ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0015 – Shelby Lane Residences DISTRICT: 3

ZONING FROM: CS-CO-NP TO: MF-6-NP

ADDRESS: 4700 Weidemar Lane SITE AREA: 8 acres

PROPERTY OWNER: Shelby Lane Development, LLC (Cass Brewer) AGENT: Alice Glasco Consulting (Alice Glasco)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence-highest density – conditional overlay – neighborhood plan (MF-6-CO-NP) combining district zoning. The CO, Conditional Overlay maintains a 30-foot wide vegetative buffer along the west property line and limits the maximum height to 60 feet. ***For a summary of the basis of Staff's recommendation, see pages 2 - 3.***

The Restrictive Covenant includes all recommendations listed in the Transportation Memo, dated September 16, 2021, as provided in Attachment A.

PLANNING COMMISSION ACTION / RECOMMENDATION:
December 14, 2021:

November 9, 2021: *APPROVED A POSTPONEMENT TO DECEMBER 14, 2021; PUBLIC HEARING REMAINS OPEN*
[G. COX; C. LLANES PULIDO – 2ND] (9-0) J. SHIEH – OFF THE DAIS; Y. FLORES; S. PRAXIS; R. SCHNEIDER – ABSENT

August 24, 2021: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF*
[C. HEMPEL; R. SCHNEIDER – 2ND] (11-0) Y. FLORES, J. SHIEH – ABSENT

July 13, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO AUGUST 24, 2021*
[C. HEMPEL; Y. FLORES - 2ND] (8-0) A. AZHAR, P. HOWARD, S. PRAXIS, C. LLANES PULIDO, R. SCHNEIDER – ABSENT

May 25, 2021: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO JULY 13, 2021*
[G. COX; C. HEMPEL - 2ND] (10-0) J. CONNOLLY, Y. FLORES, C. LLANES PULIDO – ABSENT

CITY COUNCIL ACTION:
January 27, 2022:

ORDINANCE NUMBER:

ISSUES:

The Applicant, residents of the Colonial Trails neighborhood, and representatives of the South Congress Combined Neighborhood Plan Contact Team have met to discuss the neighborhood plan amendment and rezoning cases. An additional meeting occurred on Monday, November 22, 2021 and another is scheduled for Thursday, December 9, 2021. Austin Transportation Department (ATD) and Austin Fire Department (AFD) staff have provided responses to questions from the Applicant and the case manager, attached at the back of the Staff report. All correspondence received is also attached.

The Applicant is in agreement with the Staff recommendation.

Currently the Applicant has not applied for any of the City's Affordable Housing programs. Therefore, any affordability offered or built on this site would have to be voluntary. The Applicant has indicated an interest in entering into a private Restrictive Covenant to offer affordable housing, but the City would not be party to this agreement or be able to enforce the terms within it.

Natural gas pipelines on the Property
There is a 60-foot wide easement extending through the property in a northerly to southerly direction in proximity to the Weidemar Lane frontage. The easement contains two (2) 12-inch natural gas pipelines – one pipeline is active and the other is abandoned. The Applicant is considering relocation of the easement along or close to the property line, and has inquired about relocation with Texas Gas Service. ***Exhibits showing the existing pipeline locations, proposed pipeline relocation, and concept plan with the relocated pipeline have been inserted after Attachment B.***

Austin Fire Department (AFD) staff has reviewed the proposed rezoning and provided a list of existing hazardous materials of concern in the vicinity. The hazardous materials are located on commercial and industrial properties, and AFD does not object to Staff recommendations.

CASE MANAGER COMMENTS:

The subject undeveloped property is located on the west side of Weidemar Lane at its terminus and the south side of Shelby Lane also at its terminus, along an "S" curve. It has had general commercial services – conditional overlay – neighborhood plan (CS-CO-NP, part of Tract 135) zoning since Council approved the East Congress Neighborhood Plan rezonings in August 2005. The Conditional Overlay establishes a 30-foot wide vegetative buffer along the west property line (which follows an established tree line) and is consistent with adjacent properties on Weidemar Lane to the south. ***Please refer to Exhibit B – East Congress Neighborhood Plan Rezoning Ordinance.***

The north side of Shelby Lane and the east side of Weidemar Lane are established industrial and commercial areas in close proximity to IH 35 and East Ben White Boulevard. On the north side of Shelby Lane there are existing warehousing and distribution uses, physical fitness facilities (gyms), a Ready Mix concrete supplier, construction sales and services, and general retail (general) uses (LI-NP), and on the east side of Weidemar Lane there are auto dealerships, auto repair, contracting businesses, and an accountant office (CS-NP; CS-MU-NP; CS-CO-NP). To the south is undeveloped land and an auto repair facility (CS-CO-NP), and to the west there are single family residences in the Colonial Trails subdivision (SF-2-NP; SF-3-NP). ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to rezone the property to the multifamily residence-highest density – conditional overlay – neighborhood plan (MF-6-CO-NP) district and develop it with up to 520 units, to include for sale (150) and for rent (370) units. The Applicant's conceptual plan shows units for sale located along the Shelby Lane frontage and units for rent along the Weidemar Lane frontage. Detention and water quality facilities are proposed on the south side of the property. The proposed Conditional Overlay (-CO) would limit building height to 60 feet. The Applicant is not opposed to maintaining the -CO for a 30-foot wide vegetative buffer along the west property line.

BASIS OF RECOMMENDATION:

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

The multifamily residence - highest density (MF-6) district is intended to accommodate multifamily and group residential use. This district is appropriate for highest density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where highest density multifamily use is desirable. The MF-6 district does not prescribe a floor-to-area ratio (FAR) limit or a maximum units per acre. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*
3. *Public facilities and services should be adequate to serve the set of uses allowed by a rezoning.*

After careful consideration and deliberation, Staff is able to recommend MF-6-CO-NP zoning as requested by the Applicant based on the following considerations of the Property:

1) The City Council adopted the Imagine Austin Comprehensive Plan that provides support for increasing the variety of housing types available and the subject undeveloped property is suitable for residential development;

2) The 60-foot height limit does not exceed that allowed by adjacent commercial and industrial zoned properties on Weidemar and Shelby Lane, and the requirement for a 30-foot wide vegetative buffer along the west property line will be maintained;

3) There is a recently approved site plan for 136 multifamily residences and 9,781 square feet of commercial space at the intersection of Shelby Lane / Colonial Park Boulevard / Terry O Lane under CS-MU-CO-NP zoning (The Station St. Elmo – SP-2020-0329C, approved October 25, 2021), and other examples of recently constructed or approved commercial / multifamily projects in the vicinity. This is an indication that the area is transitioning to include more residential uses;

4) A multifamily development would be served by commercial uses along South Congress Avenue (0.7 mile to the west) and is within one-third of a mile of IH 35; and

5) The Transportation Memo calls for upgrading the property's frontage on Shelby Lane and / or Weidemar Lane to an urban standard with curb / gutter, sidewalk and bicycle facilities, and reconstructing the intersections at East St. Elmo Road and Terry O Lane to a typical T-intersection.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-CO-NP	Undeveloped
North	CS-MU-CO-NP; LI-NP	Undeveloped (approved for 136 residences and 9,781 sf of commercial space); Warehousing and distribution; Personal improvement services (gyms); Basic industry; Masonry contractor; General retail sales (general)
South	CS-CO-NP	Undeveloped; Auto repair
East	CS-NP; CS-MU-NP; CS-CO-NP	Auto sales; Auto repair, Construction sales and services (HVAC contractor); Professional office; Design / Build / Steel fabrication
West	SF-3-NP	Single family residences in the Colonial Trails Subdivision

NEIGHBORHOOD PLANNING AREA: South Congress Combined (East Congress)

TIA: Is required – ***Please refer to Attachment A.*** WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

HAZARDOUS PIPELINE OVERLAY: No

SCHOOLS:
An Educational Impact Statement is required. ***Please refer to Attachment B.***
Galindo Elementary School Bedichek Middle School Travis Early College High School

COMMUNITY REGISTRY LIST:

9 – Battle Bend Springs Homeowners Association
511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Assoc.
742 – Austin Independent School District
1112 – Homeowners Association of Colonial Trails
1173 – South Congress Combined Neighborhood Plan Contact Team
1228 – Sierra Group, Austin Regional Group 1363 – SEL Texas
1424 – Preservation Austin 1429 – Go!Austin/Vamos!Austin (GAVA) – 78745
1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance (SANA)
1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-82-020(RCT) – Colonial Trails (Restrictive Covenant Termination) SMART Housing – 400-810 Colonial Park Blvd; 1 and 701-817 Sheraton Ave; 0 Shelby Ln	To Terminate the Restrictive Covenant which prohibited industrial uses and limited density to 36 upa on the CS tract, and prescribed a street layout (applied to 43.966 acres zoned CS; LO; MF-3; SF-3; SF-2, including the subject property)	To Grant the Restrictive Covenant Termination	Apvd (8-25-2005).
C14-00-2123 – Munday – 4701 Weidemar Ln	SF-3 to GR-CO, as amended	To Grant GR-CO w/ CO for 2,000 trips and a 6' high fence and vegetation providing screening along the north and south property lines abutting adjacent residential development. Private	Apvd GR-CO as Commission recommended (11-30-2000).

		restrictions concerning outdoor speakers.	

RELATED CASES:

The subject property is within the boundaries of the South Congress Combined (East Congress) Neighborhood Planning Area (NP-05-0020). On August 18, 2005, Council rezoned the subject property which was part of Tract 135 from CS and LO to CS-CO-NP. The Conditional Overlay establishes a 30-foot wide vegetative buffer along the west property line adjacent to SF-3-NP zoning (the Colonial Trails subdivision).

There is a corresponding neighborhood plan amendment case in process to change the land use designation on the Future Land Use Map (FLUM) from Commercial to Multifamily land use (NPA-2021-0020.01). A virtual community meeting was held on Thursday evening, March 11, 2021. The property is in close proximity to an industrial area covered by a Planning and Zoning Department study titled "Analysis of Industrial Land Use and Zoning in Austin, Texas" on the history and current (as of May 2020) state of industrial land use in Austin.

The property is unplatted and there are no site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Weidemar Lane	85 feet	22 feet	Level 1	No	N/A	No
Shelby Lane	80 feet	23 feet	Level 1	No	N/A	No

OTHER STAFF COMMENTS:

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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:

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 2-year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the MF-6 base zoning district is 60%, based on the more restrictive *watershed* regulations.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units proposed by this rezoning, multifamily with MF-6, per City Code § 25-1-601, as amended. 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. The intensity of the proposed development creates a need for over six acre of additional parkland, per requirements described in § 25-1-602; when over six acres, parkland must typically be dedicated – see § 25-1-605 (A)(2)(a). However, the land available for dedication must comply with the standards for dedication per 25-1-603. Currently, the property proposed for rezoning is not park deficient. If applicable, any remaining fees in-lieu after dedication shall also be required.

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 letter of the requirements.

Site Plan and Compatibility Standards

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

Any development which occurs that is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. These standards include height and setback provisions, and other design regulations as indicated in Article 10: Compatibility Standards in the City of Austin Land Development Code.

The site is subject to compatibility standards. Along the north and east 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.

Development on this site will be subject to Subchapter E: Design Standards and Mixed Use. Additional comments will be provided upon submittal of site plans by the Applicant.

ATD Engineering Review

ASMP Assessment
The site has sufficient right-of-way to comply with the Austin Strategic Mobility Plan (ASMP) [LDC 25-6-51 and 25-6-55].

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 Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Phone: 512-972-0211.

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

INDEX OF EXHIBITS, ATTACHMENTS, AND CORRESPONDENCE TO FOLLOW:

Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Select pages from the East Congress Neighborhood Plan Rezoning Ordinance

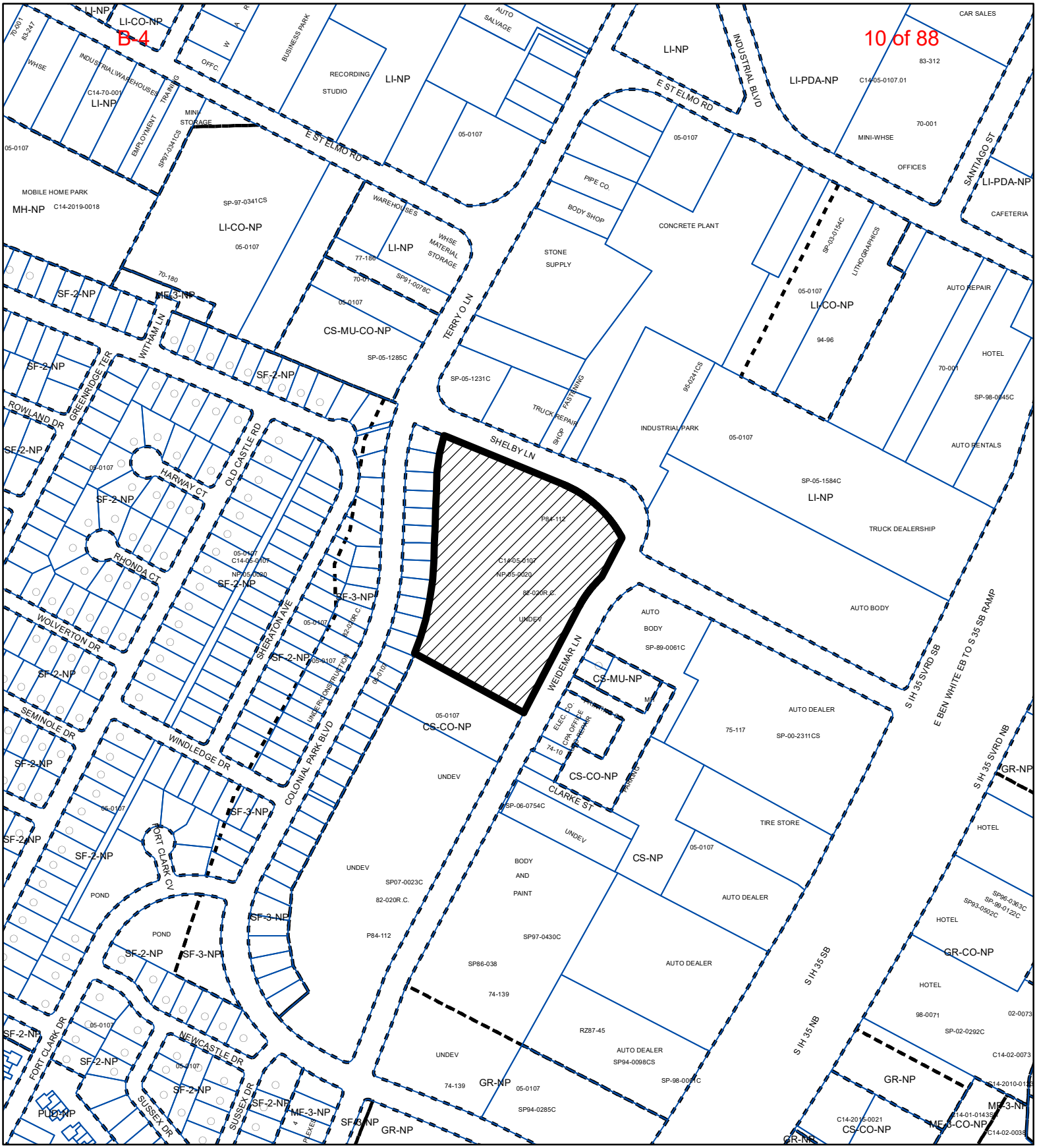
Attachment A: Transportation Memo

Attachment B: Educational Impact Statement

Property Survey with Natural Gas Pipelines
Proposed Relocation of Natural Gas Pipelines
Proposed Concept Plan with Relocation of Natural Gas Pipelines

Austin Transportation Department (ATD) and Austin Fire Department (AFD) Staff responses to questions from the Applicant and the Case Manager

Correspondence Received



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

Exhibit A

ZONING CASE#: C14-2021-0015

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 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

