

## ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0073 – MSC & CTC Tracts Zoning

DISTRICT: 3

ZONING FROM: CS-CO-NP

TO: CS-MU-V-NP

ADDRESS: 748, 750, 760, 764 Airport Boulevard, and 5301 Glissman Road

SITE AREA: 5.2116 acres

PROPERTY OWNERS: Coastal Transport Co. Inc. (Joe Morgan); Modern Supply  
Company of Austin, Texas (M. Jack Hall)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use – vertical mixed use building – conditional overlay – neighborhood plan (CS-MU-V-CO-NP) combining district zoning. The CO, Conditional Overlay prohibits vehicle storage, and establishes the following uses as conditional: agricultural sales and services, building maintenance services, construction sales and services, equipment repair services, equipment sales, laundry services, and limited warehousing and distribution. ***For a summary of the basis of Staff's recommendation, see pages 2 - 3.***

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**December 22, 2020: APPROVED CS-MU-V-CO-NP DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT**

***[A. AZHAR; P. SEEGER – 2<sup>ND</sup>] (11-0) J. SHIEH – ABSENT; ONE VACANCY ON THE COMMISSION***

**December 8, 2020: APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO DECEMBER 22, 2020**

***[P. HOWARD; C. HEMPEL – 2<sup>ND</sup>] (9-0) Y. FLORES, P. SEEGER – ABSENT; ONE VACANCY ON THE COMMISSION***

**November 24, 2020: APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO DECEMBER 8, 2020**

***[P. SEEGER; P. HOWARD – 2<sup>ND</sup>] (9-0) Y. FLORES, T. SHAW, J. SHIEH – ABSENT; ONE VACANCY ON THE COMMISSION***

### CITY COUNCIL ACTION:

**January 27, 2021:**

December 10, 2020: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO JANUARY 27, 2021. VOTE: 11-0.*

ORDINANCE NUMBER:

ISSUES:

On Tuesday, October 6, 2020, Housing and Planning staff hosted a virtual meeting with the Applicant and invited the Govalle / Johnston Terrace Neighborhood Contact Team to discuss the related Neighborhood Plan Amendment case. East Austin Conservancy and the Govalle / Johnston Terrace Neighborhood Contact Team have provided letters in support of the proposed rezoning and related NPA cases. ***Please refer to the attached correspondence.***

The Applicant is in agreement with the recommendation of the Planning Commission.

CASE MANAGER COMMENTS:

The subject platted lots and unplatted acreage contains a trucking company, a steel fabrication company, and a storage and parking area located at the southwest corner of Airport Boulevard and Glissman Road. Vehicular access is taken from both Airport Boulevard, an Imagine Austin corridor and Glissman Road, a local street. In March 2003, Council approved rezoning the property from LI-NP to CS-CO-NP as part of the Johnston Terrace neighborhood plan rezonings. The Conditional Overlay prohibits vehicle storage and establishes several other uses as conditional and was applied to several tracts in the planning area along or in close proximity to Airport Boulevard. There is an indoor sports and recreation use across Glissman Road to the north (CS-CO-NP), a local labor union, a pipe supply company, and vacant commercial building across Airport Boulevard to the east (LI-NP; CS-MU-CO-NP), and single family residences on both sides of Glissman Road to the west (SF-3-NP). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant proposes to rezone the property to the general commercial services – mixed use – vertical mixed use building – neighborhood plan (CS-MU-V-NP) for the opportunity to construct approximately 225 multifamily residences and 2,500 square feet of commercial uses.

The addition of –V provides an additional development option to a property and allows it to retain the ability to redevelop under the existing CS base district. A –V does not grant: 1) additional height to the base zoning district which is 60 feet in the CS district or 2) additional impervious cover which is limited to 95 percent in the Boggy Creek and Colorado River watersheds. The addition of –V also does not waive compatibility standards which apply along the west property line abutting single family residences on the south side of Glissman Road.

A building constructed under vertical mixed use building (–V) standards is required to contain a mix of residential and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on the upper levels. On the subject

property there is also the opportunity to waive: 1) the front and street side yard setbacks, 2) the 2:1 floor-to-area ratio established by CS zoning, and 3) the minimum site area requirement which is the number of dwelling units on a site by requiring a certain amount of square footage for a specific type of multi-family unit (efficiency, one bedroom, two bedroom). A –V building is also eligible for 60 percent of the minimum requirement for off-street parking. Finally, a –V building has an established affordability level for rental units which is 10 percent of the residential units set aside for households earning no more than 80 percent of the current MFI (\$78,100 is the 2020 Income Limit for a 4-person household), for a period of 40 years.

### BASIS FOR RECOMMENDATION

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

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote clearly identified community goals such as creating employment opportunities or providing for affordable housing.*

The subject property is one that is eligible and appropriate for the addition of –V because of its location within a commercially zoned area, along a major arterial with a bus stop on Airport Boulevard in front of the property, and an 8.4 acre adjacent -V zoned property on Levander Loop (presently under construction for 354 apartments and 7 office spaces). The proposed project includes multifamily residences with affordable housing component and ground floor commercial uses that will serve the residents and the neighborhood. The Staff's proposed Conditional Overlay carries forward the prohibited and conditional uses approved with the Johnston Terrace neighborhood plan rezonings, as these uses apply to several tracts along Airport Boulevard.

### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO-NP	Storage / parking, steel fabrication, trucking business

<i>North</i>	CS-CO-NP; SF-3-NP	Indoor sports and recreation; Offices; Auto repair; Single family residences
<i>South</i>	CS-CO-NP; CS-V-CO-NP	Utility; Under construction for apartments and offices
<i>East</i>	CS-MU-CO-NP	Commercial building (vacant); Office; Pipe supplier; Fire station
<i>West</i>	SF-3-NP	Single family residences

NEIGHBORHOOD PLAN AREA: Govalle / Johnston Terrace Combined (Govalle)

TIA: Deferred to the site plan application when land uses and intensities will be finalized

WATERSHEDS: Boggy Creek; Colorado River – Urban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

An Educational Impact Statement is required. ***Please refer to Attachment A.***

Govalle Elementary School    Martin Middle School                      Eastside Memorial High School

COMMUNITY REGISTRY LIST:

30 – Guadalupe Neighborhood Development Corporation  
 477 – El Concilio Mexican – American Neighborhoods  
 511 – Austin Neighborhoods Council  
 681 – Govalle / Johnston Terrace Neighborhood Plan Contact Team  
 742 – Austin Independent School District    1093 – Govalle Neighborhood Association  
 1228 – Sierra Club, Austin Regional Group    1258 – Del Valle Community Coalition  
 1363 – SEL Texas    1424 – Preservation Austin  
 1444 – East Austin Conservancy    1528 – Bike Austin  
 1530 – Friends of Austin Neighborhoods    1550 – Homeless Neighborhood Association  
 1595 – Neighborhoods United for Progress  
 1616 – Neighborhood Empowerment Foundation    1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0140 – 4813 Gonzales St and 4820 E 7 <sup>th</sup> St	CS-CO-NP to CS- MU-V-CO-NP	To Grant CS-MU- V-CO-NP w/CO for list of prohibited and conditional uses	Apvd CS-MU-V-CO- NP as Commission recommended (4-26-2018).
C14-2007-0259.001 / NPA-2008- 0016.01 – Govalle/Johnston	CS-CO-NP to CS-V- CO-NP; Related request to change NPA to	To Grant CS-V- CO-NP w/V for dimensional standards and	Apvd CS-V-CO-NP and Mixed Use land use as Commission recommended

Terrace Vertical Mixed Use Opt-in/Opt-out Tr 9B – 720 Airport Blvd	change the FLUM from Commercial to Mixed Use	parking reduction, and affordability level of 60% MFI for 10% rental units To Grant Mixed Use land use	(11-20-2008).
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#### RELATED CASES:

The subject property is located within the boundaries of the Govalle / Johnston Terrace Combined (Govalle) Neighborhood Planning Area and the property was rezoned from LI to CS-CO-NP in March 2003 (C14-02-0183 – Ordinance No. 030327-11a). The Conditional Overlay for Tract 112 prohibits vehicle storage, and establishes agricultural sales and services, building maintenance services, construction sales and services, equipment repair services, equipment sales, laundry services, and limited warehousing and distribution as conditional uses. There is a corresponding neighborhood plan amendment case to change the land use designation on the Future Land Use Map (FLUM) from Commercial to Mixed Use (NPA-2020-0016.01).

The property consists of Lots 2 and 3, Atwell Tract, a subdivision recorded in July 1984 (C8s-84-065), and Lot 1, Atwell Tract No. 2, a subdivision recorded in May 1987 (C8s-87-008), and unplatted acreage at the southeast corner of the property. ***Please refer to Exhibit B (Recorded Plat)***. There are no site plan applications on the property.

#### EXISTING STREET CHARACTERISTICS:

Name	Existing / ASMP Required ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Airport Boulevard	121 feet / 120 feet	58 feet	Level 3	No	Yes	Yes (Route 350)
Glissman Road	56 feet / Existing	40 feet	Level 1 (Local)	No	No	Yes (Route 350)

#### OTHER STAFF COMMENTS:

##### 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.

### Impervious Cover

Within the Boggy Creek and Colorado River watersheds, the maximum impervious cover allowed by the CS-MU-V-NP zoning district is 95%, which is based on the *zoning* regulations.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Colorado and Boggy Creek Watersheds of the Colorado River Basin. Both watersheds are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

### 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.

If the site design proposes to take relief from development standards as outlined in Section 4.3 of Subchapter E, a letter from the Housing and Planning Department certifying the provided affordable housing will be required.

The site is subject to compatibility standards. Along the west 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.

### **Airport Overlay**

FYI – This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. For the site plan, Airport Hazard Zoning Committee review may be required prior to Planning Commission hearing. Additional comments may be generated during the site plan review process.

### **Transportation**

The Austin Strategic Mobility Plan (ASMP), adopted April 11, 2019, identifies existing right-of-way as sufficient for Airport Boulevard and Glissman Road. Some additional, limited, right-of-way may need to be dedicated at the time of subdivision or site plan to accommodate planned Corridor Mobility and intersection improvements. A traffic impact analysis should be deferred to the site plan application when land uses and intensities will be finalized.

