

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2018-0107 – 8200 South Congress**Z.A.P. DATE:** November 20, 2018**ADDRESS:** 8200 South Congress Avenue**DISTRICT AREA:** 2**OWNER/APPLICANT:** Southside Storage, Inc.  
(Bobby New)**AGENT:** Drenner Group, PC  
(Leah M. Bojo)**ZONING FROM:** CS-CO; LI-CO**TO:** MF-4**AREA:** 13.372 acres**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence-moderate-high density-conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay requires a 50-foot wide building setback where abutting LI base district zoned property.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

November 20, 2018:

**ISSUES:**

None at this time.

**DEPARTMENT COMMENTS:**

The subject lot contains a vehicle storage use with frontage on South Congress Avenue zoned limited industrial services – conditional overlay (LI-CO) and an undeveloped western portion zoned general commercial services – conditional overlay (CS-CO). The LI-CO portion was zoned in August 2006 and at the time the property was used as an auto salvage business. The CS-CO portion was zoned in June 2008 along with an adjacent 6.67 acre tract to the north. The Conditional Overlay requires a 50-foot wide vegetative buffer and a 100-foot wide building setback along the northwest and southwest property lines, limits development to 2,000 trips per day, and prohibits adult-oriented businesses, auto repair, rentals, sales and washing, commercial blood plasma center and pawn shop services. The 6.67 acre tract is a separate rezoning case under consideration for CS-MU-CO zoning to allow for multi-family residential development. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B (2006 and 2008 Rezoning Ordinances) and C (Recorded Plat).

Other adjacent uses include a church, metal recycling facility and industrial business park to the south (GR-CO; LI-CO), a small-lot single family residential subdivision to the southwest (SF-4A-CO), and condominiums under construction to the west (SF-6-CO).

The Applicant has requested multi-family residence-moderate-high density (MF-4) zoning and proposes to develop the property with approximately 300 apartments.

Land uses along this segment of South Congress Avenue are in transition from undeveloped tracts and heavy commercial / industrial uses to those that include multi-family residences. For example, there are two tracts directly across South Congress Avenue that have recently been rezoned to the multi-family residence-moderate-high density-conditional overlay (MF-4-CO) district and are currently under construction or planned for apartments, and the owner of the 6.67 acre abutting tract to the north has applied for CS-MU-CO zoning for a proposed 276 unit multifamily residential project (C14-2018-0091). Additionally, a supermarket and additional commercial / retail services have been approved for properties south of the South Congress Avenue / Ralph Ablanedo Drive intersection.

In order to enhance compatibility between the multi-family residents with the industrial business park to the south, the Staff recommends a 50-foot wide building setback where abutting LI zoned property. (As info, MF-4 zoning only requires a 5-foot wide interior side setback in the absence of applying compatibility standards). In summary, Staff recommends the Applicant's request for MF-4 district with a Conditional Overlay for the building setback described above given its location along a commercial corridor, and the presence of similarly situated multi-family residence zoned properties on this segment of South Congress Avenue.

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

|              | <b>ZONING</b>         | <b>LAND USES</b>   |
|--------------|-----------------------|--|
| <i>Site</i>  | CS-CO; LI-CO          | Vehicle storage (eastern portion); Undeveloped (western portion)   |
| <i>North</i> | CS-CO; DR             | Two residences (proposed for CS-MU-CO by C14-2018-0091); RV and boat storage; Convenience storage, Auto salvage      |
| <i>South</i> | LI-CO; GR-CO          | Industrial business park; Church; Metal recycling; Service station/food sales  |
| <i>East</i>  | MF-4-CO; LI-CO        | Under construction for multi-family residential; Brewery with tasting room; Undeveloped                              |
| <i>West</i>  | DR; SF-6-CO; SF-4A-CO | Outside storage; Condominiums; Stormwater pond and Single family residences within the Parkridge Gardens subdivision |

**AREA STUDY:** N / A

**TIA:** Is not required

**WATERSHED:** South Boggy Creek – Suburban

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

#### **NEIGHBORHOOD ORGANIZATIONS:**

140 – Parkridge Gardens Owners Association Inc. 511 – Austin Neighborhoods Council  
627 – Onion Creek Homeowners Association

742 – Austin Independent School District      1228 – Sierra Club, Austin Regional Group  
 1306 – Parkridge Gardens HOA      1363 – SEL Texas  
 1372 – Peaceful Hill Preservation League      1374 – Friends of Williams Elementary  
 1424 – Preservation Austin      1429 – Go!Austin/Vamos!Austin (GAVA)  
 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  
 1616 – Neighborhood Empowerment Foundation

**SCHOOLS:**

An EIS is required. Please refer to Attachment A.