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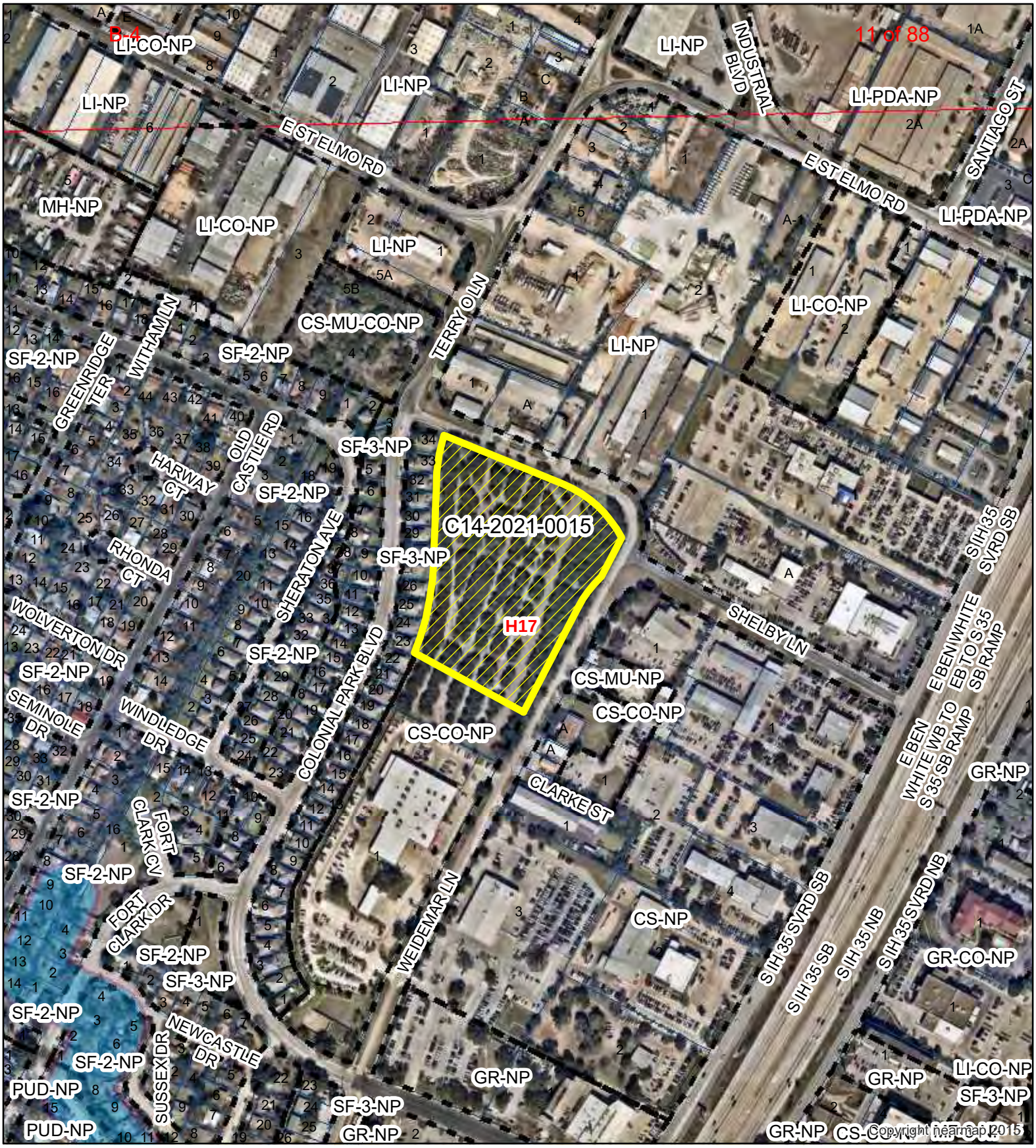

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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 400'

Shelby Lane Residences Exhibit A - 1

ZONING CASE#: C14-2021-0015
LOCATION: 4700 Weidemar Lane
SUBJECT AREA: 8.0 Total Acres
GRID: H17
MANAGER: Wendy Rhoades

ORDINANCE NO. 20050818-Z004

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 772.82 ACRES OF LAND GENERALLY KNOWN AS THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 36 TRACTS OF LAND.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district within the property and to change the base zoning districts on 36 tracts of land within the property described in Zoning Case No. C14-05-0107, on file at the Neighborhood Planning and Zoning Department, as follows:

> Approximately 772.82 acres of land in the City of Austin, Travis County, Texas, more particularly described and identified in the attached Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the East Congress neighborhood plan combining district, locally known as the area bounded by Stassney Lane on the south, IH-35 on the east, Ben White Boulevard on the north, and South Congress Avenue on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

Except as provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 2. The base zoning districts for the 36 tracts of land are changed from rural residence (RR) district, single family residence standard lot (SF-2) district, interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence medium density-conditional overlay (MF-3-CO) combining district, neighborhood office (NO) district, limited office (LO) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, warehouse limited office-conditional overlay (W/LO-CO) combining district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, limited industrial services (LI) district, and limited industrial services-conditional overlay (LI-CO)

EXHIBIT B

TRACT NO.	ADDRESS	FROM	TO
118	4431 (BENOIT-BAILEY ADDN LOT A * FIRST RESUB OF), 4503 (BLOCKERS ADDN .25 ACR BLK 5), & 4507 Lucksinger Ln (BENOIT-BAILEY ADDN LOT 2)	LI, SF-3	CS-MU-NP
119	415 & 523 E St Elmo Rd; 711& 713 E St Elmo Rd (BLOCKERS ADDN ACR 1.38)	LI	LI-CO-NP
120	4511 Lucksinger Ln	LI	CS-MU-CO-NP
121	135, 139 E. St. Elmo Rd.	LI	LI-NP
122	4510 Terry-O Ln (SOUTH AUSTIN INDUSTRIAL PARK LOT 4 & SOUTH AUSTIN INDUSTRIAL PARK PHS A LOT 5B)	LI	CS-MU-CO-NP
123	711 E St Elmo Rd	I-SF-3	LI-NP
125	4703, 4715 ('FARRELL THOMAS SUBD NO 2 W .563 ACR OF LOT 2), & 4719 (DECKER I ABS 8 SUR 20 ACR .558 & DECKER I ABS 8 SUR 20 ACR .584)S Congress Ave	CS	CS-MU-NP
126	4801 S Congress Ave	CS, MF-3-CO	CS-MU-CO-NP
128	4809 S Congress Ave (DECKER I ABS 8 SUR 20 ACR .780); 4811 & 4917 S Congress Ave; 0 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 5.27)	CS, NO, SF-3	CS-MU-CO-NP
130	4701 Weidemar Ln	SF-3	CS-MU-NP
131	4701 Weidemar Ln (LOT 1 BLK A MUNDAY BILL SUBD)	GR-CO	CS-CO-NP
132	4703, 4705, 4707 Weidemar Ln; 1009 Shelby Ln; 4610 - 4914 (even only) S Interstate Hy 35 Svc Rd SB; 0 (DELVALLE S ABS 24 ACR .144); 0 (DELVALLE S ABS 24 ACR .276); 0 (JARKCO SUBDIVISION ACR .257 * OF LOT 1); 0 (DELVALLE S ABS 24 ACR .13); 0 (DELVALLE S ABS 24 ACR .15); 0 (DELVALLE S ABS 24 ACR .26); 0 (DELVALLE S ABS 24 ACR .260); 0 (JARKCO SUBDIVISION LOT 2) Weidemar Ln	LI, SF-3	CS-NP
135	0 (DECKER I ABS 8 SUR 20 ACR 43.954) Weidemar Ln	CS, MF-3, LO	CS-CO-NP
137	0 (DELVALLE S ABS 24 ACR 1.231) (DELVALLE S ABS 24 ACR .757) (DMC SUBD LOT 2 BLK B) (DMC SUBD LOT 2 BLK B) (CANNON W ABS 6 SUR 19 ACR 11.865) (CANNON W ABS 6 SUR 19 ACR 3.86) (WASSON ROAD ADDN LOT 1)	CS, GR, SF-2, RR	P-NP
142	5301, 5303, 5305 & 5307 Wasson Rd; 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR .31)	SF-3, RR	LO-MU-CO-NP
144	5211 Wasson Rd (CANNON W ABS 6 SUR 19 ACR 2.276); 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR .38)	W/LO-CO	CS-MU-NP
145	5405 Wasson Rd [PART] (E 1 ACR OF LOT 1 BLK A STASSNEY VENTURE SUBD)	CS	CS-MU-CO-NP

PART 6. Tracts 105, 108, 110-114, 117, 120-121, 125-126, 128, 145-147, and 150-151 may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 7. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 30-foot wide vegetative buffer shall be established and maintained along the property lines of Tracts 119, 120, 128 and 135, that are adjacent to a property used or zoned family residence-neighborhood plan (SF-3-NP) combining district or more restrictive.

2. The maximum height of a building or structure on Tract 113 is 40 feet from ground level.

3. The following uses are prohibited uses of Tract 113:

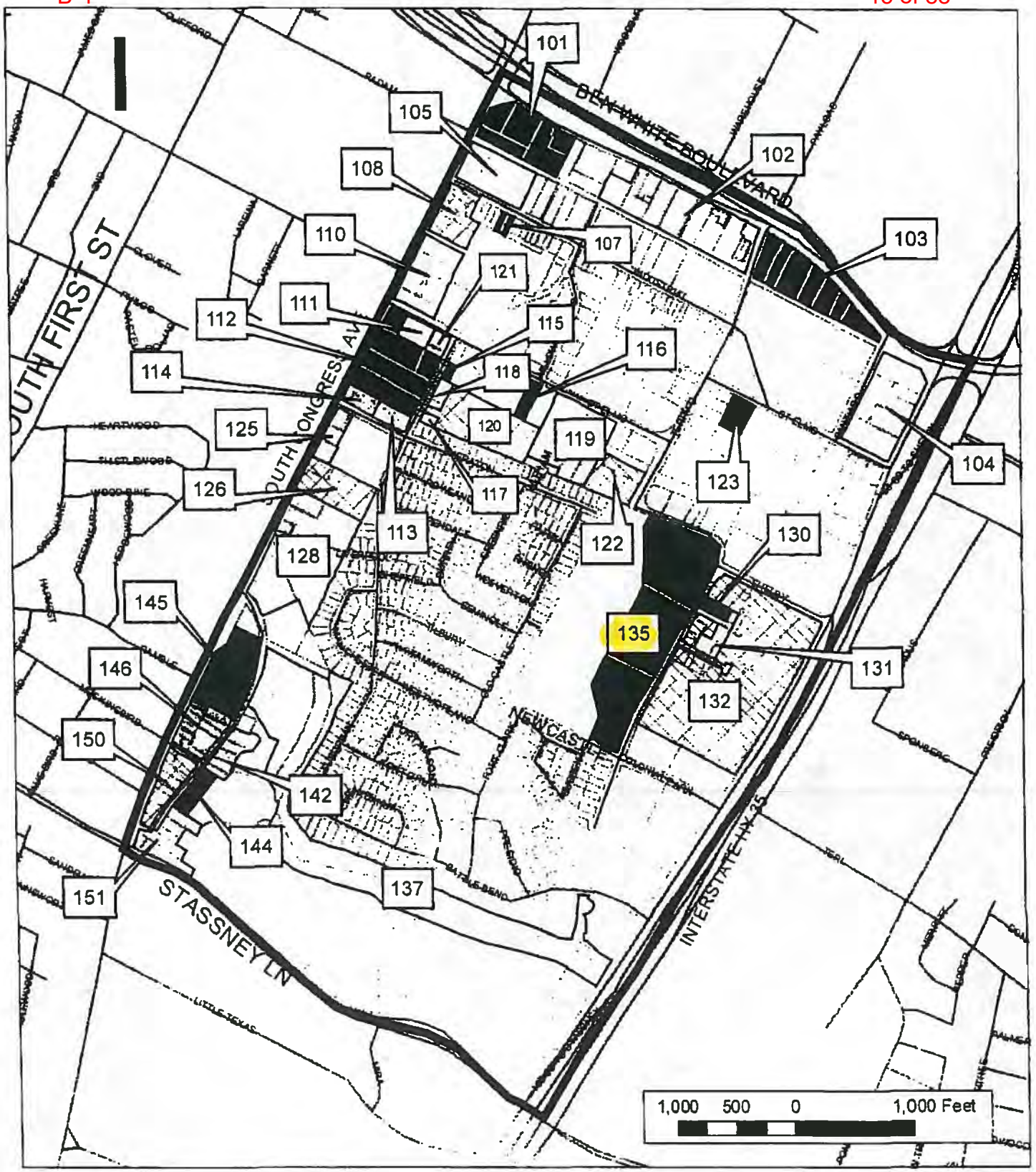
   Pawn shop services
   Automotive washing (of any type)
   Automotive sales

4. Vehicular access from Tract 126 to Suburban Drive is prohibited. All vehicular access to the tract shall be from other adjacent public streets or through other adjacent property.

5. Development of Tract 126 may not exceed a density of 23 residential units per acre.

6. A site plan or building permit for Tract 131 may not be approved, released, or issued, if the completed development or uses of the tract, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

7. Vegetation and a six-foot high fence shall be provided and maintained for screening along the north and south property lines of Tract 131 that abut adjacent residential development as set forth in Section 25-2-1066.



East Congress Neighborhood Planning Area:
Proposed Tracts for Rezoning
Case #C14-05-0107

Tracts

Exhibit A

City of Austin
Neighborhood Planning and Zoning Department

MEMORANDUM

To: Steve E. Stoner (Pacheco Koch)
CC: Curtis Beaty, P.E. (ATD); Joan Minyard EIT (ATD); Amber Hutchens (ATD)
FROM: Justin Good, P.E. (ATD)
DATE: September 16, 2021
SUBJECT: Transportation Memo for Shelby Lane Residences
Zoning Case Number C14-2021-0015

The Transportation Development Services (TDS) division has reviewed the transportation impact analysis (TIA) for the above referenced case and offers the following comments.

The 8-acre subject tract of this zoning case is located in south Austin on the west side of the Shelby Lane and Weidemar Lane intersection (see Figure 1). The site is currently zoned CS-CO-NP and the proposed zoning is MF-6-NP.

A TIA was performed for this zoning case to better understand existing and future traffic patterns in the surrounding area and to identify any potential impacts from the introduction of traffic associated with the proposed development. Based on the results of the TIA, several possible roadway improvements have been identified and are discussed later in this memo.

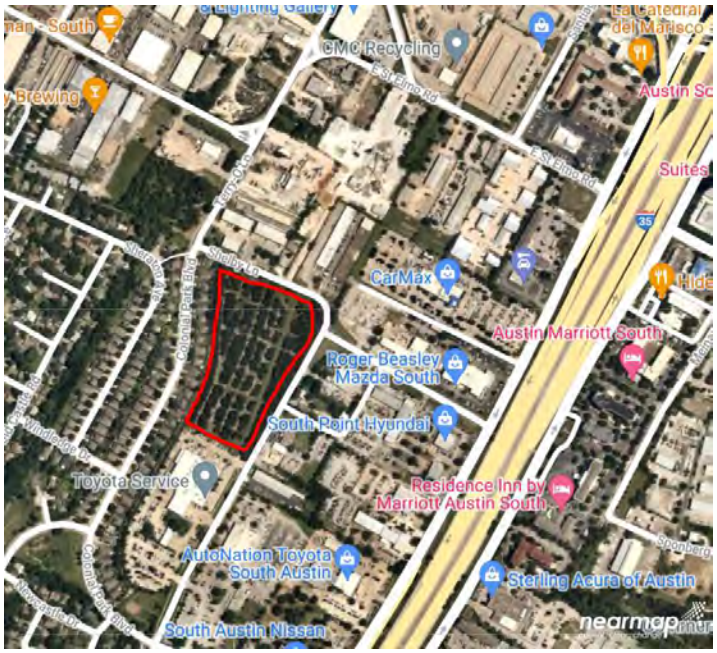


Figure 1: Local Map

Attachment A

Roadways and Intersections

The tract proposes access to Shelby Lane and Weidemar Lane, both local streets with 80 feet of right-of-way and 28 feet of pavement width. Shelby Lane has two striped travel lanes and no curb and gutter, sidewalk, or bike lanes. Weidemar Lane has two unstriped travel lanes (likely due to recent asphalt overlay) and no curb and gutter or bike lanes. There is sidewalk on the west side of the street south of the subject tract and on both the west and east sides farther south.

Site trips were distributed throughout the local road network based on likely routes to and from highways and major arterials. The majority of traffic was assumed to use Shelby Lane to access IH-35, with significant traffic also routed north along Terry-O Lane to SH 71 and west via East St Elmo Road to South Congress Avenue. It was assumed that site traffic would not utilize Colonial Park Boulevard and Sheraton Avenue to access South Congress Avenue as this was a less direct and more time-consuming route than using East St Elmo Road.

Based on the trip distribution assumptions, a total of seven intersections, including the two site driveway intersections, were selected for analysis. Traffic counts at each of the five existing study intersection were conducted on June 10, 2021; due to school being out of session and the ongoing COVID-19 pandemic, adjustment factors were calculated based on historical data from 2019. These factors were utilized to estimate existing traffic levels as if school was in session and the COVID-19 pandemic hadn't occurred.

Trip Generation and Traffic Analysis

This zoning case assumes 534 mid-rise multifamily dwelling units (ITE Code 221). Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed development will generate 2,905 unadjusted vehicle trips per day. Per the approved scoping document, this development was granted a 10% Transportation Demand Management (TDM) reduction for the chosen TDM measures, resulting in an adjusted daily trip generation of 2,615 vehicles. See Table 1 for a detailed breakdown of the trip generation.

Table 1: Trip Generation

ITE Code	Land Use	Size / Unit		24-Hour Two-Way Volume	AM Peak Hour	PM Peak Hour
Existing						
-	Vacant	-	-	-	-	-
Total Existing Trips				-	-	-
Proposed						
221	Mid-Rise Multifamily Housing	534	DU	2,905	192	235
Total Unadjusted Trips				**2,905**	**192**	**235**
Transportation Demand Management Reduction (10%)				*(290)*	*(19)*	*(24)*
Existing Trips				-	-	-
Total Adjusted Trips				**2,615**	**173**	**211**

Recommendations/Conclusions

Based on the results of the TIA, ATD has the following recommendations and conclusions. Please note that these are preliminary mitigation options. The final mitigation assessment and selection will occur at time of subdivision or site plan when more specific land use information is known; additional improvements not listed in this memo may also be identified based on the status of the transportation network.

