

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0092 (13505 Burnet Road Rezoning) DISTRICT: 7

ZONING FROM: IP

TO: MF-4

ADDRESS: 13505 Burnet Road

SITE AREA: 16.41 acres (714,819 sq. ft.)

PROPERTY OWNER: Grand HP, Ltd., a Texas Limited Partnership (Richard Hill)

AGENT: Smith Robertson LLP (David Hartman)

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

STAFF RECOMMENDATION:

Staff recommends MF-3, Multifamily Residence-Medium Density District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 6, 2020: Postponed to November 4, 2020 at the neighborhood's request by consent (11-0); H. Smith-1st, A. Denkler-2nd.

November 4, 2020: Approved the staff's recommendation of MF-3 zoning by consent 10-0; N. Barrera-Ramirez-1st, Denkler-2nd.

CITY COUNCIL ACTION:

December 3, 2020

ORDINANCE NUMBER:

ISSUES:

The applicant has stated that they agree with the staff's recommendation of MF-3 zoning for the property. In addition, the applicant and neighborhood have been working together on conditions for the proposed development on the property. They have agreed to a list of Proposed Development Standards that will be encompassed in a private restrictive covenant that will be recorded prior to 3rd reading of the rezoning case at City Council (please see Exhibit F - Neighborhood Letter of Support).

CASE MANAGER COMMENTS:

The property in question is currently developed with an office and a communication service facility (Grande Communications). The applicant is requesting a rezoning of this 16+ acre site because they propose to redevelop the property with a multifamily use/a 350 unit apartment complex.

The staff recommends MF-3 zoning because the property meets the intent of the purpose statement for the base district designation. The proposed zoning will promote consistency and orderly planning as the site under consideration is adjacent to existing multifamily (MF-3-CO) zoning to the north and south. The lots directly to the north and south of this tract are developed with apartment complexes (Madison at Wells Branch Apartments, Scofield Luxury Apartments, Terraces at Scofield Ridge Apartments). The staff's recommendation for MF-3 zoning is based on the site's access to Elm Ridge Lane, a Level 1 street (comparable to a local street) and a 60' wide driveway easement. The MF-3 district is compatible with the adjacent single-family residences to the northeast and east because it allows for a maximum of 40 feet in height, instead of 60 feet in height, as permitted in the requested MF-4 district. In addition, this recommendation is consistent with the surrounding zoning patterns to the north and south of this site.

BASIS OF RECOMMENDATION:

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

Multifamily Residence (Medium Density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable.

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

While the site under consideration is 1,500 linear feet from the Howard Station Neighborhood Center, it has limited access to Elm Ridge Lane, a Level 1/ local street and to a 60' wide driveway easement referred to as Grand Boulevard. The staff's recommendation of MF-3 zoning is consistent with the surrounding MF-3-CO zoning patterns to the north and south of this site. In addition, the proposed MF-3 zoning will provide for a transition in the intensity of uses from the single-family residential neighborhood to the east to the commercial zoning to the west that fronts Burnet Road/FM 1325/North Mopac Expressway NB Service Road.

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

The MF-3 zoning district would allow for a fair and reasonable use of the site because it will permit the applicant to down zone this site to be redeveloped with multifamily residential uses adjacent to single family residential and other medium density multifamily residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	IP	Office/Warehouse, Communications Service Facility (Grande Communications)
<i>North</i>	MF-3-CO, SF-2-CO	Multifamily (Madison at Wells Branch Apartments)
<i>South</i>	GR, MF-3-CO	Multifamily (Scofield Luxury Apartments, Terraces at Scofield Ridge Apartments)
<i>East</i>	SF-6-CO	Single-Family Residences
<i>West</i>	GR-CO, GO, GR	Detention Pond, Hotel (Texas Bungalows Hotel Suites)

