

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0037 (10400 Research Blvd. VMU) DISTRICT: 10

ADDRESS: 10400 Research Boulevard

ZONING FROM: GR, LO

TO: GR-V*

*On April 22, 2020, the applicant submitted a letter revising their request to GR-MU-V zoning (Please see Exhibit C).

SITE AREA: 3.44 acres

PROPERTY OWNER: Wells Fargo Bank NA (Clark Tabbert, Vice President)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-MU-V, Community Commercial-Mixed Use-Vertical Mixed Use Building Combining District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 19, 2020: Approved staff's recommendation of GR-MU-V zoning by consent (10-0); A. Denkler-1st, D. King-2nd.

CITY COUNCIL ACTION: **June 11, 2020**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 3+ acre parcel of land located between the U.S. Highway 183 (Research Boulevard) frontage road to the east and Jollyville Road to the west. The site is currently developed with a financial services use. The applicant is requesting a rezoning from GR and LO zoning to GR-MU-V zoning to redevelop the property with a mixed use project with multifamily and retail uses (please see Applicant's Request Letter – Exhibit C).

The staff recommends GR-MU-V, Community Commercial-Mixed Use-Vertical Mixed Use Building Combining District, zoning as the property meets the intent of the zoning district purpose statement as described by the Code. The site under consideration is surrounded by multifamily, office and commercial uses/zoning to the north, south, east, and west. This tract of land fronts and takes access to an arterial roadway, Jollyville Road, and to the northbound service road for U.S. Highway 183 North. The property is located within a Future Core Transit Corridor, is on the Jollyville Activity Corridor and is within the North Burnet/Gateway Regional Center as designated in the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Community Commercial 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 traffic ways.

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

The purpose of a vertical mixed use (VMU) overlay district is to allow the development of vertical mixed use (VMU) buildings, subject to compliance with the standards in Section 4.3.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed GR-MU-V zoning would be compatible and consistent with the adjacent uses because this tract of land is surrounded by multifamily, office and commercial uses/zoning to the north, south, east, and west. The property in question is located within a Future Core Transit Corridor, on an Activity Corridor, and is within a Regional Center as a designated in the Imagine Austin Comprehensive Plan.

3. *The proposed zoning should allow for a reasonable use of the property.*

The GR-MU-V combining district would allow for a fair and reasonable use of the site. GR-MU-V zoning is appropriate for this location because of the commercial character of the area. The tract of land directly to the south, located at the intersection of Great Hills Trail, Jollyville Road and U.S. Highway 183, was rezoned to the CS-MU-V zoning district in 2017 through case C14-2017-0028.

The proposed rezoning will allow the applicant to develop a mixture of commercial and high-density residential uses at this location with access to a highway and an arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR, LO	Financial Services (Wells Fargo Bank)
<i>North</i>	LO-CO, GR-CO	Automotive Washing (Arbor Car Wash), Personal Improvement Services (24 Hour Fitness)
<i>South</i>	CS-MU-V	Retail Center (Modern Market, Petco, Sleep Experts, T J Maxx, Pier 1, Hallmark, etc.), Restaurant Uses (Firebowl Café, Macaroni Grill, Manuel's, La Madeline), Indoor Entertainment (Arbor Movie Theater)
<i>East</i>	NBG-NP	U.S. Highway 183/ Research Boulevard
<i>West</i>	MF-3-CO	Multifamily (Hardrock Canyon Apartments)

PLANNING AREA: U.S. 183/Jollyville Road Area Study

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek, Bull Creek

SCHOOLS: Austin I.S.D.

