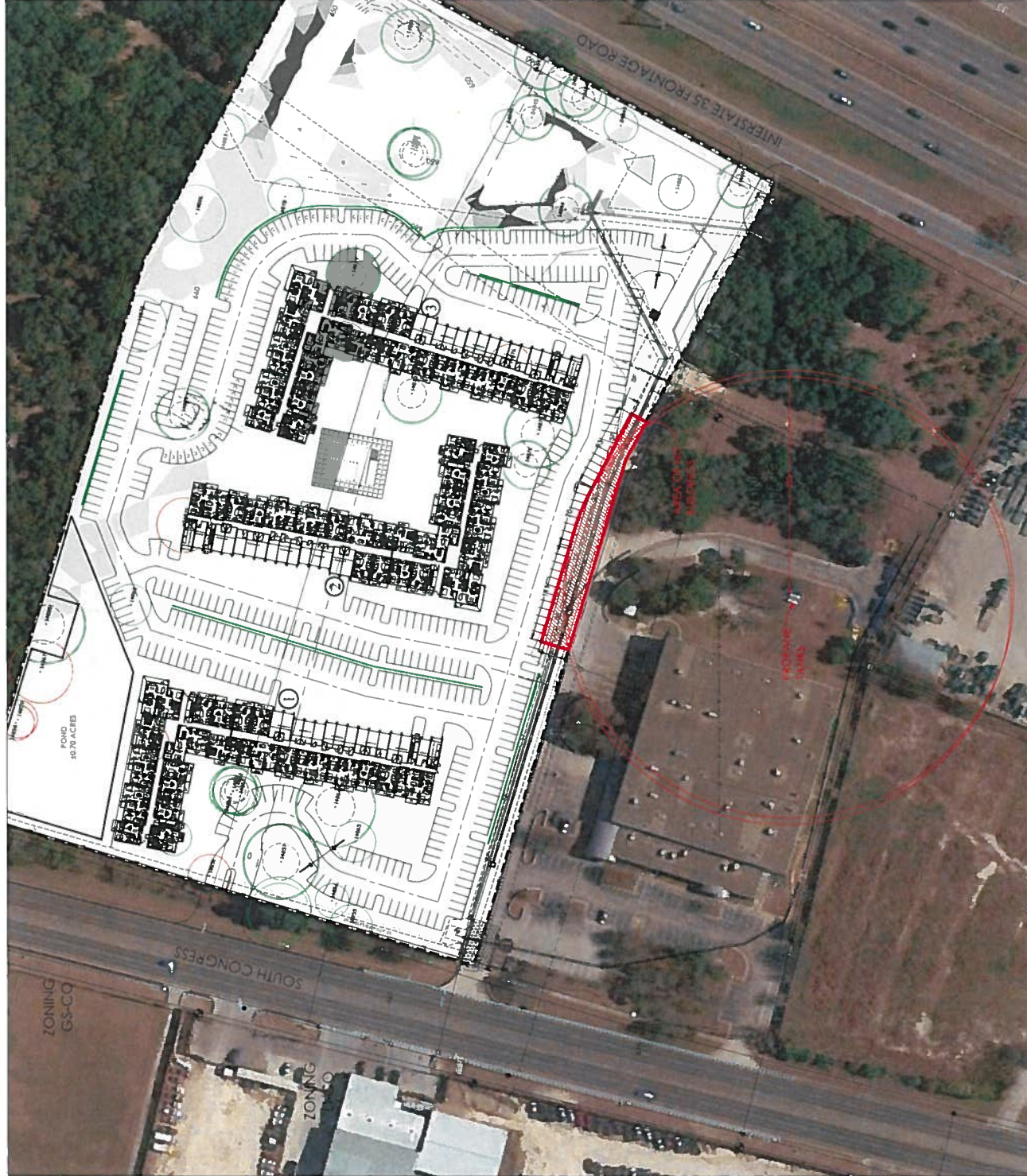


Exhibit C



## MEMORANDUM

**TO:** Wendy Rhoades, Case Manager  
Planning and Zoning Department

**FROM:** *See* Scott A. James, P.E., PTOE, Land Use Review/Transportation  
Development Services Department

**DATE:** February 28, 2018

**RE:** South Congress South Residential  
Zoning Case C14 – 2017 – 0141

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Section 25 – 6 – 114 of the Land Development Code requires that a traffic impact analysis be conducted for a zoning or site plan application if the proposed project is anticipated to generate more than 2,000 daily trips. The project site is located at 8103 on South Congress Avenue in south Austin. The applicant is proposing to rezone 13.34 acres from LI – CO to MF – 4, to allow for the construction of up to 308 residential apartment units.

