

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0151 – 8401-8407 South 1<sup>st</sup> Street

DISTRICT: 2

ZONING FROM: DR; SF-2; SF-6-CO; LR-MU-CO

ZONING TO: MF-4-CO

ADDRESS: 8401, 8403, 8405, 8407 South 1<sup>st</sup> Street

TOTAL SITE AREA: 8.87 acres

PROPERTY OWNERS: 8401 Venture LP (Herman Cardenas); Harvey Kronberg

AGENT: Smith Robertson L.L.P. (David Hartman)

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

STAFF RECOMMENDATION:

**The Staff recommendation is to grant multifamily residence – moderate-high density – conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay is for the following development standards: 1) a maximum of 50 feet and 4 stories; 2) a maximum of 290 units; 3) a minimum 45-foot wide dwelling unit setback along the north and east property lines adjacent to single family residence-standard lot (SF-2) zoning; 4) a 6-foot high solid fence along the north and east property lines; 5) a 8-foot wide vegetative buffer shall be provided and maintained along the north and east property lines; and 6) limit access to Orr Drive to bicycle, pedestrian, and emergency ingress and egress. For a summary of the basis of Staff's recommendation, see case manager comments.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**April 20, 2021:**

CITY COUNCIL ACTION:

**To be scheduled**

ORDINANCE NUMBER:

ISSUES:

The Applicant and residents of the Beaconridge III subdivision met on March 6, 2021 and a second meeting is scheduled for April 20, 2021. Please refer to correspondence attached at the back of the packet.

CASE MANAGER COMMENTS:

The subject rezoning area consists of four platted lots, contains a flag and flagpole sales company, a single family residence and is otherwise undeveloped. The property has frontage on South 1<sup>st</sup> Street and access to the terminus of Orr Drive. A 2012-2013 rezoning case covered the north and east portions of the site (6.23 acres) and Council approved neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) along the South 1<sup>st</sup> Street frontage and townhome and condominium residence – conditional overlay (SF-6-CO) for the remainder. The Conditional Overlay limits the number of vehicle trips to 2,000 per day and limits access to Orr Drive to bicycle, pedestrian, and emergency ingress and egress. The current rezoning application includes two other platted lots which contain the flag sales use and a single family residence, and are zoned development reserve (DR) and single family residence (SF-2).

There are single family residences in the Beaconridge III subdivision to the north and east (SF-2), an upholstery shop, and a church to the south (DR; IP-CO), and single family residences in the Buckingham Estates Phase II subdivision and two churches across South 1<sup>st</sup> Street to the west (SF-2). The Imagine Austin Growth Concept Map identifies South 1<sup>st</sup> Street as a Mixed-Use Corridor which is a reflection of both land uses along a roadway and the available transportation options. ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant's request is to rezone the property to the multi-family residence – moderate-high density – conditional overlay (MF-4-CO) combining district so that it may be developed with up to 290 apartment units.

BASIS OF RECOMMENDATION:

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas. 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.

2. *Intensive multi-family zoning should be located on highways and major arterials.*
3. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends the Applicant's request for MF-4-CO zoning given its access to a major arterial (Level 3) street and adjacency to commercially owned properties. The Staff recommended Conditional Overlay addresses development standards that enhance compatibility with the adjacent single family residences in providing additional setbacks,

vegetative buffers, and fencing between the existing single family residences and the proposed multifamily residences.

As information, the Staff recommendation for a 50 feet height is within the height range allowed by the MF-4 zoning district and can be achieved at a distance of 200 feet from the closest single family residential lots in the Beaconridge III subdivision.

As information, by City Code, a 40-foot height limit or a 3-story building could be achieved 50 feet from the east and north property lines and that height limit would continue to apply up to a distance of 100 feet. Also, the maximum height allowed by the adjacent SF-2 zoned residences is 35 feet in height because the property is located outside of the defined McMansion area established by Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR; SF-2; SF-6-CO; LR-MU-CO	Undeveloped; Flag and flagpole sales; One single family residence
<i>North</i>	GO-MU; SF-2	Single family residences
<i>South</i>	DR; IP-CO	Upholstery shop; Church; General retail sales
<i>East</i>	SF-2	Single family residences in the Beaconridge III subdivision
<i>West</i>	SF-2	Single family residences in the Buckingham Estates Phase III subdivision; Two churches

NEIGHBORHOOD PLANNING AREA: Not Applicable

TRAFFIC IMPACT ANALYSIS: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

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

Williams Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1424 – Preservation Austin