PLANNING AREA: North Lamar Area Study

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

SCHOOLS: Austin I.S.D.
Summit Elementary School
Murchison Middle School
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Lost and Found Pets
Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
McNeil/Ashton Woods Neighborhood Association
Neighborhood Empowerment Foundation
North Growth Corridor Alliance
Northwood Neighborhood Association
Red Line Parkway Initiative
SELTEXAS
Sierra Club, Austin Regional Group
The Ridge at Scofield Homeowners Association
Wells Branch Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0050 (3100 Scofield Ridge Parkway)	LR to GR-MU	6/16/20: Approved the staff's recommendation of GR-MU zoning by consent (10-0, A. Denkler-absent); H. Smith-1 st , D. King-2 nd .	8/27/20: Approved GR-MU zoning by consent on all 3 readings (11-0); D. Garza-1 st , L. Pool-2 nd .
C14-2019-0058 (Scofield Apartments: 3001 Scofield Ridge Parkway)	GR-MU-CO to GR-MU* *The applicant is requesting a rezoning to remove the conditional overlay (CO) placed on the Property through Ordinance No. 20161110-031 to allow access to the Property from Burnet Road.	6/04/19: Approved staff's recommendation of GR-MU zoning by consent (8-0, A. Tatkow-late, N. Barrera-Ramirez-absent); A. Denkler-1 st , A. Aguirre-2 nd .	6/20/19: Approved GR-MU zoning by consent on all 3 readings (11-0); L. Pool-1 st , N. Harper-Madison-2 nd .
C14-2016-0037 (Scofield Apartments: 3001 Scofield Ridge Parkway)	GR to GR-MU	10/04/16: Approved staff's recommendation of GR-MU-CO zoning on consent (10-0, A. Denkler-absent); G. Rojas-1 st , S. Lavani-2 nd .	10/13/16: Approved GR-MU-CO zoning, with conditions, on consent (9-0, P. Renteria and E. Troxclair-absent); D. Zimmerman-1 st , S. Gallo-2 nd . 11/10/16: Approved GR-MU-CO zoning, with conditions, on consent on 2 nd /3 rd readings (11-0); D. Zimmerman-1 st , O. Houston-2 nd .
C14-2016-0035 (Scofield Farms: 3100 Scofield Ridge Parkway)	LR to CS-CO	7/25/16: Case withdrawn by the applicant.	N/A
C14-2015-0079 (The Bungalows: 13311 Burnet Road)	GO to GR	7/21/15: Approved staff's recommendation of GR-CO zoning, with a CO to limit the development intensity for the site to less than 2,000 vehicle trips per day, by consent (11-0); L. Brinsmade-1 st , B. Evans-2 nd .	8/13/15: Approved GR-CO zoning on consent on all 3 readings (11-0); L. Pool-1 st , D. Zimmerman-2 nd .

C14-03-0188 (Cedar Elm-BWL: 13201-13205 Burnet Road)	GO to GR	4/3/04: Approved staff's recommendation of GR zoning, by consent (9-0); J. Martinez-1 st , J. Gohil-2 nd .	3/04/04: Granted GR zoning (6-0, McCracken-absent); all 3 readings
C14-00-2179 (Century Park: Century Park Boulevard)	IP to SF-2, SF-3, MF-1	10/17/00: Approved staff rec. of SF-2 (TR1), SF-3 (TR 2), and MF-1 (TR3) by consent (8-0)	11/30/00: Approved SF-2-CO (TR1), SF-3-CO (TR2); MF-1-CO (TR3) w/condition of 2,000 vehicle trip per day limit (7-0); all 3 readings
C14-00-2112 (Century Park Apartments: 2700-2800 Century Park Boulevard)	IP to MF-3	9/19/00: Approved staff alternate rec. of MF-3-CO by consent (9-0); conditions as follows: 1) 2,000 vehicle trip per day limit 2) Maximum of 23 residential units per acre 3) A residential structure or portion of a residential structure may not be constructed within 100 ft of the north property line between Ida Ridge and Orchid Lane	10/26/00: Approved MF-3-CO (7-0); 1 st reading 12/7/00: Approved MF-3-CO (7-0); 2 nd /3 rd readings
C14-95-0051 (Rainsoft: 13000 Ida Ridge)	GO to CS-CO	5/23/95: Approved staff alternate rec. of CS-CO w/conditions (7-0)	6/22/95: Approved CS-CO w/conditions (5-0); all 3 readings
C14-94-0056 (Scofield Farms: Scofield Lane)	LO, LR to MF-3	9/27/94: Approved MF-2-CO (TR1), MF-3-CO (TR2) w/ conditions (9-0)	11/3/94: Approved MF-2-CO (TR1), MF-3-CO (TR2) w/conditions (5-0); all 3 readings
C14-92-0109 (Century Park Subdivision Block C: 3201 Century Park)	IP to MF-3	11/24/92: Approved MF-3	12/3/92: Approved MF-3-CO; with following conditions: 1) Limit of 23 units per acre for multifamily development 2) Parkland dedication shall apply at site plan approval (6-0-1, RR-abstain); 1 st reading 4/7/94: Approved MF-3-CO (5-0-1, RR-abstain); 2 nd reading 4/21/94: Approved MF-3-CO (5-0-1, RR-abstain); 3 rd reading
C14-92-0108 (Century Park Subdivision Block B: 2701 Century Park)	IP to MF-3	11/24/92: Approved MF-3	12/3/92: Approved MF-3-CO; with following conditions: 1) Limit of 23 units per acre for multifamily development 2) Parkland dedication shall apply at site plan approval (6-0-1, RR-abstain); 1 st reading

