SECOND / THIRD READINGS SUMMARY SHEET

CASE: C14-2022-0067 – Villas at South Austin DISTRICT: 2

ADDRESS: 7311 and 7313 Bluff Springs Road

PROPERTY OWNER: Srinivas Prudhvi Minnekanti & Vamshi Krishna Sunchu

AGENT: Srinivas Prudhvi Minnekanti

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

REQUEST: **Approve Second and Third Readings**
From single family residence-small lot – conditional overlay (SF-4A-CO)
To townhouse and condominium residence (SF-6)

CITY COUNCIL ACTION:
September 29, 2022:

September 1, 2022: *APPROVED SF-6 DISTRICT ZONING AS STAFF RECOMMENDED, ON FIRST READING. VOTE: 11-0.*

ORDINANCE NUMBER:

ISSUES:

None at this time.

ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0067 – Villas at South Austin DISTRICT: 2

ZONING FROM: SF-4A-CO TO: SF-6

ADDRESS: 7311 and 7313 Bluff Springs Road

SITE AREA: 1.2850 acres (55,975 square feet)

PROPERTY OWNER: Srinivas Prudhvi Minnekanti & Vamshi Krishna Sunchu

AGENT: Srinivas Prudhvi Minnekanti

CASE MANAGER: Michael Dietz; michael.dietz@austintexas.gov; (512) 974-7617

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning. *For a summary of the basis of Staff's recommendation, see the Case Manager Comments section of this report.*

ZONING AND PLATTING ACTION / RECOMMENDATION:

August 16, 2022: ***FORWARDED WITHOUT A RECOMMENDATION DUE TO LACK OF AN AFFIRMATIVE VOTE***

August 2, 2022: *MEETING CANCELLED; RESCHEDULED FOR AUGUST 16, 2022*

July 19, 2022: *APPROVED A POSTPONEMENT TO AUGUST 2, 2022*
[H. SMITH; D. KING – 2ND] VOTE: 7-0. C. Acosta, N. Barrera-Ramirez, A. Denkler, and R. Woody – Absent

CITY COUNCIL ACTION:

September 29, 2022:

September 1, 2022: *APPROVED SF-6 DISTRICT ZONING AS STAFF RECOMMENDED, ON FIRST READING. VOTE: 11-0.*

ORDINANCE NUMBER:

ISSUES:

Neighbors presented a variety of concerns about the project at the Zoning and Platting Commission meeting of August 16th. Those concerns have been included as part of the backup to this report.

During its regular meeting of July 19, 2022, members of the Zoning and Platting Commission indicated that they had potential concerns over the proposal given Chapter 25-4-134 (Hazardous Pipelines), located within the Subdivision section of the City of Austin's Land Development Code. In particular, concerns were presented that the proposal would potentially violate Chapter 25-4-134 by rezoning the subject property to SF-6, as the property would be less than one acre in size after the exclusion of the restricted pipeline area. Staff was able to confirm that LDC Chapter 25-4-134 only applies to proposed subdivisions within the city limits. The proposal does not include a subdivision of the property, and the applicant has indicated that they do not intend to resubdivide the property in order to construct the seven units intended for the site. Furthermore, the existing property is a platted lot; the subdivision plat (C8-2016-0002.0A) has been included with the backup to this report. As such, the subject site was originally subdivided in 2016, but the code section in question was adopted in 2003. Staff was unable to find any subsequent notations or variances to LDC Chapter 25-4-134; therefore, it seems that the subdivision was approved in accordance with the adopted code in effect at 2016, which would have included LDC Chapter 25-4-134.

Members of the Commission also indicated that they had concerns over potentially rezoning the property from SF-4A-CO to SF-6, as this would remove the conditional overlay currently in effect that restricts cumulative vehicle trips in the area to 2,000 per day or less. The application was reviewed by ATD for potential traffic impacts. In total, the proposal to develop seven detached condominium units would generate an estimated 87 vehicle trips per day. If the site were further redeveloped to the maximum density allowed under the SF-6 district at some point in the future (15 units), it could generate up to approximately 143 trips per day. The previous zoning case that established the existing conditional overlay has been fully developed with 135 residential units, totaling an estimated 1,330 cumulative vehicular trips per day. As such, ATD noted that "a vehicle trip restriction in this instance is not productive" and recommended that the application proceed without applying the existing conditional overlay.

It should also be noted that there is precedence for removing similar conditional overlays as part of rezoning applications for other properties where the same cumulative vehicle trip restriction was applied. The proposed rezoning has been reviewed by ATD for potential traffic impacts, and any future development of the seven residential units sought by the applicant would be subject to further review by ATD. As such, staff believes that the removal of the conditional overlay as part of the proposed rezoning would be warranted.

CASE MANAGER COMMENTS:

The subject rezoning area consists of one platted lot, which is located near the intersection of Bluff Springs Road and Tranquilo Trail and is currently zoned as single family – small lot –

conditional overlay (SF-4A-CO) district (C14-98-0224 – Ordinance No. 990506-65). The Conditional Overlay serves to restrict the project site and all other existing and previously authorized uses within the combining district to a maximum cumulative total of 2,000 vehicular trips per day and also to prohibit vehicular access from the subject property to Dakota Lane.

It should also be noted that a Longhorn Pipeline gas easement is recorded over the subject property, as verified by the submitted survey. The easement requires a 50-foot building setback from the gas lines and additional building construction and design standards may be required for the proposed residential units, including the installation of fire sprinklers, a restriction on the proposed locations of windows, and limitations on construction materials designed to ensure that fire-resistive materials are used.

The subject site is mostly triangular in shape and is currently undeveloped. Bluff Springs Road primarily features residential uses of varying densities. There are apartments to the west of the site (CS-MU-CO), single-family residences to the north and east (SF-4A-CO), and an automotive repair use to the south (I-RR). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The applicant has requested townhouse & condominium (SF-6) district zoning. The application indicates that the applicant intends to construct seven residential units on the property. The SF-6 district does not establish a maximum density or floor area ratio for each lot. However, the district does identify a maximum building height of 35 feet and a maximum building coverage of 40%. The requested SF-6 zoning designation would allow for the clustering of the proposed units, given the irregular shape of the property and the gas line along the northern property line. The clustered units would allow for more flexibility with the potential design and the maximization of common open space on-site.

BASIS OF RECOMMENDATION:

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

The townhouse & condominium (SF-6) district is the designation for a moderate density single-family residential, duplex, two-family, townhouse, or condominium use on a lot that is a minimum of 5,750 square feet. An SF-6 district designation may be applied to a use in an existing single-family or smaller multi-family residential neighborhood with moderately sized lots or to new development with lots that are 5,750 square feet or more. The SF-6 zoning designation is appropriate in areas where a transition from single-family to multi-family residential uses is desirable.

