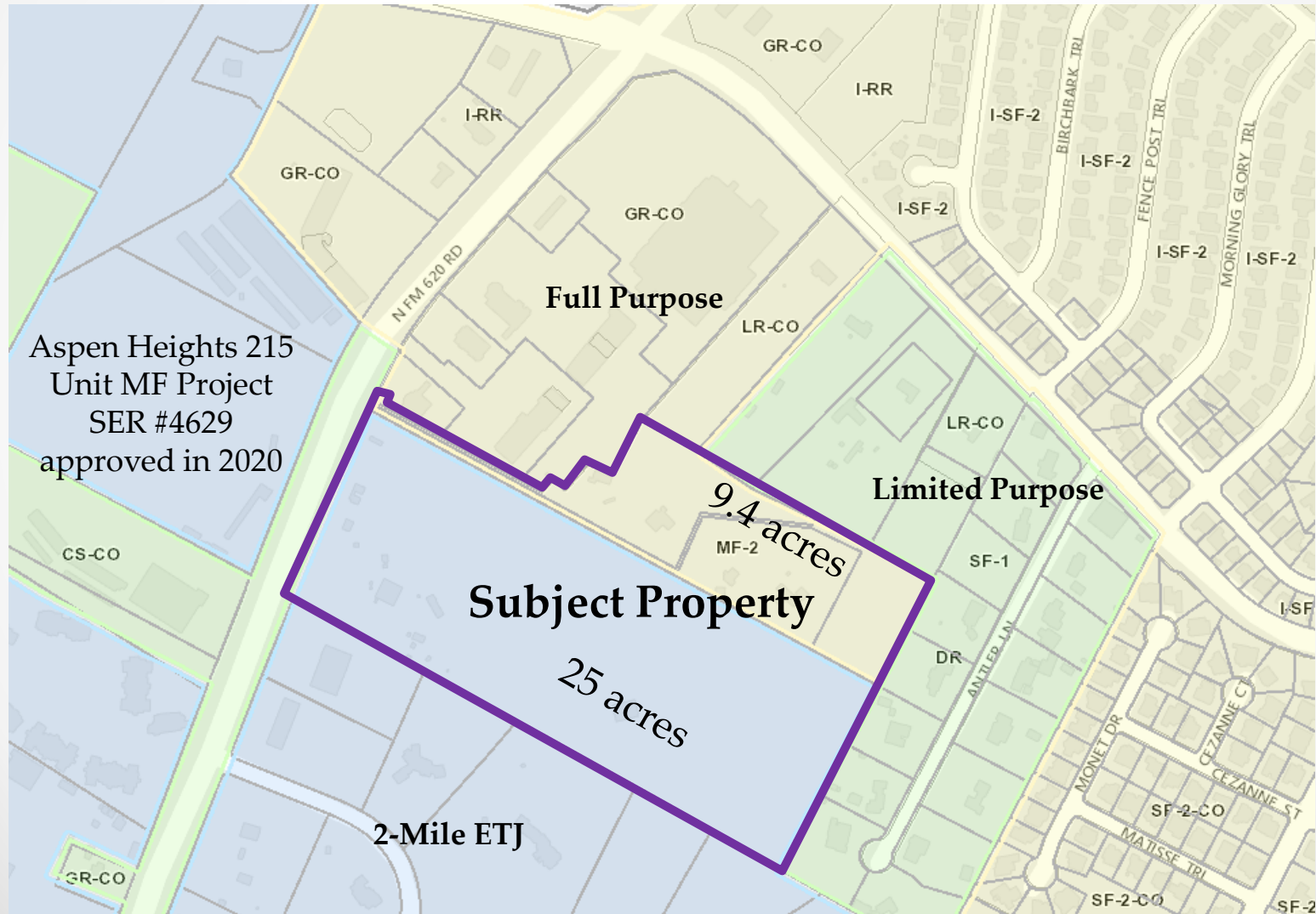


Plaza Volente Residential – N FM 620 & Anderson Mill

SER #4652



Zoning and Annexation

- The 9.4 Acre tract was rezoned to MF-2 and voluntarily annexed into full purpose COA on June 4, 2020.
- Neighborhood Support was given based on 200' building setback along eastern property line and Hill Country Roadway landscaping compliance on the 25 acre tract in the ETJ.
- Developer committed to future voluntary annexation of the 25 acre tract currently in the ETJ (Resolution No. 20200611-097). Copy of Resolution attached in the next two slides.
- Water Supply Suburban will control allowable impervious cover.