			4/7/94: Approved MF-3-CO (5-0-1, RR-abstain); 2 nd reading 4/21/94: Approved MF-3-CO (5-0-1, RR-abstain); 3 rd reading
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RELATED CASES:

SP-94-0184C (Site Plan)
C14-85-149 (North Lamar Area Study Zonings)

EXISTING STREET CHARACTERISTICS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
FM 1325	Varies	Varies	Major Arterial	N/A

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the south side of Grand Boulevard, on a 16.41 acres parcel that contains facilities for Grande Communications, an internet and cable service provider. This property not located within the boundaries of a planning area with an adopted neighborhood plan but is 1,500 linear feet from the **Howard Station Neighborhood Center**. Surrounding land uses includes a large multifamily apartment complex and beyond that some commercial uses to the north; to the south is vacant land and three multifamily apartment complexes; to the east is a single family subdivision and to the west is a hotel and the Mopac Expressway. The proposed use is 350 unit multifamily apartment complex.

Connectivity: There are no bike lanes located along Grand Boulevard until it interconnects with the Mopac Expressway service road (Burnet Road). There are no nearby public transit stops. The mobility and connectivity options in the area are below average and the heavy and fast moving traffic along the Mopac service road makes accessing goods and services located north along the Mopac frontage road problematic.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located approximately 1,500 linear feet away from the boundaries of the **Howard Station Neighborhood Center**, which is located to the northwest. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. The IACP defines Neighborhood Centers as *“the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map. Of the three,*

these will have a more local focus. Businesses and services—doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.”

The following Imagine Austin Policies are applicable to this case:

- **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.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a **mix of land uses and housing types** and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **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.

Analysis: There are multiple large multifamily apartment complexes interspersed with large single family subdivisions in this portion of Austin. While this project will add more residential housing, based upon *the lack of mobility and connectivity options* in this area, such as goods and services, parks, recreational areas, and public schools and public sidewalks and public transit stops, this project only partially supports Imagine Austin Comprehensive Plan policies.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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.

Fire

Approved. No comments.

Site Plan

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

The site is subject to compatibility standards. Along the northeast property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC 25-6-113]

The site will be required to provide mitigation for traffic impacts at the time of site plan application. Additional right-of-way maybe required at the time of subdivision and/or site plan.

The adjacent street characteristics table is provided below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Elm Ridge Lane	90'	62' with median	Level 1	No	No	No

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.

Based on current public infrastructure configurations, Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's request letter
- D. Educational Impact Statement
- E. Correspondence from Interested Parties
- F. Neighborhood Letter of Support/Proposed
Development Standards List