Williams Elementary School

Bedichek Middle School

Crockett High School

**CASE HISTORIES:**

| NUMBER  | REQUEST            | COMMISSION  | CITY COUNCIL  |
|---|--------------------|---|---|
| C14-2018-0091 –<br>SOCO II – 8100,<br>8102 and 8104 S<br>Congress Ave             | CS-CO to CS-<br>MU | To Grant CS-MU-CO<br>w/CO for list of<br>prohibited uses  | Pending; Scheduled<br>for 11-29-2018  |
| C14-2017-0141 –<br>SOCO South –<br>8103 & 8121 S<br>Congress Ave                  | LI-CO to MF-4      | To Grant MF-4 w/a<br>public Restrictive<br>Covenant requiring that<br>Liquid Petroleum-gas<br>stationary storage tank<br>installations between<br>1,001-2,000 gallons<br>aggregate water<br>capacity shall be<br>located at least 250'<br>from a residential<br>occupancy | Apvd MF-4-CO w/CO<br>prohibiting residential<br>dwelling units within<br>250' of the existing<br>liquid petroleum gas<br>storage tanks as shown<br>on Exhibit B (the<br>Hazardous Setback)<br>unless at the time of<br>development the Fire<br>Department makes an<br>affirmative<br>determination that the<br>hazardous setback is<br>no longer needed<br>(4-12-2018). |
| C14-2016-0013 –<br>Foremost Zoning –<br>135 Foremost Dr                           | GR to MF-4         | To Grant MF-4-CO<br>w/CO for 2,000 trips  | Apvd MF-4-CO as<br>Commission<br>recommended (9-22-<br>2016).   |
| C14-2008-0100 –<br>South Congress<br>Storage Rezoning –<br>8008 S Congress<br>Ave | DR to CS           | To Grant CS-CO w/CO<br>for a list of prohibited<br>uses being auto repair,<br>auto rental, auto sales,<br>auto washing, vehicle<br>storage, convenience   | Apvd CS-CO as ZAP<br>recommended, except<br>that automotive<br>washing (of any type),<br>convenience storage<br>and vehicle storage   |

|   |                |  |  |
|---|----------------|--|--|
|   |                | 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. | were removed from the prohibited use list (9-25-2008).   |
| 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 (5-11-2000). |
| 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 was annexed into the Full Purpose jurisdiction on November 15, 1984 (C7A-83-017 A).

The eastern portion of the lot was zoned LI-CO with the Conditional Overlay for a 2,000 daily trip limit, and prohibiting exterminating services and pawn shops on August 10, 2006 (C14-06-0086 –Bill's Auto Parts). The western portion of the lot and an abutting 6.67 acre

tract to the north was rezoned to the CS-CO district on June 18, 2008 (C14-2008-0050 – Clark & Southside 13). The Conditional Overlay requires a 50-foot wide vegetative buffer and a 100-foot wide building setback along the northwest and southwest property lines, limits development to 2,000 trips per day and prohibits adult-oriented businesses, auto repair, rentals, sales and washing, commercial blood plasma center and pawn shop services.

The property is platted as Lot 1, Block A, Southside Storage Addition, a subdivision recorded on September 22, 2011 (C8-2010-0098.0A).

There are no site plan application in process at this time.

**EXISTING STREET CHARACTERISTICS:**

| Name                  | ROW      | Pavement | Classification | Sidewalks | Bike Route                   | Capital Metro (within ¼ mile) |
|-----------------------|----------|----------|----------------|-----------|------------------------------|-------------------------------|
| South Congress Avenue | 140 feet | 70 feet  | Arterial       | No        | Yes, wide shoulder, Route 47 | Yes                           |

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. FYI, South Congress Avenue is proposed for curb and gutter relocation to accommodate the future bicycle facility improvements.