As information, Capitol Metro projects that new MetroRapid bus lines will be operational by 2024. The Pleasant Valley MetroRapid line is planned on Airport Boulevard and could result in a bus station coming online in the vicinity prior to the train service described below.

The Springdale Stop on the Green Line of Project Connect is projected to be located in the general vicinity of Springdale Road, Bolm Road, and Shady Lane. Capitol Metro's projected timeline for operation of the Green Line is 2033.

### **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.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. Public wastewater service is

not available to serve 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., 7<sup>th</sup> 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 AND CORRESPONDENCE TO FOLLOW

Exhibit A: Zoning Map

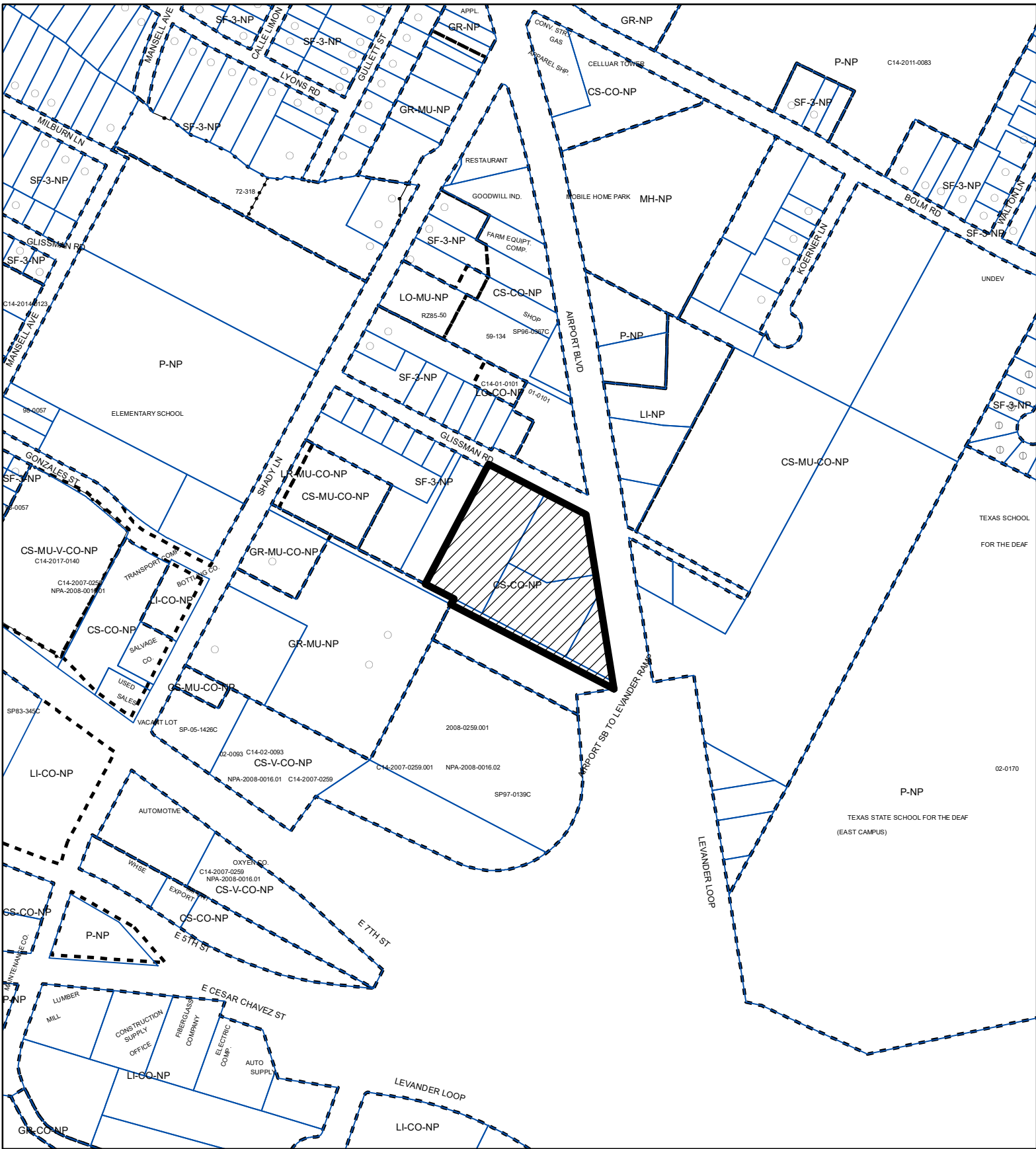
Exhibit A-1: Aerial Map

Exhibit B: Recorded Plats

Attachment A: Educational Impact Statement

Correspondence Received








# ZONING

Exhibit A

ZONING CASE#: C14-2020-0073



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

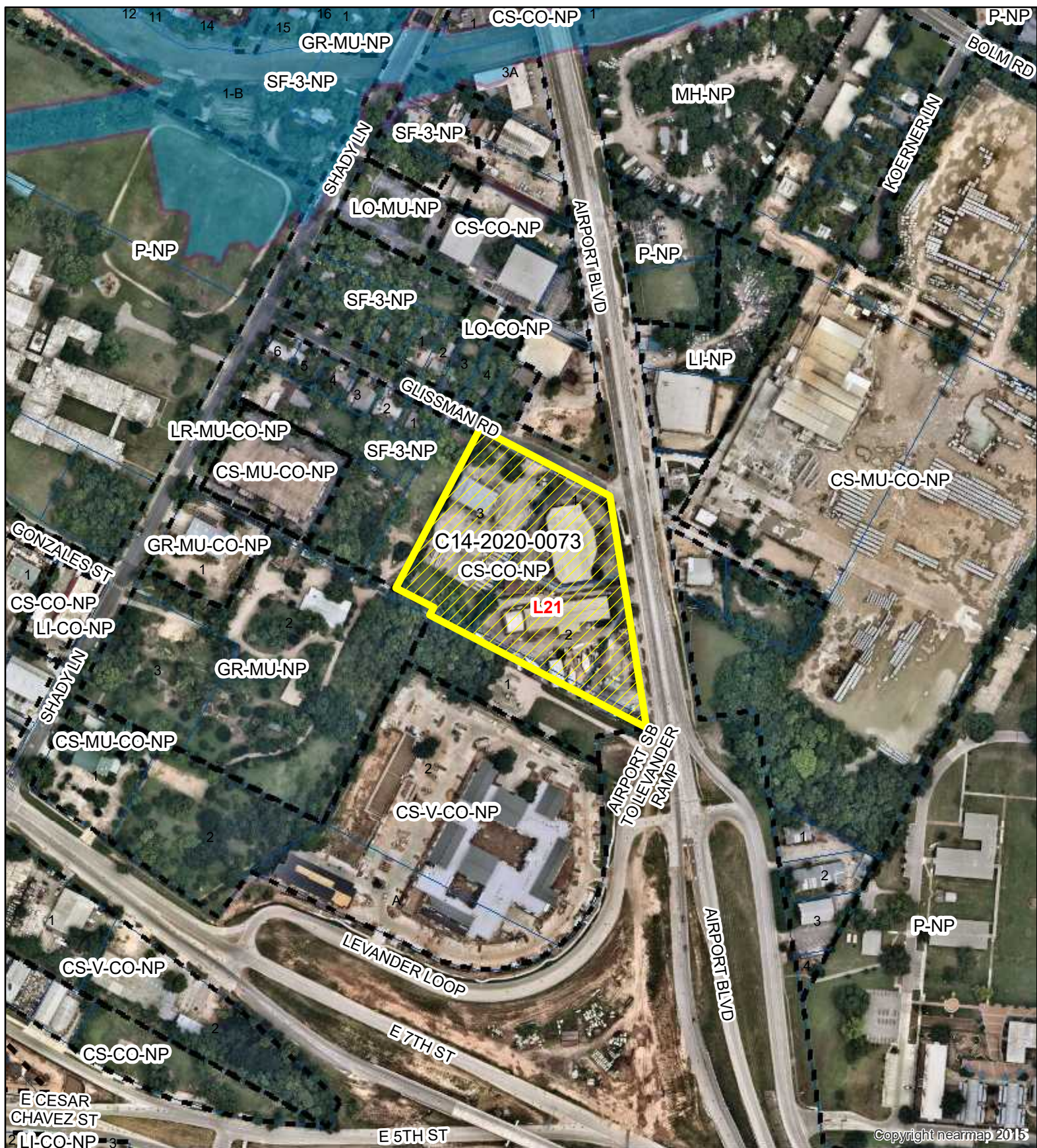
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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: 7/2/2020





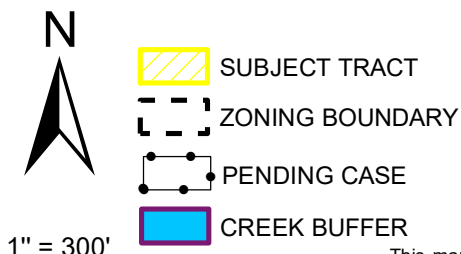
### MSC & CTC Tracts Zoning

Exhibit A - 1

ZONING CASE#: C14-2020-0073  
 LOCATION: 748, 750, 760, 764 Airport  
 Blvd; 5301 Glissman Rd  
 SUBJECT AREA: 5.211 Acres  
 GRID: L21  
 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.

