

Zoning and Platting Commission Q & A Report

B. PUBLIC HEARINGS

1. Zoning and Rezoning:

[C14-2019-0109 - Messinger Tract Rezoning; District 5](#)

Location: 9900 David Moore Drive and 9800 Swansons Ranch Road, Slaughter Creek Watershed

Owner/Applicant: Milton A. Messinger Tax Exempt Family Trust

Agent: Thrower Design (Ron Thrower)

Request: I-RR; RR to SF-6

Staff Rec.: **Recommended, with conditions**

Staff: [Wendy Rhoades](#), 512-974-7719

Planning and Zoning Department

Question: Commissioner Denkler

Staff Response in blue font.

1) How many acres for parkland, public school and condos? **RESPONSE:** According to the bubble plan, parkland comprises 1.92 acres; the public school site covers 10.23 acres, and the condo residential covers 11.83 acres over 3 parcels.

2) Does the applicant have to follow the bubble plan? **RESPONSE:** No, the plan is conceptual in nature and non-binding.

3) How much parkland is required for 120 du. **RESPONSE:** Parkland is not required with this development at this location. Please refer to the attached Early Parkland Determination from the Parks and Recreation Department dated October 29, 2019.

4) Is the parkland going to be dedicated. **RESPONSE:** No, parkland is not proposed to be dedicated due to the property's proximity to Mary Moore Searight Metropolitan Park.

5) The applicant has told staff they're building a elementary school. The neighborhood has been told they're building a K-12 school. Can transportation provide numbers which reflect the maximum that can be generated. IE if the 120 dwelling units were attached, rather than detached. Don't high schools generate more traffic than elementary schools. **RESPONSE:** The Applicant notified ATD staff that the school would be K-12 and the NTA reflects that use. The ITE Trip

Generation Manual code used to estimate trips for charter elementary schools can be applied to charter high schools based on the characteristics of the use. The trip generation for 120 attached units is 866 vehicles per day, 364 less than detached condos. The NTA is based on proposed improvements, not maximum potential and another NTA will be required if the site plan submitted does not match the NTA approved with this zoning case.

6) Why isn't ROW being required? IE ROW SHALL be provided at time of site plan if needed. RESPONSE: The Austin Strategic Mobility Plan identifies both streets as Level 1 streets that do not require further right of way. Additional right-of-way can be requested at the time of site plan if it is needed as part of identified mitigation.

7) The neighborhood seemed to believe the applicant was going to be required to build a road through the tract connecting Bilbrook and David Moore Road. Is there discussion to this affect? RESPONSE: According to the bubble plan provided in the case back-up, there appears to be a roadway connecting David Moore Drive and Bilbrook Place. This is in agreement with the conceptual plan the Applicant provide to us when ATD staff was deciding where traffic counts should be performed.

8) Please provide an education impact statement from AISD or comments regarding the impact on Paredes Middle School. RESPONSE: Staff has forwarded an Educational Impact Statement to AISD in late-August, but has not yet received a response.

9) What assumptions were assumed in the service extension requests for water/wastewater. RESPONSE: Awaiting information about the SERs for water/wastewater.

See, attachment.



City of Austin

Parks and Recreation Department
200 South Lamar Blvd, Austin, TX 78704

October 29, 2019

Ron Thrower
Owner
ront@throwerdesign.com

Dear Mr. Thrower:

Thank you for contacting the City of Austin Parks and Recreation Department (PARD) regarding future parkland needs. We appreciate the opportunity to coordinate with you prior to filing a development application.

This letter concerns the properties at **9800 Swanson's Ranch Road** and **9900 David Moore Drive**. You have provided the following details about the property:

- The gross site area is 27.03 acres
- The current land use is largely undeveloped and heavily wooded. There are between 1-4 residents.
- The proposed development includes 120 residential dwelling units (and a charter school with 1,200 students).

The PARD staff has reviewed the site and determined that it does not meet the criteria for parkland dedication under City Code 25-1-605(B) due to the proximity to Mary Moore Searight Metro Park via Paredes Middle School. Therefore, PARD will allow payment of a fee in-lieu of parkland dedication and park development. PARD intends to work with Paredes Middle School to improve access from your development and charter school to the metro park.

This letter qualifies as an Early Determination for fees in-lieu of parkland dedication under City Code 25-1-605 (C) and is valid for one year, provided that the number of units does not change by more than 10%.

Best regards,

Randal R. Scott
Park Planning Program Manager