1. Shelby Lane and Weidemar Lane are currently classified as substandard streets. At time of subdivision or site plan, upgrade one or both streets to urban standards including curb and gutter, sidewalk, and bicycle facilities. Reconstruction of one or both streets will be restricted to the sections along the property frontage; the final determination of the limits of reconstruction will require coordination with ATD. Please note that construction of this improvement will count as an offset to any required collection of Street Impact Fees.

2. The current configuration of East St Elmo Road and Terry-O Lane may cause limited sight distance and undesirable vehicle movements for drivers unfamiliar with the area. To mitigate these issues, it is recommended to reconstruct both intersections of East St Elmo Road and Terry-O Lane as typical T-intersections. Please note that construction of this improvement will count as an offset to any required collection of Street Impact Fees.

3. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within the finalized TIA document, including land uses, trip generation, trip distribution, traffic controls, driveway locations, and other identified conditions. Any change in the assumptions made to the TIA document shall be reviewed by ATD and may require a new or updated TIA/addendum.

4. Approval of this TIA does not grant nor guarantee approval of proposed driveway locations. Driveway locations must still be reviewed and approved by the appropriate City departments.

5. An electronic copy of the final TIA is required to be provided to ATD prior to the issuance of any site development permit.

6. The findings and recommendations of this TIA memorandum remain valid until five (5) years from the date of the traffic counts in the TIA or the date of this memo, whichever comes first, after which a revised TIA or addendum may be required.

7. Street Impact Fee Ordinances 20201220-061 [https://www.austintexas.gov/edims/document.cfm?id=352887] and 20201210-062 [https://www.austintexas.gov/edims/document.cfm?id=352739] have been adopted by City Council and are effective as of December 21, 2020. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022. For more information please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].

If you have any questions or require additional information, please contact me at 974-1449.

Justin Good, P.E.
Transportation Development Engineer – Lead: South
Austin Transportation Department

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

PROJECT NAME: Shelby Lane Residences
ADDRESS/LOCATION: 4700 Weidemar Lane
CASE #: C14-2021-0015

☐ NEW SINGLE FAMILY
☒ NEW MULTIFAMILY
☐ DEMOLITION OF MULTIFAMILY
☐ TAX CREDIT

SF UNITS: _____
STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

MF UNITS: 550
STUDENTS PER UNIT ASSUMPTION
Elementary School: .036 Middle School: .036 High School: .018

IMPACT ON SCHOOLS

The student yield factor of 0.090 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor, provided by the district's demographer is based on other market rate multifamily complexes built within the area recently, with consideration of the 55 proposed affordable units.

The proposed 550-unit multifamily development is projected to add approximately 50 students across all grade levels to the projected student population. It is estimated that of the 50 students, 20 will be assigned to Galindo Elementary School, 20 to Bedichek Middle School, and 10 to Travis 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 below the optimal utilization target range of 85-110% at Galindo ES (80%), Bedichek MS (63%), and Travis ECHS (69%). The projected additional students at these schools would not offset the anticipated decline in student enrollment. 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 Galindo ES, Bedichek MS, or Travis HS will qualify for transportation. An additional bus would need to be added for Galindo and Bedichek.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 03.31.2021 **Executive Director:** DocuSigned by: Beth Wilson 38E0989C305B4F8...

Attachment B

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Galindo

ADDRESS: 3800 S. Second St.

PERMANENT CAPACITY: 711
MOBILITY RATE: +3.6%

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	478	529	549
% of Permanent Capacity	67%	74%	77%

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	495	551	571
% of Permanent Capacity	70%	77%	80%

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	701
% of Permanent Capacity	94%	72%	74%

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	589
% of Permanent Capacity	83%	60%	63%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District

HIGH SCHOOL: **Travis**

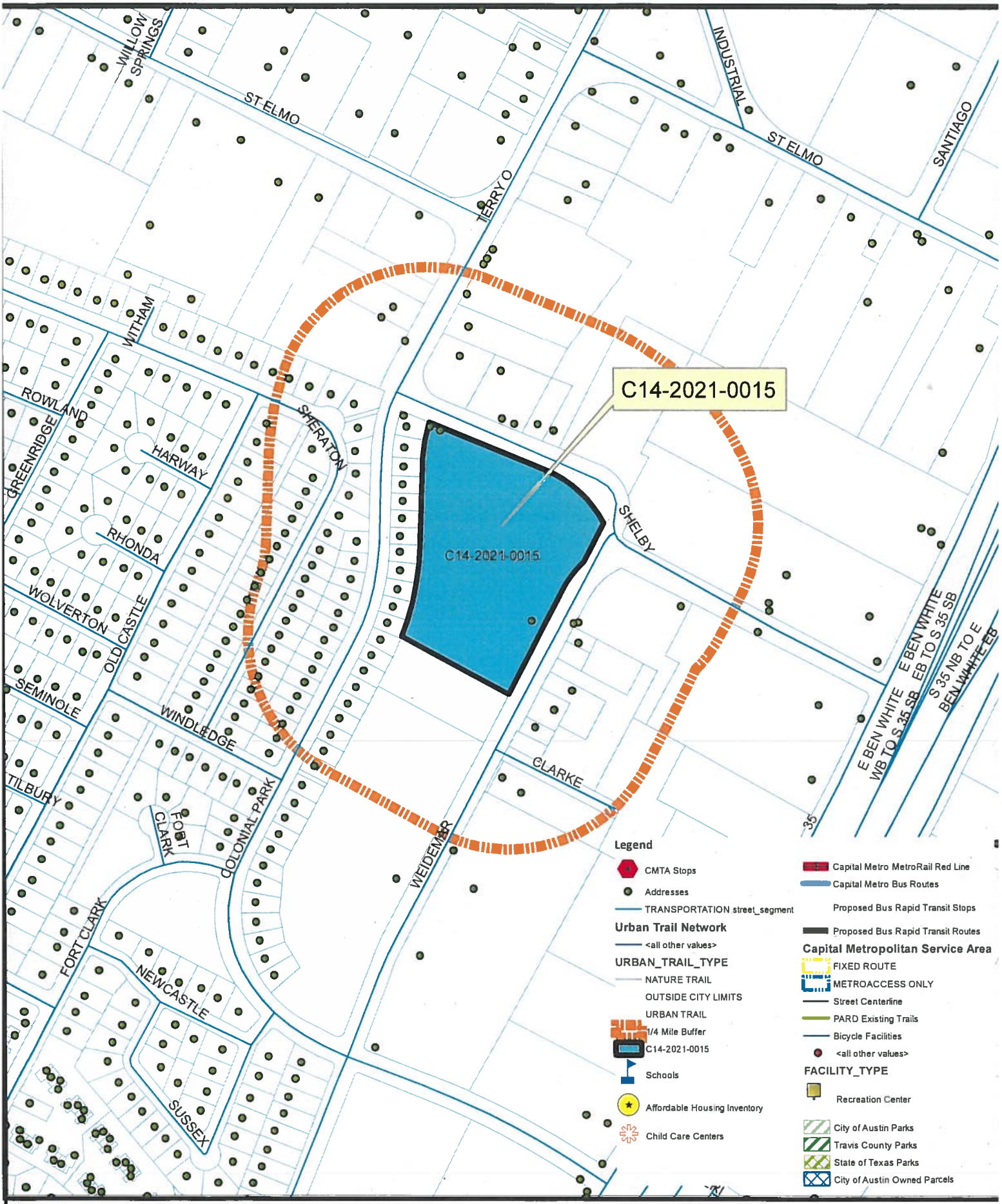
ADDRESS: 1211 E. Oltorf St.

PERMANENT CAPACITY: 1,784

MOBILITY RATE: -21.2%

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	1,581	1,388	1,398
% of Permanent Capacity	89%	78%	78%

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	1,246	1,213	1,223
% of Permanent Capacity	70%	68%	69%



Educational Impact Assessment

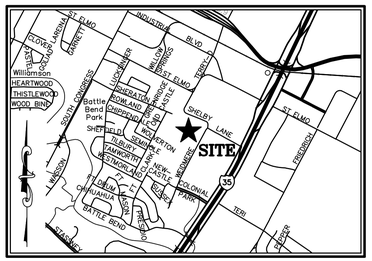
Zoning Case
Case#: C14-2021-0015
Address: 4700 Weidemar Lane
Case Name: Shelby Lane Residence
8.00 ACRES

3/12/202

Neighborhood Planning Area: No
School District: Austin ISD
Manager: Wendy Rhoades

N
0.04 0.08 Miles

PLANNING AND ZONING DEPARTMENT



VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES:

1) PROPERTY ADDRESS: SHELBY LANE & WEIDEMAR LANE, AUSTIN, TEXAS 78745

2) THE LOCATION OF FENCES AND THE SIZE AND LOCATION OF UTILITY STRUCTURES, (IF SHOWN), MAY BE EXAGGERATED FOR GRAPHICAL CLARITY.

3) ADDITIONAL NUMBERS (IF SHOWN) IN THE TREE LIST AT THE END OF THE TREE DESCRIPTION, REPRESENT THE SIZES AND NUMBER OF MULTI-TRUNK TREES.

4) UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON UTILITY MAPS PROVIDED BY THE VARIOUS UTILITY COMPANIES. TEXAS811 WAS CONTACTED TO MARK UTILITIES FOR THIS SITE HOWEVER, NO UTILITIES WERE MARKED.

5) THERE WERE NO BUILDINGS ON THIS TRACT AT THE TIME OF THE ON-THE-GROUND FIELD SURVEY.

6) THERE WERE NO STRIPED PARKING SPACES ON THIS SITE AT THE TIME OF THE SURVEY.

7) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: 2020021361
EFFECTIVE DATE: AUGUST 19, 2020
ISSUED: OCTOBER 02, 2020

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS, AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. ITEMS LISTED ARE WORDED ACCORDING TO THE COMMITMENT, FOLLOWED BY SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. [ ]

1) THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION):

DOCUMENT NO. 2010032631 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. **[SUBJECT TO]**

10) THE FOLLOWING MATTERS AND ALL TERMS OF THE DOCUMENTS CREATING OR OFFERING EVIDENCE OF THE MATTERS:

A. A PIPE LINE AND APPURTENANCES EASEMENT GRANTED TO HOPE ENGINEERING AND SUPPLY COMPANY, BY INSTRUMENT DATED JANUARY 16, 1927, RECORDED IN VOLUME 413, PAGE 465 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AS AFFECTED BY THOSE INSTRUMENTS RECORDED IN VOLUME 9606, PAGE 322 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND DOCUMENT NOS. 2014018447 AND 2017092094 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. **[SUBJECT TO – SHOWN ON SURVEY]**

B. AN ELECTRIC LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MARCH 20, 1972, RECORDED IN VOLUME 4290, PAGE 719 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. **[SUBJECT TO – SHOWN ON SURVEY]**

C. THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN REIMBURSEMENT AGREEMENT DATED SEPTEMBER 26, 2005, RECORDED UNDER DOCUMENT NO. 2005180623 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. **[SUBJECT TO]**

D. THE TERMS, CONDITIONS, STIPULATIONS AND OBLIGATIONS (WHICH MAY BE SECURED BY SEPARATELY RECORDED LIENS) OF THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANT REGARDING MAINTENANCE OF DRAINAGE FACILITIES DATED MARCH 5, 2010, RECORDED UNDER DOCUMENT NO. 2010032631 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. **[SUBJECT TO – SHOWN ON SURVEY]**

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 8.00 ACRES, MORE OR LESS, SITUATED IN THE ISAAC DECKER LEAGUE, SURVEY NO. 20, TRAVIS COUNTY, TEXAS.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00005208210.

SURVEY CONTROL:

CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, WITH GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS SHOWN HEREON DERIVED FROM NGS O.P.U.S. SOLUTION REPORT COMPUTED ON JULY 31, 2020.

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. MAP NO. 48453C0585H, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED SEPTEMBER 26, 2008.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

UTILITY NOTE:

THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES.

ALTA/NSPS CERTIFICATION:

TO: LEGACY PERFORMANCE CAPITAL LLC, A TEXAS LIMITED LIABILITY COMPANY; RI/RMT ACQUISITION, LTD., A TEXAS LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY; AND HERITAGE TITLE COMPANY OF AUSTIN, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-6, 7(a), 8, 10, 11, 13, 15, AND 19 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 10/13/2020.

10/20/2020
JASON WARD, RPLS — DATE
TEXAS REGISTRATION NO. 5811

STATE OF TEXAS · REGISTERED · JASON WARD · 5811 · PROFESSIONAL · LAND SURVEYOR

LEGEND

	PROPERTY LINE
	EXISTING PROPERTY LINES
	EXISTING EASEMENTS
653	CONTOUR LINE
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
◉	IRON ROD WITH "CFE" CAP FOUND (UNLESS NOTED)
	BENCHMARK
△	CALCULATED POINT
▲	60D NAIL FOUND
	SURVEY CONTROL POINT
C	CLEAN OUT
E	ELECTRIC JUNCTION BOX
	ELECTRIC TRANSFORMER
E	ELECTRIC MANHOLE
	FIRE HYDRANT
G	GAS VALVE
	LIGHT POLE
M	MAILBOX
	WATER VALVE
W	WATER METER
S	STORM SEWER MANHOLE
WW	WASTEWATER MANHOLE
	SIGN (AS NOTED)
	POWER/UTILITY POLE
	GUY ANCHOR
	GAS MARKER POST
	STOP SIGN
	EDGE OF ASPHALT
//	WOOD FENCE
OO	CHAIN LINK FENCE
G	GAS LINE
OU	OVERHEAD UTILITY
WW	WASTEWATER LINE
W	WATER LINE
SS	STORM SEWER LINE
	CONCRETE
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2005180622
((.....))	RECORD INFORMATION PER DEED DOC. NO. 201000040
[.....]	RECORD INFORMATION PER PLAT DOC. NO. 200500048

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	227.91'	360.00'	36°16'21"	S49°42'35"E	224.12'
C2	119.45'	340.00'	20°07'46"	S38°23'25"W	118.84'

RECORD CURVE TABLE

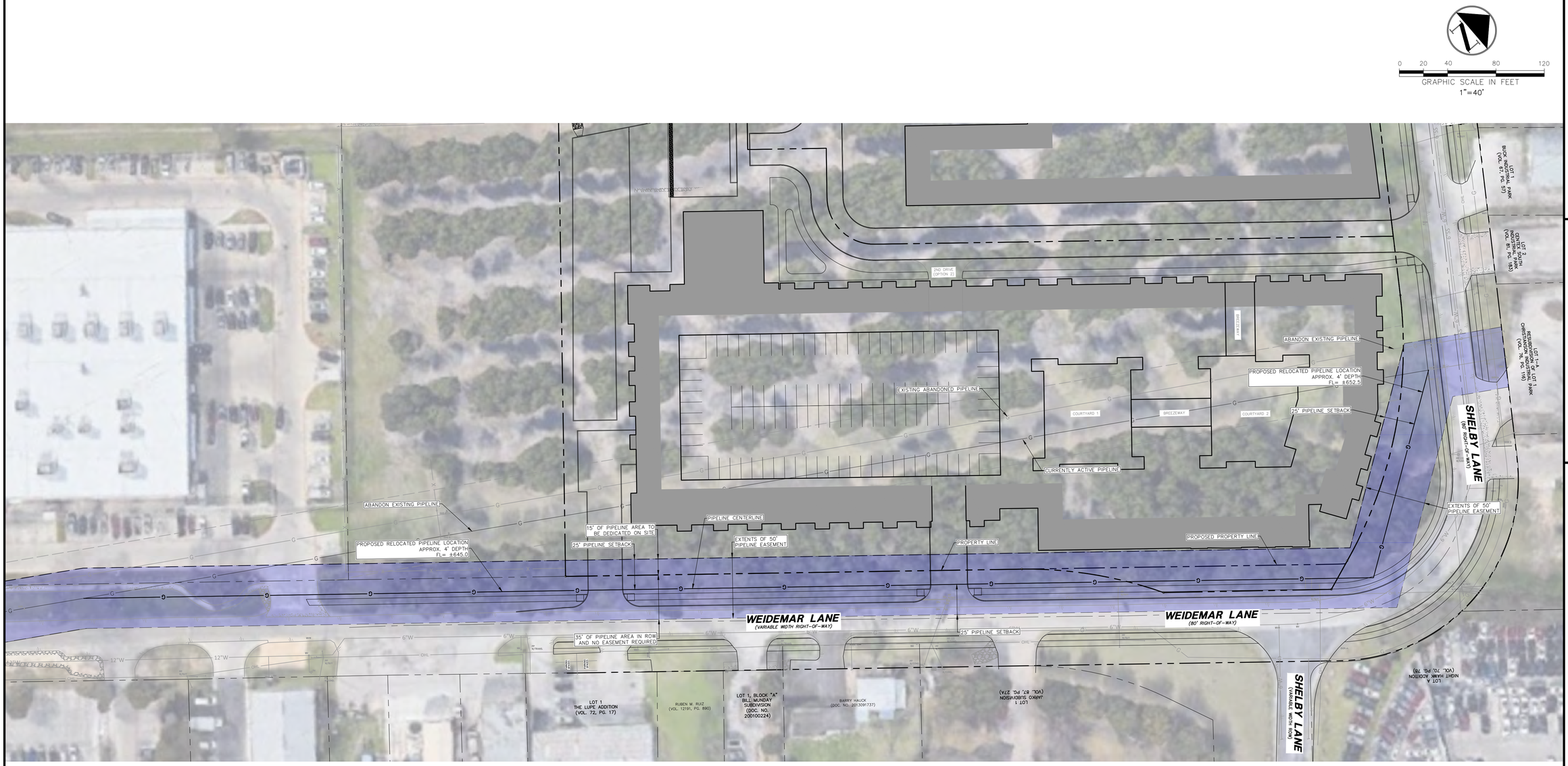
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	227.97'	360.00'	36°16'57"	S46°48'16"E	224.18'
(C2)	119.52'	340.00'	20°08'31"	S41°15'58"W	118.91'