1494 – South Boggy Creek Neighborhood Association

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance

1550 – Homeless Neighborhood Association

1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0090 – Freedom Park – 624 Ralph Ablanedo Dr	DR to IP	To Grant IP-CO w/CO for 2,000 trips, max. 40' height & 70% impervious cover, and prohibit auto rentals, repair, sales & service station	Approved IP-CO as ZAP recommended (10-18-2012).
C14-98-0147 – Carter Zoning Case – 8609-8721 South 1 <sup>st</sup> St	DR to LR for Tract 1 and IP for Tract 2	To Grant LR-CO (Tr. 1) and IP-CO (Tr. 2) with CO limiting height to 40 ft., impervious cover to 70%, 2,000 trips, neighborhood commercial signs (25-10 of LDC), prohibit service station on Tr. 1, and auto rentals, repair & sales, adult-oriented uses, indoor/outdoor sports & recreation, service station, research services	Approved LR-CO (Tr. 1), IP-CO (Tr. 2) as Commission recommended (5-13-1999).
C14-96-0005 – Orton Zoning Change – 8601 South 1 <sup>st</sup> St	DR to IP	To Grant IP-CO with CO limiting impervious cover to 70%, height to 40 ft., prohibit auto sales, prohibit access to Swanson Ln., 2,000 trips; Restrictive Covenant limiting hours of operation from 7 a.m. to 9 p.m.	Approved IP-CO with RC as rec. by PC (6-6-1996).

RELATED CASES:

The rezoning area is platted as Lots 1-A, 1-B and 1C of the Resubdivision of Lot 1 of the P.F. Orr Subdivision recorded in September 1968 (C8S-68-156) and Lot 2 of the P.F. Orr Subdivision (C8S-64-070). ***Please refer to Exhibit B.***

The subject property was annexed into the City limits on November 15, 1984 (C7A-83-017 A).

A 2012 rezoning case covered Lots 1-A and 1-B of the Resubdivision of Lot 1 of the P.F. Orr Subdivision (C14-2012-0060, total of 6.23 acres). On October 31, 2013, Council approved LR-MU-CO zoning for Tract 1 (1.82 acres) and SF-6-CO zoning for Tract 2 (4.41 acres).

There are no current site plan applications on the property. Three previous site plans on the property covered the LR-MU-CO and SF-6-CO rezoning area. The most recent site plan reviewed in 2019 was for 10,607 square feet of commercial uses, 30 multifamily units and 75 condominiums (SP-2019-0268C). The site plan has expired.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South 1 <sup>st</sup> Street	80 feet	45 feet	Level 3	No	Shared Lane	Yes
Orr Drive	50 feet	30 feet	Level 1	No	Not Applicable	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of South 1<sup>st</sup> Street, on an 8.87 acre tract consisting of four address points, with one of properties containing a house. This property is located in an area that does not have an adopted neighborhood plan but is located along the **South 1<sup>st</sup> Imagine Austin Activity Corridor**. Surrounding land uses include residential uses, a church, a park and an elementary school to the north; to the south are commercial and retail uses and a church; to the east is undeveloped land and residential uses; and to the west is a large single family subdivision. Over the last decade, South First Street has experienced an acceleration in transitioning away from single family houses to a variety of commercial, office and multifamily uses along this heavily traveled thoroughfare. The proposal for the property calls for the demolition of the existing house and the construction of a 290-unit multifamily apartment complex, consisting of one to three bedroom units.

**Connectivity**

Public sidewalks are located along one side of South First Street in this area (on the west side of the South 1<sup>st</sup> Street) and the public sidewalks system along South First are incomplete. A CapMetro stop is located directly in front of the property. A public school and park are located within a quarter mile of the subject property. The mobility and connectivity options in this area are fair due to the lack of a complete public sidewalk system and bike lanes, which limits access to nearby goods and services beyond using a car.