### Roadways

Interstate 35 is a six lane freeway with two lane frontage roads in the vicinity of the site. The posted speed limit for the main lanes is 70 MPH and for the frontage roads, 55 MPH. According to 2013 Texas Department of Transportation (TxDOT) traffic volumes, the average daily volume for this segment of IH – 35 is 139,695 vehicles. No sidewalks or bicycle facilities are provided.

South Congress Avenue is classified as a four-lane divided major arterial at its intersection with Slaughter Lane. Year 2000 traffic volumes for Congress Avenue between William Cannon and Slaughter were 4,800 vpd. The Bicycle Master Plan designates South Congress as a 'low comfort' roadway for cycling.

**Foremost Drive** is classified a collector roadway offering connection from South Congress Avenue to IH – 35 southbound frontage road to the east. There is an assumed speed limit of 35 MPH. There are no marked bicycle facilities or sidewalks on Foremost Drive.

**Ralph Ablanedo Drive** is classified a collector roadway with connection to South 1<sup>st</sup> Street and South Congress Avenue. The posted speed limit is 40 MPH. The roadway does not offer thru connection east of South Congress Avenue. There is an incomplete sidewalk network. The Bicycle Master Plan designates Ralph Ablanedo Drive as “medium comfort.”

**West Slaughter Lane** is classified as a six lane divided major arterial between Manchaca Road and IH 35. Slaughter Lane is designated a “low comfort” roadway in the Bicycle Master Plan. Sidewalks are provided on both sides of the roadway.

#### **Trip Generation and Traffic Analysis**

Based on the ITE publication Trip Generation, 9<sup>th</sup> Edition, the proposed development will include up to 309 residential units. The total number of estimated daily trips attributed to the development is 1,996 vehicle trips per day (vpd). Table 1 below summarizes the site trip generation rates used in the traffic analysis:

**Table 1 – Site Trip Generation**

Land Use (ITE Code)	Intensity	24-Hour Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Residential Multi-family (220)	309 DU	1,996 vpd	31	124	122	66
<b>Totals</b>		<b>1,996 vpd</b>	<b>31</b>	<b>124</b>	<b>122</b>	<b>66</b>

Review staff from the Austin Transportation and Development Services Department examined this zoning application and determined that mitigation measures will be required. Rather than request and review a full Traffic Impact Analysis (TIA), review staff consulted previous traffic studies performed and identified infrastructure improvements that, in proportion to the proposed development, would serve to mitigate the impact of site generated traffic.

Accordingly, staff agrees to support the zoning application, contingent upon the posting of fiscal for the following identified infrastructure improvement:

- Install traffic signal at intersection of Ralph Ablanedo Drive and South Congress Avenue



The portion of the cost responsibility for this zoning application was determined by the percentage of site traffic expected to use the subject intersection. Consistent with prior practice, review staff determined that the "pro-rata" share for this improvement would be 29% of the cost to install the traffic signal.

#### Recommendations

- 1) Prior to the 3<sup>rd</sup> reading at City Council, the applicant shall post fiscal in the amount of \$87,000 for a portion of the cost to construct a traffic signal at the intersection of Ralph Abanedo Drive and South Congress Avenue.
- 2) At the time of subdivision and/or site plan, the applicant shall dedicate 200 feet of right-of-way, as measured from the centerline of Interstate Highway 35, in accordance with the Austin Metropolitan Area Transportation Plan [LDC, Section 25 – 6 – 51 & 25 – 6 – 55]
- 3) Development of this property should not vary from the approved uses, nor exceed the approved land use intensities describe above, otherwise revised or additional conditions, including mitigation measures may apply to this project application.