ALTA/NSPS LAND TITLE SURVEY OF 8.00 ACRES OUT OF THE ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8
City of Austin, Travis County, Texas

4WARD Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	10/20/2020
Project:	01053
Scale:	1" = 40'
Reviewer:	FM
Tech:	DDL
Field Crew:	WC
Survey Date:	OCT. 2020
Sheet:	1 OF 1

P:\01053\Dwg\01053_ALTA Survey.dwg



ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE **NOT** BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

THE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN APPROVAL

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY COMMISION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER _____

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ _____

_____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____

REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

Pacheco Koch
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.465.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

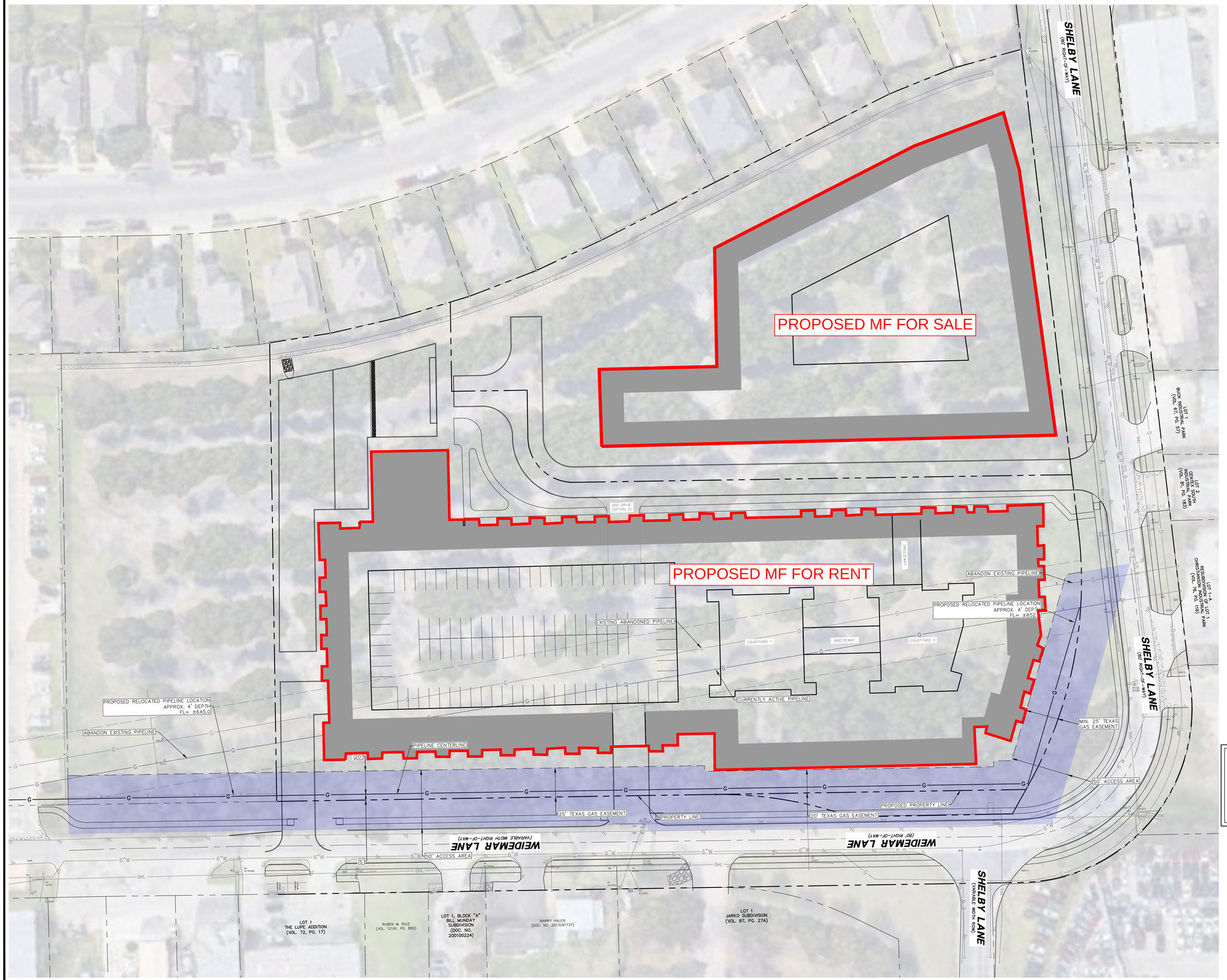
NO.	DATE	DESCRIPTION	BY

ST ELMO MULTI-FAMILY
4700 WEIDEMAR LANE
AUSTIN, TRAVIS COUNTY, TEXAS

PIPELINE EXHIBIT

DESIGN	DRAWN	DATE

SHEET NO.



0 20 40 80 120

GRAPHIC SCALE IN FEET
1"=40'

Pacheco Koch

8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
T: 512.465.0831
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

REVISIONS

NO.	DATE	DESCRIPTION	BY

ST ELMO MULTI-FAMILY
4700 WEIDEMAR LANE
AUSTIN, TRAVIS COUNTY, TEXAS

PIPELINE EXHIBIT

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

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THE PLANS ARE COMPLETE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND IN COMPLIANCE WITH THE CITY OF AUSTIN DEVELOPMENT CODE.

SITE PLAN APPROVAL

FILE NUMBER: _____ APPLICATION DATE: _____

APPROVED BY COMMISION ON _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-5-81,LDC) _____ CASE MANAGER _____

PROJECT EXPIRATION DATE (ORD.#970905-A) _____ DWPZ ____ DDZ ____

_____

DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: _____ ZONING _____

REV. 1 _____ CORRECTION 1 _____

REV. 2 _____ CORRECTION 2 _____

REV. 3 _____ CORRECTION 3 _____

Final plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

DESIGN	DRAWN	DATE

SHEET NO.

From: Good, Justin
To: Rhoades, Wendy
Cc: Hutchens, Amber; Stookey, Scott
Subject: RE: 4700 Weidemar Lane- Meeting Request to prep for meeting with neighbors on 12/0 and Planning Commission on 12/14
Date: Monday, December 6, 2021 11:04:03 AM
Attachments: image007.png
image001.png
image003.png
image005.png

Hi Alice,

Please see below for answers to your questions from ATD.

1. How and when will ATD enforce the TIA recommendations? At time of site plan, ATD will assess the mitigation recommendations identified in the TIA and will make a final determination on required improvements. The selected improvements will need to be included in the site plan and constructed prior to the issuance of any certificates of occupancy.
2. Who pays for the improvements/mitigations called out in the TIA – is it the developer or the citizens of Austin? The developer will be responsible for funding and constructing the required improvements identified at time of site plan.
3. When will the entirety of Weidemar Lane and Shelby Lane be improved and who will pay for those improvements? The full construction timeline of Weidemar Lane and Shelby Lane is not known at this time. It is possible that other developments may come in along the two roads and may be required to upgrade specific segments; if so, the developers would be responsible for funding and construction. It is also possible that these two roads get included in the Street Impact Fee (SIF) Roadway Capacity Plan and built through that process; in this situation, the City would pay for the construction via SIF funding, which is collected from developers as part of the building permit process.
4. Will ATD allow street parking along Shelby Lane? On-street parking will be discussed at time of site plan. ATD is unaware of what the applicant is proposing at this time regarding their parking requirements for the development.

As I mentioned in my meeting invite response, ATD staff will not be in attendance at the December 9 neighborhood meeting. However, we are available to meet with you prior to Thursday to discuss any questions you may have. It looks like Wendy Rhoades sent out a meeting invite for tomorrow at 2pm to discuss; please let us know if you need anything else prior to then.

Thanks,
Justin

Justin Good, P.E.
Transportation Development Services | Lead Development Engineer – South (Consultant)
Austin Transportation Department
Direct (512) 974-1449 | Main (512) 974-1150

From:	Stookey, Scott
To:	Rhoades, Wendy
Cc:	Good, Justin; Hutchens, Amber
Subject:	RE: 4700 Weidemar Lane- Meeting Request to prep for meeting with neighbors on 12/0 and Planning Commission on 12/14
Date:	Monday, December 6, 2021 12:45:57 PM
Attachments:	image001.png

Alice:

Attached are AFDs response to your questions.

For AFD:

1. Is the natural gas line that is located on the subject property classified as a hazardous pipeline? ANSWER: No. Land Development Code Section 25-2-516, *Development Near a Hazardous Pipeline* has no requirements governing the installation of a utility-owned natural gas pipeline. Natural gas pipelines are regulated by the Railroad Commission of Texas who enforces Title 3, Chapter 121 of the Texas Utility Code which governs natural gas utilities.

2. What building setbacks are required by the Fire Code from the proposed location of the gas line? ANSWER: Neither Austin Fire Department or the Development Services Department have regulatory authority for constructing or operating a natural gas pipeline. Natural gas pipeline design and construction requirements in Texas are based on 49 CFR Section 192.5, *Transportation of Natural and Other Gas By Pipeline: Minimum Federal Safety Standards*, which are enforced by the Railroad Commission of Texas.

   2021 International Fire Code (IFC) Section 5001, which addresses the storage, use and handling of hazardous materials, exempts AFD from enforcing hazardous materials in transportation regulated by the US Department of Transportation, which include pipelines.

3. Will there be special Fire Code requirements regarding building design given the proposed relocation of the gas line? ANSWER: No. The 2021 IFC does not regulate the installation of natural gas utility pipelines.

4. Is AFD okay with the proposed relocation of the gas line and the setbacks identified in the exhibits Wendy shared with you from Clayton Strolle? ANSWER: The proposed location has a dedicated easement. AFD has no regulatory requirements for the design, construction or operation of utility-owned natural gas pipelines.

Scott Stookey | Graduate Engineer A - Hazardous Materials, Fire

Marshal's Office
6310 Wilhelmina Delco Dr. MS 3211.01, Austin, TX 78752 | D: 512.974.0157 |
www.austinfiredepartment.org
FB | AustinFireDepartment TW | @AustinFireDept IN | @austinfiredept

From: Alice Glasco
Sent: Friday, December 3, 2021 2:08 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Good, Justin <Justin.Good@austintexas.gov>; Hutchens, Amber <Amber.Hutchens@austintexas.gov>; Stookey, Scott <Scott.Stookey@austintexas.gov>
Subject: RE: 4700 Weidemar Lane- Meeting Request to prep for meeting with neighbors on 12/0 and Planning Commission on 12/14

Wendy,

Thank you for the follow-up.

For AFD:

1. Is the natural gas line that is located on the subject property classified as a hazardous pipeline?

2. What building setbacks are required by the Fire Code from the proposed location of the gas line?

3. Will there be special Fire Code requirements regarding building design given the proposed relocation of the gas line?

4. Is AFD okay with the proposed relocation of the gas line and the setbacks identified in the exhibits Wendy shared with you from Clayton Strolle?

For ATD – questions raised by neighbors and the neighborhood plan contact team:

1. How and when will ATD enforce the TIA recommendations?

2. Who pays for the improvements/mitigations called out in the TIA – is it the developer or the citizens of Austin?

3. When will the entirety of Weidemar Lane and Shelby Lane be improved and who will pay for those improvements?

4. Will ATD allow street parking along Shelby Lane?

==========

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

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Friday, December 3, 2021 11:33 AM
To: Alice Glasco
Cc: Clayton Strolle; Good, Justin <Justin.Good@austintexas.gov>; Hutchens, Amber <Amber.Hutchens@austintexas.gov>; Stookey, Scott <Scott.Stookey@austintexas.gov>
Subject: RE: 4700 Weidemar Lane- Meeting Request to prep for meeting with neighbors on 12/0 and Planning Commission on 12/14

Alice,
Please send us a list of questions so that we'll have the opportunity to prepare for a meeting with you and Clayton.

Thank you,
Wendy

From: Alice Glasco
Sent: Friday, December 3, 2021 10:22 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Good, Justin <Justin.Good@austintexas.gov>; Hutchens, Amber <Amber.Hutchens@austintexas.gov>; Stookey, Scott <Scott.Stookey@austintexas.gov>
Cc: Clayton Strolle
Subject: 4700 Weidemar Lane- Meeting Request to prep for meeting with neighbors on 12/0 and Planning Commission on 12/14

Dear Wendy/Justin/Amber/Scott,

Clayton Strolle, our project's civil engineer, and I would like to meet with you next week before our scheduled 12/9 meeting with the neighbors and the 12/14 planning commission

hearing. The purpose of us meeting is so we can share info with you before the two meetings and also allow Clayton and I to ask some questions, especially for Scott, regarding the gas line relocation and AFD's position/role.

Thank you.

==========

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

From: Stookey, Scott
To: Rhoades, Wendy
Subject: RE: Information needed for Shelby Lane Residences at 4700 Weidemar Ln
Date: Monday, December 6, 2021 12:39:59 PM
Attachments: image001.png

Wendy:

The following are AFDs answer to the questions asked by the members of the Planning Commission.

1. Confirm that the natural gas pipeline onsite is not classified as a hazardous pipeline, as defined in LDC 25-2-516 *(Development Near a Hazardous Pipeline)*. ANSWER: Natural gas pipelines are not a hazardous pipeline based on the definition in the cited Land Development Code provision.
2. Which entity(ies) has review authority and the ability to enforce what can be built over the natural gas pipeline? ANSWER: The Railroad Commission of Texas regulates utility-owned natural gas pipelines.
3. What is the required (or typical) building setback centered on a 12-inch natural gas pipeline? ANSWER: AFD reviewed 49 CFR Section 192.5. The requirements for siting a pipeline are based on the consequence of a natural gas release in relation to areas with more than 46 buildings intended for human occupancy, an area within 100 yards of a well-defined outdoor area (playground, outdoor amphitheater, recreation area) or a building 4 or more stories in height. The regulation does not prescribe a specific separation distance. Instead, the regulation addresses the allowable operating pressure of the pipeline based its material of construction, required integrity examinations, and the frequency of surveys for leaks. See 49 CFR 192 Appendix E.
4. What kinds of improvements can be placed over the easement (driveways, parking areas, stormwater detention, residences, other types of buildings)? AFD has no regulations governing the installation of natural gas pipelines in the public right-of-way or on private property. 49 CFR 192 prescribes minimum burial depths for natural gas pipelines.
5. Does AFD have any initial concerns with the Applicant's proposal to relocate the Texas Gas Service easement towards the Weidemar Lane frontage, in light of the existing hazardous materials of concern in the vicinity? ANSWER: No. The pipeline is installed underground. The locations identified during AFDs review of this Zoning Change are businesses with an AFD Aboveground Hazardous Materials permit.
6. What items does AFD review with a site plan application? ANSWER: AFDs review is based on the provisions in the 2021 International Fire Code, as adopted and amended by the City of Austin. An AFD site plan review evaluates fire department apparatus and hose lay access distances, fire apparatus road construction and required fire lane placement, fire flow, underground utility connections for water-based fire protection systems, the address, and aboveground, outdoor storage of hazardous materials. If the site plan is for a high-rise building, the review will also include the location of the required fire department connection(s) for the automatic sprinkler & standpipe system, the Fire Command Center location, and location of the engine-driven generator storage tank fill

connection.

Scott Stookey | Graduate Engineer A - Hazardous Materials, Fire Marshal's Office
6310 Wilhelmina Delco Dr. MS 3211.01, Austin, TX 78752 | D: 512.974.0157 |
www.austinfiredepartment.org
FB | AustinFireDepartment TW | @AustinFireDept IN | @austinfiredept

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From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Friday, November 19, 2021 2:02 PM
To: Stookey, Scott <Scott.Stookey@austintexas.gov>
Subject: Information needed for Shelby Lane Residences at 4700 Weidemar Ln

Hi Scott,

Thank you for speaking with me yesterday about the rezoning case at 4700 Weidemar Lane (known as Shelby Lane Residences), as shown on the attached zoning map and aerial. The case returns to Planning Commission on Tuesday, December 14th at 6 p.m. in the Council Chambers. I'm hoping the Shelby Lane Residences cases can be early on the agenda.