Davis Elementary School
Murchison Middle School
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Bull Creek Foundation
Bike Austin
Friends of Austin Neighborhoods

Homeless Neighborhood Association
 Long Canyon Homeowners Association
 Mountain Neighborhood Association (MNA)
 Neighborhoods of North Austin (NONA)
 North Oaks Neighborhood Association
 Northwest Austin Coalition
 North Burnet/Gateway Neighborhood Plan
 NW Austin Working Group
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0028 (Great Hills Mixed Use: 9828 Great Hills Trail and 10224 Research Boulevard)	GR, LO to CS-MU-V	10/17/17: Approved the staff's recommendation for CS-MU-V zoning, with TIA conditions (8-0, D. Beithaupt, Y. Flores and S. Trinh-absent); S. Lavani-1 st , B. Evans-2 nd .	<p>12/14/17: Approved CS-MU-V-CO zoning on 1st reading, with a conditional overlay to prohibit the following uses: Adult-Oriented Business, Alternative Financial Services, Automotive Rentals, Automotive Repair Services, Automotive Sales Automotive Washing (of any type), Commercial Off-Street Parking, Exterminating Services, Funeral Services, Guidance Services, Pawn Shop Services, Pedicab Storage and Dispatch, Residential Treatment, Service Station, Short-Term Rental, Urban Farm, Veterinary Services, Monument Retail Sales, Vehicle Storage, Kennels, Convenience Storage, Campground, Limited Warehousing and Distribution and Drive-in service as an accessory use to Restaurants (general) and Restaurants (limited) is prohibited within 200 feet of Jollyville Road and a public restrictive covenant for the TIA conditions (9-1-1, J. Flannigan-No, E. Troxclair-off the dais); A. Alter-1st, L. Pool-2nd.</p> <p>2/01/18: Ordinance No. 20180201-083 for CS-MU-V-CO zoning, with conditions was approved on Council Member Alter's motion, Council Member Pool's second on an 8-2</p>

			vote. Those voting aye were: Mayor Adler, Mayor Pro Tem Tovo, Council Members Alter, Garza, Houston, Kitchen, Pool and Renteria. Those voting nay were: Council Members Flannigan and Troxclair. Council Member Casar was off the dais.
C14-05-0182 (Cox Office Supply: 10938 Research Boulevard)	SF-2 to CS	11/15/05: Approved staff's recommendation for CS-CO zoning with additional conditions prohibiting Pawn Shop Services and Adult Oriented Businesses (7-0, J. Martinez, J. Gohil-absent); K. Jackson-1 st , M. Hawthorne-2 nd .	12/15/05: Approved CS-CO, with CO to limit the site to 2,000 vtpd and prohibiting Pawn Shop Services and Adult Oriented Businesses, zoning by consent (7-0); all 3 readings
C14-01-0127	LO-CO to GR	10/30/01: Approved LR-CO zoning with the condition of a 30-foot setback for structures from the property line along Jollyville Road (7-1, D. Castaneda-Nay, N. Spelman-Absent)	11/29/01: Approved LR-CO with conditions on 1 st reading (7-0) 11/29/02: Case Expired
C14-96-0107	MF-2 to GO-CU	7/09/96: Directed staff to initiate rezoning from MF-2 to GO-CO (8-0) 9/24/96: Approved staff recommendation of GO-CO (7-0)	10/24/96: Approved PC recommendation of GO-CO (6-0), all 3 readings
C14-94-0040	GO to GR	4/26/94: Approved staff alternate rec. of GR-CO (5-0) with adjusted FAR for restaurant (general)	5/26/94: Approved GR-CO (4-0-1), 1 st reading 6/08/94: Approved GR-CO (4-0-1, GG-abstain); 2 nd reading 6/09/94: Approved GR-CO (4-0-1, GG-abstain); 3 rd reading
C14-93-077	GO to GR	7/27/93: Approved staff alternate rec. of GR-CO by consent (7-0)	8/05/93: Approved GR-CO w/ conditions (5-0-1, GG-abstain), all 3 readings
C14-91-0040	GR to CS-1	6/11/91: Approved CS-1	7/11/91: Approved CS-1, all 3 readings
C14-90-0038	GR to CO	8/07/90: Approved GR-CO (6-0-2, HG/ CV-abstain)	9/06/90: Approved GR-CO w/ conditions (6-0), all 3 readings
C14-88-022	LO to GR	11/08/99: Grant w/ conditional overlay	12/08/88: Approved LO-CO, GR-CO (5-0), 1 st reading 5/25/89: Approved LO-CO, GR-CO (5-0), 2 nd / 3 rd readings
C14-82-068	I-AA to C	To grant "O" Office (TR:1) and "C" Commercial (TR:2), 1 st H&A, as amended (5-0) consent	8/05/82: Approved O (TR:1) & C (TR:2), 1 st H&A, 1 st reading