RESOLUTION NO. 20200611-097

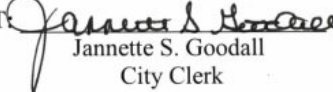
WHEREAS, recent changes in Texas state law provide that the annexation of property in a city's extraterritorial jurisdiction can only occur with the voluntary consent of the property owner or by a referendum of voters; and,

WHEREAS, the future property owners of the subject tract located along FM 620, contiguous to District 6, and described in the attached legal description, have expressed an interest in the voluntary annexation of the subject tract upon completion of the development, as indicated the attached letter; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

Council directs the City Manager to negotiate and execute an Annexation and Development Agreement, using **Exhibit "1"** as a basis for negotiation, between the City of Austin and Plaza Volente Residential, which includes the future full purpose annexation of the property.

ADOPTED: June 11, 2020

ATTEST: 
Jannette S. Goodall
City Clerk



June 3, 2020

Council Member Jimmy Flannigan
Austin City Council Member, District 6
301 W. 2nd Street
Austin, TX 78701

Re: Plaza Volente Residential Zoning Case C14-2020-0012 – 11405, 11409 & 11411 N. FM 620

Dear Council Member Flannigan,

As the developer of the proposed Plaza Volente multifamily project located at 11405, 11409 and 11411 N. FM 620, I am providing this letter in preparation for the June 4th City Council meeting when our zoning and annexation cases for a 9.4 acre tract are scheduled to be heard on all three readings. As discussed previously, our goal is to unify the 9.4 acre subject tract with a 25 acre property adjacent to the south located in the City of Austin ETJ. CWS Apartment Homes, LLC plans to own and operate the future apartment community for a minimum of 10 years and is willing to request annexation of the 25 acre tract once the project is built. We are also committed to exploring the potential for annexation to occur after all necessary approvals are obtained but prior to completion of the project under a mutually agreed upon development agreement.

As long-term multifamily owner/operators in the City of Austin, with a city-wide portfolio of 23 communities totaling over 5,600 apartment units, CWS Apartment Homes, LLC is committed to delivering another apartment community within the City of Austin full-purpose jurisdiction. It should also be noted that as part of this future development, CWS will be privately funding and constructing substantial improvements to off-site public wastewater infrastructure for this proposed apartment project that may also enhance the City's system for others.

I look forward to working together after our zoning case is processed and appreciate your engagement in this process.

Best Regards,

A handwritten signature in blue ink, appearing to read "Jarrett Sullivan", is written over a light blue horizontal line.

Jarrett Sullivan
Vice President, Development
CWS Capital Partners, LLC
jsullivan@cwscapital.com

Environmental Protection

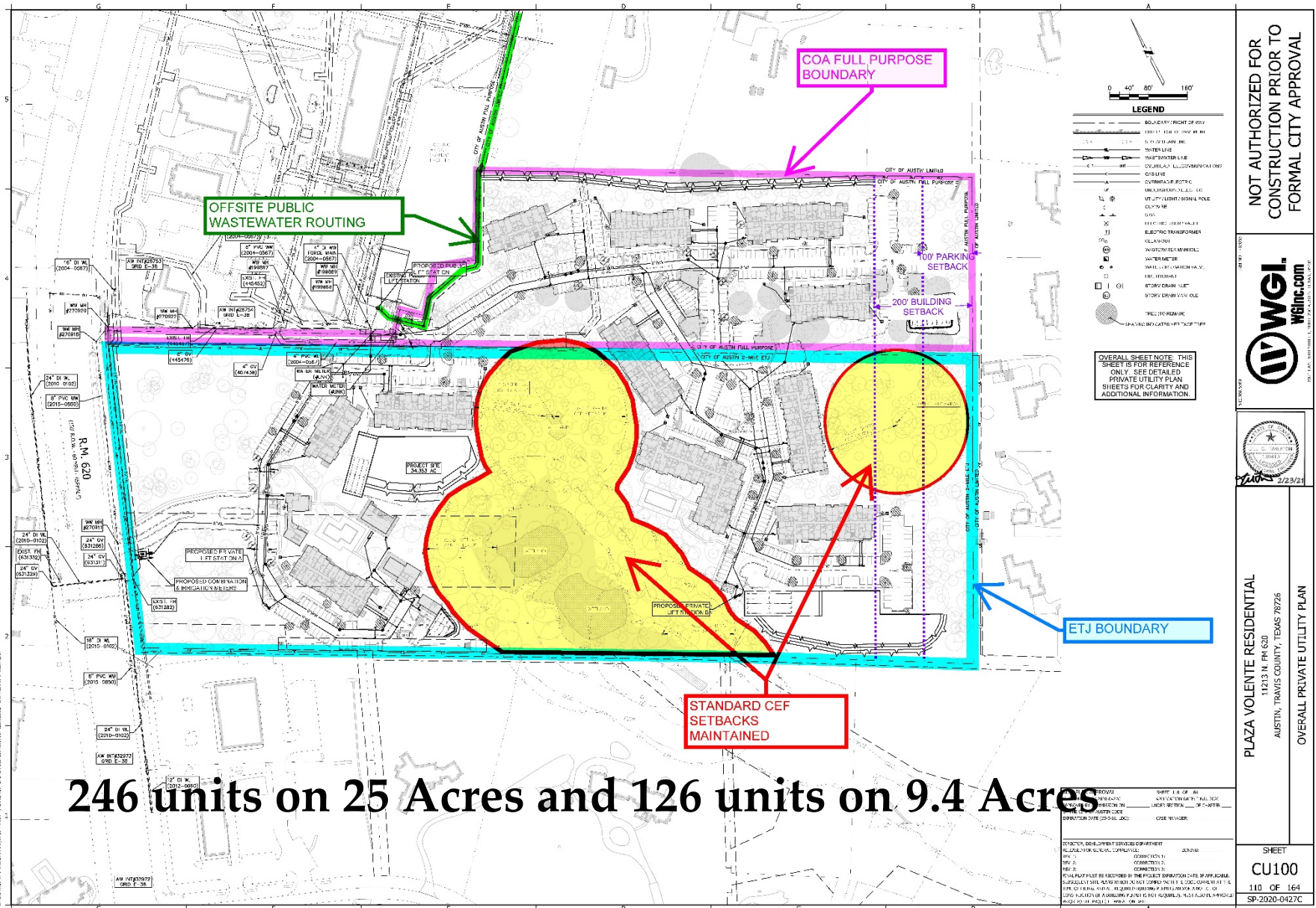
- WPD Staff, including Hydrogeologist and Wetlands Biologist, visited the property on multiple occasions since August 2020.
- At the request of Staff, the project is maintaining existing storm water drainage patterns to the CEF features (wetlands).
- On-site and off-site storm water flows are collected using a series of water quality controls including rain gardens and biofiltration ponds that recharge the wetland CEFs to promote & sustain healthy wetland ecology within the CEF buffer areas.
- This enhanced recharging of the wetland features goes beyond current conditions that exist today and should benefit downstream, off-site habitat of the Jollyville salamander in Bull Creek.
- The 25 acre tract is already in the BCCP and the 9.4 acre tract will be submitted in the future.