At the November 9th Planning Commission meeting, there were questions about a Texas Gas Service pipeline easement that runs through this property. The easement is 60' wide and extends through the property in a northerly to southerly direction in proximity to the Weidemar Lane frontage (see survey). It contains two (2) 12-inch natural gas pipelines – one pipeline is active and the other is abandoned. The Applicant is considering relocation of the easement along or close to the Weidemar Lane property line, and has inquired with Texas Gas Service about relocation (next exhibit).

The Applicant is proposing to develop the property with up to 520 multifamily units, to include for sale (150) and for rent (370) units, as shown in the attached conceptual plan.

Some of the questions that arose during discussion of this case at Planning Commission were:

1. Confirm that the natural gas pipeline onsite is not classified as a hazardous pipeline, as defined in LDC 25-2-516 *(Development Near a Hazardous Pipeline)*.
2. Which entity(ies) has review authority and the ability to enforce what can be built over the natural gas pipeline?
3. What is the required (or typical) building setback centered on a 12-inch natural gas pipeline?
4. What kinds of improvements can be placed over the easement (driveways, parking areas, stormwater detention, residences, other types of buildings)?
5. Does AFD have any initial concerns with the Applicant's proposal to relocate the Texas Gas Service easement towards the Weidemar Lane frontage, in light of the existing hazardous materials of concern in the vicinity?

6. What items does AFD review with a site plan application?

Could I get a written response to the questions above and also confirm that you or the Chief will be able to attend the December 14th Planning Commission?

Thank you for taking a look,
Wendy Rhoades

From:
To: Rhoades, Wendy
Subject: Public Hearing for Rezoning - Case C14-2021-0015
Date: Wednesday, November 3, 2021 9:02:53 PM

Hi Wendy - I live within 500ft of a proposed zoning change. I've attached the form with my comments for the public hearing. I've also included my comments directly below:

My name: Jordan Janes
My address: 501 Colonial Park Blvd; Austin, TX; 78745
I am in favor of the proposed zoning change.
Comments: I am strongly in favor of more housing density in Austin. Home affordability is a rapidly growing problem. I believe this zoning would improve the neighborhood and help the housing options.

Thanks!
Jordan Janes

Rhoades, Wendy

From: Lori Sallop [redacted]
Sent: Tuesday, May 11, 2021 3:19 PM
To: Alice Glasco
Cc: Meredith, Maureen; Rhoades, Wendy
Subject: Re: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015 - Reply to Lori

Follow Up Flag: Follow up
Flag Status: Flagged

Alice

Your lack of response speaks volumes of how little you care about the community and the negative impacts that will happen if this is case for rezoning is approved. The comment below about your "assumption" only supports my statement to the lack of concern/impact to the community. Afterall, you know what they say when someone assumes.... I guess that I am not surprised that with a response that took almost 2.5 months to get, that it would not actually answer most of my questions.

Please look at my additional questions/comments below. Wendy/Maureen - please ensure these are provided with the rest of the documentation you are providing.

From: Alice Glasco [redacted]
Sent: Tuesday, May 11, 2021 10:51 AM
To: ljsallop
Cc: 'Meredith, Maureen' <Maureen.Meredith@austintexas.gov>; Wendy Rhoades (Wendy.Rhoades@austintexas.gov) <Wendy.Rhoades@austintexas.gov>
Subject: FW: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015 - Reply to Lori

Dear Lori Sallop,

I apologize profusely for assuming that you were going to participate in the city staff- sponsored community meeting held on March 11th , 2021 where some of your questions were asked and answered. Nonetheless, please see my responses below in **red.**

==========

Alice Glasco, President

Alice Glasco Consulting

512-231-8110 W

512-626-4461 C

Email: [redacted]

From: Alice Glasco
Sent: Monday, May 10, 2021 5:29 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: RE: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015

Maureen,

I apologize profusely. I assumed that Lori Sallop was going to participate int the city -sponsored meeting you hosted where we addressed/answered question from neighbors. I will solo-up with Lori – it was not my intent to ignore her. Thank you!

==========

Alice Glasco, President

Alice Glasco Consulting

512-231-8110 W

512-626-4461 C

Email: [redacted]

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Monday, May 10, 2021 5:22 PM
To: Alice Glasco [redacted]
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015

Alice:

Here is the original email from Lori Sallop where she asks questions (see below). I forwarded it to you on March 9. Lori's email from today said she never received a response.

Maureen

From: Lori Sallop [mailto:[redacted]
Sent: Monday, March 08, 2021 10:13 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Lori Sallop [redacted]
Subject: Plan Amendment Case number NPA-2021-0020.01 and Zoning Case #c14-2021-0015

*** External Email - Exercise Caution ***

Hi Maureen and Wendy

I am writing as a property owner with several concerns around the proposed neighborhood plan amendments and zoning changes.

1. Schools - the schools in this area are already underfunded and overcrowded. The proposed changes will significantly increase the numbers of students and add more burden to already challenged schools. What is the developer's plan to assist the schools? **Applicant response: once the subject property is developed, the school district will benefit from an increase in property taxes that will be generated from the property, and the bulk of the property taxes which will go to the school district. Based on the high inflex of students this housing would provide, please explain how the property tax would make a dent into helping to provide the needed funds and additional schools for the already over crowded and underfunded school. It seems that it would only make the schools worse and the students already zoned to those schools more at a disadvantage so I would love to see how a little property tax would help the school with all of the additional students. If the zoning stays the same, the school still benefit from property tax contribution and don't have a huge inflex of additional students.**
2. Power Grid - as last month showed, the city's power grid is not adequate for the current power consumption. The proposed development will add significant added usage and will likely lead to more demand that the supply. What is the developer's plan so that the existing residents don't lose power? What guarantees can they provide around ensuring that power rates are not increased based on these proposed changes and that power outages will not occur? **Applicant response: property owners do not control or regulate the cost of utilities – the rates, in the city of Austin are set by the City Council and the developer will pay their fair share of the fees that are applicable by law. The adequacy of power to all residents of Austin – residential or commercial – falls upon the City and State regulations (ERCOT). You did not answer the question. If the city already cannot handle the energy needs based on what happened with the Feb snow storm and some of the information coming out about potential challenges with AC this summer, then the grid is no adequate for all of the additional**

people. What is the developer's plan so that existing residents don't lose power and don't have even more power outages.

3. Proposed building height - the proposed changes have a significant increase in how tall buildings can be built. This will significantly reduce privacy and provide safety concerns for money current homeowners **Applicant response: The allowed height under the current zoning of CS is 60 feet or 5 stories - closer to Weidemar Lane in compliance with compatibility standards setbacks. The same compatibility standards setbacks apply to any development that occurs on this site with or without a zoning change (which includes the possibility of a 1,000-room convention hotel under the current CS zoning). At this point of the project design, the proposed building height close to Weidemar Lane will not exceed 65 feet or 5 stories.** Again you failed to answer the concern about the proposed building height creating safety and privacy concerns for the many residents and current homeowners.
4. Roads - this brings up several concerns. The current roads are very narrow. Who is going to fund widening the roads? **Applicant response: The City's Transportation Department will require a traffic impact analysis at the time of site plan submittal and the staff will identify what improvements the developer is responsible for, including any traffic impact fees that must be paid.** Will the developer pay for the traffic impact analysis? I sure hope that you are not expecting our taxes to pay for that when the developer is creating the issues.
5. Traffic - traffic and speed has already been such a concern that there are currently speed bumps. The proposed amendment would be a huge increase in the traffic in this neighborhood and bring safety concerns for the children and families. There have already been incidents where drunk drivers have literally driven into people's houses. The huge increase in people from the development as well as the additional cars that would bring would increase the probability of more of these accidents. What is the developer's plan to protect the residents? **Applicant response: whether the property is developed with a 1,000-room convention hotel under the current CS zoning or with housing under the proposed multifamily zoning, during site plan and traffic impact analysis review for the site, city transportation staff will identify what improvements the developer needs to make to address safety concerns.** Again you failed to answer the concern about the proposed building worsening the safety for the many residents and current homeowners. No mention of the drunk driving incents, the speeding accidents, etc. The traffic impact analysis (that the developer would need to pay for) does help with the fact that the road is already unsafe and an additional 1000 rooms and the traffic associated with that will make it worse.
6. Gas - my understanding is that based on the current gas line infrastructure there will likely need to move gas lines. What's the plan on HOW the gas lines will be moved? What's the guarantee that there will not be gas issues going forward from the developer? **Applicant response: The gas company has given the developer permission to relocate the gas line so that it runs under Weidemar and Shelby Lanes. The developer will comply with all safety regulations for relocating the gas line.** What's the guarantee that there will not be gas issues going forward from the developer? **(notice that was not acknowledged at all)**
7. Flooding - with some much additional concrete and infrastructure from the proposed changes, what's the plan to ensure there won't be flooding and drainage issues? What's the guarantee from the developer for future issues that this development will create? **Applicant response: The city's watershed department requires an on-site detention and water quality pond to control flooding. City watershed review staff will ensure that a detention and water quality pond is on the site plan for any proposed development when they review the site plan for development.** What's the guarantee from the developer for future issues that this development will create? **(notice that was not acknowledged at all)**
8. Area security - in addition to the traffic safety concerns, that many additional people in the area bring up overall safety concerns - more break-ins and other crimes. The city has defunded the Austin police

$150M as well as canceled several new police academy classes. Austin's overall crime rates are increasing. Huge increase of people and few police offices does not seem like a good math equation for resident safety. What's the developer's plan and guarantee around funds for police, preventing increase in crime activity? **Applicant response: The city will benefit from the from the increased appraisal of the development of the property through an increase in property taxes, and, the taxes can assist in funding the police department – whether the property is developed with a 1,000-room convention hotel under the current CS zoning or with housing under the proposed multifamily zoning.** Since the city voted to defund the police $150 AND to cancel the next several police academies, the response does not make sense at all. Additional taxes will NOT go to police funding. So you will be providing more people, more crime, more work for less police. The property taxes that the developer pays doesn't go to the police when the city votes to defund the police. Again, how does the developer's plan to protect resident safety?

As you can tell, I have several concerns for the proposed changes.

Thanks!
Lori

DATE: May 17, 2021

TO: City of Austin City Planning Commissioners

CC: District-3 City Council Member, Pio Renteria – Pio.Renteria@austintexas.gov
Maureen Meredith - maureen.meredith@austintexas.gov
Wendy Rhoades - Wendy.Rhoades@austintexas.gov
Case file

FROM: South Congress Combined Neighborhood Plan Contact Team – SCCNPCT

Re: 4700 Weidemar Lane
Plan Amendment Case #: NPA-2021-0020.01
Zoning Case #: C14-2021-0015

Dear City Planning Commissioners,

We, the South Congress Combined Neighborhood Plan Contact Team (SCCNPCT), would like to state our concerns about the request by the developer for the property mentioned above to change the South Congress Combined Neighborhood Plan future land use map (FLUM) and current zoning, from Commercial (CS-CO-NP) to multi-family (MF-6-NP) to build a mix of multi-family rental apartments and owned condos.

In alignment with neighbors, **we do not support a change to the current FLUM, and we do not support rezoning** from CS-CO-NP to MF-6-NP. If this case is brought up before a City Council meeting, we urge you to please vote **against** the requested to change the current FLUM and rezoning.

Rather, we wish to keep the property zoned as is for commercial use vs. multi-family due to the increased height of the planned buildings (60 ft vs. 90 ft) towering over existing neighbors in the Colonial Trails sub-division, AND the fact that a selling point for these neighbors at the time of their home purchases was that this tract would never be developed because of a high capacity gas pipeline which runs through the middle of the lot.

The FLUM amendment would be inconsistent with the surrounding land uses, as well as our Neighborhood Plan future land use map. With a planned development like this in a dense commercial area, it will certainly bring a substantial increase in traffic to/from residences 24/7 vs. the existing commercial traffic which is typically minimized only during working hours and on week days.

Furthermore, we understand the gas pipeline will need to be moved, which is quite atypical in a FLUM/zoning case. The developer reported on plans to move the existing pipeline, yet the pipeline owner has not, thus far, even heard of these plans. This will be the first time that a FLUM amendment within the SCCNPCT area will include moving and adjusting gas line(s). A change like this means individuals would live 24/7 365 days a year within very close proximity to this gas line vs. if left as commercial zoning where less individuals would come and go and more so only during typical work days/hours.

It is another important concern that the closest metro station is more than half mile away, with very narrow substandard roads with no sidewalks or shoulders, making it very unsafe for pedestrian use and cyclists.

The neighbors and stakeholders of the SCCNPCT area remain focused on the key issues and priorities specifically spelled out in the neighborhood plan, and this planned development is in stark contrast to these explicit goals:

- Limit the effects of industrial and commercial uses on adjacent neighborhoods

- Prevent commercial incursion into neighborhoods
- Preserve the **character** of single-family neighborhoods
- Improve pedestrian connections throughout the area
- New development should be compatibly scaled when adjacent to residential uses
- Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city
- **Tree-lined** neighborhood streets should allow residents to safely travel by any means
- **Preserve** and enhance the existing single-family neighborhoods, and **retain the affordability of these neighborhoods**

The Colonial Trails neighborhood has been in contact with area residents, which have unanimously expressed the desire to keep the current commercial zoning in place per the Future Land Use Map (FLUM), and strongly urge you and your colleagues to ***deny*** **the FLUM amendment - AND -** ***deny*** **rezoning this property.**

Thank you,
Mario Cantu, Keena Miller, Gwen Jewiss
SCCNPCT

Rhoades, Wendy

From: George [redacted]
Sent: Monday, May 17, 2021 1:22 PM
To: Renteria, Sabino
Cc: Meredith, Maureen; Rhoades, Wendy
Subject: Planning Commission Email

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

RE: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Dear Planning Commissioners,

As a property owner and resident of Colonial Trails subdivision, I have several concerns with the proposed change to amend the Future Land Use Map (FLUM) from Commercial to Multifamily land use. The applicant proposes to change the zoning from CS-CO-NP (General Commercial Service district—Conditional Overlay—Neighborhood Plan) to MF-6-NP (Multifamily Highest Density district - Neighborhood Plan) for multifamily and condos. I am **against any change to the current FLUM and rezoning** because the change conflicts with the recommendations in the South Congress Combined Neighborhood Plan. The proposed change to the FLUM and associated rezoning is not consistent with the surrounding land use pattern. In fact, most of the diversity of housing – condos and multifamily in this planning area has been on South Congress Avenue away from the neighborhood area(s). Another concern I have about the proposed amendment to the FLUM is the buried gas pipeline that currently exists beneath the property. My understanding is the pipeline will need to be moved. Many individuals could potentially live 24/7 365 days a year within close proximity to this gas line vs. commercial zoning with limited individuals working only during the day. The City places great emphasis on mobility, yet the closest bus station is more than half mile away from the proposed development. I, along with several other property owners/residents, have been contacting other neighborhood residents, who have expressed the desire to keep the current commercial zoning and **deny the FLUM amendment**. In my review of the Neighborhood Plan, I have noted below several specific priorities and objectives in our neighborhood plan:

New development **should be compatibly scaled** when adjacent residential areas.
Preserve and enhance the existing single-family neighborhoods and retain the **affordability of our neighborhoods**.
Preserve the character of single-family neighborhoods.
Tree-lined neighborhood streets should allow residents to safely travel by foot, bicycle, or car.
Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city.

Once again, I ask that the Planning Commission to **deny the request** to amend the future land use map and request for rezoning. Thank you.

Respectfully,
George Kraber
702 Colonial Park Blvd.
Austin, TX 78745

Rhoades, Wendy

From: Angela Cruz [redacted]
Sent: Tuesday, May 18, 2021 1:15 PM
To: Meredith, Maureen; Rhoades, Wendy
Cc: Renteria, Sabino
Subject: NPA-2021-0020.01 & C14-2021-0015 4700 Weidemar Ln

Follow Up Flag: Follow up
Flag Status: Flagged

Good Afternoon Ms. Meredith & Ms. Rhoades,

As a neighbor located within 500 feet of the proposed project, I wanted to state my **objection** to the two proposed zoning changes for 4700 Weidemar Lane. My primary concern is **safety** as related the increased traffic & density in our neighborhood. The increase or residents and cars will result in more speeding and traffic on roads that are already neglected by the city and void of improvement. The other safety issue is the moving an existing pipeline on the property. Shelby Lane Development has minimized the risk of relocating a pipeline to the city and also the adjacent neighbors. There has been no transparency on the actual risk of moving a major pipeline or discussion of safety protocols or impacts to neighbors in the event of an accident or death.

My second concern is the **scale and structural size** of the proposed development. We are a neighborhood of single and two story homes which soon may have 6-8 story apartment and condo building in our backyard. This density is not compatibly scaled with our existing neighborhood or the surrounding commercial businesses.

I request that you **deny** the request to amend the future land use map and the rezoning from commercial to multi-family residential.