The proposal would be consistent with the purpose statement of the SF-6 zoning district.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The requested SF-6 zoning would allow for the potential future construction of a variety of residential uses on-site. Staff recommends approval of the applicant's request because the

location is appropriate for a transitional zone between the higher-density residential use to the west, the industrial use to the south, and the single-family residential uses to the north and east. Furthermore, the subject property is of sufficient size to benefit from the SF-6 designation. Public transit options in the area are limited at this time, with only one established bus route accessible at the intersection of Bluff Springs Road and Blue Meadow Drive. However, CapMetro's Connections 2025 Transit Plan indicates that another bus line to serve the area has been proposed. As such, the proposal would be compatible with the adjacent and nearby uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-4A	Undeveloped
South	I-RR	Automotive repair
North/ East	SF-4A-CO	Single-family residences
West	CS-MU-CO	Apartment buildings

NEIGHBORHOOD PLANNING AREA: None

TIA: Not Required

WATERSHEDS: South Boggy and Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:
Langford Elementary School Mendez Middle School Akins High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council 627 – Onion Creek HOA
742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
1249 – Los Jardines Homeowners Association 1258 – Del Valle Community Coalition
1363 – SEL Texas 1408 – Go!Austin/Vamos!/Austin (GAVA) – 78744
1431 – Indian Hills Neighborhood Watch 1441 – Dove Springs Proud
1530 – Friends of Austin Neighborhoods 1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0189 – 2015 Tranquilo Trail	SF-4A-CO	To Grant	Apvd (12-15-2015).

C14-2008-0123 – 7309 S IH 35 Service Rd. NB	GR; I-RR to MF-3; CS	To Grant with conditions of the TIA and with additional prohibited uses	Apvd as Commission recommended (3-11-2010).
C14-2019-0020 – Little Texas MHC	I-RR to MH	To Forward to Council without a recommendation due to lack of an affirmative vote	Apvd (6-06-2019).
C14-2013-0060 – 7101 Bluff Springs Rd.	LR-CO to LR-CO to revise Conditional Overlay	To Grant	Apvd (11-21-2013).

RELATED CASES:

The property was annexed into the City limits in December 1994 (C7A-94-011, Ord. 940908-N). The property is platted as Lot 12, Block C, of the Amended Plat of Lot 12, Block C, of Meadows at Bluff Springs, as recorded in Document Number 201600088.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bluff Springs Road	3	120’	110’	48’	No	Shared Lane	Yes

ADDITONAL STAFF COMMENTS:

Inclusive Planning

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
	Imagine Austin Growth Concept Map: Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center:**
Y	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station.

Y	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane **(across the street)**
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
Y	**Housing Choice**: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
3	**Total Number of "Yes's"**

Drainage

The applicant would be 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 and the Onion Creek Watershed, of the Colorado River Basin, which are classified as a Suburban Watersheds 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:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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 two-year storm on site.

Parks & Recreation Department (PARD) – Planning & Design Review

Parkland dedication will be required for the new applicable uses proposed by this development, single family with SF-6 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. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Site Plan and Compatibility Standards

Site plans will be required for any new development other than single-family, two-family, or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the adjacent SF-4A-CO district to the north.

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

This site will be subject to the condominium density provisions in 25-2-559 *(Urban Family Residence (SF-5) District or Townhouse and Condominium Residence (SF-6) District Retirement Housing Use).*

Austin Transportation Department – Engineering Review

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for Bluff Springs Road. It is recommended that 10 feet of right-of-way from the existing centerline should be dedicated for Bluff Springs Road according to the Transportation Plan with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

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.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

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.

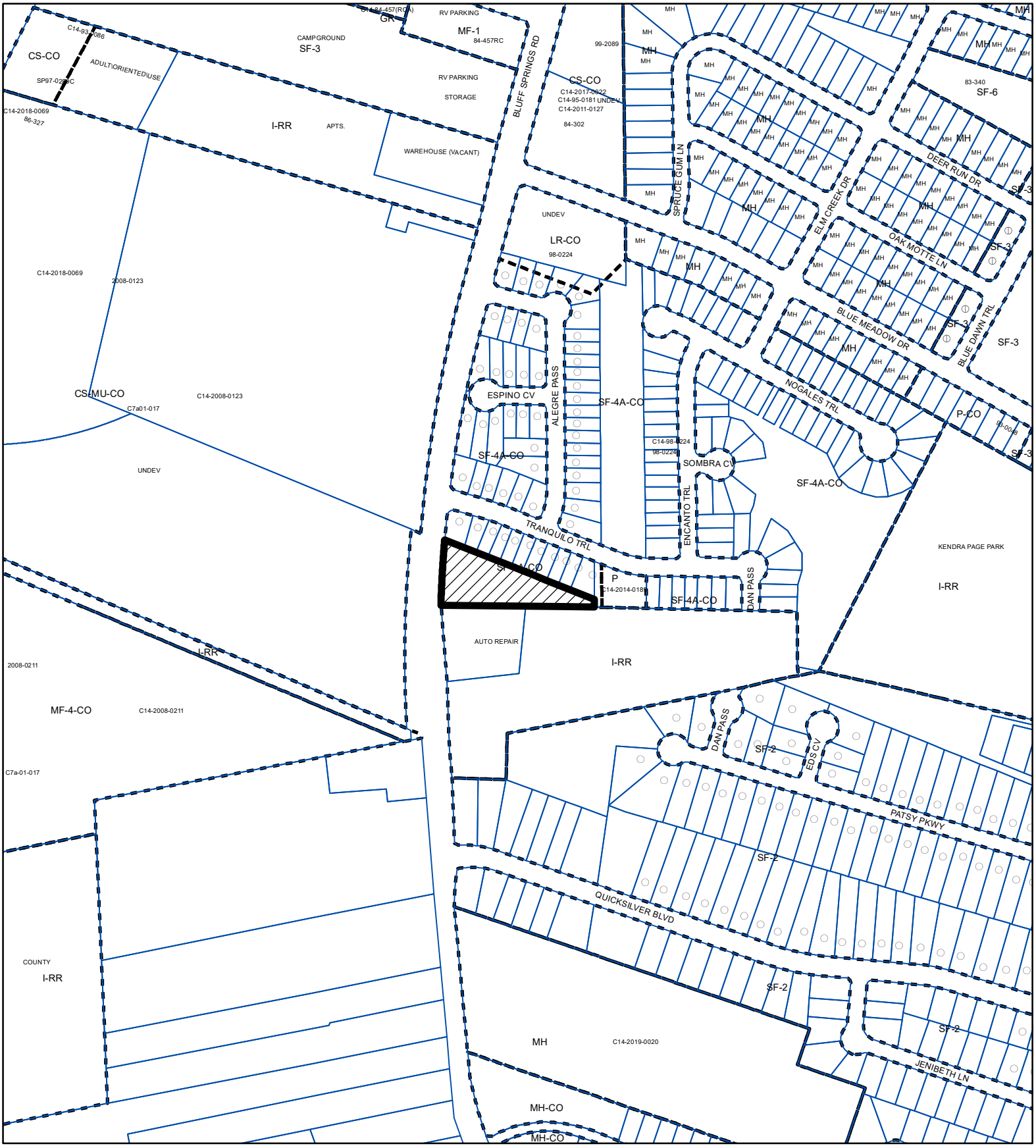
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A: Zoning Map
A-1: Aerial Map
A-2: Map Showing Gas Line Easement