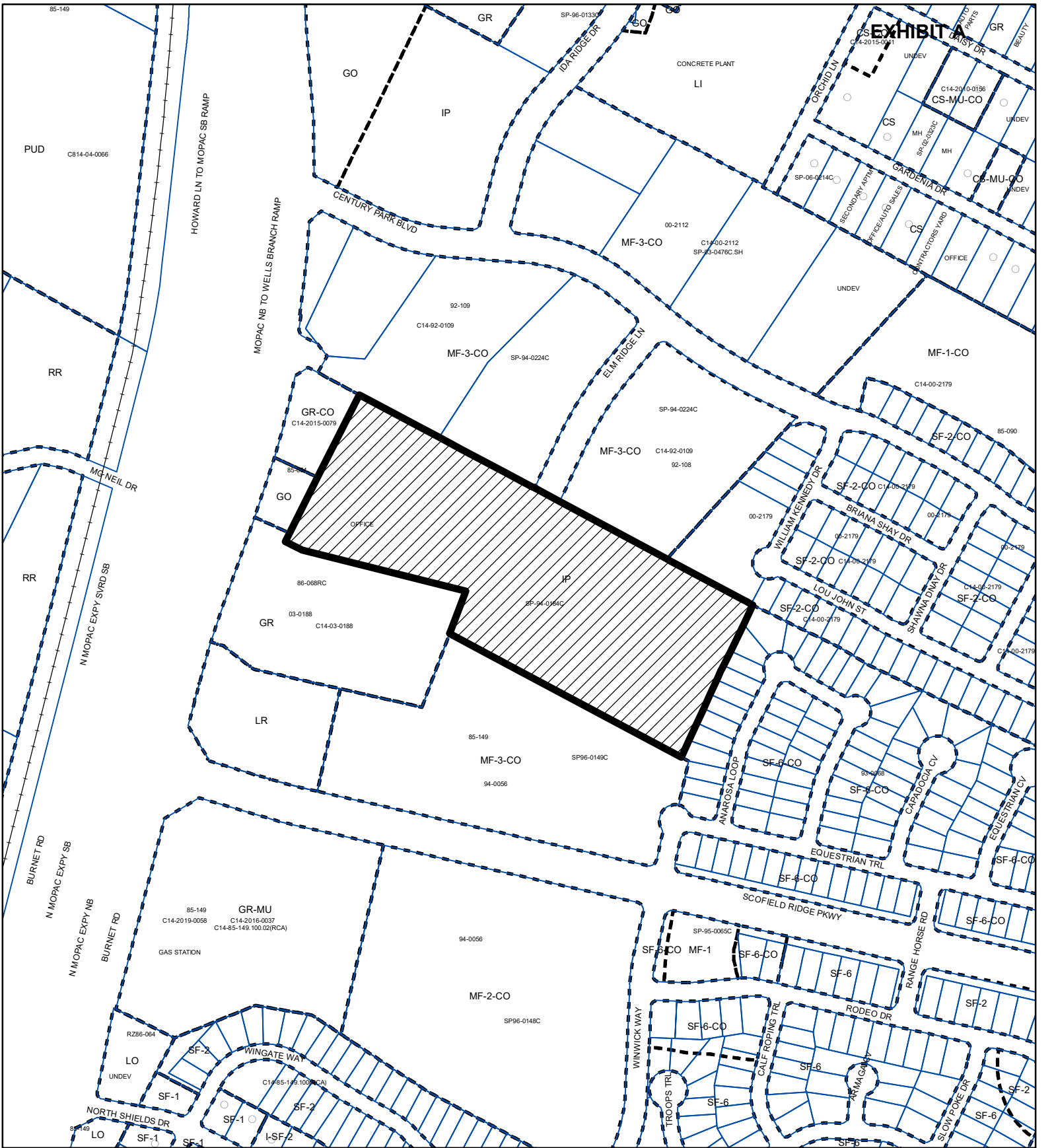





EXHIBIT A

ZONING

ZONING CASE#: C14-2020-0092



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

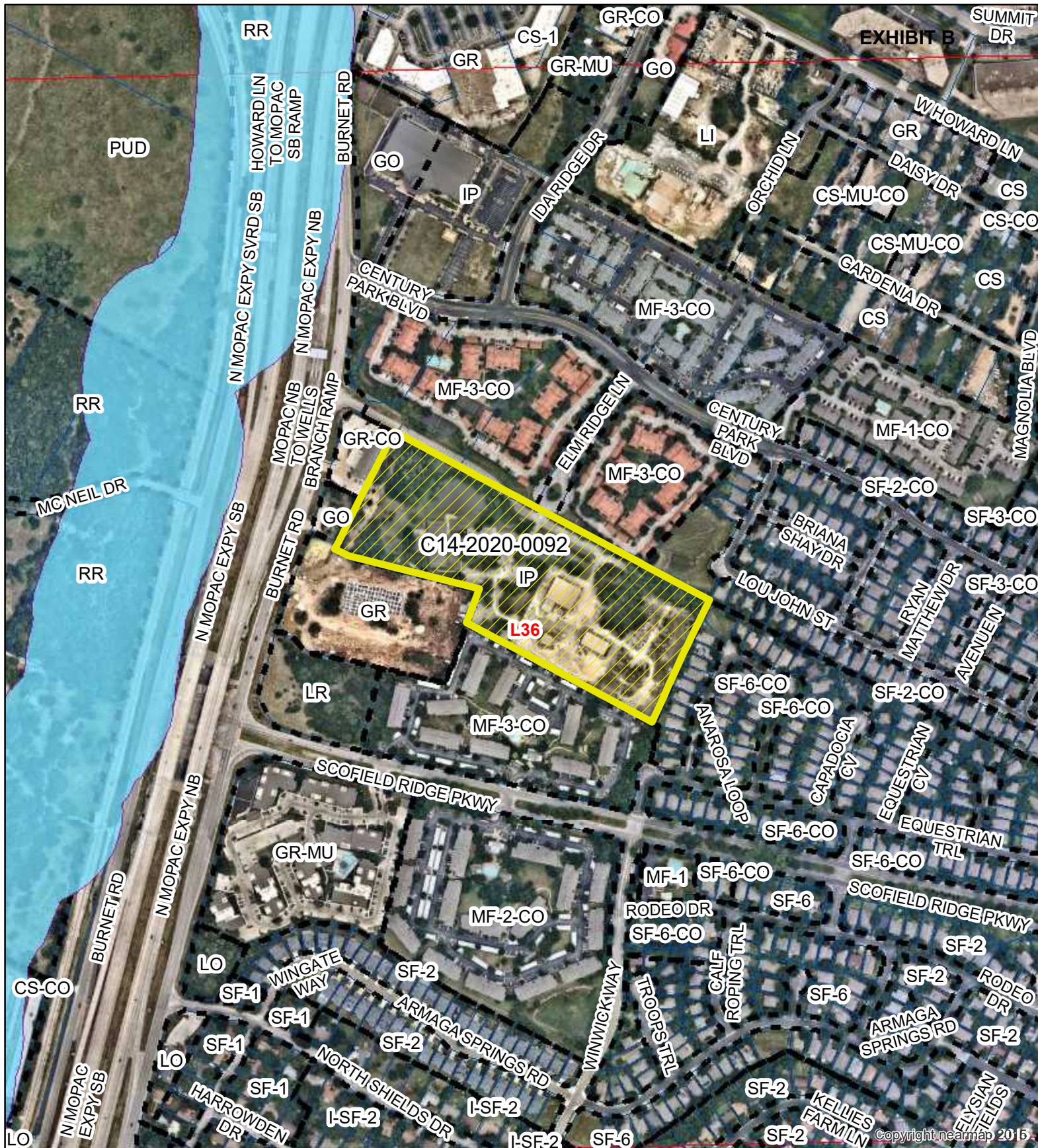
1" = 400'

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: 8/11/2020



N



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

13505 Burnet Rd.

ZONING CASE#: C14-2020-0092

LOCATION: 13505 Burnet Road

SUBJECT AREA: 16.413 ACRES

GRID: L36

MANAGER: Sherri Sirwaitis



1" = 500'

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.



August 6, 2020

Mr. Jerry Rusthoven, Assistant Director
Planning and Zoning Department
City of Austin
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Via electronic submittal

Re: Multifamily Rezoning Application for 16.41 acres located at 13505 Burnet Road, Austin, Texas
("Property")

Dear Mr. Rusthoven:

We respectfully submit the enclosed rezoning application for 13505 Burnet Road multifamily development as representatives of the owners of the above stated Property.

The current zoning of the Property is IP, and we are requesting MF-4 zoning for the entire Property. The Property is not located within a Neighborhood Plan. The Property is bounded by residential zoning on three sides (MF-3-CO, SF-2-CO, and SF-6-CO), with commercial zoning (GO, GR, and GR-CO) adjacent to the subject tract and Mopac. The purpose of the rezoning is to authorize multifamily use on the Property. This rezoning request is consistent with surrounding land uses including multifamily, condominium, residential, and hotels. Development of the Property involves considerable site constraints, including property setbacks. Therefore, the application proposes to rezone the Property to MF-4 zoning designation primarily to provide for flexibility of height of buildings as authorized pursuant to MF-4 zoning.