Sincerely,

Angela Cruz
600 Colonial Park Blvd
Austin, TX 78745

Rhoades, Wendy

From: Lynn Davis <[redacted]>
Sent: Tuesday, May 18, 2021 4:11 PM
To: Meredith, Maureen; Rhoades, Wendy
Cc: Renteria, Sabino
Subject: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015 (Lynn Davis)

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Austin City Planning Commissioners,

As an original homeowner at 408 Colonial Park Blvd, Austin, TX 78745 in the Colonial Trails Neighborhood, I humbly ask that the Austin City Planning Commission **deny the request** to amend the South Congress Neighborhood Plan future land use map (FLUM) and current zoning, from Commercial (CS-CO-NP) to multi-family (MF-6-NP) to build a mix of multi-family rental apartments, first floor businesses and owned condos at 4700 Weidemar Lane.

There are several reasons I ask that you deny this request, below:

1. Inconsistent neighborhood character. The proposed height of the buildings, 90 ft, is both out of scope for the current FLUM, which calls for affordable, single-family homes, and is out of character for the current design of the neighborhood.

2. Two existing gas lines. It is my understanding that there are two high-capacity gas lines that run through the property. We were told upon purchase that the development of this land area was unlikely due to the danger and cost of moving the pipelines. The builder has not conducted due diligence to determine the seriousness, safety, impact or even feasibility of moving these gas lines, and I strongly believe that this is a dangerous development to pursue on this property.

3. Traffic and safety. The scale of the proposed development and number of full-time residents is not supported by road development, nor public transportation plans.

4. Lack of affordability. This development is not consistent with current city affordable housing goals.

5. Inconsistency with current FLUM. The current FLUM is clear in that it includes the following goals, a departure from the plans outlined for the 4700 Weidemar development. The current FLUM calls to:

- Preserve the character of single-family neighborhoods
- Improve pedestrian connections throughout the area
- New development should be compatibly scaled when adjacent to residential uses
- Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city
- Tree-lined neighborhood streets should allow residents to safely travel by any means
- Preserve and enhance the existing single-family neighborhoods, and retain the affordability of these neighborhoods

Thank you for considering my opinion as an active and engaged Austinite and member of the Colonial Trails community.

Best,
Lynn Davis
Owner
408 Colonial Park Blvd, Austin, TX 78745

Rhoades, Wendy

From: Dacey Long [redacted]
Sent: Tuesday, May 18, 2021 4:30 PM
To: Renteria, Sabino
Subject: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

I sent a previous email earlier today addressing my concerns. I would like to attach the photos to my original email. This email is organized in the same format as my original email.

Dear Planning Commission,

My name is Dacey Long and I am a resident in the Colonial Trails Neighborhood. My home is located within 200 feet of the proposed development on 4700 Weidemar Lane. I am against the rezoning change and I am requesting that you **deny the change/amendment** to the Future Land Use Map (FLUM) from Commercial to Multifamily land use. I have listed the concerns for my recommendation below.

- **The proposed rezoning amendment to construct the "Multifamily Residence" Shelby Lane complex is in direct conflict to the following goals and priorities found in the South Congress Combined Neighborhood Plan, which was used to create the FLUM:**
    1. **Preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.** In 2019, 18.4% of households in the East Congress neighborhood lived below the poverty line and over half of households lived below Austin's FMI. Many residents have been displaced due to the increasing property taxes and this development will cause continuous spikes in property values.
    2. **New development should be compatibly scaled when adjacent to residential uses.** There are no homes or businesses above two stories on any properties adjacent to the proposed development. The plans indicate there will be structures ranging from four to seven stories.
    3. **The St. Elmo Industrial District should be preserved and enhanced where appropriate.** The Applicant proposes to rezone the property to MF and condominiums and apartments that will have no commercial oriented businesses on site. The proposed multifamily unit is in vast contrast to the commercial businesses located south, east, and north of the proposed site and are not in accordance with preserving and utilizing this area as a commercial and industrial district as it is stated on the South Congress Neighborhood Plan.

       Buildings and homes adjacent to 4700 Weidemar Lane. You can see a 90 foot complex not compatible with the surrounding buildings and homes.
- **The proposed rezoning amendment to construct the "Multifamily Residence" Shelby Lane complex conflicts with the goals and priorities found in the *Imagine Austin* plan.** The proposed development site is far back from the South Congress corridor and does not conform to the mobility criteria concerning safe walking paths and access to mass transit stops found in the ***Imagine Austin*** plans. The proposed site is located .7 miles from a mass transit stop on South Congress and

the walk to the stop has drainage ditches and parking lots, a 3 way intersection that does not have a crossing walk or traffic light, minimal sidewalks, and no bike lanes. A tenant would have to walk 1.5 miles round trip to the bus stop and future rail line. IH-35 is 1,000 feet from the 6 story parking lot and tenants will use IH-35 which could bring 550+ automobiles on the interstate.

- **The proposed development has plans to reroute two natural gas pipelines and place them in close proximity to homes.** One pipeline is a high-pressured intrastate transmission line (800-1200 psi) and the other is a distribution line (200 psi). They run parallel to one another and a 60 foot easement is required for the two. The development plans only show a 15 foot easement with only one pipeline running next to an apartment building with 400 units, condominiums with 150 units, and several homes with families in the Colonial Trails neighborhood. Furthermore, 70+% of pipelines incidents occur during new construction and excavations. Finally, many businesses adjacent to the proposed development site house flammable liquids and chemicals.

The pipelines are located underground through the 4700 Weidemar Lane.

Thank you,
Dacey Long

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 online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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.

Case Number: C14-2021-0015
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: May 25, 2021, Planning Commission

Lori Sallop Dermer
Your Name (please print)

☐ **I am in favor**
☒ **I object**

512 Colonial Park Blvd
Your address(es) affected by this application ***(OPTIONAL)***

Signature 5/20/21 *Date*

Daytime Telephone: 317-645-5325

Comments: please refer to emails submitted regarding safety, privacy, schools, gas, electricity disruptions, traffic

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

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.

Case Number: C14-2021-0015
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: May 25, 2021, Planning Commission

ROBERT J. LUCERO
Your Name (please print)

☐ I am in favor
☑ I object

7874S
400 COLONIAL PARK BLVD AUSTIN TX
Your address(es) affected by this application ***(OPTIONAL)***

Signature 5-20-2021 *Date*

Daytime Telephone: 512-443-0652

Comments: WE OBJECT ME & MY WIFE BECAUSE OF THE TRAFFIC. WE GET A LOT OF TRAFFIC FROM DOWN THE STREET BY ST. ELMO. TRUCKS COME BY EVERY MORNING SOMETIMES ALL DAY. WE GET A LOT OF TRAFFIC FROM THE CAR DEALERSHIPS TOO. AND WHAT ABOUT THE PIPELINE?

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

From: Meredith, Maureen
To:
Cc: Rhoades, Wendy
Subject: RE: AGAINST zoning change
Date: Monday, July 5, 2021 11:39:14 AM

Thank you for your comments. We will add them to the staff case reports.
Maureen

From: Patrick Spencer-Rios
Sent: Friday, July 02, 2021 6:25 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: AGAINST zoning change

Hello, I own a home on colonial park blvd and am opposed to the zoning change for the apartments/condos at 4700 Weidemar Lane complex.

Thank you
Patrick

From:
To: Renteria, Sabino; Meredith, Maureen; Rhoades, Wendy
Subject: Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015
Date: Thursday, August 12, 2021 8:10:37 PM

DATE:

TO: City of Austin City Planning Commissioners

CC: District-3 City Council Member, Pio Renteria – (Pio.Renteria@austintexas.gov), Maureen Meredith - (maureen.meredith@austintexas.gov), Wendy Rhoades - (Wendy.Rhoades@austintexas.gov) Case file

FROM: *Ronald D Wentling & Jill N Wentling*, property owner and resident of Colonial Trails subdivision

Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Dear Planning Commissioners,

I have several concerns with the proposed change to amend the Future Land Use Map (FLUM) from Commercial to Multifamily land use. The applicant proposes to change the zoning from CS-CO-NP (General Commercial Service district—Conditional Overlay—Neighborhood Plan) to MF-6-NP (Multifamily Highest Density district - Neighborhood Plan) for multifamily and condos. I am **against any change to the current FLUM and rezoning** because the change conflicts with the recommendations in the South Congress Combined Neighborhood Plan. The proposed change to the FLUM and associated rezoning is not consistent with the surrounding land use pattern. In fact, most of the diversity of housing – condos and multifamily in this planning area has been on South Congress away from the neighborhood area(s). Another concern I have about the proposed amendment to the FLUM is the buried gas pipeline that currently exists beneath the property. My understanding is the pipeline will need to be moved. Many individuals could potentially live 24/7 365 days a year within close proximity to this gas line vs. commercial zoning with limited individuals working only during the day. The City is placing great emphasis on mobility yet the closest bus station is more than half mile away from the proposed development. I, along with several other property owners/residents, have been contacting other neighborhood residents, who have expressed the desire to keep the current

commercial zoning and **deny the FLUM amendment**. In my review of the Neighborhood Plan, I have noted below several specific priorities and objectives in our neighborhood plan:

New development **should be compatible scaled** when adjacent to residential uses.
Preserve and enhance the existing single-family neighborhoods and retain the **affordability of our neighborhoods**.
Preserve the character of single-family neighborhoods.
Tree-lined neighborhood streets should allow residents to safely travel by foot, bicycle, or car.
Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city.

Once again, I ask that the Planning Commission **deny the request** to amend the future land use map and request for rezoning. Thank you.

Respectfully,
Ronald D Wentling and Jill N Wentling
705 Windledge Dr, Austin, TX 78745

From:
To: Meredith, Maureen; Rhoades, Wendy; Renteria, Sabino
Subject: Please include this in staff reports to Planning Commission NPA-2021-0020.01 and C14-2021-0015
Date: Monday, August 16, 2021 3:36:00 PM

*** External Email - Exercise Caution ***

TO: City of Austin City Planning Commissioners

CC: District-3 City Council Member, Pio Renteria – (Pio.Renteria@austintexas.gov), Maureen Meredith - (maureen.meredith@austintexas.gov), Wendy Rhoades - (Wendy.Rhoades@austintexas.gov) Case file

FROM: George Kraber, property owner and resident of Colonial Trails subdivision

Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Planning Commissioners,

I am **against** the Applicant's proposal to change the South Congress Combined Neighborhood Plan (SCCNP) future land use map (FLUM) from Commercial to Multi-family land use. Also, I am **against** the Applicant's proposal to change the zoning from General Commercial Service district—Conditional Overlay—Neighborhood Plan (CS-CO-NP) to MF-6-NP (Multifamily Highest Density district - Neighborhood Plan) for multifamily and condos. The property is currently zoned CS-CO-NP, which does not allow any type of residential use.

The reasons I am **against** the FLUM change and associated rezoning is it is **NOT** consistent with the surrounding land use pattern. I would prefer the 4700 Weidemar property to stay commercial. Even though a new commercial development would increase traffic through our neighborhood, it would be substantially less than multi-family/condos. And generally, with a commercial building, the traffic would be between 7-5pm, while multi-family would be 24/7. Also, the current roads in that area are secondary roads, narrow, and dangerous, and it would be difficult for an emergency evacuation. Another concern is the current developer wants to reroute a gas line that runs through the property. This is a major concern for myself and my neighbors.

I am requesting that you vote **against** the developers proposed FLUM and zoning changes.

Respectfully,
George Kraber
702 Colonial Park Blvd.
Austin, TX 78745

From:
To: Rhoades, Wendy; Meredith, Maureen
Subject: Planning Commission: please include in staff reports for Nov 9, 2021
Date: Tuesday, November 2, 2021 2:43:21 PM

DATE: November 2, 2021
TO: Planning Commission, City of Austin
CC: Maureen Meredith - Maureen.meredith@austintexas.gov
Wendy Rhoades - Wendy.Rhoades@austintexas.gov
FROM: George Kraber, property owner and resident of Colonial Trails subdivision
Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

Dear Planning Commissioners,

I have several concerns with the proposed change to amend the Future Land Use Map (FLUM) of the South Congress Neighborhood Plan from Commercial to Multifamily land use. The applicant proposes to change the zoning from CS-CO-NP (General Commercial Service - Conditional Overlay - Neighborhood Plan) to MF-6-NP (Multifamily Highest Density - Neighborhood Plan) for multifamily and condos. I am **against any change to the current FLUM and rezoning** because the change conflicts with the recommendations in the South Congress Combined Neighborhood Plan. The proposed change to the FLUM and associated rezoning is not consistent with the surrounding land use pattern. In fact, most of the diversity of housing, condos and multifamily residences, are located on the South Congress Corridor away from the single family residential areas.

Another concern I have about the proposed development is the safety concerns as they relate to the relocation of the buried high pressure gas pipeline that currently exists beneath the property. The Developer has proposed that the pipeline be moved to facilitate construction of the complex at 4700 Weidemar Lane.

Also, the City places great emphasis on mobility, yet the closest bus station is .7 miles away from the proposed development. According to Imagine Austin, households are to be “within ¼ and ½ mile distance of transit and high capacity transit.” (IACP_2018.pdf - page 241-242)

Once again, I ask that the Planning Commissioners vote to **deny the request** to amend the future land use map and request for rezoning. The changes are contrary to the South Congress Neighborhood Plan’s priorities and objectives:

- **Preserve the character** of single-family neighborhoods
- New development should be **compatible scaled** when adjacent to residential uses.
- Preserve and enhance the existing single-family neighborhoods and retain the **affordability of our neighborhoods**.
- **Preserve and enhance** the existing single-family
- Tree-lined neighborhood streets should allow residents to **safely travel by foot, bicycle, or car.**

Respectfully,
George Kraber
702 Colonial Park Blvd.
Austin, TX 78745

Clark, Kate

From: Rhoades, Wendy
Sent: Wednesday, November 3, 2021 3:03 PM
To: Clark, Kate
Subject: FW: Planning Commission: please include in staff reports for Nov 9, 2021

From: George
Sent: Tuesday, November 2, 2021 2:48 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Dacey Long; Lynn Stepanenko; Mario Cantu - SCCNPCT
Subject: Planning Commission: please include in staff reports for Nov 9, 2021

TO: Planning Commissioners, City of Austin
CC: Maureen Meredith - (maureen.meredith@austintexas.gov), Wendy Rhoades - (Wendy.Rhoades@austintexas.gov) Case file
FROM: George Kraber, property owner and resident of Colonial Trails subdivision
Re: 4700 Weidemar Ln, Plan Amendment Case # NPA-2021-0020.01 Zoning Case #: C14-2021-0015

The following is the property owners rebuttal of Applicant's Responses to Article 16: Neighborhood Plan Amendment Ordinance 25-1-810 by Alice Glasco and the Developer, Legacy MCS.

LAND USE PLANNING PRINCIPLES

The Applicant's responses below are copied from the Applicants: Article 16: Neighborhood Plan Amendment Ordinance § 25-1-810 - RECOMMENDATION CRITERIA.

1. Ensure that the decision will not create an arbitrary development pattern.

Applicant's Response: The decision to rezone the site from CS-CO-NP to MF-6-NP will not create an arbitrary development pattern.

Rebuttal: The request for rezoning from CS-CO-NP to MF-6-NP is an example of **spot zoning.** As noted in the chart below, the current zoning of properties adjacent to and beyond the planned development are as follows: CS, LI, GR, SF-2, SF-3, and CS-MU-CO-NP. Please see the chart below.

Note: The closest multistory buildings are on the South Congress Corridor over a half mile away. Currently, there are plans to build The Stations of St Elmo at 4510 St. Elmo (CS-MU-CO-NP) which the site plans indicate an approximate height of forty-eight.

	ZONING	LAND USES
Site	CS-CO-NP	undeveloped

North	LI-NP	Electronic Industrial Distributor Wholesale Distributors and Warehouses Manufacturing/Mechanical/Mining, Transportation/Logistics, Construction/Facilities/Trades
South	CS-CO-NP	Auto Repair
East	LI-NP CS-CO-NP CS-MU-NP CS-NP GR-NP CS-NP	HVAC Contractor Electrical Repair Shop Accountant & Tax Return Preparation Car Rental
West	SF-3-NP SF-2-NP SF-3-NP CS-MU-CO-NP	Single family homes One property northwest of the proposed site is zoned CS-MU-CO-NP has not been constructed as of March 2021. Although the location has plans to build condominiums in the facility, the development will be used for residential and will house office spaces, commercial retail, and a fitness center. The property website describes the appearance of the proposed development as: *"architecture designed for modern-day functionality with rich industrial-style finishes"* which is consistent with the commercial surroundings of the neighborhood located north, south, and east of the property.

3. Minimize negative effects between incompatible land uses:

Applicant's Response: The proposed multifamily and condo development will be compatible with surrounding land uses.

Rebuttal: As you can see from the photos below, the proposed 4700 Weidemar Lane development is NOT compatible with the surrounding land use both in terms of the current Neighborhood Plan and existing property and structures.

1st Photo: As the drone is flying over the north end of the 4700 Weidemar Lane property the camera is facing slightly southwest. The white building at the top of the photo is AutoNations Service Center with Colonial Trails subdivision to the right. The straight line grassy area with tire tracks is the high pressure pipeline transecting the property.

2nd Photo: The drone camera is facing towards the west and you can see the houses on Colonial Park Blvd. Shelby Lane is just visible to the left in the picture.

3rd Photo: The drone camera is facing north. Small businesses and the CenTex Plant are visible. Note Shelby Lane bottom of photo. It is an unimproved country type road.