Final Subdivision Plat – C8-2016-0002.0A

Commissioner Q&A

Correspondence Received



ZONING

ZONING CASE#: C14-2022-0067

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

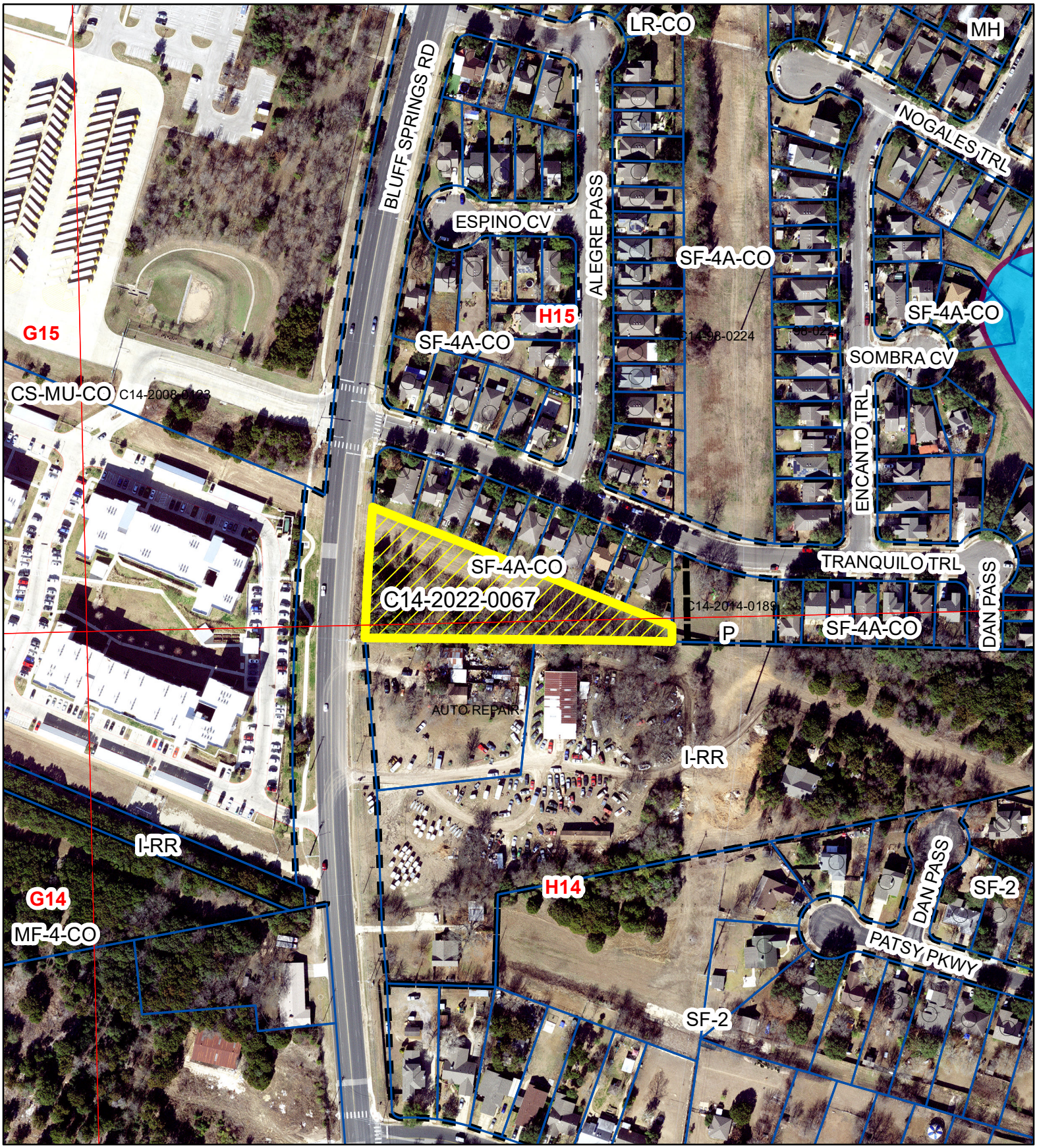
1 " = 400 '

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This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN FOUNDED 1839

