

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 AGENT: Alice Glasco Consulting
(Cass Brewer; Javier Aldrete) (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: *APPROVED MF-6-CO-NP DISTRICT ZONING, WITH THE CONDITIONS OF THE TRANSPORTATION MEMO AS STAFF RECOMMENDED, AND AN ADDITIONAL -CO FOR A 25-FOOT WIDE BUILDING SETBACK ALONG THE FRONT AND SIDE STREET PROPERTY LINES*

***[G. COX; C. HEMPEL – 2ND] (9-2) C. LLANES PULIDO; S. PRAXIS – NAY;
J. MUSHTALER – ABSTAINED; J. SHIEH – ABSENT***

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 occurred on Thursday, December 9, 2021 and included Watershed Protection Department staff as it related to localized flooding issues. 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 recommendation of the Planning Commission.

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 intends to relocate the easement along the Weidemar frontage and a portion of the Shelby frontage, 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
<i>Site</i>	CS-CO-NP	Undeveloped
<i>North</i>	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)
<i>South</i>	CS-CO-NP	Undeveloped; Auto repair
<i>East</i>	CS-NP; CS-MU-NP; CS-CO-NP	Auto sales; Auto repair, Construction sales and services (HVAC contractor); Professional office; Design / Build / Steel fabrication
<i>West</i>	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: NoSCENIC ROADWAY: NoHAZARDOUS PIPELINE OVERLAY: NoSCHOOLS: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	Apvd GR-CO as Commission recommended (11-30-2000).

		screening along the north and south property lines abutting adjacent residential development. Private restrictions concerning outdoor speakers.	
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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:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through

engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

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

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

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

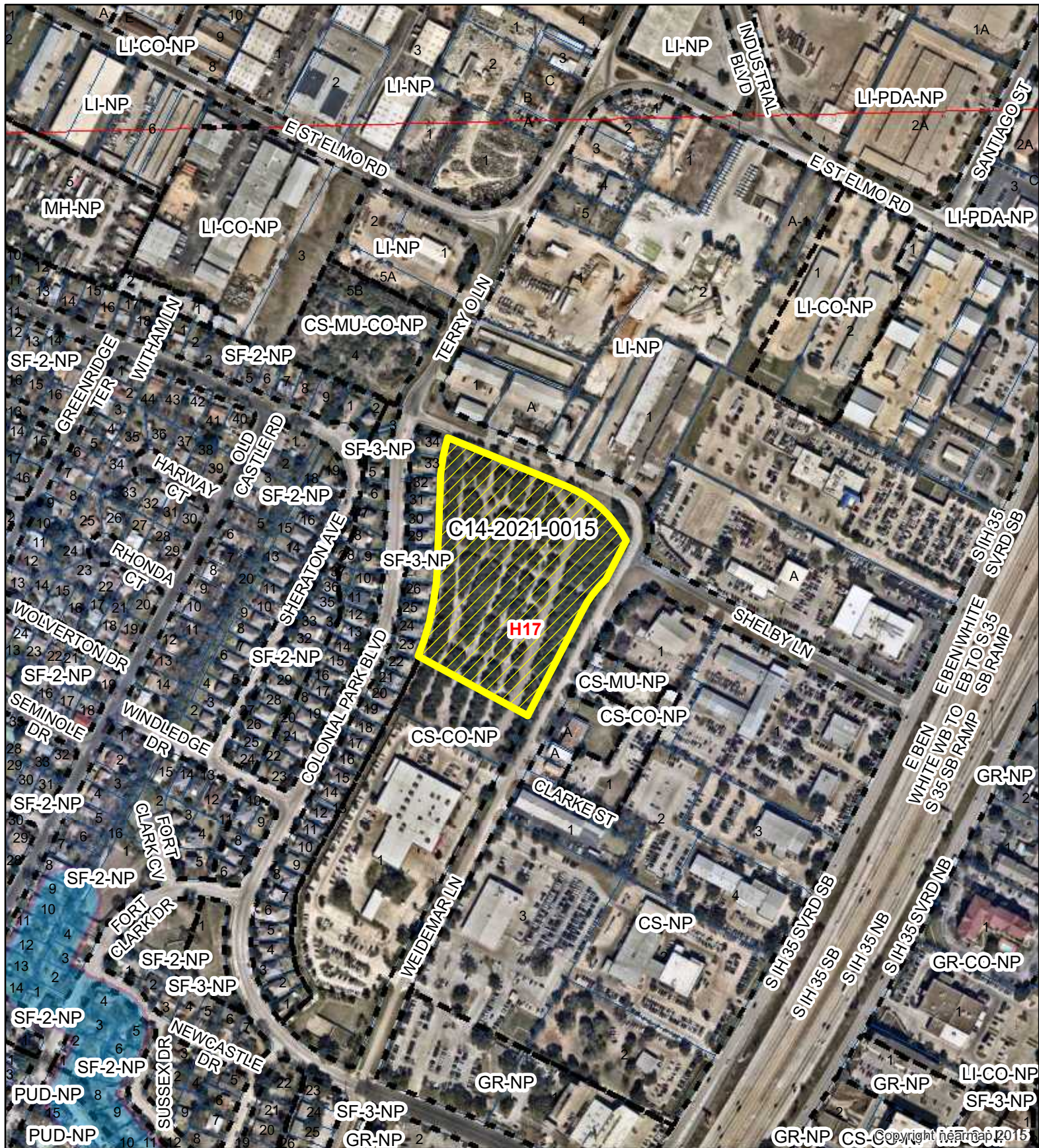
Attachment B: Educational Impact Statement