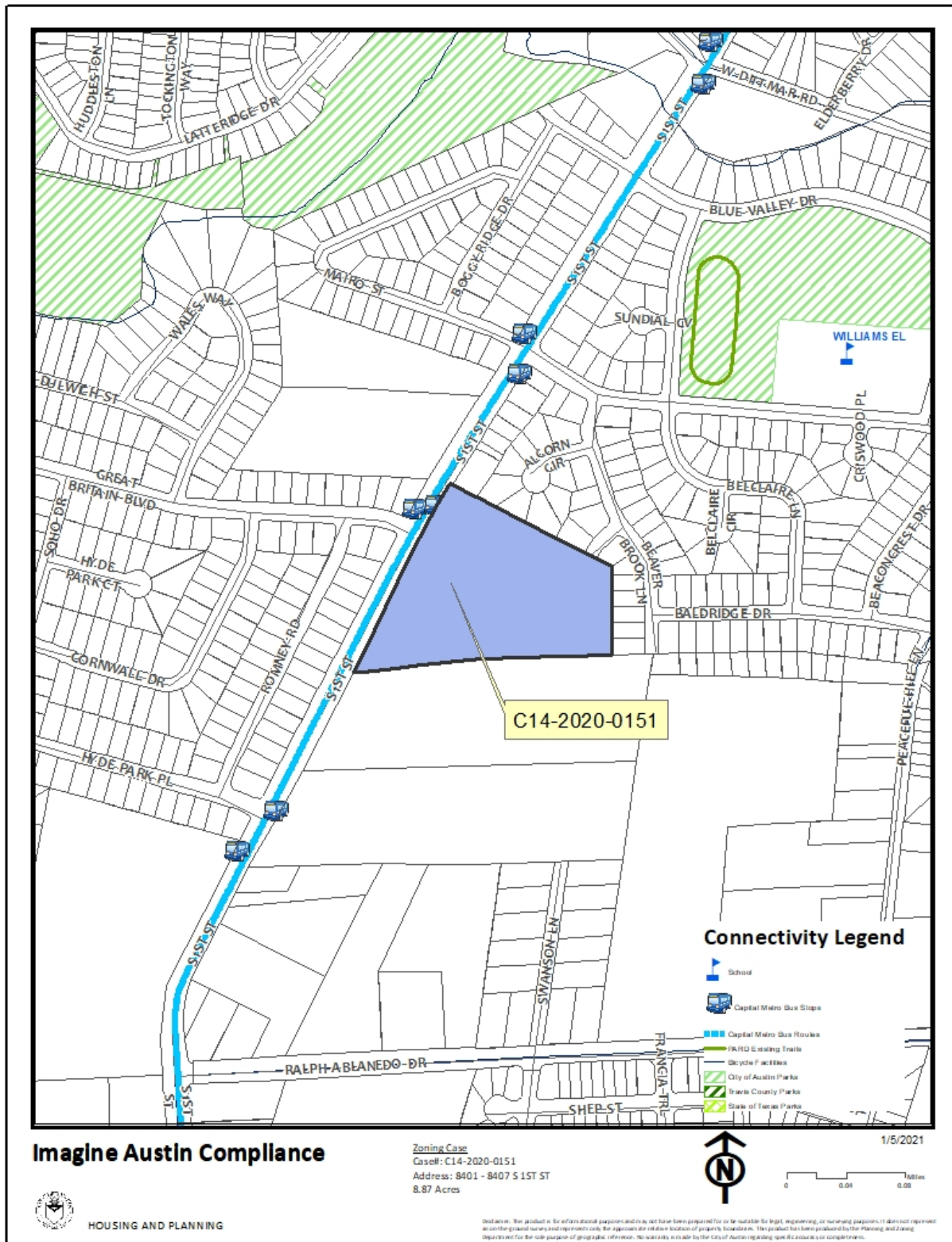
**Imagine Austin**

The Imagine Austin Growth Concept Map identifies this project as being located along an **Activity Corridor**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following IACP 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 P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **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.

Based upon this property being situated along an **Activity Corridor**, which supports multifamily development, but the incomplete mobility options in the area that makes it difficult to safely walk or bike to access nearby goods, services, parks and school in the area by bike or on foot, this project only partially supports the Imagine Austin Comprehensive Plan. It is hoped in the near future that a complete public sidewalk system is installed along both sides of South 1<sup>st</sup> Street to make this a more complete community.





### Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

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

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (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.

### Impervious Cover

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



### Site Plan and Compatibility Standards

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 all property lines, 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 from LDC 25-2-1067 include the following:

- Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:
  - (1) in an urban family residence (SF-5) or more restrictive district
  - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located
- The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
  - (1) in an SF-5 or more restrictive zoning district; or
  - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

### PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-4 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the Applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the Applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Austin 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.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**INDEX OF EXHIBITS, ATTACHMENTS AND CORRESPONDENCE TO FOLLOW**