If you have any questions or require additional information, please contact me at (512) 974 - 2208. Thank you.



Scott A. James, P.E., PTOE  
Development Services Department  
Land Use Review Division/ Transportation

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



PROJECT NAME: SOCO South

ADDRESS/LOCATION: 8103 & 8121 South Congress Avenue

CASE #: C14-2017-0141

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

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

# MF UNITS: 308 STUDENTS PER UNIT ASSUMPTION  
Elementary School: 0.068 Middle School: 0.029 High School: 0.036

## IMPACT ON SCHOOLS

The student yield factor for the south central region of 0.133 (across all grade levels) for apartment homes was used to determine the number of projected students. The 308 multifamily development is projected to add approximately 41 students across all grade levels to the projected student population. However, because the project is proposed to include only one and two bedroom units, the number of students from this development may be lower than projected. It is estimated that of the 41 students, 21 will be assigned to Pleasant Hill Elementary School, 9 to Bedichek Middle School, and 11 to Crockett High School.

The percent of permanent capacity by enrollment for SY 2021-22, including the additional students projected with this development, would be within the utilization target range of 75-115% for Pleasant Hill ES (85%) and Bedichek MS (83%); and would remain below the target range at Crockett HS (66%), assuming the mobility rates remain the same. The projected additional students at Crockett HS would only minimally help to offset the anticipated decline in student enrollment (due to demographic shifts in the area). All of 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. Students within the proposed development attending Crockett HS would qualify for transportation due to the distance from the proposed development to the schools and can be accommodated on existing buses.

## SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 11 Dec 2017 Director's Signature: Brian Wessell

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## 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> 89.56%	<b>MOBILITY RATE:</b> -1.0%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	506	413	434
% of Permanent Capacity	100%	82%	86%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	501	409	430
% of Permanent Capacity	95%	81%	85%

<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> 84.47%	<b>MOBILITY RATE:</b> -12.1%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2016-17 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,012	880	889
% of Permanent Capacity	108%	94%	94%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2016-17 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	890	774	783
% of Permanent Capacity	95%	82%	83%



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



<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> 67.78%	<b>MOBILITY RATE:</b> -6.9%

<b>POPULATION (without mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2016-17 Population</b>	<b>5- Year Projected Population (without proposed development)</b>	<b>5-Year Projected Population (with proposed development)</b>
<b>Number</b>	1,634	1,513	1,524
<b>% of Permanent Capacity</b>	76%	70%	70%

<b>ENROLLMENT (with mobility rate)</b>			
<b>HIGH SCHOOL STUDENTS</b>	<b>2016-17 Enrollment</b>	<b>5- Year Projected Enrollment* (without proposed development)</b>	<b>5-Year Projected Enrollment* (with proposed development)</b>
<b>Number</b>	1,521	1,408	1,419
<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.

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence – moderate-high density (MF-4) district zoning.

A Restrictive Covenant will require that Liquid Petroleum-gas stationary storage tank installations between 1001-2000 gallons aggregate water capacity shall be located at least 250 feet from a residential occupancy.

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

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas.

*2. Intensive multi-family zoning should be located on major arterials and highways.*

Staff recommends the Applicant's request for MF-4 district zoning given its location within a commercial corridor and a proposed transit oriented development (TOD) district, and the presence of similarly situated MF zoned properties. There are two large propane tanks on the adjacent LI-CO zoned property to the south. Staff requested and the Applicant provided a conceptual drawing of the proposed location of the multifamily residential buildings so as to provide adequate separation from the tanks. To that end, Staff recommends a public Restrictive Covenant addressing the minimum required separation distance between the tanks and a residential occupancy. In lieu of a more detailed Traffic Impact Analysis, the Applicant will also post fiscal surety towards the installation of a traffic signal at the intersection of Ralph Ablanedo. The amount of fiscal surety is based on the percentage of site traffic expected to use this intersection, as further outlined in Attachment A.

**EXISTING CONDITIONS****Site Characteristics**

The site is undeveloped and heavily vegetated by mature Ashe juniper with a scattering of live oak, Texas red oak, mountain laurel and other native understory plants.