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

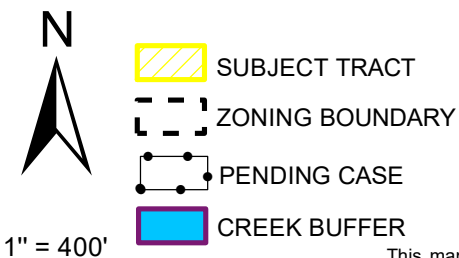
This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



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



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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.

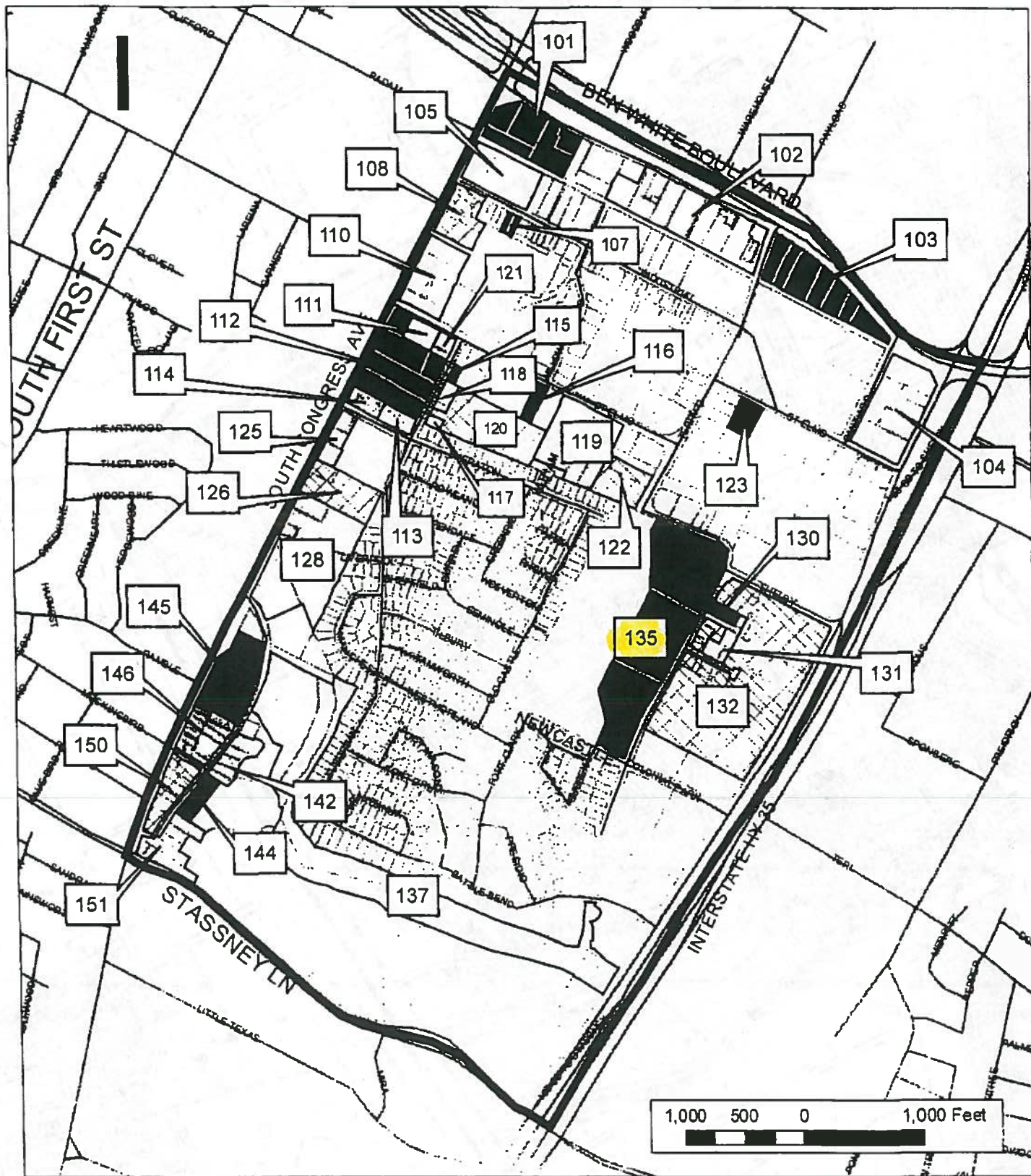
PART 2. The base zoning districts for the 36 tracts of land are changed from rural residence (RR) district, single family residence standard lot (SF-2) district, interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily 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)