As you might notice all the buildings in this general area are one story. There are no other structures compatible with what is being proposed. At this time, the closest multi-family structures are .7 miles away on the South Congress Corridor.

5. Discourage intense uses within or adjacent to residential areas.

Applicant's Response: The proposed multifamily and condo development will be compatible with the existing residential development west of the subject site.

Rebuttal: The construction of 150 condo units and 304 apartment units will actually encourage more intense use of the substandard road adjacent to the development and increase traffic throughout the Colonial Tails subdivision (CT). This increased use will impact safety and emergency vehicle access throughout CT and the adjacent neighborhoods.

13. Avoid creating undesirable precedents.

The Applicants Response: The proposed MF-6-NP zoning will not create any undesirable precedents

Rebuttal: As noted in item 1, the rezoning of 4700 Weidemar Lane from CS-CO-NP to MF-6 with create undesirable precedents for the adjacent neighborhoods with increased traffic causing safety concerns for emergency vehicles access, school bus stops, and pedestrian traffic

17. Consider infrastructure when making land use decisions.

The Applicant's Response: There is adequate infrastructure to accommodate housing on the subject site.

Rebuttal: Currently there is NOT adequate infrastructure to support this development, either in the construction phase or upon completion. The pictures are of Shelby Lane and St Elmo Lane, are asphalt base

and in bad condition. Weidemar Lane which was recently resurfaced but still has an inadequate subbase. The Traffic Impact Analysis stated, “Shelby Lane and Weidemar Lane are currently classified as substandard streets.”

Photos below: 1.Shelby Lane eastward
2.Shelby Lane eastward
3.Intersection of Shelby Lane westward,Colonial Park Blvd (to the left) and St. Elmo Lane (to the right)
4. Weidemar Lane southward after recent repaving but subbase was not replaced


Austin Instant
Tee Shirt Co
512.213.0833

18. Promote development that serves the needs of a diverse population.

The Applicant's Response: The requested FLUM change and rezoning will, indeed, promote development that will serve the community.

Rebuttal: It is uncertain that the FLUM change and rezoning will serve the needs of a diverse population. It is my understanding that The Station St. Elmo at 4510 St Elmo was sold out before it was even advertised to local buyers. One concern expressed by property owners is the development of 304 apartment units. Typically, individuals who lease apartments for a year or two are not invested in the area and there is concern of their impact on the residential area.

Thank you for taking the time to read my rebuttals. I hope it is helpful in your decision to **vote against** the proposed Future Land Use Map and rezoning case.

Respectfully,
George Kraber
702 Colonial Park Blvd
Austin, TX 78745

November 1, 2021
Re: **Neighborhood Plan Amendment Case No. NPA-2021-0020-.01 (4700 Weidemar Ln (8 acres) Plan Amendment Case # C14-2021-0015**

To the City of Austin Zoning and Planning Board:

I am a resident of the Colonial Trails Neighbord and my property at 404 Colonial Park Blvd. is adjacent to the 4700 Weidemar Lane site. I oppose the zone change from CS-CO-NP to MF-6-NP for the following reasons listed below in highlighted text.

The applicant's justification for the amendment includes the following:

1. The proposed change to the FLUM and associated rezoning are consistent with the surrounding land use pattern. The proposed development will add a diversity of housing- condos and multifamily - in this planning area.
   This is simply not true because the surrounding land use pattern is zoned for commercial and industrial use and single family. Please see the table below which lists the zoning adjacent to 4700 Weidemar Lane, the site of the proposed development.

	ZONING	LAND USES
Site	CS-CO-NP	undeveloped
North	LI-NP	Electronic Industrial Distributor Wholesale Distributors and Warehouses Manufacturing/Mechanical/Mining, Transportation/Logistics, Construction/Facilities/Trades
South	CS-CO-NP	Auto Repair
East	LI-NP CS-CO-NP CS-MU-NP CS-NP GR-NP CS-NP	HVAC Contractor Electrical Repair Shop Accountant & Tax Return Preparation Car Rental
West	SF-3-NP SF-2-NP SF-3-NP CS-MU-CO-NP	Single family homes One property northwest of the proposed site is zoned CS-MU-CO-NP has not been constructed as of March 2021. Although the location has plans to build condominiums in the facility, the development will be used for residential and will house office spaces, commercial retail, and a fitness center. The property website describes the appearance of the proposed development as: *"architecture designed for modern-day functionality with rich industrial-style finishes"* which is consistent with the commercial surroundings of the neighborhood located north, south, and east of the property.

The photos below show the businesses and homes directly adjacent to 4700 Weidemar Lane.

South of 4700 Weidemar Lane: Toyota Service Center, AutoNation4800 S IH 35 Frontage Rd Suite 1

Southeast of 4700 Weidemar Lane: Collision Center, 4901 Weidemar Lane

East of 4700 Weidemar Lane: Elk Electric, 4704 Weidemar Lane

East of 4700 Weidemar Lane: Bryant Electric, 4825 Weidemar Ln STE 600

Northeast of 4700 Weidemar Lane: Various Warehouses with commercial and industrial businesses, 900 Shelby Lane and 820 Shelby Lane

North of 4700 Weidemar Lane: Back entrance to Centex Materials, Inc. This entrance is frequented by cement trucks, delivery trucks, and dump trucks transporting heavy rocks. This entrance is approximately 30 feet from the proposed development.

North of 4700 Weidemar Lane: Various warehouses and industrial businesses, 712 Shelby Lane


West of 4700 Weidemar Lane: Single family homes along Colonial Park Blvd.

The proposed rezoning amendment to construct the "Multifamily Residence" Shelby Lane complex is in direct conflict to the following goals and priorities found in the Imagine Austin plan.

IMAGINE AUSTIN PLANNING PRINCIPLES:

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options. B-9 3 of 25 Planning Commission: June 23, 2020

2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.

The property is located on Weidemar Lane and is **not along the South Congress corridor but is along the South IH-35 corridor**. The property is **not** located along an Activity Corridor as defined in the Imagine Austin Comprehensive Plan. The location is located .7 miles from the South Congress corridor. **This is outside of the .5 mile criteria metric for access to high capacity transit stops found in Imagine Ausitn.** Furthermore, there are no bikelines to the transit stops and sidewalks are almost non-existent. In fact, most of the walking route is limited to the edge of narrow roads, drainage ditches, parking lots, embankments, a three way intersection that does not have a cross walk and is not pedestrian friendly. This intersection has the entrance to the Centex cement plant where cement trucks, dump trucks, and tractor trailers are used frequently during the weekdays and weekends. The property is 1,000 feet from the IH-35 corridor and with a six story parking garage onsite, residents are much more likely to use a vehicle to commute, considering the alternative public transportation with a 1.5 (round trip) walking distance via unsafe pedestrian or cycling routes. The goal of Imagine Austin is to increase public transportation use/decrease single vehicular use and the proposed zone change of a multi-family contradicts this goal. We realize the development has plans to build a sidewalk surrounding the property at 4700 Weidemar and sidewalks are planned to be installed at The Station at St. Elmo but roughly even after these are installed, 60% of the walk to the South Congress transit stop will not have sidewalks. Furthermore, according to the Austin Mobility Map for future transportation needs, **Shelby Lane has a "Low" priority** rating for sidewalk improvement and the **"Low"** priority status continues on the route that would be used by pedestrians to get to the future high capactiy stop .7 miles away on South Congress. According to the "Roadway Capacity Projects Map", **there are no future plans to improve the roadways on any part of the route** nor in any part of the existing neighborhood. In fact, the City of Austin has given Terry-O Lane a **"Substandard Street"** rating and there are no future plans to improve the road conditions. See photos below to view the journey a pedestrian or cyclist would make to the South Congress transit stop and/or nearby businessess.

1. *Current road of Weidemar Lane. The development would be on the right side of this photo. This road would be used to enter the north side of the proposed development. As you can see from this photo, the condition nor the size of the road does not support the future traffic for any type of development nor does it accommodate pedestrians or cyclists. Pedestrians would be walking in the grassy area that is also used for drainage and retention after rainfall.*

2-3. Current road on Terry-O Lane. This would be used by pedestrians and cyclists to get to the transit stop on South Congress. This is not accessible for pedestrians and cyclists. The narrow two lane road does not have a shoulder or sidewalks. There is limited visibility as well because the ground is uneven. You have to step in the drainage ditch when walking this route.

4. Pedestrians and cyclists have to use this three way intersection where St. Elmo Road and Terry-O Lane meet to access South Congress. There are no crosswalks or traffic lights but a yield sign and stop sign. The visibility is limited due to a sharp curve that is left of this photo. The rock wall pictured is the entrance to Centex Cement Company. Weekdays and sometimes weekends, you will find 20-30 cement trucks and dumptrucks exiting and entering through these gates. The entrance of this business is also where the "Y" of the road forks so again there is limited visibility for drivers.

5. *After crossing the "Y" intersection, pedestrians have to use St. Elmo Rd. to access South Congress. There are no sidewalks but only drainage ditches, embankments, and parking lots.*

6. *This is the view from the east side of the 4700 Weidemar Lane where the entrance to the five story, 600 space parking garage will be located. IH-35 is approximately 1,000 feet from the entrance/exit to this parking garage. This encourages single vehicular traffic instead of high capacity transit stops.*

The proposed rezoning amendment to construct the "Multifamily Residence" Shelby Lane complex is in direct conflict to the following goals and priorities found in the South Congress Combined Neighborhood Plan.

1. **Goal One: Preserve and enhance the existing single-family neighborhoods and retain the affordability of these neighborhoods.** With similar (Public) and future developments (4411 SoCo, St. Elmo Station) in this area, homeowners have seen an increase in property taxes within the last three years due to increased property value from the sale of condominiums close to the neighborhood. Within the last five years, property taxes for homeowners have had a 40% increase. Despite wanting to stay in this location due to work proximity, many residents have been displaced and have moved to temporary housing or to areas outside of Austin.

   Objective 1.1 New development should be compatibly scaled when adjacent to residential uses. The proposed development with the zone change will include a four to five story structure of 150 residential condominiums and a six to seven floor structure with 400 apartments for lease or rent. The multifamily development is not compatible with the single family one and two story homes in the current neighborhood and will look oddly out of place. Furthermore, the height of the condominiums and apartments along with only a 30 foot setback will provide direct access and view of not only the backyards but to the bedrooms and bathrooms of the current homeowners. The neighborhood recognizes that this developer is building another property, The Station at St. Elmo, 4510 Terry-O Lane, Austin, TX 78745, however, this property didn't require a zoning change from commercial to multifamily. Our neighborhood didn't contest this property because it will be multi-use and contain various businesses along with condominiums and will be a maximum height of four stories with only 136 units. Furthermore, the mixed use building Station at St. Elmo will not be thirty feet from the backyards of fifteen houses as would the 4700 Weidemar Lane development. Due to the height and mixed-use status, this will make a nice transition from the industrial part of this area to the single-family homes.

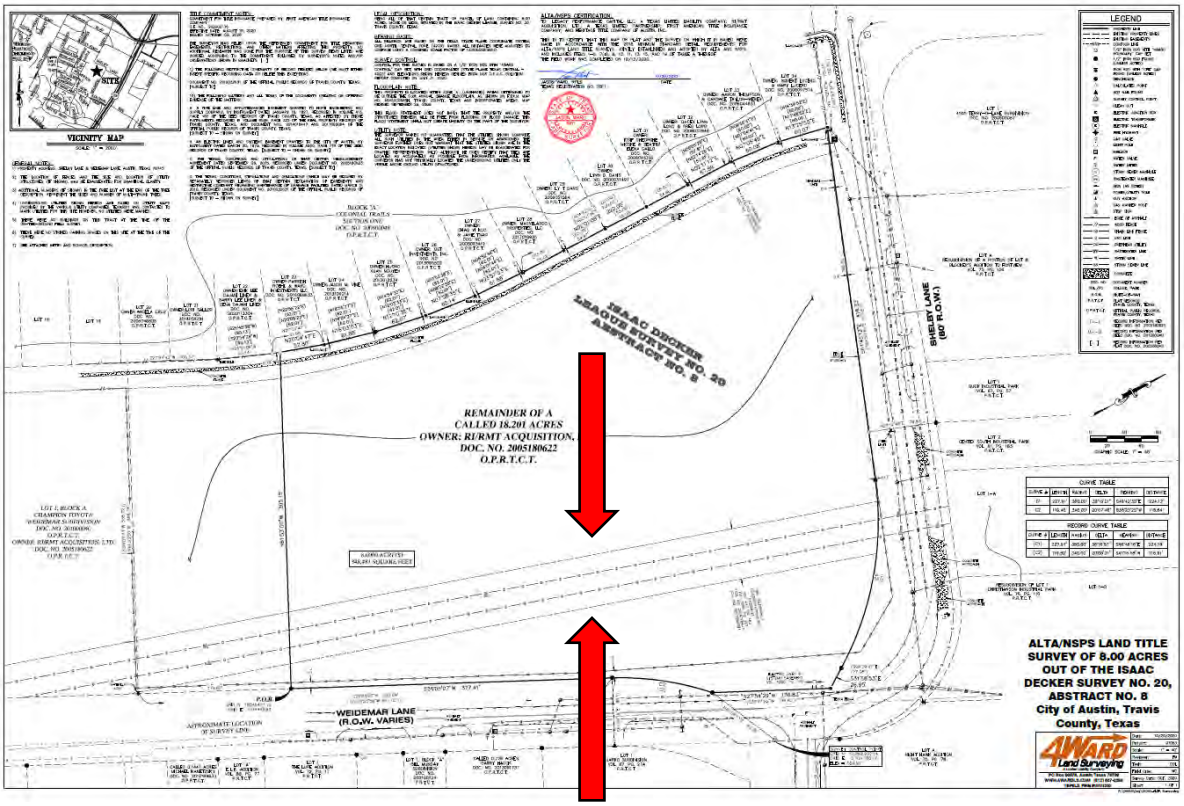
   Objective 3.12

   The St. Elmo Industrial District should be preserved and enhanced where appropriate.

   The Applicant proposes to rezone the property to MF and condominiums and apartments that will have no commercial oriented businesses onsite. The proposed multifamily unit is in vast contrast to the commercial businesses located south, east, and north of the proposed site and are not in accordance with preserving and utilizing this area as a commercial and industrial district as it is stated on the South Congress Neighborhood Plan. As Austin grows, more multifamily and mixed use developments are encroaching on commercial zones and forcing out successful and established commercial businesses from their area. Not only that but if this zone change is approved and the developer is allowed to build the multi-family housing unit, the construction phase and rerouting of the gas pipeline and distribution line, will cause year long closures to the only roads accessible to the established businesses.

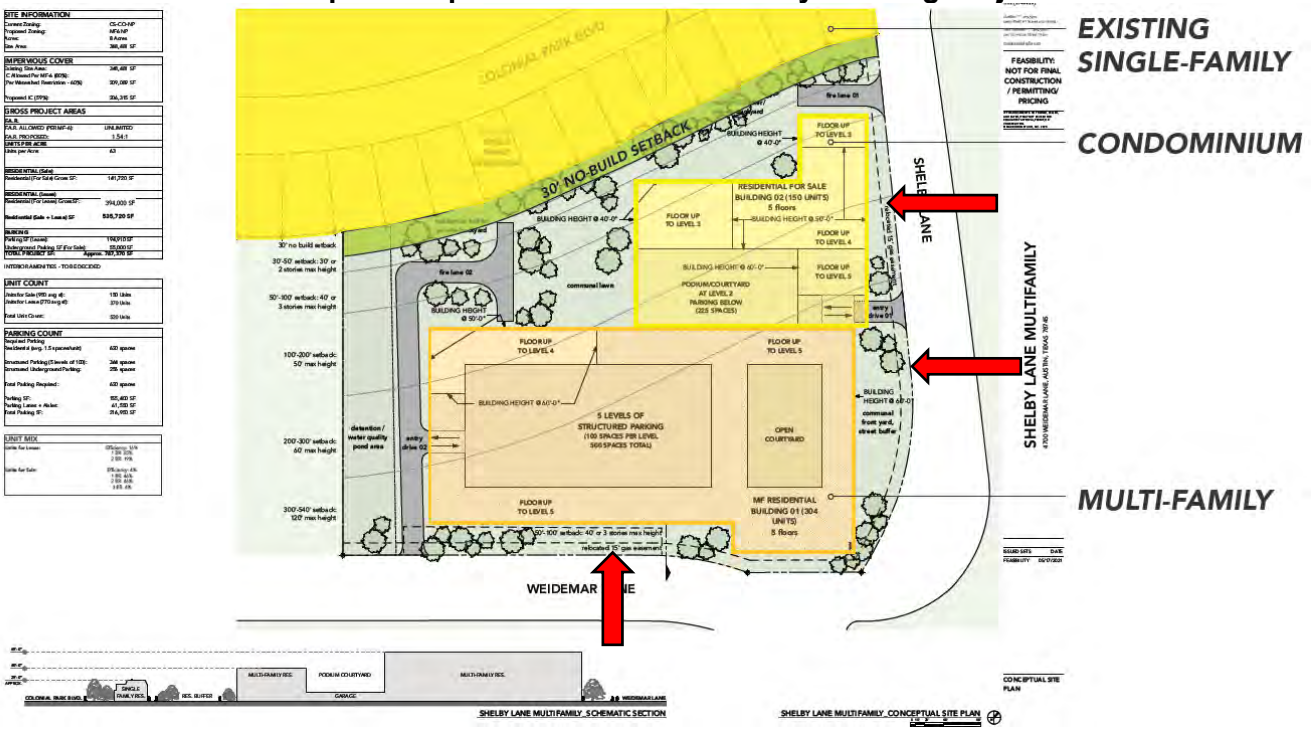
The proposed development site and future building plans pose safety risks for current and future residents due to unsafe easements for a high-pressured natural gas pipeline and distribution line as well as the rerouting the said gas lines that will be necessary to build on this property. (See photos and reports below).