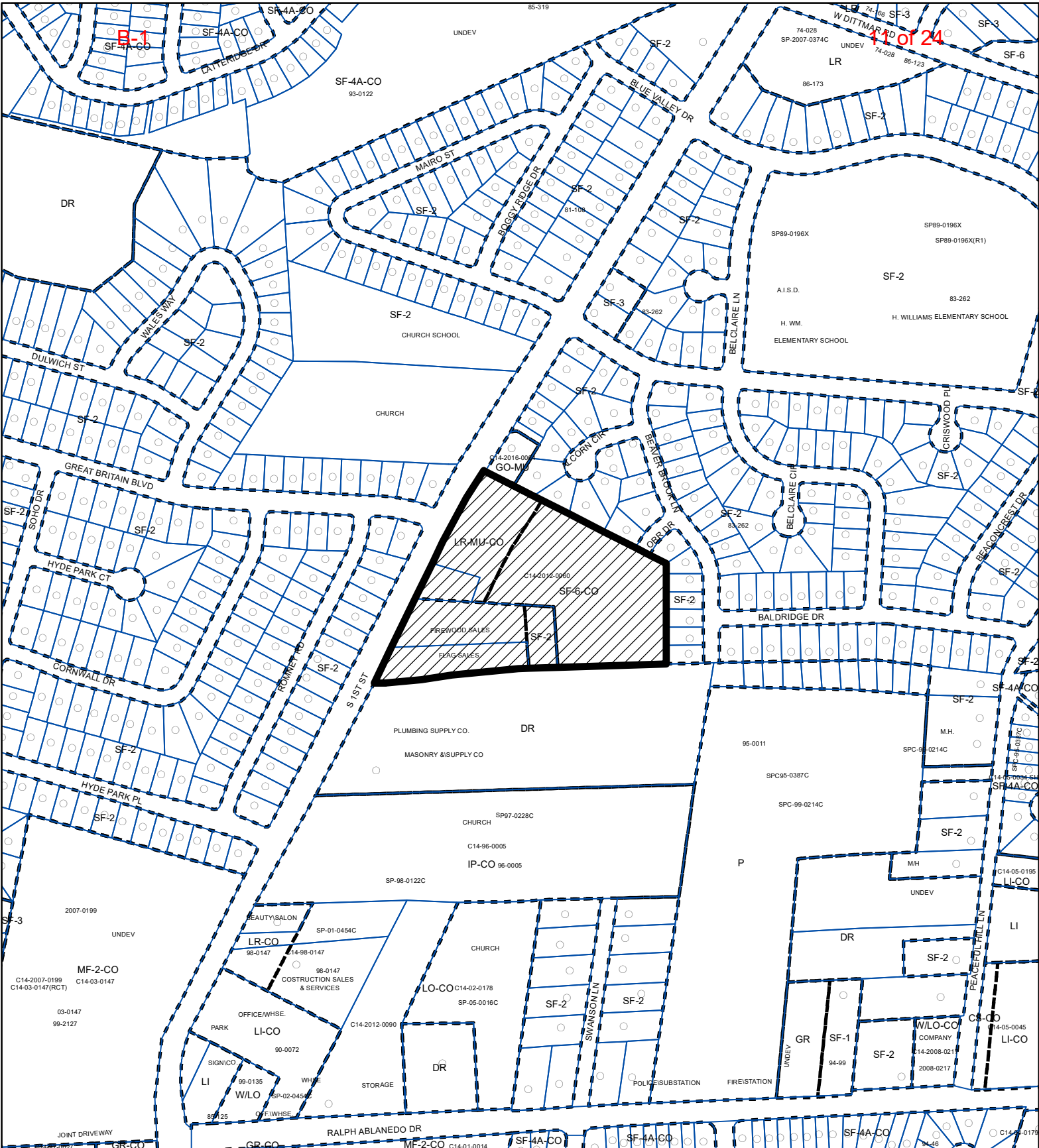
Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Recorded Plats

Attachment A: Educational Impact Statement

Correspondence Received



# ZONING

Exhibit A

ZONING CASE#: C14-2020-0151



- 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: 12/28/2020









8401- 8407 SOUTH 1st St Exhibit A - 1

ZONING CASE#: C14-2020-0151  
 LOCATION: 8401, 8403, 8405, and 8407 S 1st St  
 SUBJECT AREA: 8.87 Total Acres  
 GRID: F14  
 MANAGER: Wendy Rhoades



1" = 350'

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

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.



# P. F. ORR SUBDIVISION

STATE OF TEXAS  
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS

That I, C. A. Dunnahoo, owner of lot No. 2 shown on the plat above, being a part of 8.935 ac. conveyed to me by deed recorded in Vol. 2695 P. 126, Travis County Deed Records, said tract being out of the Wm. Cannon League No. 19 in Travis County, Texas. I do hereby subdivide said tract in accordance with above plat. Said subdivision to be known as P. F. Orr subdivision.  
WITNESS OUR HAND this the 28 day of May, 1964. C. A. Dunnahoo  
C. A. Dunnahoo

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me the undersigned authority, on this day personally appeared C. A. Dunnahoo known to me to be the person whose name appears on the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed therein.

Given under my hand and seal, this the 28 day of May, 1964.

G. P. Murphy  
Notary in and for Travis County, Texas

STATE OF TEXAS  
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS

That I, P. F. Orr, owner of lot number one shown on plat above, being a part of 90.46 ac. conveyed to me by deed recorded in Vol. 1264 P. 401, Travis County Deed Records, said tract being out of the Wm. Cannon League No. 19 in Travis County, Texas. I do hereby subdivide said tract in accordance with above plat. Said subdivision to be known as P. F. Orr subdivision.  
WITNESS OUR HAND, this the 28 day of May, 1964.

STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared P. F. Orr known to me to be the person whose name appears on the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed therein.

Given under my hand and seal, this the 28 day of May, AD 1964.