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



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.

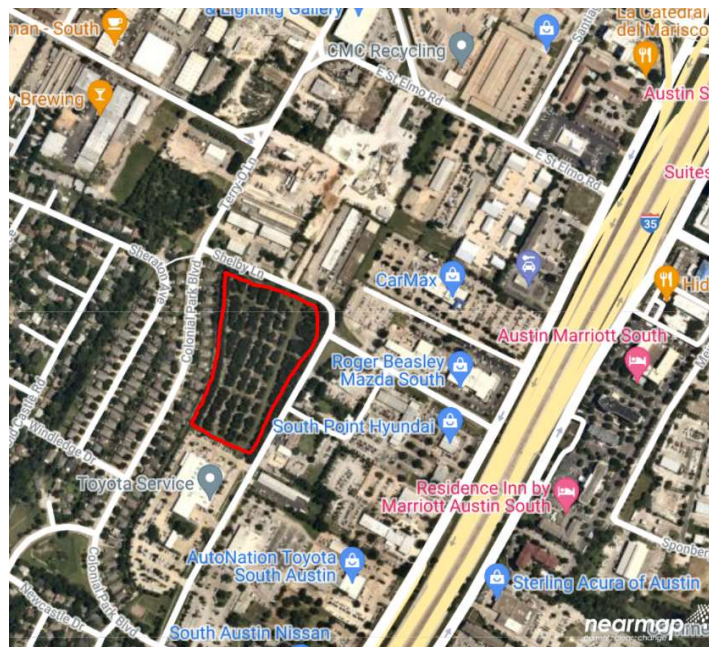


Figure 1: Local Map

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.

A handwritten signature in black ink, appearing to read 'Justin Good', with a stylized, cursive script.

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

☐ DEMOLITION OF MULTIFAMILY

☒ NEW 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:

Signed by:

Beth Wilson

38E0989C305B4F8...