Easements: There are two gas lines that run parallel on the east end of the property and continue 1,200 feet to a depressurization facility located on East St. Elmo. One pipeline is a high-pressured intrastate transmission line (800-1200 psi) with a 12" diameter and the other is a distribution line (200 psi). They run parallel to one another and a 60 foot easement is required for the two. According to the development plans, there is a 15 foot easement with only one pipeline running next to an apartment building with 400 units, condominiums with 150 units, and several homes with families in the Colonial Trails neighborhood, again with a 15 foot easement. It is uncertain if the one pipeline depicted on the devloper's plans is referring to the transmission line or the distribution line.



November 2020 survey of 4700 Weidemar Lane showing the two natural gas pipelines with the 60 foot required easement. The red arrow shows the current loaction of the pipeline and distribution gas lines with the 60 foot easement included.

Developer's Map of Plans for Multi-Family Housing Project



Map of proposed development indicating a 15 foot easement for the natural gas pipeline. It is uncertain if the distribution line or the transmission line will be located in the 15 foot easement. Both types of lines require a 50 foot easement and 60 foot when running parallel to one another. The red arrow shows where the developer plans to reroute only one gas line with a 15 foot easement.

Sign at the corner of Weidemar Lane and the south end of Colonial Park Blvd. This is where the pipeline veers from IH-35 and cuts across the property on Weidemar Lane and onto the depressurization facility located north of Weidemar Lane on St. Elmo Rd.

Warning sign for high pressure pipeline on 4700 Weidemar Lane. At this time, there is a 60 foot easement for the two lines that run parallel through this property. The closest homes are about 250 feet from the pipelines.

Rerouting of pipeline: The developer will have to reroute both the pipeline and distribution line and while doing so, there are seven businesses located 200-800 feet of 4700 Weidemar that house hazardous materials. 70% of pipeline and gas line incidents occur due to new construction without the presence of combustible liquids or hazardous materials. Who will be responsible for lives and property if an incident such as destruction of property, injury/bodily harm, and loss of life occur? Please see the report from the Austin Fire Department concerning hazardous materials stored adjacent to the property.

Zoning Change C14-2021-0015 4700 Weidemar Lane

LOCATION	BUSINESS NAME	HMP Type	Hazardous Materials of Concern	Quantity	Distance to Site
4901 Weidemar Ln	Auto Nation Champion Toyota Collision (	B	Flammable liquids, industrial gas	< MAQ	527 Ft.
4825 Weidemar Ln	Areil Materials	C	Industrial gases	< MAQ	232 Ft.
4433 Terry-O Ln	Custom-Crete	B	Flammable liquids, industrial gas	< MAQ	468 Ft.
4315 Terry-O Ln	Tebben Co. Inc., LP	B	Flammable gas	< MAQ	814 Ft.
1009 Shelby Ln	Caliber Collision	B	Flammable liquids, industrial gas	< MAQ	213 Ft.
4400 S. IH 35 SB SR	CarMax #7190	A	Gasoline	4,000 Gal.	566 Ft.
4506 S. IH 35 SB SR	Roger Beasley Mazda South	B	LP-Gas, Petroleum naptha	9,215 Cu.Ft	657 Ft.

Abbreviations and Terms

Distance to Site: The distrance from the nearest property line of the site storing the hazardous material to the closest exposure property line. For sites with a permanent aboveground storage tank or pressure vessel, AFD measures from the potential source of the release to the closest exposure property line.

HMP Type: Category of a AFD Aboveground Hazardous Materials permit. Permits are assigned based on the relative fire, explosion or toxicity risks of the hazardous materials to the community. Type A represent the greatest risk, Type B represents a modest risk and Type C represents a low risk.

MAQ (Maximum Allowable Quantity per Control Area): The maximum amount of a hazardous material allowed to be stored or used within a control area inside a building or an outdoor control area. The maximum allowable quantity per control area is based on the material state (solid, liquid or gas) and the material storage or use conditions.

Prepared By: Scott Stookey - Fire Marshal's Office
Report Date: February 28, 2021

In summary, I urge you to deny the zone change request because the proposed development is NOT compatible with the surrounding area or businesses, it is NOT compatible with Imagine Austin's Comprehensive Plan, the plans for the development do not have adequate easements and setbacks for a natural gas high-pressured pipeline and a natural gas distribution line, and rerouting both the pipeline and distribution line is unsafe.

Sincerely,
Dacey Long
Resident of Colonial Trails Neighborhood

From:
Cc: Rhoades, Wendy; Meredith, Maureen;
Subject: Planning Commission: please include in staff reports for Nov 9, 2021
Date: Wednesday, November 3, 2021 4:34:12 PM

Dear Austin City Planning Commissioners,

As an original homeowner at 408 Colonial Park Blvd, Austin, TX 78745 in the Colonial Trails Neighborhood, I humbly ask that the Austin City Planning Commission **deny the request** to amend the South Congress Neighborhood Plan future land use map (FLUM) and current zoning, from Commercial (CS-CO-NP) to multi-family (MF-6-NP) to build a mix of multi-family rental apartments, first floor businesses and owned condos at 4700 Weidemar Lane.

There are several reasons I ask that you deny this request, below:

1. Inconsistent neighborhood character. The proposed height of the buildings, 90 ft, is both out of scope for the current FLUM, which calls for affordable, single-family homes, and is out of character for the current design of the neighborhood.

2. Two existing gas lines. It is my understanding that there are two high-capacity gas lines that run through the property. We were told upon purchase that the development of this land area was unlikely due to the danger and cost of moving the pipelines. The builder has not conducted due diligence to determine the seriousness, safety, impact or even feasibility of moving these gas lines, and I strongly believe that this is a dangerous development to pursue on this property.

3. Traffic and safety. The scale of the proposed development and number of full-time residents is not supported by road development, nor public transportation plans.

4. Lack of affordability. This development is not consistent with current city affordable housing goals.

5. Inconsistency with current FLUM. The current FLUM is clear in that it includes the following goals, a departure from the plans outlined for the 4700 Weidemar development. The current FLUM calls to:

• Preserve the character of single-family neighborhoods
• Improve pedestrian connections throughout the area
• New development should be compatibly scaled when adjacent to residential uses
• Public open spaces and natural areas should be preserved as places for wildlife and where people can enjoy nature in the middle of the city
• Tree-lined neighborhood streets should allow residents to safely travel by any means
• Preserve and enhance the existing single-family neighborhoods, and retain the affordability of these neighborhoods

Thank you for considering my opinion as an active and engaged Austinite and member of

> the Colonial Trails community.
>
> Best,
> Lynn Davis
> Owner
> 408 Colonial Park Blvd, Austin, TX 78745

From:
To: Meredith, Maureen; Rhoades, Wendy
Subject: 4700 Weidemar Lane-Nov 9th Planning Commission
Date: Thursday, November 4, 2021 8:52:16 AM

Good Morning Ms. Meredith & Ms. Rhoades,

As a neighbor located within 500 feet of the proposed project, I wanted to state my **objection** to the two proposed zoning changes for 4700 Weidemar Lane. My primary concern is **safety** as related the increased traffic & density in our neighborhood. The increase or residents and cars will result in more speeding and traffic on roads that are already neglected by the city and void of improvement. The other safety issue is the moving an existing pipeline on the property. Shelby Lane Development has minimized the risk of relocating a pipeline to the city and also the adjacent neighbors. There has been no transparency on the actual risk of moving a major pipeline or discussion of safety protocols or impacts to neighbors in the event of an accident or death.

My second concern is the **scale and structural size** of the proposed development. We are a neighborhood of single and two story homes which soon may have 6-8 story apartment and condo building in our backyard. This density is not compatibly scaled with our existing neighborhood or the surrounding commercial businesses.

I request that you **deny** the request to amend the future land use map and the rezoning from commercial to multi-family residential.

Sincerely,

Angela Cruz
600 Colonial Park Blvd
Austin, TX 78745

Angela M. Cruz
Client Relationship Manager

Meridian Wealth Advisors
3600 North Capital of Texas Highway
Building B, Suite 150
Austin, TX 78746

o: 512.717.5576

From:
To: Rhoades, Wendy; Meredith, Maureen
Subject: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane
Date: Monday, November 1, 2021 9:00:16 PM

DATE: October 29, 2021
TO: Case Manager: Wendy Rhodes Wendy.Rhoades@austintexas.gov
CC: Applicant: Alice Glasco
Case File: Planning Commission 4700 Weidemar C14-2020-0015 District-3.
FROM: Dacey Long and the Colonial Trails Neighborhood
Re: Requesting Postponement Planning Commission Meeting for December 7th, 2021
Re: From: CS-CO-NP
To: MF-6-NP - Staff Rec: Recommendation of GR-MU-V-CO-NP

To the Zoning and Planning Board, City of Austin

On behalf of the Colonial Trails Neighborhood, we are requesting a postponement for the NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane from November 9th, 2021 to December 7th 2021. The South Congress Combined Neighborhood Plan Contact Team is also asking for postponement and has sent an additional request for the postponement.

Although correspondence was dated October 28th, the residents of Colonial Trails did not receive notification of the hearing date until October 30th. We were given a deadline of November 2nd for any paperwork to be completed for the hearing. Given we have four days to prepare before the November 2nd deadline, I request to postpone the hearing date to December 7th.

Members in our neighborhood met with Alice Glasco and the developers on September 27th to discuss the proposed zone change and development plans. During the meeting, Ms. Glasco as well as the developers agreed to have another meeting with members of our neighborhood before the planning zone hearing but we have not met nor have we been contacted to schedule the follow-up meeting. The September 27th meeting was recorded so we can verify this agreement if needed. This is an additional factor for the postponement request.

Finally, an elderly resident in the neighborhood who wanted to speak during the hearing had surgery today on November 1st. Due to his heart condition (heart arrhythmia) and internal bleeding that will occur after his prostate surgery, he will not be able to speak at the November 9th hearing. His cardiologist orders are not to be exposed to any type of stress or physical exertion for at least three weeks after the surgery.

Please let me know if you have any questions or need additional information for the postponement.

Sincerely,
Dacey Long
The Residents of Colonial Trails Neighborhood

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: C14-2021-0015
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: November 9, 2021, Planning Commission

MARY LUCERO
Your Name (please print)

☐ I am in favor
☑ I object

400 COLONIAL PARK BLVD. AUSTIN TX. 78745
Your address(es) affected by this application **(optional)**

Mary Lucero
Signature

10-4-2021
Date

Daytime Telephone **(Optional)**:

Comments: TO MUCH TRAFFIC & NOISE ALREADY

PLANNING COMMISSION
NOVEMBER 9, 2021
C14-2021-0015
WENDY RHOADES 512-974-7719

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

City of Austin
NOV 09 2021
NHCD/AAHFC

DATE: November 2, 2021

TO: Case Manager: Wendy Rhodes Wendy.Rhoades@austintexas.gov

CC: Applicant: Alice Glasco

Case File: Planning Commission 4700 Weidemar NPA-2021-0020.01 - C14-2020-0015 District-3.

FROM: Colonial Trails Neighborhood – SCCNPCT supports the neighborhoods postponement request

Re: Requesting Postponement Planning Commission Meeting November 9, 2021 to December 14, 2021

Re: From: CS-CO-NP
To: MF-6-NP

Dear Wendy Rhodes,

We, the Colonial Trails Neighborhood are requesting postponement November 09, 2021 Planning Commission to December 14, 2021 Planning Commission. We the SCCNPCT will need time to communicate with the neighborhood regarding case number: C14-2021-0015 4700 Weidemar Lane. Staff recommendations were pending for this case which initiated several postponements by the applicant and staff for this case number.

We prepared as best as we could ahead of time because we knew when this case would be presented to Planning Commission. The Colonial Trails Neighborhood & SCCNPCT arranged to meet with Alice Glasco on 27-SEP-2021per her request for an update. At the end of that meeting neighbors requested information and had several questions that needed to be addressed regarding the gas pipeline as an issue and concern, including mobility which was a new addition that was not included/presented at the Virtual Community Meeting Date March 11, 2021 Time: 6:00 – 7:30pm Plan Amendment Case #: NPA-2021-0020.01 Zoning Case #: C14-2021-0015 Property address: 4700 Weidemar Ln (8 acs). We would like to meet with Alice Glasco because at this time the updated and current information for this development is on the table, which is different from the initial Virtual Community Meeting. On August 16, 2021 staff requested an indefinite postponement of the above-referenced neighborhood plan amendment and rezoning cases. Renotification of both cases will be required.

- The neighborhood feels they did not have sufficient notification.
- Neighborhood & SCCNPCT would like to meet with Alice Glasco prior to a Planning Commission Meeting for new updated and pending information.
- Answer neighborhood questions to the 27-SEP-2021meeting that have not be answered.
- Changes to the proposed development have been made to the initial Virtual Neighborhood Meeting that took place on March 11, 2021 Time: 6:00 – 7:30pm.
- We Colonial Trails Neighborhood **request postponement for the November 9, 2021 Planning Commission Meeting to December 14, 2021 Planning Commission meeting**.

Thank you,

Dacey, George, Lynn, Angela,

From:
To:
Cc: Meredith, Maureen; Rhoades, Wendy;
Subject: RE: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane - Reply
Date: Wednesday, November 3, 2021 1:06:23 PM
Attachments: FW EXTERNAL FW Weidemar Ln Relocation.msg

Mario,

Thank you for the reply. The two questions you asked are:

1. What is the developer's cost to construct the city required sidewalks along Weidemar Lane and Shelby Lane? **Response: $1,005,312.50 (the developer is responsible for 100% of the cost).**

2. Share communication with Gas Company regarding their approval to relocate the gas line.
   Response: see attached email correspondence between Texas Gas staff and WGI civil engineers

Project Presentation:

This the link **HERE** for the Shelby Lane Residences presentation that I shared with you, the contact team and neighbors on 9/2721 and also sent to you after the meeting for you to share with the Contact Team and Neighbors. This presentation that we shared with you on 9/27/21 is our final version and we do not intend to change it. The other purpose of the 9/27/21 meeting was also intended to give you an update and findings/mitigations of the Traffic Impact Analysis that the city Transportation staff had approved.

==========

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

From: Mario Cantu
Sent: Wednesday, November 3, 2021 12:21 PM
To: Alice Glasco
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rhoades, Wendy

<Wendy.Rhoades@austintexas.gov>; Dacey Long

Subject: Re: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane

Alice,

We will not be able to meet before November 9th Planning Commission. This is the reason we are requesting a postponement and to meet at the December 14th Planning Commission. We would like to meet with you. With the notice being short and peoples schedules vary we need time to arrange a final neighborhood meeting regarding the developers intent, and not be rushed. At the September meeting you wanted to provide an update, towards the end of that meeting neighbors had very specific questions for you and you could not provide answers. My understanding was that you would provide the answers back to us.

The neighborhood and contact team has been very patient and understanding about the ongoing postponements and time delays. At the start of this case we knew way ahead of time about the planning commission and city council dates, including what was on the table from the Virtual Neighborhood Meeting which has changed from that presentation date. We still have unanswered questions that require answers/intent and need a final presentation to the neighborhood and not an update.

M.

On Nov 2, 2021, at 7:46 PM, Alice Glasco wrote:

Maureen/Wendy,

Mario Cantu, the Chair of the South Congress Combined Neighborhood Plan Contact Team hosted a virtual meeting at my request on September 27th,which included some adjacent residents. The purpose of the meeting was for me and the development team to provide an update to our development plans. At the conclusion of the meeting, Mr. Cantu told us that he would set up a follow-up meeting after they reviewed our presentation. However, the contact team has not scheduled a follow-up meeting. The only follow-up questions I received were from one of the

residents and member of the contact team, Mr. George Kraber.

Mario & Dacey: we are available to meet, again, before the planning commission hearing of 11/9.

Note: we would like to discuss the postponement request at the 11/9 planning commission hearing because we would like the planning commission to hear the cases and proceed to the city council on 12/9.

==========

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

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Tuesday, November 2, 2021 8:35 AM
To: Alice Glasco
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane
Importance: High

Alice:
Please see the PP request from Dacey Long.
Maureen

From: Dacey Long
Sent: Monday, November 1, 2021 9:00 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: The NPA and zoning case (C14-2021-0015) for 4700 Weidemar Lane

DATE: October 29, 2021

TO: Case Manager: Wendy Rhodes Wendy.Rhoades@austintexas.gov

CC: Applicant: Alice Glasco