

From: [Ramirez, Nadia - BC](#)
To: [Kitten, Cole](#); [Rivera, Andrew](#); [Kiolbassa, Jolene - BC](#); [King, David - BC](#)
Subject: Re: April 19, 2022 Zoning and Platting Commission Agenda
Date: Tuesday, April 19, 2022 11:00:39 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)
[image002.png](#)
[image001.png](#)
[image004.png](#)

Andrew,
please provide this response to the remainder of the ZAP for their consideration.

Nadia Barrera-Ramirez, AICP, PMP (she/her)
Chair: Zoning and Platting Commission
Chair: Codes and Ordinances Joint Committee

[How other places zone.](#)

From: Kitten, Cole <Cole.Kitten@austintexas.gov>
Sent: Monday, April 18, 2022 11:00 PM
To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; King, David - BC <BC-David.King@austintexas.gov>
Subject: RE: April 19, 2022 Zoning and Platting Commission Agenda

The Corridor Construction Program Council Item can be found here:
<https://www.austintexas.gov/department/city-council/2020/20200903-reg.htm#005>

I pulled the following information from the RCA and Memo included as backup:

The RCA requested authorization to utilize \$23M in 2016 Mobility Bond funding to acquire real estate interests from as many as 2,166 properties to accommodate the Corridor Program Office's Corridor Construction Program.

The number of properties (2,166) represents the total number of all street-facing properties along the approximately 49 miles comprising the 9 corridors. The number of properties included in the RCA is to allow the project team the flexibility to pursue real estate acquisitions needed anywhere along the corridors without the necessity to seek additional approval from Council. The City will be pursuing acquisitions on no more than 7-8% of the total 2,166 properties along the corridors. As of today's date, the project team estimates that real estate interests are needed from no more than 168 properties.

Maps of the 9 corridors with properties identified for partial acquisition and potential partial acquisition were included as backup.

All identified acquisitions are partial acquisitions or easements, being something less than the entire property, with the vast majority being sidewalk, trail, and recreation easements. Although most acquisitions will be easement interests, there may be occasional fee simple acquisitions of right-of-way necessary to widen lanes. **Should the need for condemnation arise, specific actions will be brought to Council for consideration separately on a case-by-case basis.**

In the draft recommendation, “**Whereas** on September 3, 2020, Ordinance No. 20200903-005 was approved to acquire land for the 2016 Corridor Program from the owners of 2,166 Austin parcels without prior notification” and the associated, “**Be if further resolved** that property owners and tenants whose frontage is listed for potential right-of way increases be notified in their primary language before the City Council vote on the ASMP”, are not relevant to the ASMP Street Network and is not required per City Charter. The ASMP Street Network is not a right of way acquisition mechanism, rather it is a right of way dedication mechanism per the Land Development Code. The Corridor Program is distinctly different and was actively seeking permission from Council to start the real estate acquisition process with willing landowners, with funding available. The Council Action approved the Corridor Program to begin the process to acquire land, which includes notification and negotiation with landowners. If landowners are unwilling to sell, the item states that the City would go through the condemnation process on a case-by-case basis requiring separate and specific Council approval. The ASMP does not seek to acquire property, and has no funding available. The Corridor Program RCA is part of a Bond funded Corridor Construction Program. The ASMP is a guiding document and Transportation Element of Imagine Austin, not a project going to construction. Any right of way expansion requirement in the ASMP would have to be carried out separately and specifically, at the time of private land development through the Land Development process or as part of a funded project like the CCP. This has not changed since the ASMP Street Network was adopted in April 2019, where right of way has not been acquired on the ASMP’s own behalf and right of way has been dedicated by property owners on a site-by-site basis at the time of land development.

Chair Barrera-Ramirez also asked how many Level 2 Streets are proposed to be reclassified to Level 1 Streets that would be impacted by only making changes related to Project Connect. The following table provides those numbers and percentages. In the table below you will see there are ~45k feet of Level 1 Streets proposed to be reclassified to Level 2 Streets (0.6% of the network), ~152k feet of Level 2 Streets proposed to be reclassified to Level 1 Streets (1.9%), and 93% of the adopted Street Network proposed to maintain what was adopted.

Adopted Street Level	Proposed Street Level	Length (ft)	# of Segments	% of Total
1	1	4,734,339	26,995	60.1%
	2	44,938	220	0.6%
	3	15,152	65	0.2%
	4	1,284	4	0.0%
	None	1,173	10	0.0%
2	1	152,200	937	1.9%
	2	898,478	3,741	11.4%
	3	58,036	307	0.7%
	4	118	2	0.0%
	None	6,789	17	0.1%
3	2	16,191	90	0.2%
	3	893,210	3,222	11.3%
	4	11,402	55	0.1%
	None	1,878	6	0.0%
4	1	913	7	0.0%
	3	222	2	0.0%
	4	804,354	2,336	10.2%
	None	101	1	0.0%
Added Roadways	1	239,834	1,878	3.0%
	2	294	2	0.0%
	3	2,070	5	0.0%

Amendments not related to Project Connect fall under Appendix B of the Plan. The following text is included for amending the Street Network:

Amendments to the Street Network Table and Map will be processed when right of way requirements change based on project details determined during the project development process. The City's Traffic Engineer has the authority to make certain operational changes to a roadway within the right of way to improve safety and mobility and therefore, changes to the Street Network Table that do not impact the adopted right of way widths will be processed administratively. Any modifications that may change the adopted right of way widths in the Street Network Table will be processed as formal amendments to the plan, requiring City Council approval. These operational changes will follow the standard stakeholder and project development process that is in practice in advance of any changes being implemented. Changes to the roadway that include transit priority treatments and dedicated pathways will be coordinated with Capital Metro.