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

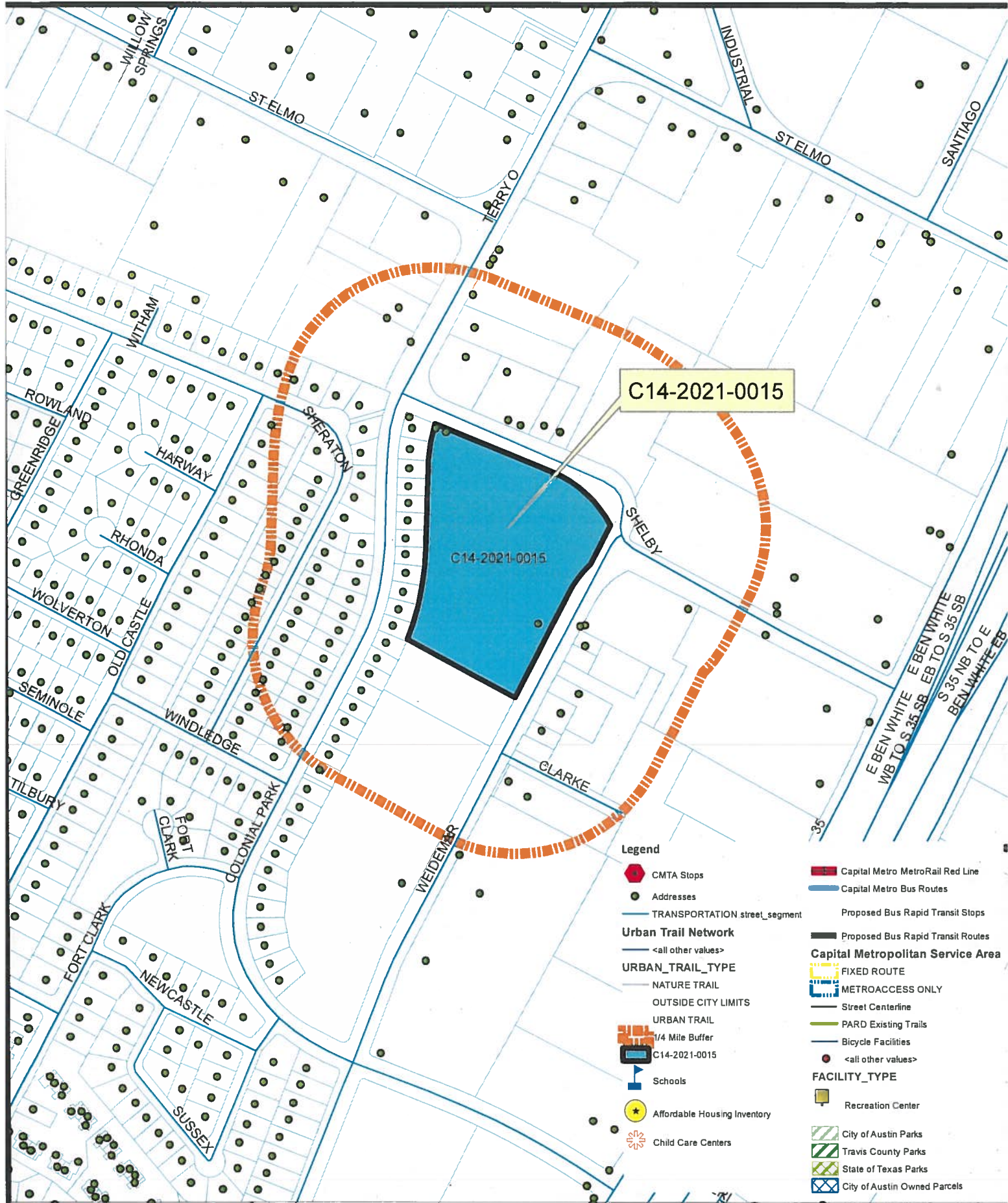
MOBILITY RATE: -21.2%

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%

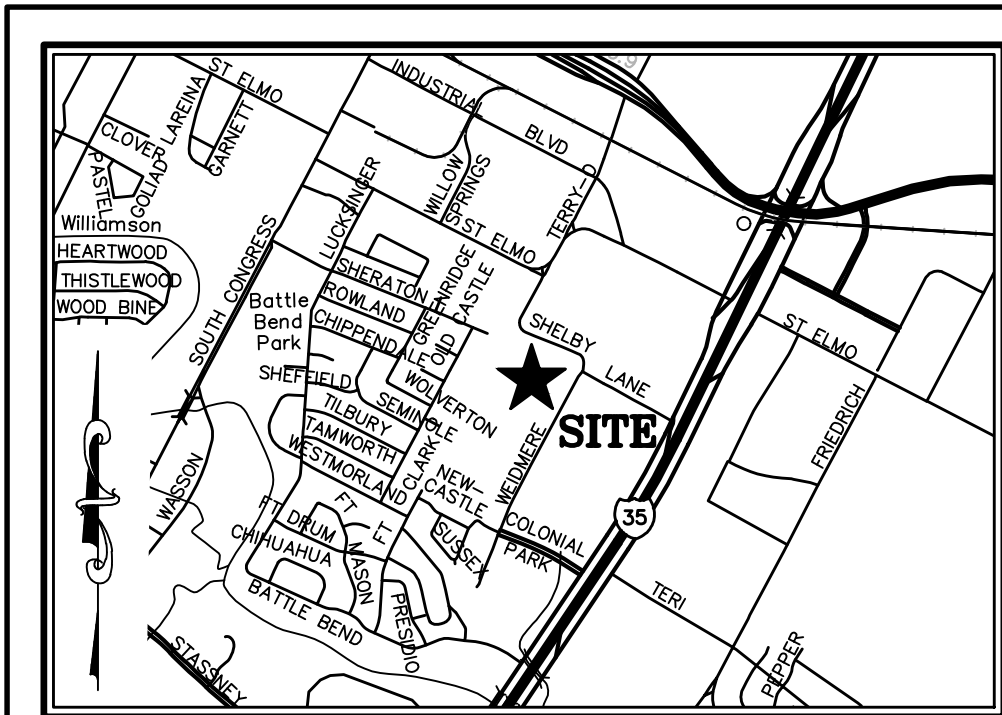


Educational Impact Assessment

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

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