Created: 5/26/2022



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

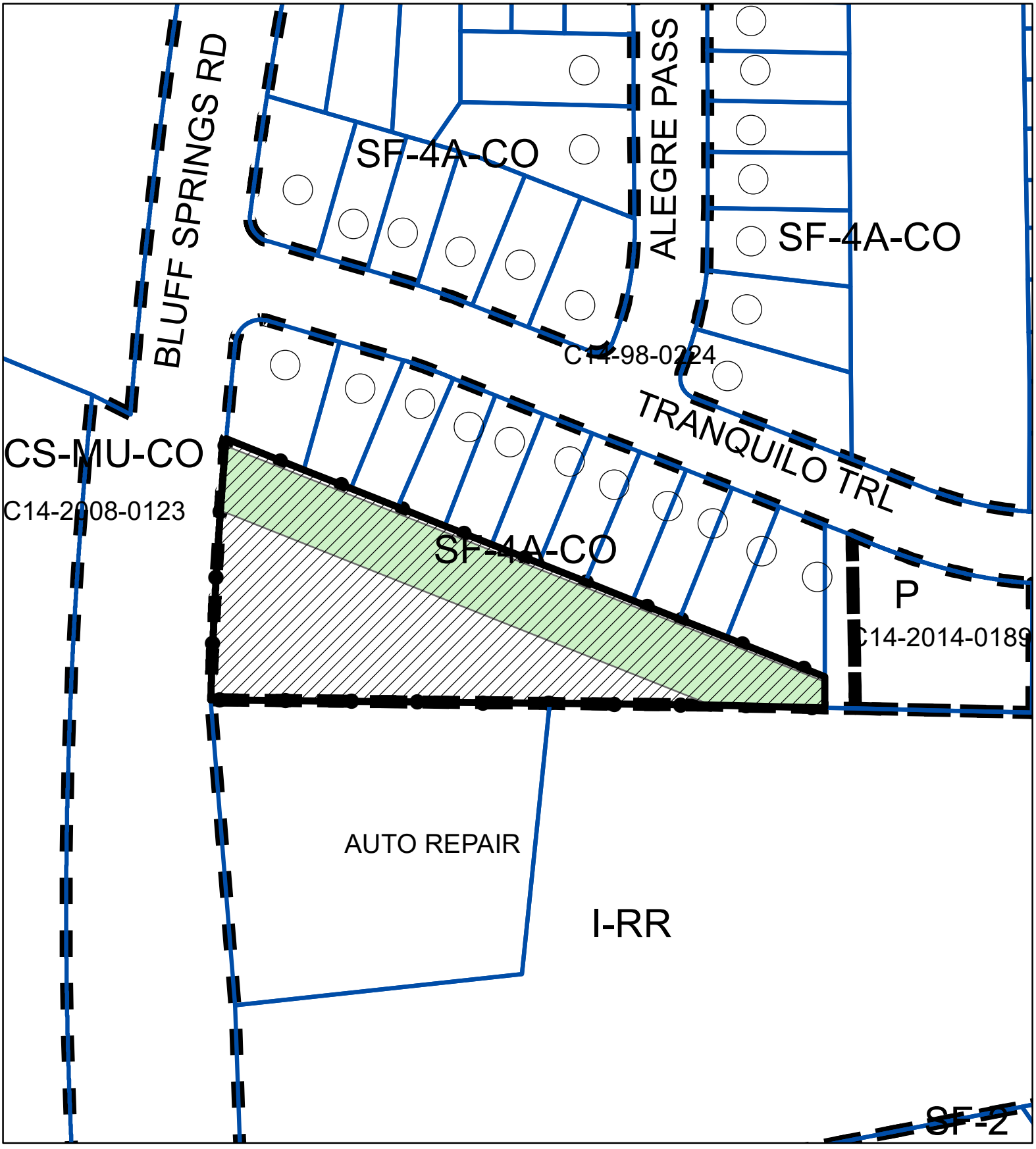
1 " = 200 '

Villas at South Austin

ZONING CASE#:	C14-2022-0067
LOCATION:	7311 & 7313 Bluff Springs Rd
SUBJECT AREA:	1.28 Acres
GRID:	H14, H15
MANAGER:	Wendy Rhoades

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Created: 6/7/2022



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

50' GAS EASEMENT

1 " = 100 '

ZONING

ZONING CASE#: C14-2022-0067

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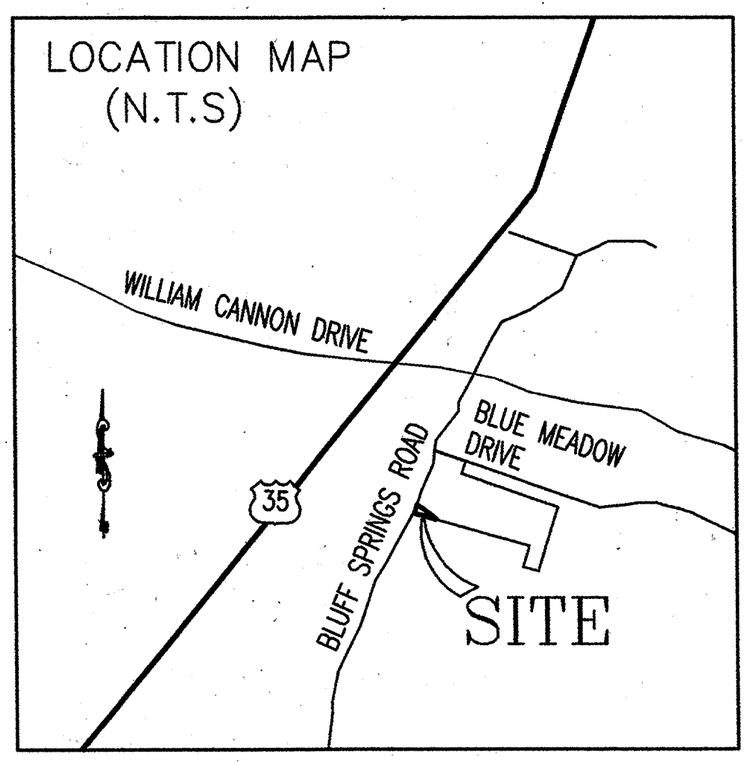
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CITY OF AUSTIN FOUNDED 1839