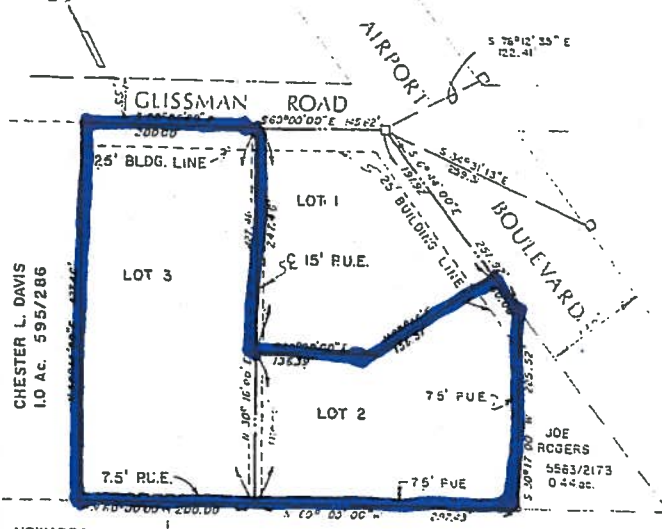




# ATWELL TRACT

MARCH 14, 1984

N SCALE 1" = 100'

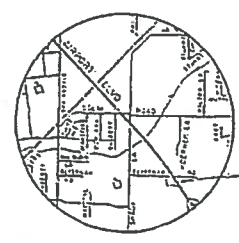


### LEGEND

- 1/2" FOUND
- 1/4" SET
- CONCRETE MONUMENT FOUND

### OWNERS

COASTAL TRANSPORT CO.  
1603 ACKERMAN ROAD  
SAN ANTONIO, TEXAS 78219



### LOCATION MAP

### NOTES:

- 1) Sidewalk required to be constructed on the south side of Glissman Street between western and eastern property lines. Sidewalk must be constructed prior to issuance of Certificate of Occupancy.
- 2) The 100-year floodplain as per City of Austin Flood Insurance Rate Map, panel 45 of 105, effective September 2, 1981, is generated by North Dugby Creek, and lies approximately 200 feet to the northeast at an elevation of approximately 155.
- 3) Prior to issuance of a Building Permit for this subdivision, drainage plans will be submitted to the City of Austin Public Works Department for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved method.
- 4) Occupancy of this subdivision is prohibited until an approved connection is made of the City of Austin water and sewerage system.

- 5) The minimum floor slab elevation for construction in this subdivision must be one foot above the one hundred year floodplain AND AT LEAST ONE FOOT ABOVE THE EXISTING AVERAGE GROUND SURFACE ELEVATION OF EACH LOT.

### ENGINEER

I, James D. Perez, an authorized under the laws of the State of Texas to practice the profession of Engineering and surveying, and hereby certify that this plat complies with Chapter 13-1 of the Austin City Code, is true and correct to the best of my knowledge, and was prepared from an actual survey of the property made under my supervision on the ground.

James D. Perez 4/10/84  
REGISTERED PUBLIC SURVEYOR DATE

### PLANNING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD, by the Planning Commission, City of Austin, Texas, this the 26 day of JUNE, 1984.

Ed Wenzel SECRETARY William M. Manning CHAIRMAN

### PLANNING DEPARTMENT

Approved for Acceptance, this the 26 day of JUNE, 1984.

Lilas Kinch  
LILAS KINCH ACTING DIRECTOR  
OFFICE OF LAND DEVELOPMENT

### FILED FOR RECORD

### COUNTY CLERK

Filed for record at 4:30 o'clock P.M. on the 6th day of July, 1984.

L. Jones DEPUTY Doris Shropshire  
L. JONES DEPUTY DORIS SHROPSHIRE, CLERK, COUNTY COURT  
TRAVIS COUNTY, TEXAS

### COUNTY CLERK

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Doris Shropshire, Clerk of the County Court, within and for the State and County aforesaid, do hereby certify that the foregoing instrument of writing with annex Certificate of Authentication was filed for record in my office on the 6th day of July, 1984, at 4:30 o'clock P.M. and duly recorded on the 6th day of July, 1984, at 4:35 o'clock P.M. in the Plat Records of Travis County, Texas, in File Book 84, Page 141C.

WITNESS MY HAND AND SEAL OF OFFICE, the date last written above.

Doris Shropshire DEPUTY L. Jones  
DORIS SHROPSHIRE, CLERK DEPUTY L. JONES  
COUNTY COURT  
TRAVIS COUNTY, TEXAS

EXHIBIT B  
RECORDED PLATS

PLAT PREPARED BY:

S.A. GARZA ENGRS., INC.  
401 WEST 29th  
AUSTIN, TEXAS 78705

CBS-BA-065

# ATWELL TRACT NO. 2

SCALE 1"=100'

GLISSMAN ROAD

AIRPORT  
BOULEVARD

LOT 1  
1.149 Ac

Consolidated  
February 15, 1980

LOT 3  
ATWELL  
TRACT  
24.84  
Pg. 141C

6 15 FIVE  
PER 64.54  
Pg. 141C

Modern Associates  
131 9775 Pg. 50  
July 2, 1986

LOT 2  
ATWELL TRACT  
24.84 Pg. 141C

## LEGEND

- Iron Pipe Found (Size as noted)
- Iron Rod with Aluminum Cap  
Previously Set
- Concrete Monument Found
- Concrete Monument Set
- P.U.E. Public Utility Easement

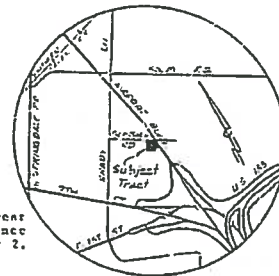
No portion of this tract is within the boundaries of the 100 year  
flood plain according to data from the Federal Flood Insurance  
Administration FIRM Panel 1 480624 0045B, dated September 2,  
1981.