G. P. Murphy  
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

Hyde M. Osborne  
HOYLE M. OSBORNE, Director of Planning

DATE June 2, 1964

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, this the 2nd day of June, AD 1964

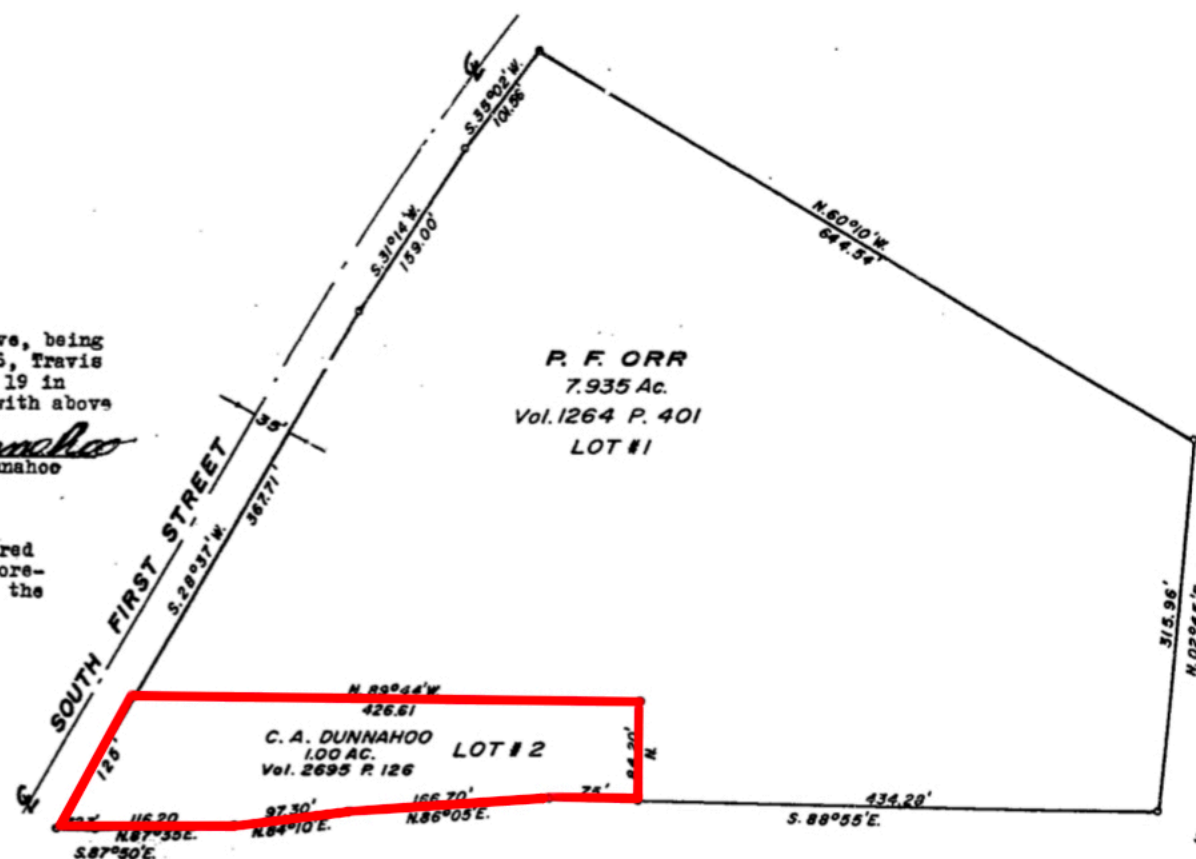
David B. Darrow  
Chairman

W. S. Lewis  
Secretary

In addition to the easement shown on this plat, the rear five (5) feet of this lot is dedicated as an easement for public utilities.

This is to certify that I have complied with Section Eleven of the Subdivision Ordinance of the City of Austin.

SURVEYED BY John H. Darrow DAY August 10, 1963  
Registered Public Surveyor No. 926



STATE OF TEXAS  
COUNTY OF TRAVIS

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 8 day of June, AD 1964 at 10:10 o'clock AM, and duly recorded on the 8 day of June, AD 1964 at 10:40 o'clock AM, in the Plat Record of said County in Book 20 at page 18.  
WITNESS MY HAND AND SEAL of the Court of said County, the date last written above.  
Miss Emilie Limberg, Clerk County Court Travis County, Texas

By: Bert H. Fush  
"In approving this plat by the Commissioner's Court of Travis County, Texas it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas and the Commissioner's Court of Travis County, Texas assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Miss Emilie Limberg, County Clerk of Travis County, Texas do hereby certify that on the 8 day of June, AD 1964, the Commissioner's Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book 3 Page 354.  
WITNESS MY HAND AND SEAL OF OFFICE this the 8 day of June, AD 1964.

Emilie Limberg  
Miss Emilie Limberg  
County Clerk, Travis County, Texas

By: B. H. Fush Deputy

## NOTE:

Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 500 gallons and with a drain field of not less than 150 feet, and shall be installed in accordance with regulations of the city-county health office and shall be inspected and approved by such officer.

This restriction is enforceable by the city of Austin-Travis County Health Unit and/or the subdivider.