Created: 7/18/2022

201600088

AMENDED PLAT OF LOT 12, BLOCK C, OF MEADOWS AT BLUFF SPRINGS



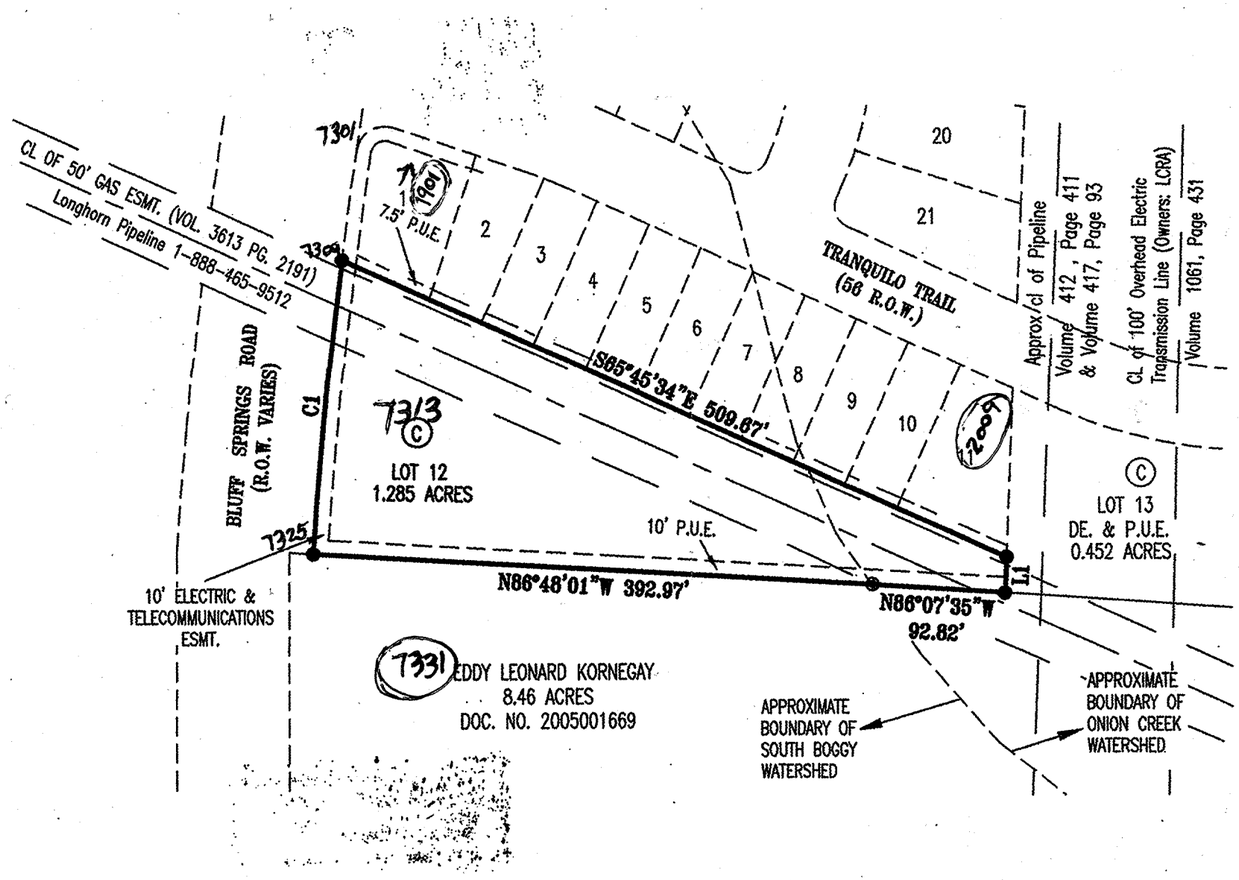
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	206.81	3950.00	N05°55'57"E	206.78	103.43	2°59'59"

Line Table		
Line #	Length	Direction
L1	24.65	S02°39'42"W

MARCH 09, 2016

OWNER:
ONEHIL AZMITIA
4632 KNOTTING WOOD COURT
AUSTIN, TEXAS 78744
PHONE: (512) 436-5281

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165



SCALE: 1" = 100'

LEGEND

◉	IRON PIPE FOUND
●	1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
Ⓒ	BLOCK DESIGNATOR
1	LOT NUMBER
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
	LOT NUMBER
	LOT NUMBER

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, P.E., A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE RATE MAP PANEL NO. 48453C 0620H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS.

ENGINEERING BY: Brett R Pasquarella 3-15-16
BRETT R. PASQUARELLA, P.E., No. 84769 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

STATE OF TEXAS
BRETT R. PASQUARELLA
84769
LICENSED
PROFESSIONAL ENGINEER

CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE NOTES, INFORMATION AND PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH THE DEVELOPMENT ORDINANCES ADOPTED BY THE CITY OF LAKEWAY AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY: 15 May 2016
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL
LAND SURVEYOR

SHEET NO. 1 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

CASE# C8-2016-0002.0A PATH-J:\3785\AMENDED PLAT OF LOT 12 BLOCK C MEADOWS AT BLUFF SPRINGS. dwg

DH 5/2/16 QC CW - 5/2/2016

14943

20160088

AMENDED PLAT OF LOT 12, BLOCK C, OF MEADOWS AT BLUFF SPRINGS

GENERAL NOTES

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL INTERNAL STREETS, ELM CREEK DRIVE, ALEGRE PASS, ESPINO COVE, TRANQUILO TRAIL, ENCANTO TRAIL, SOMBRA COVE, DAN PASS, NOGALES TRAIL AND THE SUBDIVISION SIDE OF BLUFF SPRINGS ROAD AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CHAPTER 25-8-181, LAND DEVELOPMENT CODE.
3. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, ACCESS IS PROHIBITED ONTO BLUFF SPRINGS ROAD FROM RESIDENTIAL LOTS WITH THE EXCEPTION OF LOT 12 BLOCK C
4. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION SYSTEM.
5. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER AND FIRE DEPARTMENT FOR REVIEW.
6. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 25-1-21.
7. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
8. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 200__. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
10. THIS SUBDIVISION IS LOCATED IN THE ONION CREEK WATERSHED, IS CLASSIFIED AS SUBURBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25, ARTICLE V AND CHAPTER 25-8, OF THE LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF CHAPTER 25-8-394, LAND DEVELOPMENT CODE.
11. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 25-8, THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
12. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, INCLUDING ROADWAYS, WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA, IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE, CHAPTER 25-8-211.
13. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF A SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE CITY OF AUSTIN.
14. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
15. PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID EASEMENTS.
16. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
17. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
18. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
19. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
21. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
22. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
23. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH CHAPTER 25-1-21 OF THE LDC.
24. IN ACCORDANCE WITH THE PREMLIMINARY PLAN, A DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, IN COMPLIANCE WITH CHAPTER 25-1-21 IS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
25. THREE OFF-STREET PARKING SPACES, ONE OF WHICH SHALL BE COVERED, ARE REQUIRED FOR EACH DWELLING UNIT.
26. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF THE PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
27. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
28. THERE ARE NO SLOPE GREATER THAN 15% CONTAINED WITHIN THE PROPERTY BOUNDARY.
29. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTION 25-8-213 THEREOF.
30. ACCESS IS PROHIBITED TO BLUFF SPRINGS ROAD FROM ALL RESIDENTIAL LOTS WITH THE EXCEPTION OF LOT 12, BLOCK C
31. RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, AMENDED PLAT OF MEADOWS AT BLUFF SPRINGS, RECORDED IN DOCUMENT No. 200300218, SHALL APPLY TO THIS AMENDED PLAT. WITH THE EXCLUSION OF NOTE 30 WHICH THIS PLAT IS AMENDING THROUGH THE SCRIVENER'S ERROR PROCESS.

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C-0595H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: ONEHIL AZMITIA BEING THE OWNER OF LOT 12 BLOCK C, AMENDED PLAT OF MEADOWS AT BLUFF SPRINGS, RECORDED IN DOCUMENT No. 200300218, SITUATED IN TRAVIS COUNTY, TEXAS, DOES HEREBY AMEND PLAT LOT 12, BLOCK C, AMENDED PLAT OF MEADOWS AT BLUFF SPRINGS IN ACCORDANCE WITH CHAPTERS 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"AMENDED PLAT OF LOT 12, BLOCK C, OF MEADOWS AT BLUFF SPRINGS"

AND DOES HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE PURPOSE OF THIS REVISION IS FOR A SCRIVENER'S ERROR TO THE ORIGINAL SUBDIVISION BY MODIFYING NOTE NUMBER 30 TO CLARIFY ACCESS.