Thank you for giving me the opportunity to provide feedback on the draft recommendation. Please let me know if you have additional questions.



Cole Kitten
 Division Manager
 Systems Development Division
 Austin Transportation Department
 (o) 512-974-6442



From: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>

Sent: Monday, April 18, 2022 3:27 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Kitten, Cole <Cole.Kitten@austintexas.gov>; King, David - BC <BC-David.King@austintexas.gov>

Subject: Re: April 19, 2022 Zoning and Platting Commission Agenda

Andrew informed me that I am too late to provide feedback/edits to any backup that may have been posted. My understanding of the ASMP is included in the attached comments. I have a question for Cole there as I am unfamiliar with the Corridor Construction Program ordinance that passed, and was wondering if he could illuminate for us the background on that policy.

thanks all!

Nadia Barrera-Ramirez, AICP, PMP (she/her)

Chair: Zoning and Platting Commission

Chair: Codes and Ordinances Joint Committee

[How other places zone.](#)

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Sent: Monday, April 18, 2022 3:00 PM

To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>

Subject: RE: April 19, 2022 Zoning and Platting Commission Agenda

Correct.

From: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>

Sent: Monday, April 18, 2022 3:00 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: Re: April 19, 2022 Zoning and Platting Commission Agenda

at 3?

Nadia Barrera-Ramirez, AICP, PMP (she/her)

Chair: Zoning and Platting Commission

Chair: Codes and Ordinances Joint Committee

[How other places zone.](#)

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Sent: Monday, April 18, 2022 2:59 PM

To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>

Subject: RE: April 19, 2022 Zoning and Platting Commission Agenda

They post now.

From: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>

Sent: Monday, April 18, 2022 2:58 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>

Subject: Re: April 19, 2022 Zoning and Platting Commission Agenda

Received, thank you.

When do you post to back-up?

What is my deadline?

Nadia Barrera-Ramirez, AICP, PMP (she/her)

Chair: Zoning and Platting Commission

Chair: Codes and Ordinances Joint Committee

[How other places zone.](#)

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Sent: Monday, April 18, 2022 2:57 PM

To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>

Subject: RE: April 19, 2022 Zoning and Platting Commission Agenda

Hello Chair Barrera-Ramirez,

I've received the attached recommendations, and post in 5minutes. As usual ZAP can edit the final recommendation.

Thank you,

Andrew

From: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>

Sent: Monday, April 18, 2022 2:55 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>

Subject: Re: April 19, 2022 Zoning and Platting Commission Agenda

Hi Andrew,
Jolene let me know that she sent you a draft resolution for the backup.
Can you please send to me for a review? I'd like to make sure we are using the correct language before you post.
What is your deadline to post?
thanks!

Nadia Barrera-Ramirez, AICP, PMP (she/her)
Chair: Zoning and Platting Commission
Chair: Codes and Ordinances Joint Committee

[How other places zone.](#)

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Sent: Friday, April 15, 2022 10:28 AM
To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>
Subject: April 19, 2022 Zoning and Platting Commission Agenda

Dear Chair Barrera-Ramirez, Vice-Chair Kiolbassa and Members of the Zoning and Platting Commission:

Below please find the link to the April 19, 2022 agenda and backup (prelim. proposed consent agenda attached). If you have not done so, please let me know if you will be absent Tuesday evening.


Current disposition of cases, subject to change:








B-01 C814-2009-0139.03 - Bull Creek PUD Amendment #3; District 10	Staff Postponement May 3rd
B-02 C14-2021-0003 - South Lakeline Residential-Mixed Use; District 6	Discussion
B-03 C14-2022-0025 - Mirador Drive - Single Family Residence; District 8	Consent
B-04 C14-2021-0193 - 7400 South Congress Avenue; District 2	Consent
B-05 C8-2020-0141 - Velocity Preliminary Plan; District 2	Disapprove for Reasons
B-06 C8-2021-0078.1A - Cearley Community Subdivision; District 7	Disapprove for Reasons
B-07 C8-2020-0112 - Braker Valley Subdivision Preliminary Plan; District 1	Consent

Thank you,
Andrew

April 19, 2022

Regular Meeting of the Zoning and Platting Commission

 [Agenda](#) - Zoning and Platting Commission April 19 2022 Agenda.pdf (499KB)

-  [Backup](#) - B-01 (C814-2009-0139.03 - Bull Creek PUD Amendment #3; District 10).pdf (1.1MB)
-  [Backup](#) - B-02 (C14-2021-0003 - South Lakeline Residential-Mixed Use; District 6).pdf (3.1MB)
-  [Backup](#) - B-03 (C14-2022-0025 - Mirador Drive - Single Family Residence; District 8).pdf (6.6MB)
-  [Backup](#) - B-04 (C14-2021-0193 - 7400 South Congress Avenue; District 2).pdf (6.0MB)
-  [Backup](#) - B-05 (C8-2020-0141 - Velocity Preliminary Plan; District 2).pdf (15.4MB)
-  [Backup](#) - B-06 (C8-2021-0078.1A - Cearley Community Subdivision; District 7).pdf (2.8MB)
-  [Backup](#) - B-07 (C8-2020-0112 - Braker Valley Subdivision Preliminary Plan; District 1).pdf (13.7MB)

Andrew D. Rivera

Land Use Commissions Liaison

City of Austin - Housing and Planning Department

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512-974-6508

www.austintexas.gov

Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and may be published online.

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Please note that all information provided is subject to public disclosure. For more information please visit: [City of Austin Ordinance 2016-0922-005](#) | [City Clerk's website](#) | [City Clerk's FAQ's](#)



Nadia Ramirez

Boards and Commissions

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Nadia Ramirez
Boards and Commissions

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Boards and Commissions

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