**CITY COUNCIL DATE:** December 13, 2018

**ACTION:**

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

2<sup>nd</sup>

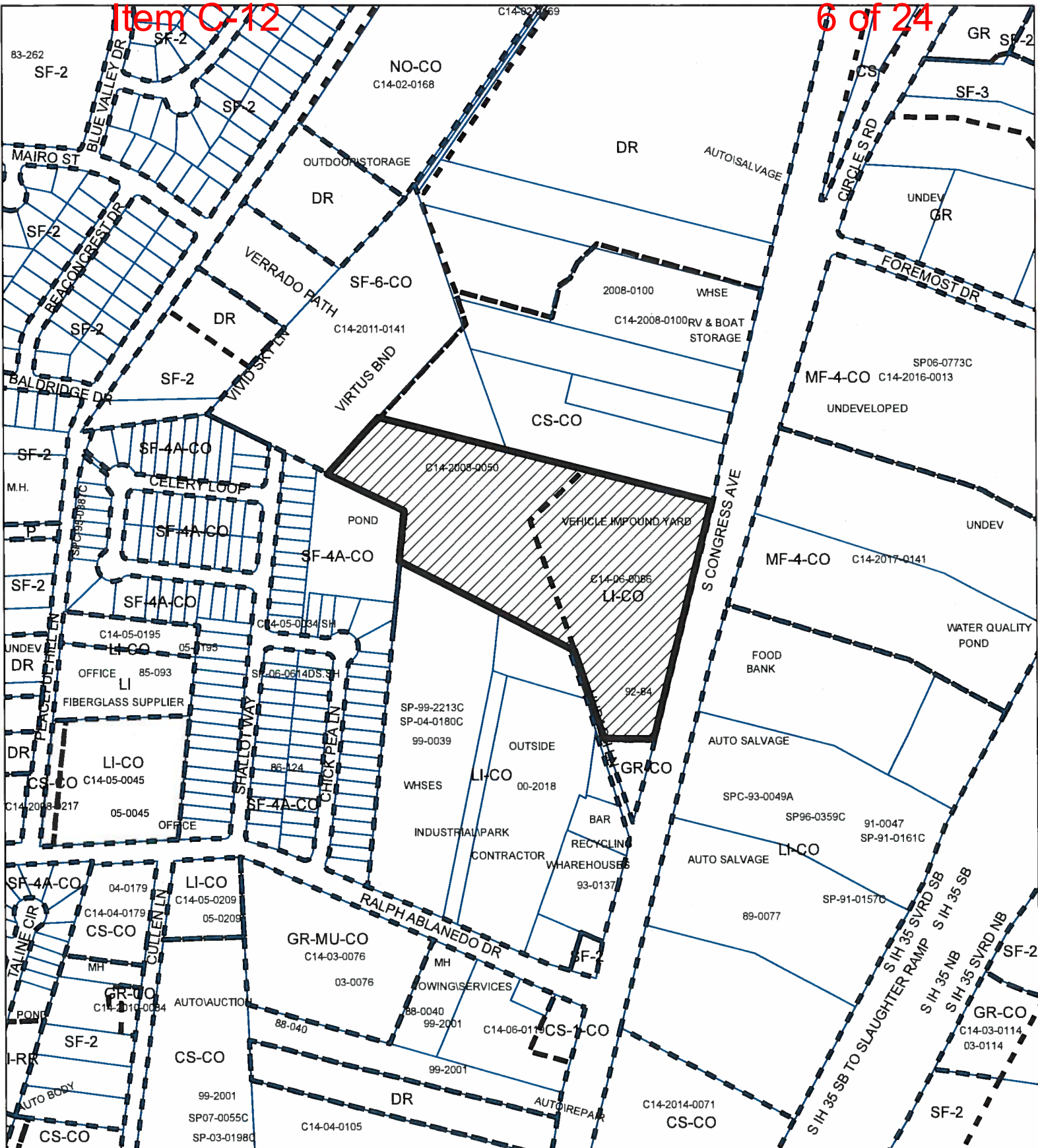
3<sup>rd</sup>




**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case  
C14-2018-0107

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.





## 8200 SOUTH CONGRESS

EXHIBIT A1

ZONING CASE#: C14-2018-0107  
 LOCATION: 8200 SOUTH CONGRESS AVE.  
 SUBJECT AREA: 13.372 ACRES  
 GRID: G14  
 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.



1" = 400'

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



**ORDINANCE NO. 20060810-070**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8200 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT ON TRACT ONE AND TO RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT ON TRACT TWO.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district zoning on the property (the "Property") described in **Zoning Case No. C14-06-0086**, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district and single family residence standard lot (SF-2) district to limited industrial service-conditional overlay (LI-CO) combining district.

A 7.528 acre tract of land, more or less, out of the William Cannon Survey No. 19, Abstract No. 6, in Travis County, Texas, the tract of land being more particularly described by metes and bounds on Exhibit "A", incorporated into this ordinance, save and except a 0.603 acre tract of land described as Tract Two as follows:

Tract Two: From development reserve (DR) district to rural residence-conditional overlay (RR-CO) combining district.

A 0.603 acre (26,270 square feet), tract of land out the William Cannon Survey No. 19, Abstract No. 6, in Travis County, Texas, the tract of land being more particularly described by metes and bounds on Exhibit "B", incorporated into this ordinance,

locally known as 8200 South Congress Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:



A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

B. The following uses are prohibited uses of Tract One:

Basic industry  
Pawn shop services

Exterminating services  
Resource extraction

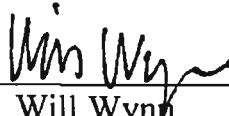
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 21, 2006.