3/12/202



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
C.F. NO.: 202002136
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 8606, 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 1.000055208210.

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.

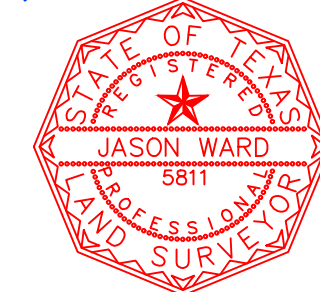
THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

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.

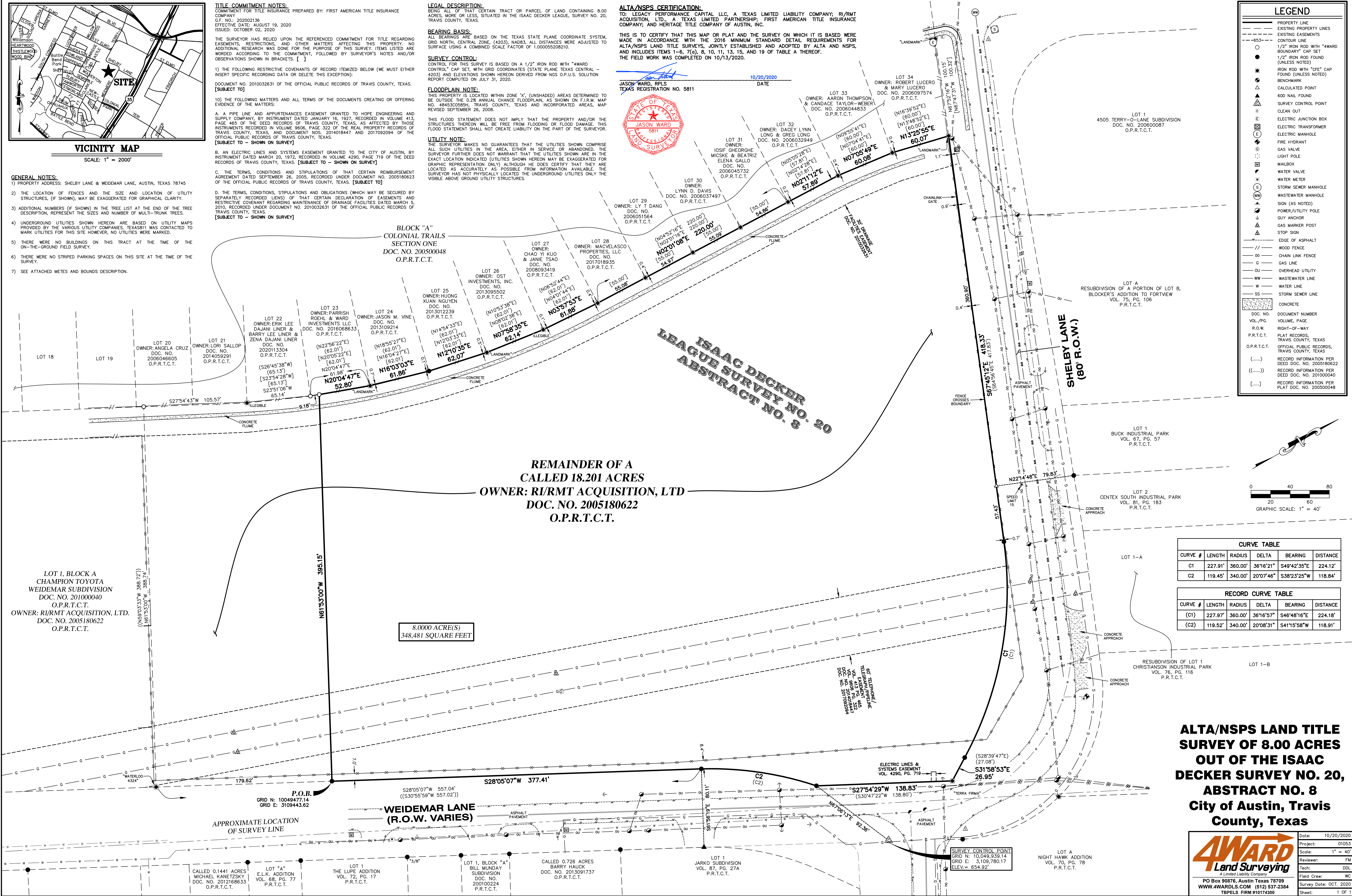
ALTA/NSPS CERTIFICATION:
TO: LEGACY PERFORMANCE CAPITAL, LLC, A TEXAS LIMITED LIABILITY COMPANY; R/RMT ACQUISITION, LTD., A TEXAS LIMITED PARTNERSHIP; FIRST AMERICAN TITLE INSURANCE COMPANY; AND HERITAGE TITLE COMPANY OF AUSTIN, INC.