A Traffic Impact Analysis ("TIA") has been waived via a TIA waiver from Amber Mitchell dated June 30, 2020, noting that a TIA determination is deferred to the site development permit review process when the final land use mix and intensities will be finalized.

If you have any questions about the rezoning application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

David Hartman

cc: Sherri Sirwaitis, Planning and Zoning Department, via electronic mail
Ben Browder, Oden Hughes, via electronic email

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 13505 Burnet Rd.

ADDRESS/LOCATION: 13505 Burnet Rd.

CASE #: C-14-2020-0092

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: _____ STUDENTS PER UNIT ASSUMPTION

Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 350 STUDENTS PER UNIT ASSUMPTION

Elementary School: 0.010 Middle School: 0.005 High School: 0.006

IMPACT ON SCHOOLS

The student yield factor of 0.021 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor, provided by the district's demographer, is based on similar types of market rate developments. Research indicates that these new market rate units do not yield many students.

The proposed development consists of 350 multifamily units. The residential units are projected to add approximately 8 students across all grade levels to the projected student population. It is estimated that of the 8 students, 4 will be assigned to Summitt Elementary School, 2 to Murchison Middle School, and 2 to Anderson High School.

The percent of permanent capacity by enrollment for SY 2023-24, including the additional students projected with this development, would be below the target range of 85-110% at Anderson HS (83%), and within the target range at Summitt ES (110%) and Murchison MS (90%). 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 Summitt ES, Murchison MS, or Anderson HS will qualify for transportation due to the distance of the schools from the development.

SAFETY IMPACT

An access point on Grand Boulevard is recommended to allow busses to pick up and turn around.

Date Prepared: 09/22/2020

Executive Director: **Beth Wilson**

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Summitt

RATING: Met Standard

ADDRESS: 12207 Brigadoon Ln.

PERMANENT CAPACITY: 731

% QUALIFIED FOR FREE/REDUCED LUNCH: 34.73%

MOBILITY RATE: +25.8%

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	674	638	642
% of Permanent Capacity	92%	87%	88%

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	848	803	807
% of Permanent Capacity	116%	110%	110%

MIDDLE SCHOOL: Murchison

RATING: Met Standard

ADDRESS: 3700 N. Hills Drive

PERMANENT CAPACITY: 1,286 (2020-21 capacity)

% 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	1,222
% of Permanent Capacity	108%	95%	95%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



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	1,163
% of Permanent Capacity	105%	90%	90%

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%

From: Bonnie Ferguson
To: [Sirwaitis, Sherri](#)
Subject: Case Number: C14-2020-0092
Date: Tuesday, September 29, 2020 3:31:00 PM

*** External Email - Exercise Caution ***

I object to this zoning/rezoning request for proposed development.

Bonnie H. Ferguson
13433 Anarosa Loop
Austin, TX 78727

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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: C14-2020-0092

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: October 6, 2020, Zoning and Platting Commission

JILL CROCKER

Your Name (please print)

13416 Anarosa Loop

Your address(es) affected by this application

AUSTIN 78727

Jill Crocker

Signature

10-1-2020

Date

Daytime Telephone: 512-422-1662

Comments:

We are strongly opposed to the proposed zoning. Another apartment complex in our neighborhood will greatly decrease our property values. We are already surrounded by apartment complexes. Crime + traffic have increased due to these structures. We DO NOT want this in our neighborhood.

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

City of Austin, Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

sherri.sirwaitis@austintexas.gov

☐ I am in favor
☒ I object

NO!

November 3, 2020

Sherri Sirwaitis
City of Austin
Housing and Planning Department
505 Barton Springs Road, Fifth Floor
Austin, Texas 78704

Re: Proposed Rezoning/Redevelopment of 13505 Burnet Road (Zoning Case C14-2020-0092)

Dear Ms. Sirwaitis:

The following is in response to the above-referenced rezoning case initiated by David Hartman on behalf of Oden Hughes, LLC for the property located at 13505 Burnet Road in Austin, Texas. The property is currently zoned IP, and the applicant is seeking to rezone the property in order to proceed with development of a multifamily project.