**PASSED AND APPROVED**

August 10, 2006

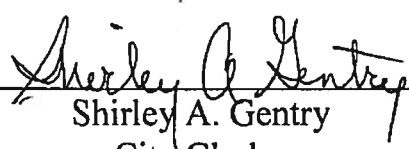
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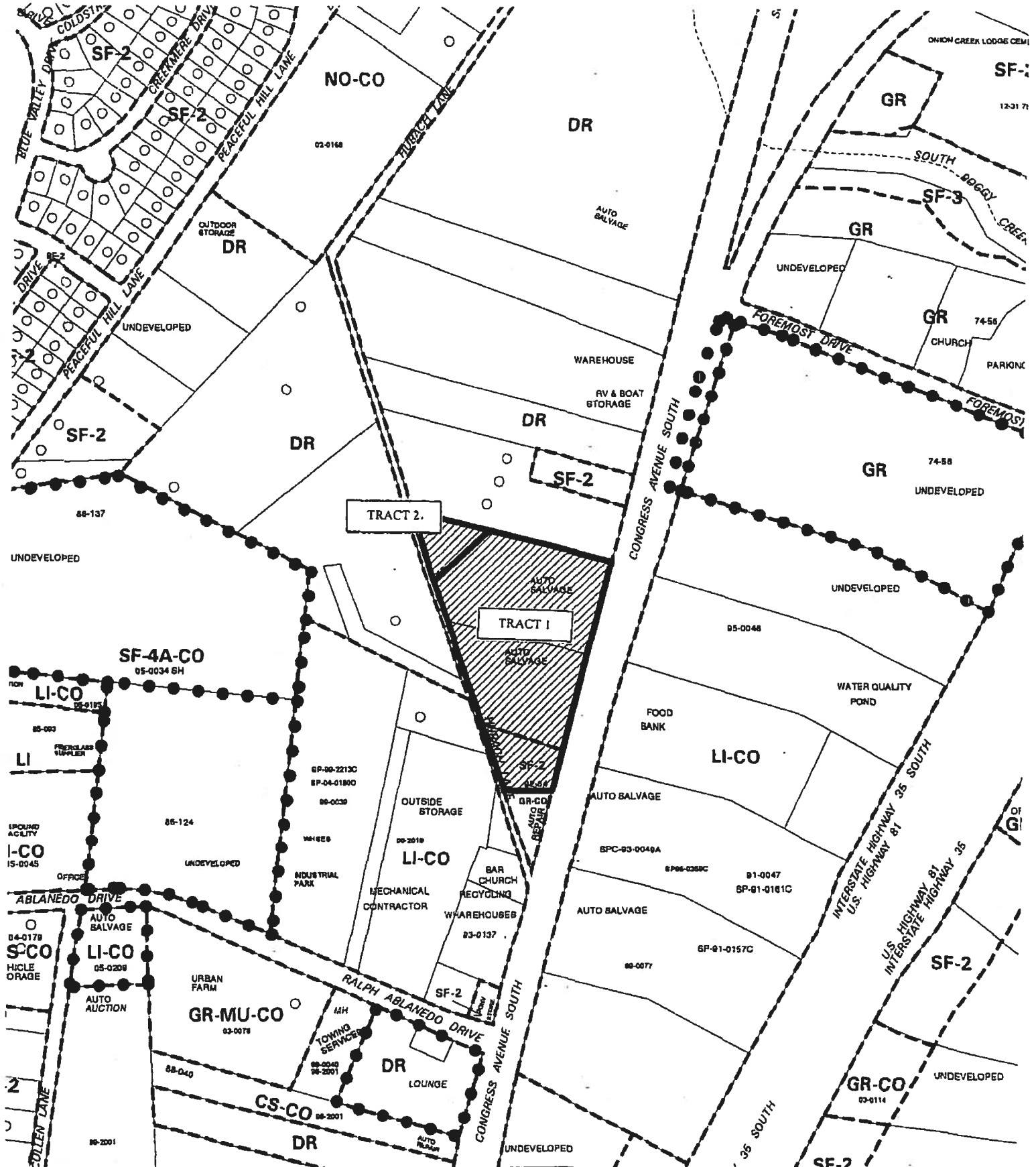
  
Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk



|               |                   |          |                              |   |   |
|---------------|-------------------|----------|------------------------------|---|---|
| <br>1" = 400' | SUBJECT TRACT     | <br><br> | ZONING                       | Exhibit "C"<br>DATE: 06-07<br>INTLS: SM | CITY GRID<br>REFERENCE<br>NUMBER<br>G14 |
|               | PENDING CASE      |          | CASE #: C14-06-0086          |   |   |
|               | ZONING BOUNDARY   |          | ADDRESS: 8200 S CONGRESS AVE |   |   |
|               | CASE MGR: W.WALSH |          | SUBJECT AREA (acres): 7.500  |   |   |