FILED FOR RECORD at 10:30 o'clock AM,  
this the 8 day of June, A.D. 1964.  
Miss Emilie Limberg, Clerk, County Court

By: Bert H. Fush  
Deputy

Exhibit B



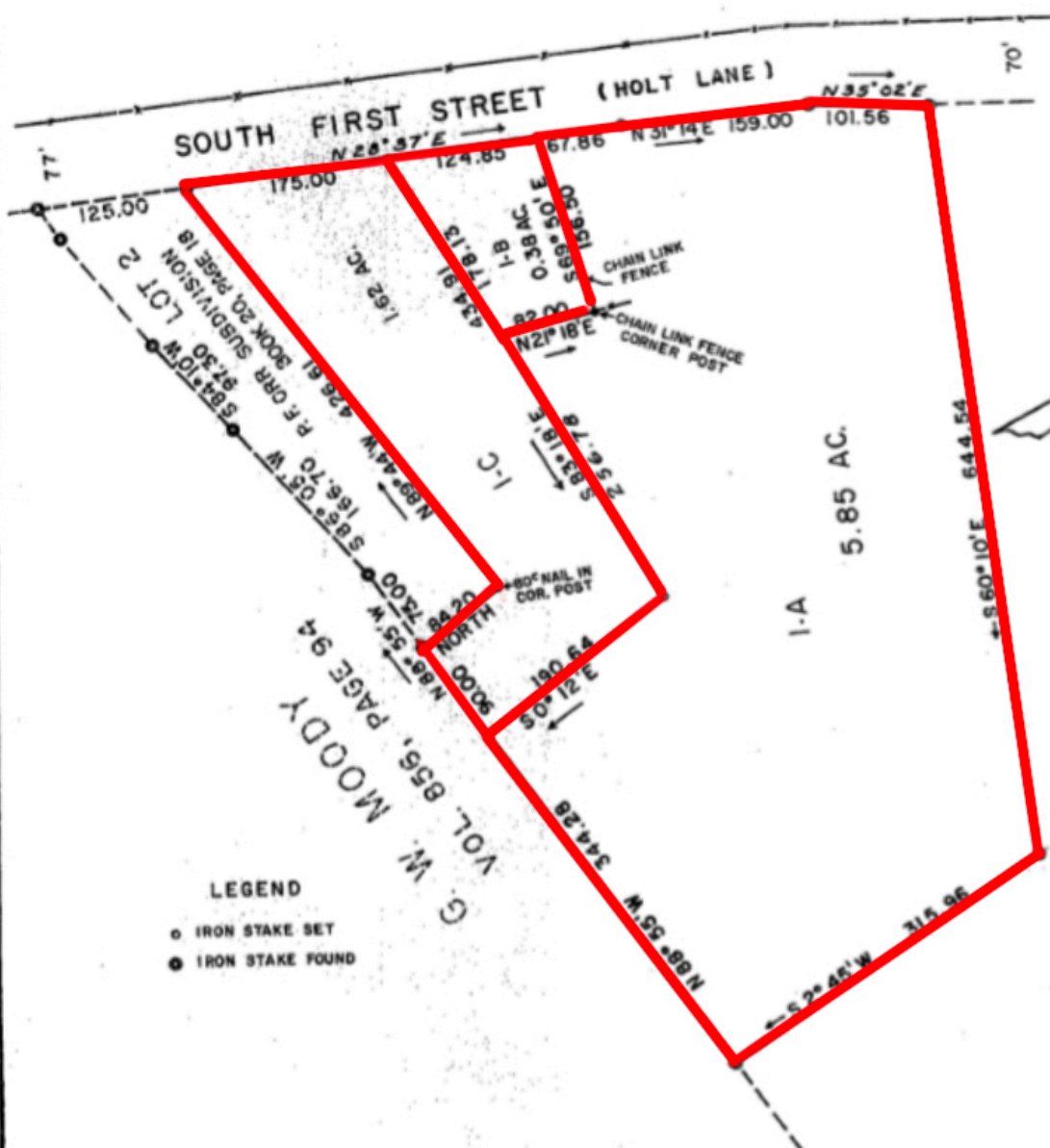
C85-64-70

JUN 8-64 RCH B 3783 450



# RESUBDIVISION OF LOT 1. OF THE P. F. ORR SUBDIVISION

Vol 43 Page 25  
PLAT RECORD, TRAVIS COUNTY, TEXAS



STATE OF TEXAS:  
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:  
That I, P. F. Orr, owner of that 7.85 acres of land out of the  
Wm. Cannon League Survey # 19 in Travis County, Texas, and being a  
portion of that 90.46 acres of land as conveyed to me by deed as  
recorded in Volume 1264, Page 401, of the Deed Records of Travis  
County, Texas, said 7.85 acres of land being designated as Lot  
Number One of the P. F. Orr Subdivision, a subdivision of record  
in Plat Book 20, Page 18, of the Plat Records of Travis County,  
Texas, do hereby adopt this map or plat as my resubdivision of  
said Lot Number One, to be known as and designated as

" RESUBDIVISION OF LOT 1 OF THE P. F. ORR SUBDIVISION "

and do hereby dedicate to the Public all Streets and easements as  
shown hereon.

WITNESS MY HAND this the 18th day of September A.D. 1968

P. F. Orr  
P. F. Orr

STATE OF TEXAS:  
COUNTY OF TRAVIS:  
Before me, the undersigned authority, on this day personally  
appeared P. F. Orr, known to me to be the person whose name is  
subscribed to the foregoing instrument, and he acknowledged to me  
that he executed the same for the purposes and consideration  
therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 18th day of September,  
A. D. 1968.