			8/26/82: Approve O (TR:1) & C (TR:2), 1 st H&A, 3 rd reading
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RELATED CASES:

C8S-79-214 (Subdivision Case)

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jollyville Road	~99	104'	27'	3	Yes	Yes	Yes
US HWY 183	N/A	Defer to TxDOT	N/A	4	No	Yes	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located along the **Jollyville Road Activity Corridor** and within the **North Burnet/Gateway Regional Center**. The property is 3.44 acres in size, has street frontage on both Jollyville Road and the Research Boulevard Service Road. The site currently has a bank on it. This case is not located within the boundaries of an area that has a neighborhood plan. Surrounding uses includes retail/commercial uses to the north and south; to the west is a restaurant and a large apartment complex; and to the east is SH 183. The proposed use is mid-rise mixed use building with 220 units of multi-family and 2,425 square feet for office use.

Connectivity: Two CapMetro Transit stops are located 500 feet from the subject property, along Jollyville Road. Public sidewalks are located along both sides to the street. Mobility and connectivity options in the area are above average.

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** and within the **North Burnet/Gateway Regional Center**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. Regional Centers are intended for retail, cultural, recreational, and entertainment destinations for Central Texas and are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The center's actual boundaries would need to be clarified through a small area planning process.

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 P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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 situated within a Regional Center and along an Activity Corridor, which supports mixed use; and the Imagine Austin policies referenced above that supports a variety of development, including mixed use, this project supports the Imagine Austin Comprehensive Plan.

Environmental

This location is located within two different watershed classifications; Suburban and Water Supply Suburban. Below are the notes for both of those watersheds.

Water Supply Suburban:

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Suburban:

The site is in the Walnut 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.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

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.

Development regulations for zoning GR are as follows:

- Maximum Height: 60 ft.
- Maximum Building Coverage: 75%
- Maximum Impervious Coverage: 90%
- Maximum FAR: 1:1

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 104 feet of right-of-way for Jollyville Road. It is recommended that 52 feet of right-of-way from the existing centerline should be dedicated for Jollyville Road at the time of subdivision or site plan. A traffic impact analysis determination should be deferred to the time of site plan when land uses and intensities are finalized.

Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Wastewater service for this tract is dependent on approval of Service Extension Request 4655. This SER must be approved prior to development plan approval.

Depending on the development plans submitted, further 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 one the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Educational Impact Statement