**ORDINANCE NO. 20080618-074**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8104 AND 8200 SOUTH CONGRESS AVENUE FROM DEVELOPMENT RESERVE (DR) DISTRICT, RURAL RESIDENCE-CONDITIONAL OVERLAY (RR-CO) COMBINING DISTRICT, AND SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district, rural residence-conditional overlay (RR-CO) combining district, and single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in **Zoning Case No C14-2008-0050**, on file at the Neighborhood Planning and Zoning Department, as follows

A 11 921 acre tract of land and a 1 183 acre tract of land, more or less, out of the William Cannon League Survey No 19, Abstract No. 6, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" and "B" respectively, and incorporated into this ordinance (the "Property"),

locally known as 8104 and 8200 South Congress Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C"

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A A 50-foot wide vegetative buffer shall be provided and maintained along the northwest and southwest property lines. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
- B A 100-foot wide building setback shall be established along the northwest and southwest property lines



C A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

D. The following uses are prohibited uses of the Property

Adult-oriented businesses

Automotive repair services

Automotive rentals

Automotive sales

Automotive washing (of any type)

Commercial blood plasma center

Pawn shop services

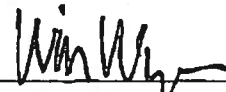
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, and other applicable requirements of the City Code

**PART 3.** This ordinance takes effect on June 29, 2008

**PASSED AND APPROVED**

June 18, 2008

§  
§  
§

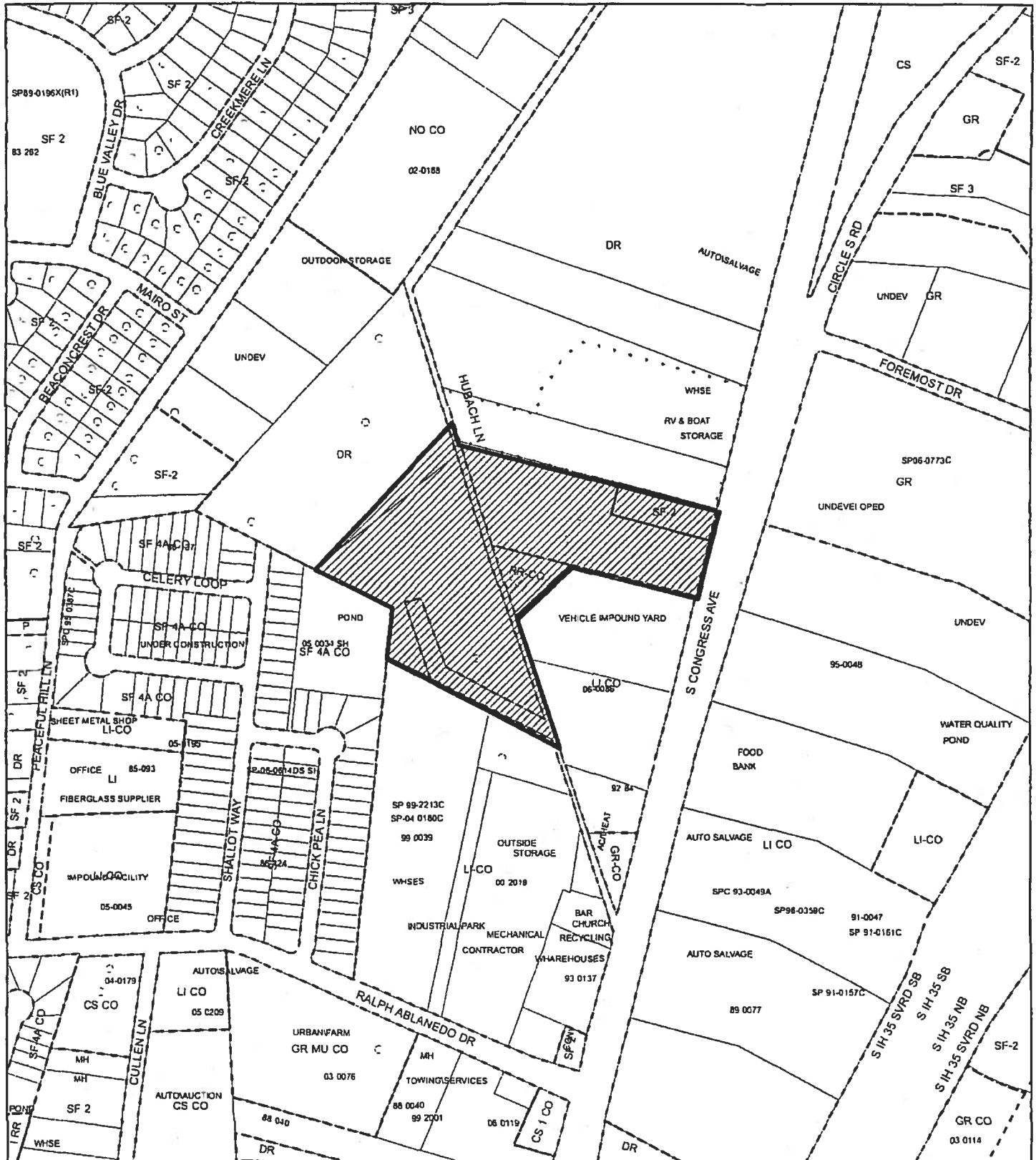
  
Will Wynne  
Mayor

APPROVED:

  
David Allan Smith  
City Attorney

ATTEST:

  
Shirley A. Gentry  
City Clerk



ZONING EXHIBIT C



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR S. MECKS

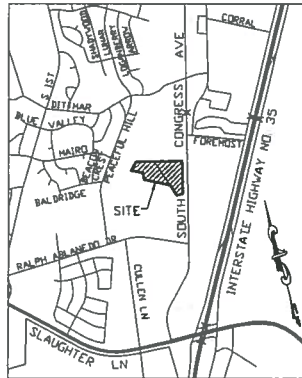
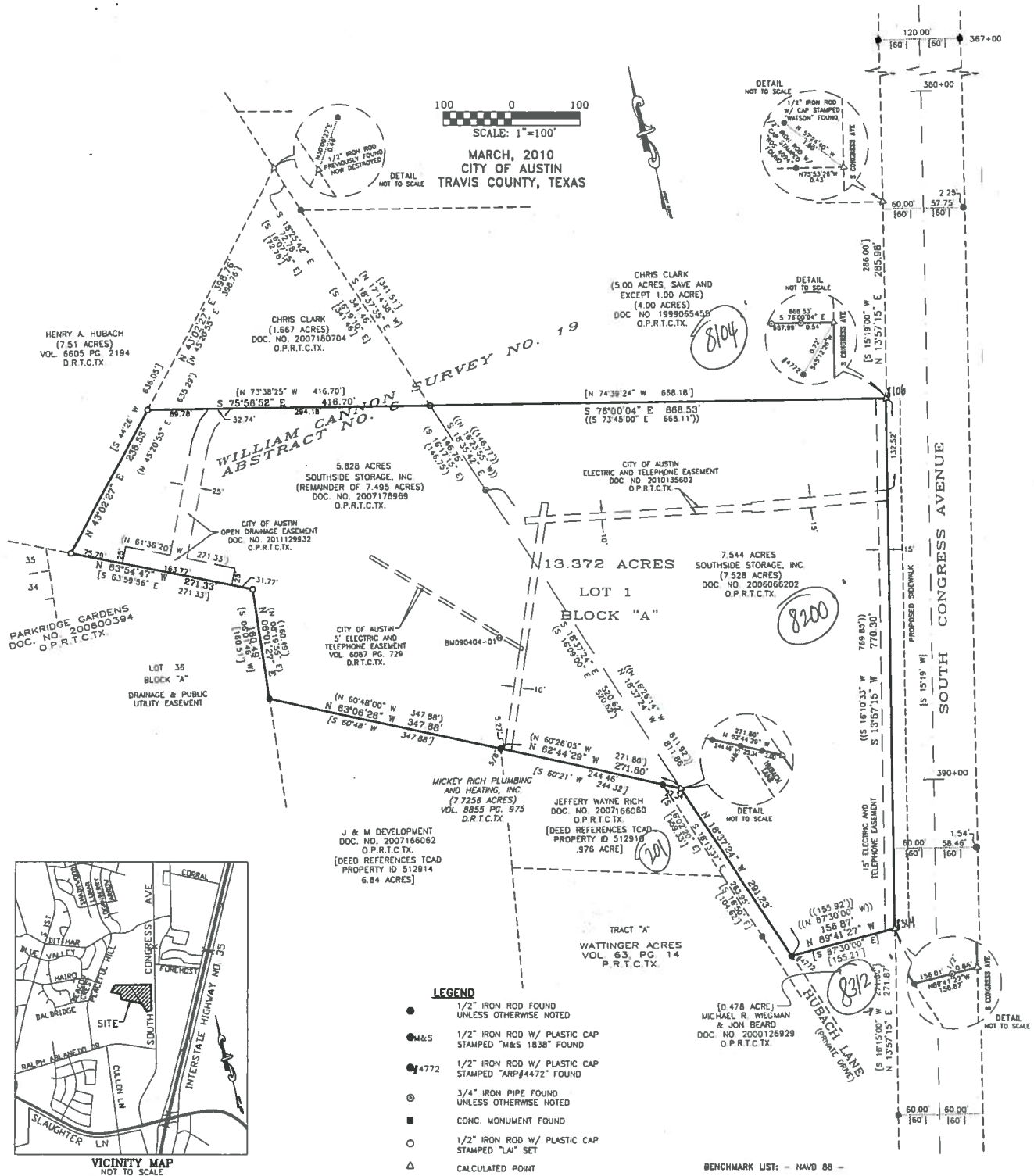
ZONING CASE# C14-2008-0050  
 ADDRESS 8104 & 8200 S CONGRESS AVE  
 SUBJECT AREA 13.10 ACRES  
 GRID G14  
 MANAGER W. RHOADES