Site Plan Review (SP-2020-0427C)

- No environmental variances requested.
- Standard CEF setbacks maintained.
- New karst CEF accounted for in plan that was not previously shown on historical site plans.
- Hill Country Roadway landscaping requirements imposed along ETJ frontage.
- Tree Care Plan will be implemented with the Certified Arborist.
- City of Austin Watershed Protection and Environmental Staff performed multiple site visits to the property for field inspection of ERI report findings.
- Site plan heavily coordinated with Watershed Protection and COA Drainage to ensure wetland CEF features are adequately recharged.

Site Plan Review

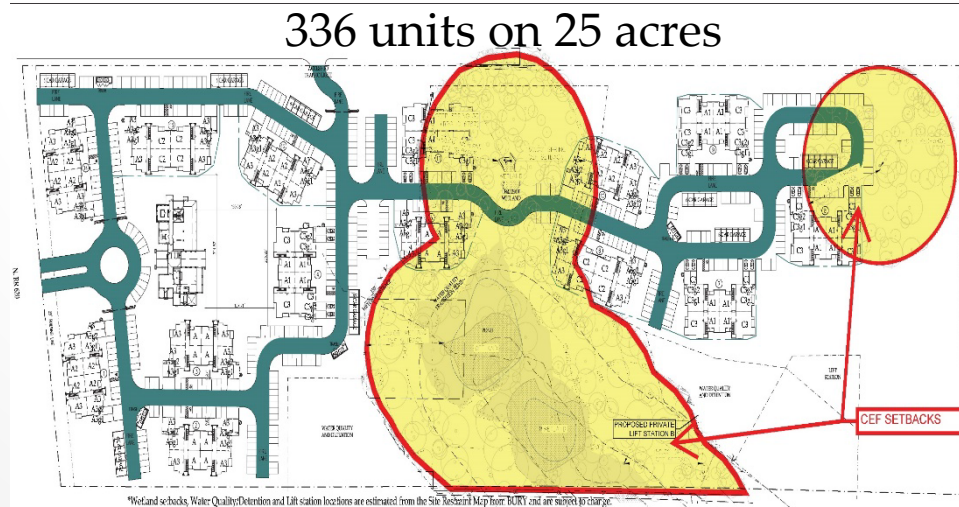


Wastewater SER #4652

- Requires \$2.5 - \$3MM in off-site WW upgrades within the full purpose COA
- Proposed wastewater connection located within 9.4 acre full purpose COA contiguous to Plaza Volente lift station
- ERI & Geologic Assessment completed along the SER proposed WW alignment which included off-site review.
 - No CEFs present

Site History (25 Acres Only)

- Previous cases proposed development within CEF buffers and Critical Water Quality Zone requiring environmental variances.
- No criteria outlined for Staff to formally support a request of this nature



Aspen Heights Multifamily Project