Onehil Azmitia.
ONEHIL AZMITIA
4632 KNOTTING WOOD COURT
AUSTIN, TX 78744

STATE OF TEXAS §
COUNTY OF TRAVIS §

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS 31 DAY OF MARCH, 2016, TO CERTIFY WHICH WITNESS MY HAND AND OFFICIAL SEAL.

CRISTINA ELIZABETH INESO, NOTARY PUBLIC

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 6th DAY OF April, 2016, A.D.

RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 6th DAY OF April, 2016.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 18th DAY OF APRIL, 2016, A.D., AT 1:44 O'CLOCK P.M., AND DULY RECORDED ON THE 18th DAY OF APRIL, 2016, A.D., AT 1:44 O'CLOCK P.M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20160088. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 18th DAY OF APRIL, 2016 A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

CASE# C8-2016-0002.0A

PATH-J:\3785\AMENDED PLAT OF LOT 12 BLOCK C MEADOWS AT BLUFF SPRINGS.dwg

14943

Dietz, Michael

From: Dietz, Michael
Sent: Tuesday, July 19, 2022 12:14 PM
To: Greenberg, Betsy - BC; Kiolbassa, Jolene - BC; Rivera, Andrew
Cc: Ramirez, Nadia - BC
Subject: RE: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Hi Commissioner,

Thanks for letting me know. I'll coordinate with Andrew to add the 100-scale map to the backup.

Let me know if I can help with anything else before the meeting.

Michael Dietz
Planner Senior
City of Austin | Housing & Planning Department
1000 East 11th Street
Austin, TX 78702
Michael.Dietz@austintexas.gov | (512) 974-3279

From: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>
Sent: Tuesday, July 19, 2022 11:57 AM
To: Dietz, Michael <Michael.Dietz@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: Re: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Please the post 100scale map with the pipeline on the commission backup.
Also, I'd like to pull this case for discussion.

Betsy

From: Dietz, Michael <Michael.Dietz@austintexas.gov>
Sent: Tuesday, July 19, 2022 9:30 AM
To: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: RE: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Good morning,

I wanted to follow up with the maps our GIS staff have created to show the gas line easement at 7313 Bluff Springs Road. We were a little concerned that the scale of the map would make it hard to see the easement, so they prepared the map at three different scales. All three maps show the same information, but each one has a different scale to make it easier to visualize.

I hope that helps. Please feel free to email me if I can help with anything else.

Michael Dietz
Planner Senior

City of Austin | Housing & Planning Department
1000 East 11th Street
Austin, TX 78702
Michael.Dietz@austintexas.gov | (512) 974-3279

From: Dietz, Michael
Sent: Monday, July 18, 2022 3:04 PM
To: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: RE: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Hi Commissioner Greenberg,

Sorry for the missing maps – that was my mistake. I've attached the maps for all three cases to this email. I also spoke with Andrew and confirmed that they are online now, as well.

Please find my answers to your questions below in red.

B-05 If a brewery is built that also serves beverages would it prevent the properties zoned I-SF-2 from developing as single family -- or would the beverage service have to shut down? Could you indicate clearly on the map which I-SF-2 property you're referring to as "across the street"? Also, which properties on Commercial Park Dr have zoning or use different from single family?

I think there may be a bit of confusion here. To clarify, the site across the street is zoned I-RR, which would allow single-family residential uses; the property zoned I-SF-2 mentioned in the report is to the southeast of the subject site. I imagine the zoning in the area would have been easier to understand if I had provided the maps with the staff report, so I apologize again for the confusion. I hope the map helps explain the zoning in the vicinity of the subject site, but let me know if anything is still unclear.

To answer your question, if a brewery were operating and selling beer or ale for on-site consumption, and a neighboring property owner wanted to develop a single-family residence within 540 feet of the existing brewery, the code would not prevent the development of the home based on its proximity to the brewery. As it's written, the code only applies to breweries trying to provide on-site consumption near residential districts; it would not retroactively prohibit residences from being located near a brewery with a tasting room. However, if the existing brewery were to close and a single-family residence was built within 540 feet of the subject site, a new brewery could not open a tasting room or provide other on-site consumption on-site without obtaining a CUP beforehand.

B-06 Is expansion of the water treatment plant anticipated?

Staff ran this question by the agent for the project, Rebecca Vento, P.E., who works with Austin Water, as it is a City-initiated proposal. According to Ms. Vento:

"*An expansion of the wastewater treatment plant is planned. The project, 3023.046 Walnut Creek WWTP Expansion to 100 Million Gallons Per Day (MGD), is completing preliminary phase and moving into final design phase, with construction anticipated to begin in 2024. The project will expand the plant from 75 MGD to 100 MGD. Although the project is underway, the parcel associated with this re-zoning case is part of the existing plant property and existing infrastructure. As some additional information, the re-zoning is being requested as part of the project noted above (3023.046) in preparation for the planned new site plan for the expansion.*"

B-07 Please make sure the gas line easement is clearly marked on the maps. Is there a reason that 7 units couldn't be built with the current SF-4A zoning?

Staff has asked our Geospatial Analyst Senior to generate a revised map delineating the gas easement. In the meantime, please find attached the submitted survey for the site, which also shows the location of the easement.

For the second question, staff would be unable to answer whether seven units could be constructed with the current SF-4A-CO zoning. While the site is sufficient in size to accommodate the required 3,600 SF minimum lot size, there are other considerations that would determine the feasibility of proposing seven units on-site. For example, under the SF-4A-CO zoning, the property would need to be subdivided, with each property having sufficient frontage on a roadway. As such, the developer would likely need to construct a new road. Additionally, there are setback considerations from both the proposed structures and existing gas line easement, as well as the triangular shape of the lot and other development standards. Given those aspects, it is unclear whether seven units could be proposed under the current zoning. That being the case, staff posed the question to the applicant, and they indicated the following:

"*Since the lot is triangle shaped and narrow towards the far end, it is highly unlikely to subdivide into more than 3-single family lots with frontage on to Bluff Springs Rd. Flag lots are not recommended by the city, but if we consider subdividing with a flag lot, we can obtain up to 5 SF-4 lots. The intent of rezoning from SF-4 to SF-6 is to limit access points on the busy Bluff springs road. Unlike SF-4 lots, SF-6 zoning provides an exception to having access to public streets for every unit that provides access to all units meeting fire safety standards.*"

I hope that helps answer your questions. Please let me know if anything is still unclear.