1" = 400'

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## SOUTHSIDE STORAGE SUBDIVISION

VICINITY MAP  
NOT TO SCALE

CB-2010-00980A

SHEET 2 OF 2

FILE: H:\SURVEY\NEW\WORK\PLAT\BOBBY NEW SOUTHSIDE.DWG

|   |                      |              |
|---|----------------------|--------------|
| DATE: 03-09-10                            | DRAWN BY: KTM        | CREW: MK, SL |
| SCALE: 1"=100'                            | CHECKED BY: JOB      | FB # 306     |
| JOB # 090404                              | DRAWING # FINAL PLAT | PLAN # 1093  |
| 1. PLAT REVISIONS                         | C.L.S. 02-12-11      |              |
| 2. PLAT REVISIONS - ADD DRAINAGE EASEMENT | C.L.S. 07-29-11      |              |
| 3. ADDED NOTE 21 RE CITY STREETS          | C.L.S. 09-02-11      |              |
| NO  | REVISION             | BY DATE      |



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PARTNERS

ENGINEERING • LAND SURVEYING • ENVIRONMENTAL CONSULTING •  
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(TEL) 512.327.1180 • (FAX) 512.327.4062 • www.loomis-partners.com

SOUTHSIDE STORAGE SUBDIVISION  
13.372 ACRES OUT OF THE  
WILLIAM CANNON LEAGUE SURVEY NO. 19,  
ABSTRACT NO. 6  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS

EXHIBIT NO. 2A



## EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District

PROJECT NAME: 8200 South Congress Avenue

ADDRESS/LOCATION: 8200 South Congress Avenue

CASE #: C14-2018-0107

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

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION

Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 300 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 applicant estimates the multifamily development will contain about 300-units, which would result in approximately 40 students across all grade levels to the projected student population. It is estimated that of the 40 students, 20 will be assigned to Williams 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 Bedichek MS (83%); and below the target range at Williams ES (67%) and Crockett HS (66%), assuming the mobility rates remain the same. The projected additional students at Williams ES and 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

Students within the proposed development attending Williams ES and Bedichek MS could be walkers if the following recommendations are implemented:

- Construction of a sidewalk to the north side of the property for the Bedichek students to walk north on S. Congress to Cloudview Drive.
- A crosswalk at Dittmar and South Congress is recommended to give students the right of way at this intersection.
- Construction of a sidewalk to the south on S. Congress for the Williams students that are just 1-mile away from the school.
- Construction of a sidewalk along Ralph Ablanado Dr. would also be necessary for the Williams students to safely walk to school.
  - Alternative option: A walk path through the back of the property to Shallot Way could also provide these students with a safe walk to Williams ES.

**EDUCATIONAL IMPACT STATEMENT***Prepared for the City of Austin*Austin  
Independent  
School District

- Recommend the City cut down any vegetation between the road and the walk path along Dittmar, the underbrush in particular, that would not require any special permissions like trees would. Also recommend to "umbrella" the existing trees to improve visibility toward the ground. This would make the sidewalk along Dittmar safer 24 hours a day for everyone.

Otherwise, these students would qualify for transportation due to a hazardous route condition. Students attending Crockett HS would qualify for transportation due to the distance from the development to the school and could be accommodated on current bus routes.

**SAFETY IMPACT**

See comments in Transportation Impact.

Date Prepared: 13 Nov 10 Director's Signature: Brian Wiles

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

|   |                                |
|---|--------------------------------|
| <b>ELEMENTARY SCHOOL:</b> Williams                | <b>RATING:</b> Met Standard    |
| <b>ADDRESS:</b> 500 Mairo Street                  | <b>PERMANENT CAPACITY:</b> 561 |
| <b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 80.73% | <b>MOBILITY RATE:</b> -5.9%    |

| 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                             | 491                | 379   | 399   |
| % of Permanent Capacity            | 88%                | 68%   | 71%   |

| 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                          | 462                | 357  | 377  |
| % of Permanent Capacity         | 82%                | 64%  | 67%  |

|   |                                |
|---|--------------------------------|
| <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> 82.91% | <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> 64.81% | <b>MOBILITY RATE:</b> -6.9%      |

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

| ENROLLMENT (with mobility rate) |                    |  |  |
|---------------------------------|--------------------|--|--|
| HIGH SCHOOL STUDENTS            | 2016-17 Enrollment | 5- Year Projected Enrollment* (without proposed development) | 5-Year Projected Enrollment* (with proposed development) |
| Number                          | 1,521              | 1,408  | 1,419  |
| % of Permanent Capacity         | 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-conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay requires a 50-foot wide building setback where abutting LI base district zoned property.