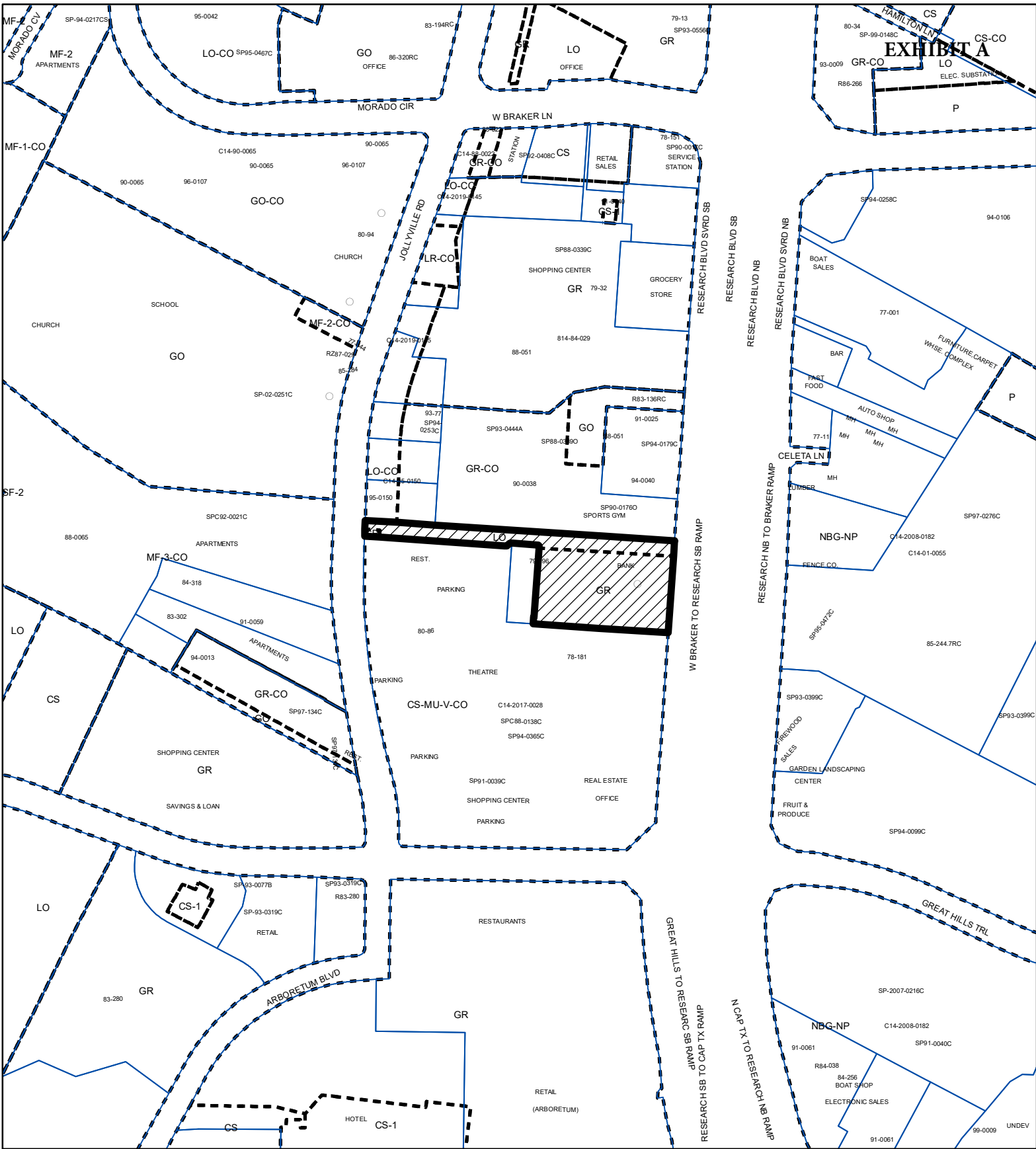





EXHIBIT A

ZONING

ZONING CASE#: C14-2020-0037

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



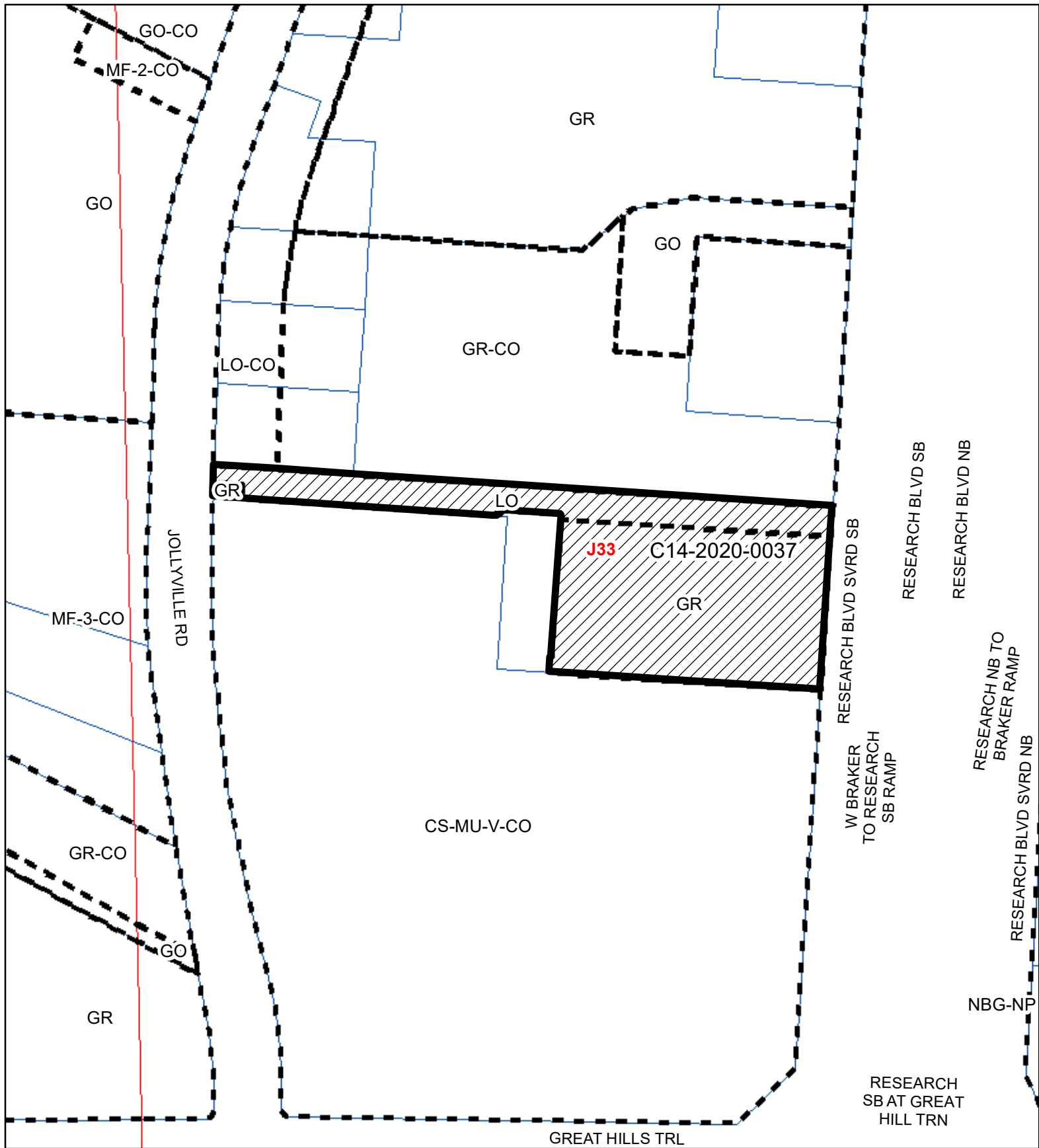
1" = 400'

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.



Created: 3/19/2020



1" = 200'

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

10400 Research Blvd. VMU

ZONING CASE#: C14-2020-0037
 LOCATION: 10400 RESEARCH BLVD.
 SUBJECT AREA: 3.4449 ACRES
 GRID: J33
 MANAGER: Sherri Sirwaitis



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.



EXHIBIT B

10400 Research Blvd. VMU

ZONING CASE#: C14-2020-0037
 LOCATION: 10400 RESEARCH BLVD.
 SUBJECT AREA: 3.4449 ACRES
 GRID: J33
 MANAGER: Sherri Sirwaitis



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

1" = 200'

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.

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE, JR.
(512) 435-2310
rsuttle@abaustin.com

February 28, 2020

Jerry Rusthoven
Planning and Development Review Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: 10400 Research Boulevard Rezoning (the "Application"); 10400 Research
Boulevard, Austin, Texas 78759, also known as Travis County Parcel No.
0154010202 (the "Property")

Dear Mr. Rusthoven:

This letter is submitted on behalf of Slate Real Estate Partners who has contracted with the owners to purchase the Property in the above referenced Application. The site is comprised of one parcel totaling 3.4449 acres of land located at 10400 Research Boulevard. A copy of the metes and bounds describing the property is included with the Application.

The Property is currently developed with a Wells Fargo Bank. This Application is being filed to rezone the Property from GR and LO to GR-V to allow for the redevelopment of the site as a mixed-use project with multifamily and retail uses.