Juan M. Canales, Jr. 3-30-87

Juan M. Canales, Jr.  
Registered Public Surveyor #4453  
4200 Marathon Blvd., Suite 309  
Austin, Texas 78756

## OWNERS

Modern Associates  
760 Airport Blvd.  
Austin, Texas 78702



LOCATION MAP

NOT TO SCALE

## SURVEYOR

I, Juan M. Canales, Jr., do authorize under the laws of the  
State of Texas to practice the profession of Surveying, and  
hereby certify that this plat complies with Chapter 13-3 of the  
Austin City Code, is true and correct to the best of my  
knowledge, and was prepared from an actual survey of the property  
made under my supervision on the ground.

Juan M. Canales, Jr. 3-30-87

Juan M. Canales, Jr.  
Registered Public Surveyor #4453  
4200 Marathon Blvd., Suite 309  
Austin, Texas 78756

## PLANNING COMMISSION

ACCEPTED AND AUTHORIZED FOR RECORD, by the Planning Commission,  
City of Austin, Texas, this the 14th day of APRIL,  
1987.

Mary H. Arnold  
Chairperson

Secretary J. H. COCKMAN

## PLANNING DEPARTMENT

APPROVED FOR ACCEPTANCE:

Evelyn S. Butler for  
James D. Duncan, Director of Office of Land  
Development Service  
EVELYN S. BUTLER

APRIL 14, 1987

## COUNTY CLERK

FILED FOR RECORD, this the 1st day of May, A.D.  
1987 at 3:50 o'clock P.M.

Dana DeBenoit, Clerk, County Court, Travis County, Texas

BY K. Terrell  
Deputy  
K. TERRELL

## COUNTY CLERK

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Dana DeBenoit, Clerk of the County Court, within and for the  
County and State aforesaid, do hereby certify that the within and  
foregoing Instrument of Writing, with its Certificate of  
Authentication was filed for record in my office on the 1st  
day of May, A.D. 1987 at 3:50 o'clock P.M.  
and duly recorded on the 1st day of May, A.D. 1987  
at 3:55 o'clock P.M. in the Plat Records of said County, in  
Book No. 87, Pages 87-88

WITNESS MY HAND and seal of the County Court of said County, the  
date last written.

Dana DeBenoit, Clerk, County Court, Travis County, Texas

BY K. Terrell  
Deputy  
K. TERRELL

S.A. GARZA ENGINEERS INC.  
AUSTIN-CORPUS CHRISTI-HEAUG  
LAREDO-SAN ANTONIO

## DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Modern Associates, a Texas general partnership, acting  
herein by and through its general partners, Chris H.J. Adams,  
Kenneth C. Gorence, and M. Jack Hall, being owner of 1.149 acres  
of land out of the J. C. Tannehill League, Travis County, Texas,  
and being all of Lot One, Atwell Tract, a subdivision of record  
in Book 84, Page 141C, Plat Records of Travis County, Texas,  
said Lot One having been conveyed to Modern Associates by a Special  
Warranty Deed and Conveyance on July 2, 1986, and recorded in  
Volume 9775, Pages 50-52 of the Deed Records of Travis County,  
Texas, being the same tract of land as described in the separate  
instrument as recorded in Volume 10226, Page 135, Deed  
Records of Travis County, Texas, do hereby resubdivide the above  
described 1.149 acres and do hereby dedicate to the public the  
use of all streets and easements in accordance with the plat  
shown hereon to be known as "ATWELL TRACT NO. 2", subject to any  
easements or restrictions heretofore granted and not released.

WITNESS OUR HANDS THIS 31 DAY OF May, A.D., 1987.

MODERN ASSOCIATES, a Texas general partnership

Chris H.J. Adams  
Chris H.J. Adams, General Partner  
760 Airport Blvd.  
Austin, Texas 78702  
M. Jack Hall  
M. Jack Hall, General Partner  
760 Airport Blvd.  
Austin, Texas 78702

Kenneth C. Gorence  
Kenneth C. Gorence, General Partner  
760 Airport Blvd.  
Austin, Texas 78702

## NOTARY PUBLIC

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally  
appeared M. Jack Hall, Kenneth C. Gorence and Chris H.J. Adams,  
known to me to be the persons whose names are subscribed to the  
foregoing instrument and acknowledged to me that they executed  
the same for the purposes and considerations therein expressed  
and in the capacity therein and herein set out, and as the act  
and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of  
May, A.D., 1987.

Mark D. Adams  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

(Print Name) MARK D. ADAMS

My Commission Expires: 2-14-88

For Restrictions pertaining to this plat, see separate instrument  
recorded in Volume 10226, Page 136, Deed Records of Travis  
County, Texas.

Access to Airport Blvd. requires a FRA site plan approval.

Facilities for off-street loading and unloading shall be provided  
for all non-residential sites.

Development of this lot is hereby restricted to uses other than  
single family/duplex residential uses.