Michael Dietz
Planner Senior
City of Austin | Housing & Planning Department
1000 East 11th Street
Austin, TX 78702
Michael.Dietz@austintexas.gov | (512) 974-3279

From: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>
Sent: Monday, July 18, 2022 9:34 AM
To: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Dietz, Michael <Michael.Dietz@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: Re: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Mr. Dietz,

We also need the attachments (maps and correspondence) posted for cases B-06 and B-07.

I have additional questions:

B-05 If a brewery is built that also serves beverages would it prevent the properties zoned I-SF-2 from developing as single family -- or would the beverage service have to shut down? Could you indicate clearly on the map which I-SF-2 property you're referring to as "across the street"? Also, which properties on Commercial Park Dr have zoning or use different from single family?

B-06 Is expansion of the water treatment plant anticipated?

B-07 Please make sure the gas line easement is clearly marked on the maps. Is there a reason that 7 units couldn't be built with the current SF-4A zoning?

Thanks!
Betsy Greenberg

From: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>
Sent: Monday, July 18, 2022 8:24 AM
To: Dietz, Michael <Michael.Dietz@austintexas.gov>; Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: Re: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Thanks, Could you make sure they're in the backup.

Thanks,.
Jolene

From: Dietz, Michael <Michael.Dietz@austintexas.gov>
Sent: Monday, July 18, 2022 8:07 AM
To: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: RE: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Hi Betsy,

Sure thing. Please find both of the maps attached.

Please feel free to let me know if I can help with anything else.

Michael Dietz
Planner Senior
City of Austin | Housing & Planning Department
1000 East 11th Street
Austin, TX 78702
Michael.Dietz@austintexas.gov | (512) 974-3279

From: Greenberg, Betsy - BC <bc-Betsy.Greenberg@austintexas.gov>
Sent: Sunday, July 17, 2022 11:05 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Dietz, Michael <Michael.Dietz@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: B-05 C14-2022-0043 - 8110 Springdale Road; District 1

Mr. Dietz,

Could you provide the maps (Zoning and Aerial) for this case?

Thank you in advance.
Betsy Greenberg

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Daniel Oliveira
Your Name (please print)

☐ **I am in favor**
☑ **I object**

Tranquilo Trail
Your address(es) affected by this application ***(optional)***

Signature

8.15.22
Date

Daytime Telephone **(Optional)**:_____

Comments: Way too close to established neighborhood. Would be a major eye-sore and create unnecessary traffic.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Martha V. Martinez
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1909 Espino Cove
Your address(es) affected by this application (optional)

Signature

8/16/22
Date

Daytime Telephone **(Optional)**:_____

Comments: home owner for 15 + years

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Joaquin Najar
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1909 Espino Cove
Your address(es) affected by this application (optional)

Signature

8/16/22
Date

Daytime Telephone **(Optional)**:_____

Comments: resident for 15+ years

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code: https://bit.ly/ATXZoningComment.

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Brandon McKinney
Your Name (please print)

☐ I am in favor
☒ I object

7205 Alegre Pass
Your address(es) affected by this application ***(optional)***

Signature

8-16-2022
Date

Daytime Telephone **(Optional)**:_____

Comments: Additional development along Bluff Springs stresses an already overcrowded and dangerous chokepoint at Bluff Springs and William Cannon. Additionally the proximity of a proposed entrance will create an additional dangerous stopping point just past the light at Tranquilo. The trees on the plot cannot be protected as indicated in the case files, as they have already been removed. The property also lacks direct access to bike and pedestrian infrastructure without users dangerously crossing a high-speed, 4-lane road.

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

PUBLIC HEARING INFORMATION

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

ARAN MOSES

Your Name (please print)

☐ I am in favor
☑ ~~I~~ object

1907 ESPINO COVE

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

A MOSES 8/15/2022

Signature *Date*

Daytime Telephone **(Optional)**: 8303911999

Comments: TRAFFIC JAMS ALREADY EXIST - NO WAY TO GET OUT IN EMERGENCY SITUATIONS

HIGH CRIME CORRELATIONS WITH MULTIFAMILY ZONING

BRIGHT LIGHTING, AND NOISE WILL BE INCREASED ALL ARE INCOMPATIBLE WITH SINGLE FAMILY RESIDENT DISTRICTS

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Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Rosa Rodriguez
Your Name (please print)

☐ **I am in favor**
☐ ~~**I object**~~

1900 Tranquilo Trl.
Your address(es) affected by this application ***(optional)***

[signature] 8-15-22
Signature *Date*

Daytime Telephone **(Optional)**: 512-294-7592

Comments:
- Very close to our Neighborhood
a lot of noise
lot of traffic.

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Michael Dietz
P. O. Box 1088, Austin, TX 78767
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Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Johanna Edwards
Your Name (please print)

☐ **I am in favor**
☑ **I object**

1908 Espino Cv Austin Tx. 78744
Your address(es) affected by this application ***(optional)***

J Edwards
Signature

8/15/2022
Date

Daytime Telephone **(Optional)**: 512 815 4758

Comments: I object due to the addition increase in traffic this will contribute to Bluff Springs, particularly the intersection of William Cannon which already is insufficient to support the current population.

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Ashley McInnis
Your Name (please print)

☐ **I am in favor**
☒ **I object**

7201 Alegre Pass Austin TX 78744
Your address(es) affected by this application ***(optional)***

Signature 8/15/22 *Date*

Daytime Telephone **(Optional):**_____

Comments: I would not like it changed from single family homes due to ~~to~~ additional traffic noise etc.

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Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será revisada y se tomarán medidas en dos reuniones públicas diferentes: antes de la Comisión de Usos Urbanos y el consejo municipal. Aunque se espera que solicitantes y/o su(s) agente(s) se presenten en una audiencia pública, usted no está obligado de atender. Esta reunión se llevará a cabo tanto en línea a través de internet igual como en persona. Por estos medios tendrá la oportunidad de hablar A FAVOR o EN CONTRA del propuesto desarrollo o cambio. Póngase en contacto con el administrador de casos para más información sobre cómo participar en las audiencias públicas. Usted también puede contactar organizaciones ambientales o asociaciones de vecinos que han expresado interés en una aplicación que afecta a su vecindario.

El personal está llevando a cabo un programa piloto para recibir comentarios en línea sobre el caso, al que se puede acceder a través de este enlace o código QR: https://bit.ly/ATXZoningComment

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District,* a ciertos usos urbanos de comercio. La designación *MU-* Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación *MU-* Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*:

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes de la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial. La correspondencia y la información enviada a la Ciudad de Austin están sujetas a la Ley de Información Pública de Texas (Capítulo 552) y seran publicadas en línea.