J. E. Powell  
Notary Public in and for Travis County, Texas

## APPROVED FOR ACCEPTANCE:

John M. Osborne date Sept 18 A.D. 1968  
John M. Osborne, Director of Planning

## ACCEPTED AND AUTHORIZED FOR RECORD:

By the Planning Commission of the City of Austin, this the 20 day of  
September A.D. 1968

Thomas Brown  
Vice Chairman

Robert A. Hanks  
Secretary

## FILED FOR RECORD:

At 3:55 o'clock P. M. on the 20 day of Sept A.D. 1968  
Miss Emilie Limberg, Clerk, County Court, Travis County, Texas

By Barry Lee  
Deputy

## STATE OF TEXAS:

COUNTY OF TRAVIS:  
I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby  
certify that on the 16 day of September A.D. 1968, the  
Commissioners Court of Travis County, Texas, passed an order authorizing the  
filing for record of this plat and that said order has been duly entered in  
the minutes of said Court in Book 3, Page 368.

WITNESS MY HAND AND SEAL OF THE COURT of said County, this the 16 day of  
September A.D. 1968

Miss Emilie Limberg, Clerk, County Court, Travis County, Texas

By Stuart Harris  
Deputy

## STATE OF TEXAS:

COUNTY OF TRAVIS:  
I, Miss Emilie Limberg, Clerk of the County Court within and for the  
County and State aforesaid, do hereby certify that the foregoing instrument  
or writing with its certificate of authentication was filed for record in my  
office on the 20 day of Sept A.D. 1968 at 3:55 o'clock  
P. M. and duly recorded on the 20 day of Sept A.D. 1968 at  
3:55 o'clock P. M. in the Plat Records of said County and State in Plat  
Book 43, Page 25.

WITNESS MY HAND AND SEAL OF THE COURT of said County the date last  
written above.

Miss Emilie Limberg, Clerk, County Court, Travis County, Texas.

By Barry Lee  
Deputy

F.B. 490, P. 30

PLAN 8162

SCALE 1" = 100'

In approving this plat by the Commissioners Court of Travis County, Texas,  
it is understood that the building of all Streets, Roads or other public  
Thoroughfares shown on this plat, or any bridges or culverts necessary to  
be placed in such Streets, Roads or other public Thoroughfares, or in con-  
nection therewith shall be the responsibility of the owner and/or the  
developer of the tract of land covered by this plat in accordance with  
plans and specifications prescribed by the Commissioners Court of Travis  
County, Texas, and the Commissioners Court of Travis County, Texas, assumes  
no responsibility to build any of the Streets, Roads or other public  
Thoroughfares shown on this plat, or any bridges or culverts in connection  
therewith.

## SEPTIC TANK NOTE:

Each building constructed in this subdivision shall be connected to a  
septic tank with a capacity of not less than five hundred (500) gallons  
and a drain field of not less than one hundred and fifty (150) feet, and  
shall be installed in accordance with the regulations of the City-County  
Health Officer and shall be inspected and approved by such Officer.

No lot in this subdivision shall be occupied until water satisfactory  
for human consumption is available from a source on the land, a community  
source or a public utility source in adequate and sufficient supply for  
family use and the operation of a septic tank system.

This certifies that I have complied with section 23.27 of the City Code of  
the City of Austin of 1954.



SURVEYED SEPTEMBER 6, 1968  
METCALFE ENGINEERING COMPANY

BY: Marlton O. Metcalfe  
MARLTON O. METCALFE  
REGISTERED PUBLIC SURVEYOR # 555  
AUSTIN, TEXAS

CB5-68-156

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



PROJECT NAME: 8401 – 8407 South 1<sup>st</sup> St.

ADDRESS/LOCATION: 8401, 8403, 8405 and 8407 South 1<sup>st</sup> St.

CASE #: C14-2020-0151

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 280 STUDENTS PER UNIT ASSUMPTION  
Elementary School: 0.02 Middle School: 0.008 High School: 0.012

## IMPACT ON SCHOOLS

The student yield factor of 0.04 (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 market rate multi-family complexes built in the last five years within the area.

The 280-unit multifamily development is projected to add approximately 12 students across all grade levels to the projected student population. It is estimated that of the 12 students, 6 will be assigned to Williams Elementary School, 3 to Bedichek Middle School, and 3 to Crockett Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Williams ES (88%) and below the target range at Bedichek MS (61%) Crockett ECHS (75%). 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 Crockett ECHS will qualify for transportation. Students attending Williams ES, Bedichek MS will not qualify for transportation unless a hazardous route condition is identified.

## SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 01/22/2021

Executive Director: Beth Wilson

Attachment A



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

### ELEMENTARY SCHOOL: Williams

ADDRESS: 500 Mairo St.