A Traffic Impact Analysis (TIA) is not required as the proposed project does not exceed the thresholds established in the Land Development Code. The TIA Determination signed by Amber Mitchell on February 27, 2020 is included in the submittal package.

ARMBRUST & BROWN, PLLC

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Thank you for your time and consideration in this matter. If you have any questions, comments, or need additional information, please do not hesitate to contact me or Jewels Cain at (512) 435-2318.

Respectfully,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Sherri Sirwaitis, City of Austin
Jeff Lahr, Slate Real Estate Partners
Jewels Cain, Armbrust & Brown, PLLC



City of Austin

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

October 10, 2019

Jeff Lahr
Slate Real Estate Partners
JeffLahr@slaterep.com

Dear Mr. Lahr:

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 property at **10400 Research Blvd.** You have provided the following details about the property:

- The site area is 3.95 acres.
- The proposed development consists of 220 mixed use residential units.

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 site constraints. Therefore, PARD will allow payment of a fee in-lieu of parkland dedication and park development. 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

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE, JR.
(512) 435-2310
rsuttle@abaustin.com

April 22, 2020

Sherri Sirwaitis
Planning and Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: 10400 Research Blvd. VMU Zoning Application (C14-2020-0037); Amendment
to rezoning request (the "Application")

Dear Sherri:

This firm represents the applicant in the above referenced zoning case. The applicant hereby amends its request to GR-MU-V.

Very Truly Yours,



Richard T. Suttle, Jr.
ARMBRUST & BROWN, PLLC

cc: Jeff Lahr, Slate Real Estate Partners
Jewels Cain, Armbrust & Brown, PLLC

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 10400 Research Blvd. VMU

ADDRESS/LOCATION: 10400 Research Blvd., 78759

CASE #: C14-2020-0037

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

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

MF UNITS: 220 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.012 Middle School: .004 High School: .008

IMPACT ON SCHOOLS

The student yield factor of 0.024 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district's demographer and is based on other multi-family complexes built in the last ten years within close proximity to the proposed location. The low yields are subject to change if the proposed development became a tax-credit complex with below market-rate rents. Research indicates market rate apartment complexes of similar size that were constructed within the last five years within a few mile radius of the proposed development do not yield many students.

The 220-unit multifamily development is projected to add approximately 6 students across all grade levels to the projected student population. It is estimated that of the 6 students, 3 will be assigned to Davis Elementary School, 1 to Murchison Middle School, and 2 to Anderson High School.

The percent of permanent capacity by enrollment for SY 2024-25, including the additional students projected with this development, would within the target range of 75-115% at Davis ES (100%), Murchison MS (83%) and Anderson HS (83%). 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 Davis ES, Murchison MS, or Anderson HS will qualify for transportation due to the distance of the schools from the proposed development.

SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 27 April 2020

Executive Director: Beth Wilson

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Davis	RATING: Met Standard
ADDRESS: 5214 Duval Road	PERMANENT CAPACITY: 731
% QUALIFIED FOR FREE/REDUCED LUNCH: 27.59%	MOBILITY RATE: +0.7%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	744	737	740
% of Permanent Capacity	102%	101%	101%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	749	727	730
% of Permanent Capacity	102%	99%	100%

MIDDLE SCHOOL: Murchison	RATING: Met Standard
ADDRESS: 3700 N Hills Drive	PERMANENT CAPACITY: 1,392 (SY2020-21)
% QUALIFIED FOR FREE/REDUCED LUNCH: 21.27%	MOBILITY RATE: -2.4%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,386	1,220	1,221
% of Permanent Capacity	100%	88%	88%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,353	1,161	1,162
% of Permanent Capacity	97%	83%	83%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: Anderson	RATING: Met Standard
ADDRESS: 8403 Mesa Drive	PERMANENT CAPACITY: 2,478
% QUALIFIED FOR FREE/REDUCED LUNCH: 21.75%	MOBILITY RATE: +1.9%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,175	2,063	2,065
% of Permanent Capacity	88%	83%	83%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,216	2,067	2,069
% of Permanent Capacity	89%	83%	83%