**Impervious Cover**

The maximum impervious cover allowed by the *MF-4 zoning district* is 60%, which is based on the more restrictive *watershed* regulations.

### **Comprehensive Planning**

This rezoning case is located on the east side of S. Congress Avenue, on a 13.14 acre parcel that contains a water quality pond. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land to the north; a brewery to the south; a vehicle impound yard, a few residences and RV and boat storage to the west; and the southbound IH 35 frontage lanes to the east. The proposed use is multi-family apartments.

### **Connectivity**

The Walkscore for this site is 23/100, Car Dependent, meaning almost all errands require a car. Public sidewalks are located intermittently along this section of S. Congress Avenue, while a CapMetro transit stop is located within 1,000 ft. of the property.

### **Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor**, which are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. The following Imagine Austin policies are applicable to this project:

- **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 P10.** Create **complete neighborhoods** across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property being: (1) situated along a **Activity Corridor** as designated on the Growth Concept Map, which supports both residential and multifamily uses; and (2) the Imagine Austin policies referenced above that supports a variety of development, including a variety of housing types, this project appears to be supported by Imagine Austin.

### **Drainage**

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

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

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

According to floodplain maps 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.

Numerous 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.

### **Fire Review**

There are two large propane tanks on the adjacent property to the south. The Applicant provided a drawing showing the location of the proposed multi-family building on the property to determine if the setbacks are adequate. Please refer to Exhibit C. As information, any tank over 2,000 gallons must go through a public notification process, and therefore may not be allowed or may require an additional setback.

AFD performed site visits at the adjacent LI zoned facilities to assess the risk to the proposed MF zoning. AFD can approve the zoning change from LI-CO to MF-4 with the requirement that the Owner enter into a public Restrictive Covenant addressing the minimum separation distance between the tanks and a residential occupancy.

**Site Plan**

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

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

**Transportation**

South Congress Avenue curb is proposed to be moved and reconfigured to achieve superior bicycle facilities. Additional comments from the Bicycle program may be provided for construction requirements (curb, sidewalk, and building location, etc.) associated with the site plan application.

Based on a survey provided by the Applicant, 57 feet of right-of-way has been dedicated from the centerline of South Congress Avenue. Therefore, additional right-of-way is not required with the zoning application. During the subdivision and/or site plan applications, the right-of-way dedication will be reviewed again. Therefore, please show the survey ties and ROW width dimensions to confirm the right-of-way widths. Right-of-way dedication may be required with future applications with TxDOT approval.

The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for IH 35. At the time of the subdivision and/or site plan application, whichever comes first, dedicate 200 feet of right-of-way from the existing centerline for IH 35 in according to the Transportation Plan [LDC, Sections 25-6-51 and 25-6-55].

FYI – Proposed driveway and sidewalk construction shall comply with City of Austin code and criteria at the time of the site plan application.

FYI – At the time of subdivision application, the site must be transected from north to south by a pedestrian path that is located not less than 300 feet from each block end in accordance with LDC 25-4-153. The pedestrian path must be not less than five feet wide, comply with City standards for sidewalk or trail, and be located within an easement or ROW, as determined by the director, that is not less than 15 feet wide. The property to the north has provided a pedestrian stub out connection.

FYI – Access to South Congress Avenue and IH 35 shall be reviewed and approved by the Texas Department of Transportation.

**Water / Wastewater**

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.



# **PUBLIC HEARING INFORMATION**

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

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

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

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

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

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

**Case Number: C14-2017-0141**  
**Contact: Wendy Rhoades, 512-974-7719**  
**Public Hearings: February 6, 2018, Zoning and Platting Commission**  
**March 1, 2018, City Council**

CATHERINE YONES

Your Name (please print)

8001 S IH 35 # 322

Your address(es) affected by this application

Cathryn S Up

Signature

1/30/2018

Date

Daytime Telephone: 512-573-0155

Comments:

This is a GREAT  
idea. We need more  
density and more  
multi-family housing.

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

City of Austin  
 Planning & Zoning Department  
 Wendy Rhoades  
 P. O. Box 1088  
 Austin, TX 78767-8810