Numero de caso: C14-2022-0067
Persona designada: Michael Dietz, 512-974-7617
Audiencias Publicas: 16 de Agosto, 2022, Comisión de Zonificación y Platting;
1 de Septiembre, 2022, Cabildo Municipal

LEON SALDAÑA
Su nombre (en letra de molde)

☐ **A Favor**
☒ **En Contra**

Su domicilio(s) afectado(s) por esta solicitud ***(opcional)***

1901 TRANQUILO TRL.
Firma

8-15-22
Fecha

Número de teléfono durante el día **(Opcional)**: 512-8150567

Comentarios:

MUCHO RUIDO MUCHO TRAFICO
LA GENTE VA ESTAR VIENDO
PA BAJO

Si usted usa esta forma para proveer comentarios, puede retornarlos:
City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767

O por correo electrónico a:
michael.dietz@austintexas.gov

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Numero de caso: C14-2022-0067
Persona designada: Michael Dietz, 512-974-7617
Audiencias Publicas: 19 de Julio, 2022, Comisión de Zonificación y Platting;
1 de Septiembre, 2022, Cabildo Municipal

Humberto Ovalle
Su nombre (en letra de molde)

☐ **A Favor**
☑ **En Contra**

2001 Tranquilo Trail
Su domicilio(s) afectado(s) por esta solicitud ***(opcional)***

[signature]
Firma

08-15-2022
Fecha

Número de teléfono durante el día **(Opcional)**:_____

Comentarios: TRAFICO
NECECITAMOS AREAS
VERDES FAUNA

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Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Amber Hamilton
Your Name (please print)

☐ **I am in favor**
☒ **I object**

1907 Tranquilo Trail 78754
Your address(es) affected by this application ***(optional)***

[signature] 8/15/22
Signature *Date*

Daytime Telephone **(Optional)**:_____

Comments: This seems unsafe & geared towards developers verses actual residents of Austin & this zip code. I am tired of this town making property owners rich at the expense of people actually living in this area.

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Richard Flores

Your Name (please print)

☐ **I am in favor**
☑ **I object**

R1 9103 Tranquillo Dr.

Your address(es) affected by this application ***(optional)***

Richard Flores — 8-15-2022

Signature *Date*

Daytime Telephone **(Optional)**: 512-413-9303

Comments: I do not want the noise and my privacy will be invaded in my backyard NO to Condos!!!

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Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Consuela Godinez
Your Name (please print)

☐ **I am in favor**
☑ **I object**

2001 Tranquilo Trail
Your address(es) affected by this application ***(optional)***

Consuela Godinez — 8/15/2022
Signature — *Date*

Daytime Telephone **(Optional)**:_____

Comments: No estoy de acuerdo porque perderemos la tranquilidad y aumentara el trafico y muchos inconvenientes más para nuestra familia.

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

DIONICIA ROMO
Your Name (please print)

☐ **I am in favor**
☑ **I object**

2005 TRANQUILO TRAIL
Your address(es) affected by this application ***(optional)***

DIONICIA ROMO — 8-15-2022
Signature *Date*

Daytime Telephone **(Optional):**_____

Comments: NO estoy de acuerdo porque prefiero LA TRANQUILIDAD y que NO HAYA MUCHO TRAFICO NO INSEGURIDA PARA MI FAMILIA

If you use this form to comment, it may be returned to:
City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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September 1, 2022, City Council

Veronica Santos
Your Name (please print)

☐ **I am in favor**
☒ **Object**

7111 Encanto Trail
Your address(es) affected by this application ***(optional)***

Signature

8/14/22
Date

Daytime Telephone **(Optional)**: 737/227/4853

Comments: Our area wanting to add more Traffic in our Division, and also loud noise disturbing the peace people looking down on our Back Yards

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Case Number: C14-2022-0067
Contact: Michael Dietz, 512-974-7617
Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Jennifer Gauna
Your Name (please print)

☐ **I am in favor**
☒ **I object**

7111 Alegre Pass Austin, TX 78744
Your address(es) affected by this application (optional)

Jennifer Gauna
Signature

08/15/2022
Date

Daytime Telephone **(Optional)**: 512-992-3806

Comments: I'm opposed to Re-zoning this area due to the current traffic issues already on Bluff Springs. This area is zoned Residential for a reason, Please do not change.

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City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

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Public Hearings: August 16, 2022, Zoning and Platting Commission
September 1, 2022, City Council

Kimberly Gilbertson
Your Name (please print)

☐ I am in favor
☒ I object

2402 Mozelle Ln.
Your address(es) affected by this application ***(optional)***

Kim Gilbertson
Signature

8/21/22
Date

Daytime Telephone **(Optional)**:_____

Comments: The William Cannon/Bluff Springs Rd intersection is already a nightmare. Every additional development adds to the insanity of an intersection that has not been modified to accommodate yet more growth.

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City of Austin, Housing & Planning Department
Michael Dietz
P. O. Box 1088, Austin, TX 78767
Or email to:
michael.dietz@austintexas.gov

From:
To: Rhoades, Wendy
Subject: UPDATED: Oversight document & Unlawful Tree removal RE:: Item 128, C14-22-0067 – Villas at South Austin
Date: Wednesday, August 31, 2022 1:35:32 PM
Attachments: Sudivision Rules The Meadows at Bluff Springs.pdf

*** External Email - Exercise Caution ***

Dear Friends:

The neighbors adjacent to 7311 and 7313 Bluff Springs Rd. have discovered that the land proposed for rezoning is actually part of the subdivision plat for the Meadows at Bluff Springs. Please see attached subdivision plat.

The subdivision rules are highlighted in the updated attachment provided. This subdivision plat rules specifically state:

1. In note #23 – This subdivision shall be developed and constructed as a small lot subdivision in compliance with Chapter 25-1-21 of the LDC. We recognize this is the definition section, but none the less, every lot can only be developed as a small lot subdivision.

2. In Note #30 – Access is prohibited to Bluff Springs Road from all residential lots. The only way to develop this property seeking rezoning is to construct a public street which would not be economically viable.

We believe it is an oversight to recommend rezoning of the property in the face of plat notes that prohibit the zoning from occurring.

We ask that the City Staff inform all council offices of this and please keep me informed with any updates on this matter.

Even if this land was not part of the subdivision, significant trees were wrongfully clearcut before the applicant's request for rezoning and a site survey. Photos of recent clear cutting of large trees are attached. To clear cut **before** applying for rezoning and submitting a site survey was wrongful and a harm to our environment. This may be indicative of what we can except from applicant and this poses is a risk being next to a pipeline.

Thank you for your time and consideration in recognizing this subdivision oversight as documented above.

Sincerely,

Arati Moses

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Sent from my iPhone

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