Our community, consisting of residents who live along Anarosa Loop, is located directly east of the proposed multifamily development and therefore will be the primary adjacent residents affected by the approval of this project.

We have had four meetings, and additional dialogue, between members of the applicant Oden Hughes development team and members of our residential community since September 2020 to understand the many facets of the proposed development including aesthetics, function, and other key aspects of the proposed development.. A big part of these conversations has been to focus on solutions for areas of concern to the residents that live along Anarosa Loop.

The team has worked with us, collaboratively, in an effort to address our concerns in regard to proximity and placement of buildings along the eastern property line, as well as making an effort to propose a development that will honor the residential feel of our existing community. We have had productive conversation to that effect, and are continuing to work towards a final agreement with the development team.

We have provided our latest working draft of pledged site upgrades as has been agreed upon thus far with Oden Hughes and residents along Anarosa Loop. We understand that the attached list will continue to evolve, and once completed would be memorialized in a private Restrictive Covenant that will be signed prior to City Council approval of third reading of the related rezoning ordinance, and other appropriate documentation.

Therefore, we are in favor of supporting a continued productive dialogue between the community and the development team, and hope to continue on the path to full support of the project pending the continuing success of this dialogue.

Sincerely,

Residents of Anarosa Loop

PROPOSED DEVELOPMENT STANDARDS
13505 Burnet Road (C14-2020-0092)

1. Building Height and Juliet Balconies Adjacent to Eastern Property Line.

- a. Maximum 2 story dwelling unit setback 50' from the eastern property line (reduced from initial proposal of 3 story maximum).
 - i. 2 story buildings shall not exceed thirty feet (30') tall.
- b. Note: Current LDC Compatibility restrictions authorize the following along the eastern property line:
 - i. Minimum 25' dwelling unit setback for maximum 30' height or 2 stories,
 - ii. Minimum 50' dwelling unit setback for maximum 40' height or 3 stories, and
 - iii. Starting at 100' from the eastern property line, a 60' tall building can be constructed.
- c. For the first tier of buildings along the eastern property line, balconies facing the eastern property line shall be limited to Juliet balconies.

2. Fencing Height and Construction.

- a. Construct maximum 8' high solid Fencecrete fence along the eastern property line.
 - i. Note: The maximum height of solid wood fencing in typical residential subdivisions is 6' high, pursuant to applicable Land Development Code provisions.
- b. Construction of the new solid Fencecrete fence along the eastern property line will be completed prior to groundbreaking.

3. Vegetative Buffer along Eastern Property Line.

- a. Install 29 trees planted every 15' apart (Live Oak, or Monterey Oak) along eastern property line that shall be a minimum four caliper inches (4") in diameter planted on a 3' tall mound. Note: 4" caliper trees are typically 16' tall.
 - i. Trees shall be installed within 6 months after groundbreaking.
 - ii. Newly installed trees shall be watered for a minimum two years following installation, and any tree that dies within two years of initial installation will be replaced by a similar tree.
- b. Install ten 3' bamboo clusters, centered on each adjacent home along the eastern property line.
- c. Note: City Code requires automatic underground irrigation system.

4. Lighting.

- a. The property will be developed in accordance with "dark skies" requirements of Commercial Design Standards/Subchapter E, Section 2.5 (Exterior Lighting).

5. Dumpster.

- a. All trash dumpsters will be located a minimum of three hundred feet (300') from the eastern property line.
 - i. Note: The proposed multifamily project will utilize a self-contained garbage compactor that prevents leaks and odors from escaping its chamber.

6. Construction Management.

- a. Construction will be limited to 7am-7pm Monday through Saturday, and Sundays to 9am-3pm.
- b. Contact information for the developer will be posted and available to neighbors to address questions and concerns. Such communications will be logged and tracked for effective follow-up.
- c. Project personnel will remain on-site during construction dedicated to managing delivery, and to address traffic control, assure traffic flow and safety, and minimize street congestion.

- d. All construction traffic will stay out of the Scofield Ridge (Scofield Park Phase 8) neighborhood.

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