Occupancy of this subdivision is prohibited until an approved  
connection is made to the City of Austin water and wastewater  
system.

All streets, drainage, water and wastewater lines are required to  
be constructed and installed to City of Austin Standards.

Water and wastewater systems serving this subdivision shall be  
designed and installed in accordance with the City of Austin and  
State Health Department. Specifications shall be submitted to the  
City of Austin Water and Wastewater and Fire Departments for  
review.

Prior to construction on Lot 1 in this subdivision, drainage  
plans will be submitted to the City of Austin for review.  
Rainfall run-off shall be held to the amount existing at  
undeveloped status by ponding or other approved methods. All  
proposed construction or site alteration on Lot 1 requires  
approval of a separate Waterway Development Permit.

C85-87-008

Vol. 87 Page 87-88  
87 1124

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



PROJECT NAME:

MSC & CTC Tracts Zoning

ADDRESS/LOCATION:

748 – 764 Airport Blvd. & 5301 Glissman Rd.

CASE #: C14-2020-0073

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

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

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

# MF UNITS: 225 STUDENTS PER UNIT ASSUMPTION

Elementary School: .005 Middle School: .002 High School: .008

## IMPACT ON SCHOOLS

The student yield factor of 0.015 (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 mixed used development consists of 225 multifamily units and 2,500 square feet of commercial. The residential units are projected to add approximately 5 students across all grade levels to the projected student population. It is estimated that of the 5 students, 2 will be assigned to Govalle Elementary School, 1 to Martin Middle School, and 2 to Eastside Memorial Early College 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% for Govalle ES (80%), Martin MS (54%) and the current Eastside Memorial ECHS (42%). A new Eastside, with a reduced capacity, is currently under construction, and is scheduled to open in School Year 2021-22. It is anticipated the projected enrollment with the additional students will be within the target range of the new Eastside. 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 Govalle ES or Martin MS will qualify for transportation due to the distance of the schools from the proposed development. Eastside Memorial ECHS is located within 2 miles of the proposed development, and will not qualify for transportation unless a hazardous route condition is identified.

## SAFETY IMPACT

At this time, there are not any known safety impacts.

Date Prepared: 09/18/2020

Executive Director: Beth Wilson



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

<b>ELEMENTARY SCHOOL:</b> Govalle	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 3601 Govalle Avenue	<b>PERMANENT CAPACITY:</b> 500 (20-21 capacity)
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 75.61%	<b>MOBILITY RATE:</b> -14.4%

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	425	604	606
% of Permanent Capacity	85%	121%	121%

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	364	400	402
% of Permanent Capacity	73%	80%	80%

**Note:** The 5-year population and enrollment projections account for the additional students projected from the reassignment of a portion of Brooke Elementary.

<b>MIDDLE SCHOOL:</b> Martin	<b>RATING:</b> Unacceptable Performance
<b>ADDRESS:</b> 1601 Haskell Street	<b>PERMANENT CAPACITY:</b> 804
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 74.02%	<b>MOBILITY RATE:</b> -43.0%

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	948	669	670
% of Permanent Capacity	118%	83%	83%

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	540	430	431
% of Permanent Capacity	67%	53%	54%

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
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<b>HIGH SCHOOL:</b> Eastside Memorial	<b>RATING:</b> Met Standard
<b>ADDRESS:</b> 1012 Arthur Stiles Road	<b>PERMANENT CAPACITY:</b> 1,156
<b>% QUALIFIED FOR FREE/REDUCED LUNCH:</b> 43.53%	<b>MOBILITY RATE:</b> -44.2%

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	756	639	641
% of Permanent Capacity	65%	55%	55%

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	422	478	480
% of Permanent Capacity	37%	41%	42%

**Signature:** Beth Wilson

**Email:** beth.wilson@austinisd.org

## Rhoades, Wendy

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**From:** Alice Glasco [REDACTED]  
**Sent:** Friday, November 20, 2020 9:47 AM  
**To:** Rhoades, Wendy; Meredith, Maureen  
**Cc:** David Hartman; Daniel Llanes [REDACTED]  
**Subject:** FW: 11-24-2020 PC Agenda Items #B-5 (NPA-2020-0016.01), and #B-6 (C14-2020-0073), MSC & CTC Tracts - Postponement Request to Dec. 8, 2020 PC mtg.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\* External Email - Exercise Caution \*\*\*

Dear Wendy and Maureen,

On behalf of the applicant, I would like to request a postponement of items B-5 and B-6 from the 11/24/2020 PC agenda to the 12/8/2020 meeting to give us more time to continue our dialogue with the Govalle/Johnston Terrace Neighborhood Plan Contact Team. Thank you for your assistance.