**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. Zoning should promote compatibility with adjacent and nearby land uses.*

Staff recommends the Applicant's request for MF-4 district with a Conditional Overlay for the building setback described above given its location along a commercial corridor, and the presence of similarly situated multi-family residence zoned properties on this segment of South Congress Avenue.

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

The site contains a vehicle impound yard along the east portion and is undeveloped along the western portion. The center portion of the site is moderately vegetated.

**Impervious Cover**

The maximum impervious cover allowed by the *MF-4 zoning district* is 70%, which is a consistent figure between the *zoning* and *watershed* regulations.

**Comprehensive Planning**

This rezoning case is located on the west side of S. Congress Avenue, on a 13.57 acre lot, which contains an auto storage facility used by a towing service. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes two houses, a convenience storage facility, and an auto wrecking/u pick auto part site; to the south are several light industrial business, a metal recycler, several small private gyms, a convenience store, truck rentals, and an auto body shop; to the west is single family housing, and undeveloped land; and to the east a 300 unit multifamily apartment complex (under construction), a charter school, and a brewery. The proposal is to obtain multi-family zoning to build an apartment complex. The existing conditional overlay requires a 50 ft. vegetative

buffer and 100 ft. wide building setback along the west property line; prohibits adult-oriented business, auto uses, blood plasma centers, and pawn shops; and limits the number of trips per day to 2,000.

### Connectivity

The Walkscore for this site is **22/100, 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 along the frontage area of the property. Bike lanes are located on both sides of S. Congress Avenue. There is no existing urban trail located within a quarter of a mile of this 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 on this property: (1) being situated along an **Activity Corridor**, which supports residential and multifamily uses; (2) other residential uses located within a quarter mile radius of this site, including single family houses, condos and other multifamily apartment complexes (under construction or planned); (3) the existing connectivity and mobility options available in the area (public sidewalks, bike lanes, a transit stop, and being located 0.70 miles from the Southpark Meadows Shopping Center); and (4) the Imagine Austin policies referenced above that supports a variety of development, including a variety of housing types, this project appears to support the Imagine Austin Comprehensive Plan.





**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<br>(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.

**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.

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.

### **Compatibility Standards**

The site is subject to compatibility standards based on the proximity to properties zoned SF-4A-CO and DR. Along the northern property line, the western property line and along the westerly portion of the southern property line, the following standards apply:

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- For a structure more than 300 feet but less than 540 feet from property zoned SF-5 or more restrictive, the height limitation is 60 feet (the maximum allowed by CS zoning).
- Restrictions on noise generation and the use of highly reflective surfaces may also apply.

### **Transportation**

The traffic impact analysis for this site was waived because the applicant agrees to participate in the costs to construct identified improvements from prior approved developments (C14-96-0017, C14-04-0105, C14-2012-0092, C14-2017-0141, and/or SP-2017-0024C). The amount of cost participation shall be determined at the time of the site plan application once the land uses and intensities have been identified.

Additional right-of-way may be required at the time of subdivision and/or site plan.

At the time of site plan, Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

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. At the time of site plan, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction for the site plan application in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information. FYI – South Congress Avenue curb and gutter has been relocated to accommodate the future bicycle facility improvements. However, any proposed curb relocations on South Congress requires coordination with the Corridor Planning Office and Bicycle Program.



This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (South Congress Avenue). The sidewalk and bicycle facilities shall comply with the required cross-section for South Congress Avenue at the time of the site plan application. Staff will contact Bryan Golden ([bryan.golden@austintexas.gov](mailto:bryan.golden@austintexas.gov)) from Corridor Planning Office and ATD area engineer for proposed improvements for the site plan application. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>. Any proposed curb relocations on South Congress requires coordination with the Corridor Planning Office and Bicycle Program.

FYI – If feasible, Staff recommends providing pedestrian, bicycle, and vehicular connections to the adjacent properties at the time of the site plan application to allow for connectivity in between the properties.

FYI – Vehicular access to South Congress Avenue shall be reviewed and approved by the Texas Department of Transportation and Development Services Department. It is recommended to provide joint use access with the multi-family property to the north to reduce the number of curb cuts on the major arterial in accordance with the Transportation Criteria Manual. FYI – TxDOT may only approve one driveway based on their spacing criteria.

FYI – Sidewalks shall be constructed in accordance with the City of Austin standards along South Congress Avenue right-of-way at the time of the site plan application.

#### **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.