PERMANENT CAPACITY: 561

MOBILITY RATE: -4.2%

#### POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	433	499	505
% of Permanent Capacity	77%	89%	90%

#### ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	415	486	492
% of Permanent Capacity	74%	87%	88%

### MIDDLE SCHOOL: Bedichek

ADDRESS: 6800 Bill Hughes Road

PERMANENT CAPACITY: 941

MOBILITY RATE: -11.9%

#### POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	886	681	684
% of Permanent Capacity	94%	72%	73%

#### ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	781	569	572
% of Permanent Capacity	83%	60%	61%

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

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## HIGH SCHOOL: Crockett

ADDRESS: 5601 Menchaca Road

PERMANENT CAPACITY: 2,163

MOBILITY RATE: +8.0%

### POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,440	1,257	1,260
% of Permanent Capacity	67%	58%	58%

### ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,555	1,612	1,615
% of Permanent Capacity	72%	75%	75%

Signature: Beth Wilson

Email: beth.wilson@austinsd.org

## PUBLIC HEARING INFORMATION

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Case Number: C14-2020-0151

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 20, 2021, Zoning and Platting Commission

Shelby Michael Kinns

Your Name (please print)

604 Great Britain Blvd

Your address(es) affected by this application (OPTIONAL)

Signature

Date

Daytime Telephone: 512-280-9057

Comments:

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

City of Austin, Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

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**Case Number: C14-2020-0151**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: April 20, 2021, Zoning and Platting Commission**

VINCENT J. TOBOLA

Your Name (please print)

614 Great Britain Blvd

Your address(es) affected by this application (OPTIONAL)

Vincent J. Tobola

Signature

4-09-2021

Date

Daytime Telephone:

254-709-5795

Comments:

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

City of Austin, Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**Rhoades, Wendy**

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**From:** Gretchen McIntyre [REDACTED]  
**Sent:** Monday, April 5, 2021 7:45 AM  
**To:** Rhoades, Wendy  
**Subject:** Case: C14-2020-0151

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

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

Correction to the case number

Sent from my iPhone

Begin forwarded message:

**From:** Gretchen McIntyre [REDACTED]  
**Date:** April 5, 2021 at 7:44:01 AM CDT  
**To:** wendy.rhoades@austintexas.gov  
**Subject:** Case: C14-2020-0152

Hello Ms Rhoades,

My name is Gretchen McIntyre  
My address: 8301 Belclaire Circle

I OBJECT to the proposed zone change of the above mentioned case.

In addition, I strongly OPPOSE ANY thoroughfare via Orr Drive from the attached properties.

Thank you for the consideration.

Respectfully,

Gretchen McIntyre

Sent from my iPhone

**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:** Kerry McIntyre <[REDACTED]>  
**Sent:** Saturday, April 3, 2021 7:33 PM  
**To:** Rhoades, Wendy  
**Subject:** Case Number: C14-2020-0151

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

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

Hello Ms. Rhoades,  
My name is: Kerry McIntyre  
My address is: 8301 Belclaire Circle Austin, TX 78748

I object to the proposed zone change of the above mentioned case.

In addition, I strenuously object to creating a thoroughfare on ORR Dr with the attached property.

Thank-you for your consideration.

Sincerely,  
Kerry McIntyre

Sent from my iPad

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**Rhoades, Wendy**

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**From:** Paul North [mailto:pnorth@grubbs.com]  
**Sent:** Sunday, April 4, 2021 6:44 PM  
**To:** Rhoades, Wendy  
**Subject:** C14-2020-0151

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

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

Wendy,

I want to express my concerns with changing the zoning from LR-MU-CO to MF-4. This is an established neighborhood; Condos and apartment buildings should be closer to the city center. A higher density of people in this area will make our infrastructure deteriorate more quickly, over populate schools, increase crime, and cause issues with flooding which we already have problems with in this neighborhood. This is a land grab by developers that will run families out of town. I vote NO and would like to be involved in the upcoming meetings.

Thank you,  
Paul North

--

979-324-0369

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Case Number: C14-2020-0151

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 20, 2021, Zoning and Platting Commission

TOLIA STARK

Your Name (please print)

8203 Beaver Brook

Your address(es) affected by this application (OPTIONAL)

hr

☐ I am in favor  
☒ I object

4-12-21

Date

Daytime Telephone: 512-779-3141

Comments: I object because this neighborhood will not easily support high density apart mnts.

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

City of Austin, Planning and Zoning Department  
Wendy Rhoades  
P. O. Box 1088, Austin, TX 78767

Or email to:  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

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Case Number: C14-2020-0151  
Contact: Wendy Rhoades, 512-974-7719  
Public Hearing: April 20, 2021, Zoning and Planning Commission

Robin Mason

Your Name (please print)

8203 Beaver Brook

Your address(es) affected by this application (OPTIONAL)

Robin Nelson

Signature

☐ I am in favor  
☒ I object

4/12/21  
Date

Daytime Telephone: 617-947-4206

Comments

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

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Wendy Rhoades  
P. O. Box 1088, Austin, TX 78767

Or email to:  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)