=====

Alice Glasco, President  
Alice Glasco Consulting  
512-231-8110 W  
512-626-4461 C  
[REDACTED]

**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](mailto:cybersecurity@austintexas.gov).



## Rhoades, Wendy

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**From:** Alice Glasco <[REDACTED]>  
**Sent:** Friday, December 4, 2020 10:32 AM  
**To:** Rhoades, Wendy; Meredith, Maureen  
**Cc:** David Hartman; Daniel Llanes <[REDACTED]>; Ben Browder; Rivera, Andrew  
**Subject:** RE: December 8th PC Agenda Items #B-9 (NPA-2020-0016.01), and #B-10 (C14-2020-0073), MSC & CTC Tracts - Postponement Request to Dec. 22, 2020 PC mtg.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

\*\*\* External Email - Exercise Caution \*\*\*

Dear Wendy and Maureen,

On behalf of the applicant, I would like to request a postponement of items B-9 and B-10 from the 12/8/2020 PC agenda to the 12/22/2020 meeting and also postpone the cases from the 12/10/2020 City Council meeting to the 1/27/2021 meeting to give us more time to continue our dialogue with the Govalle/Johnston Terrace Neighborhood Plan Contact Team. Thank you for your assistance.

=====

Alice Glasco, President  
Alice Glasco Consulting  
512-231-8110 W  
512-626-4461 C  
Email: [REDACTED]

**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](mailto:cybersecurity@austintexas.gov).



**Eastside Guardians / East Austin Conservancy**

P.O. Box 6462, Austin, Texas, 78762

(512) 785-0492

~~eastsideguardians@gmail.com~~

December 15, 2020

Ms. Maureen Meredith  
Ms. Wendy Rhoades  
Housing and Planning Department  
VIA Electronic Mail

RE: MSC & CTC Tracts (Project)  
Neighborhood Plan Amendment City File Number NPA-2020-0016.01  
Zoning Application City File Number C14-2020-0073

Dear Ms. Meredith and Ms. Rhoades:

I am writing to express support for this project from the East Austin Conservancy (EAC). The applicant is providing 10% of the Project's units at 80% Median Family Income and agreed to pledge a contribution to the EAC's Family Support Fund in accordance with the EAC's Affordability Preservation Framework. For a project of this type, the Framework suggests a contribution of \$1,000 for every market rate, rental unit constructed as part of the Project. The EAC Family Support Fund provides property tax payment assistance to income-eligible, long-time Eastside homeowners in the 78702, 78721 and 78741 zip codes. The EAC's focus also includes preservation of historic/cultural resources and support for small businesses in East Austin.

I would also note that applicants have agreed to make a donation to the Austin Parks Foundation in support of park improvements to Govalle Park in addition to the significant amount of parkland dedication fees to be paid and invested in neighborhood parks.

Thank you for your consideration. If you have any questions or need any additional information, please feel free to contact me at (512) 785-0402 or [ralvarez@canatx.org](mailto:ralvarez@canatx.org).

Sincerely,

Raul Alvarez

East Austin Conservancy  
Board President

**GOVALLE/JOHNSTON TERRACE NEIGHBORHOOD PLAN CONTACT TEAM**  
***“Strength Through Unity”***

To: COA Planning Commission and City Council  
From: Govalle/Johnston Terrace Neighborhood Plan Contact Team

Dec. 15, 2020

Re: zoning case # NPA-2020-0016.01\_MSC & CTC Tracts

Dear Commissioners & Council Members,

Please accept this letter on behalf of the **Govalle/Johnston Terrace Neighborhood Plan Contact team** as an expression of:

**Support for the zoning change with the following conditions**, which the Applicant and the Contact Team have agreed to.

case # NPA-2020-0016.01\_MSC & CTC Tracts at **748 Airport**,

**MSC & CTC Tracts (748 Airport Blvd.) Summary of Community Benefits**

**1. AFFORDABLE HOUSING.**

1. The proposed redevelopment of the MSC & CTC tracts by Oden Hughes will include approximately 330 multifamily units (“Project”).
2. The Project will provide Affordable Housing of 10% of total units at 80% Median Family Income in accordance with City Code Vertical Mixed Use requirements.
  - i. 33 affordable units (10% of 330 units = 33).

**2. EAST AUSTIN CONSERVANCY.**

- a. The Project will contribute \$297,000 towards East Austin Conservancy (EAC) Family Support Fund.
  - i. EAC Family Support Fund provides that if at least 10% of housing units are affordable at 80% of MFI or less, then developer agrees to donate \$1,000 for each market rate unit. 330 units – 33 affordable units = 297 market rate units.

**3. PARKLAND.**

1. The Project will require payment of approximately \$507,711.60 in parkland dedication fees (\$345,061.20 fee in lieu, plus \$162,650.40 park development fee) in connection with a site development plan for 330 multifamily units.
  - i. FY 2021 Parkland Dedication Fees: Fee In-Lieu = \$1,045.64 per unit, and Park Development Fee = \$492.88 per unit.
2. Oden Hughes agrees to the following in connection with the rezoning case:
  - i. To support earmarking funds from the Project parkland dedication fees described above towards parkland improvements in the neighborhood identified by the Govalle/Johnston Terrace Neighborhood Plan Contact Team at time of site plan.
  - ii. Oden Hughes agrees to \$50,000 donation to the Austin Parks Foundation, earmarked for the Govalle/Park improvements project.

Please feel free to contact me directly with any questions or comments concerning this case.

Thank you,

Daniel Llanes, Chair  
G/JTNP Contact Team  
512-431-9665