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.

JASON WARD, RPLS
TEXAS REGISTRATION NO. 5811

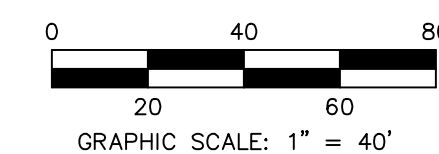


10/20/2020
DATE



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- CONTOUR LINE
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- IRON ROD WITH "OFF" CAP FOUND (UNLESS NOTED)
- BENCHMARK
- CALCULATED POINT
- 60D NAIL FOUND
- SURVEY CONTROL POINT
- CLEAN OUT
- ELECTRIC JUNCTION BOX
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- MAILBOX
- WATER VALVE
- WATER METER
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- POWER/UTILITY POLE
- GUY ANCHOR
- GAS MARKER POST
- STOP SIGN
- EDGE OF ASPHALT
- WOOD FENCE
- CHAIN LINK FENCE
- GAS LINE
- OVERHEAD UTILITY
- WASTEWATER LINE
- WATER LINE
- STORM SEWER LINE
- CONCRETE
- DOCUMENT NUMBER
- VOL./PG.
- R.O.W.
- 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'

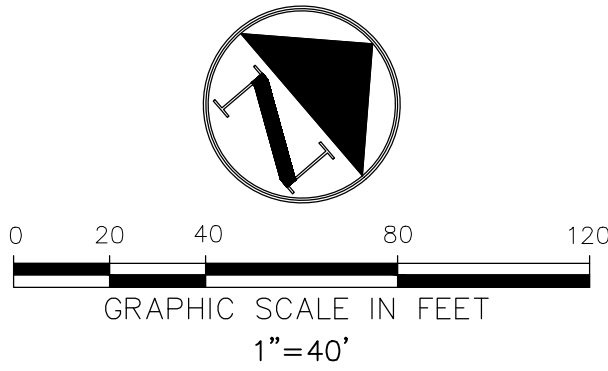
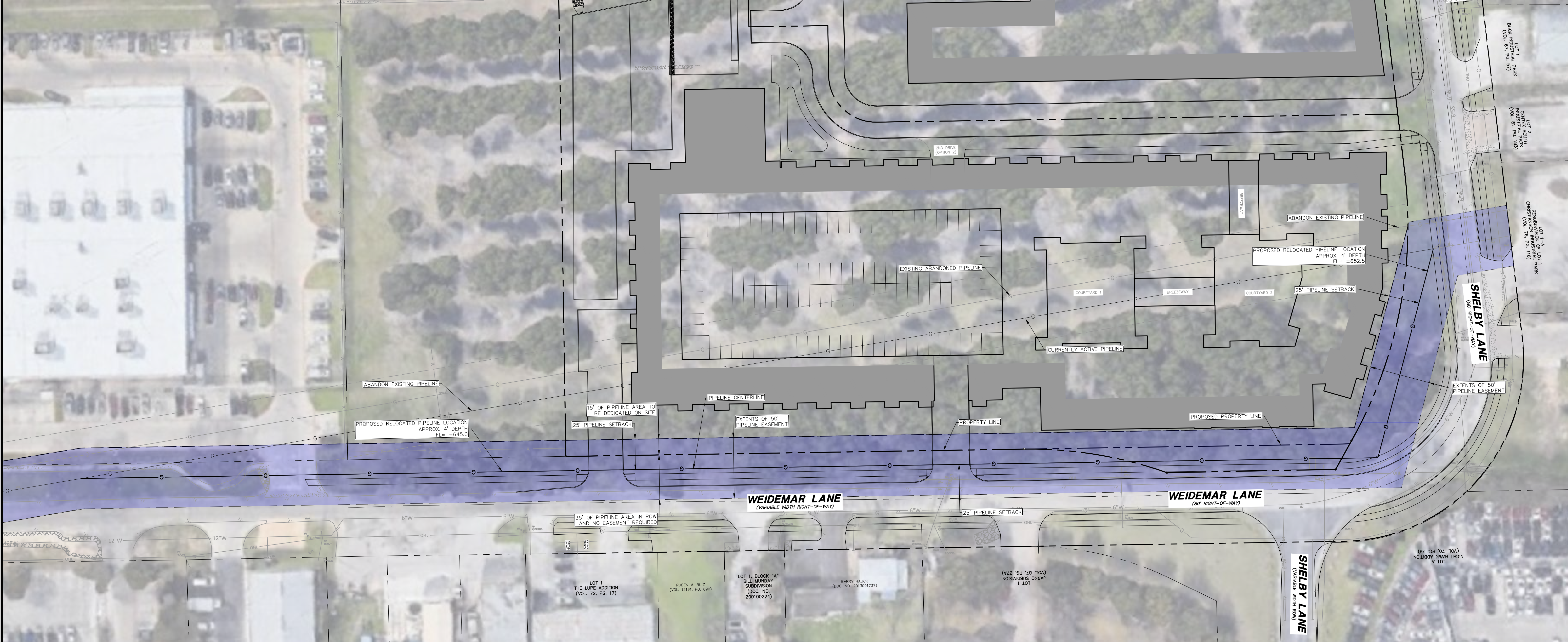
RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	227.91'	360.00'	36°16'57"	S46°48'16"E	224.18'
(C2)	119.52'	340.00'	20°08'31"	S41°15'58"W	118.91'

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



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TPELS 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



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 COMMISSION 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 notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

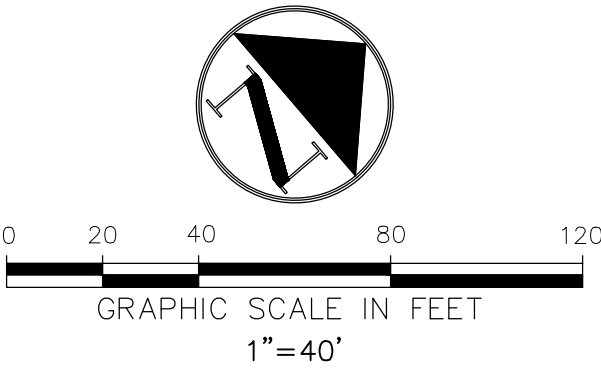
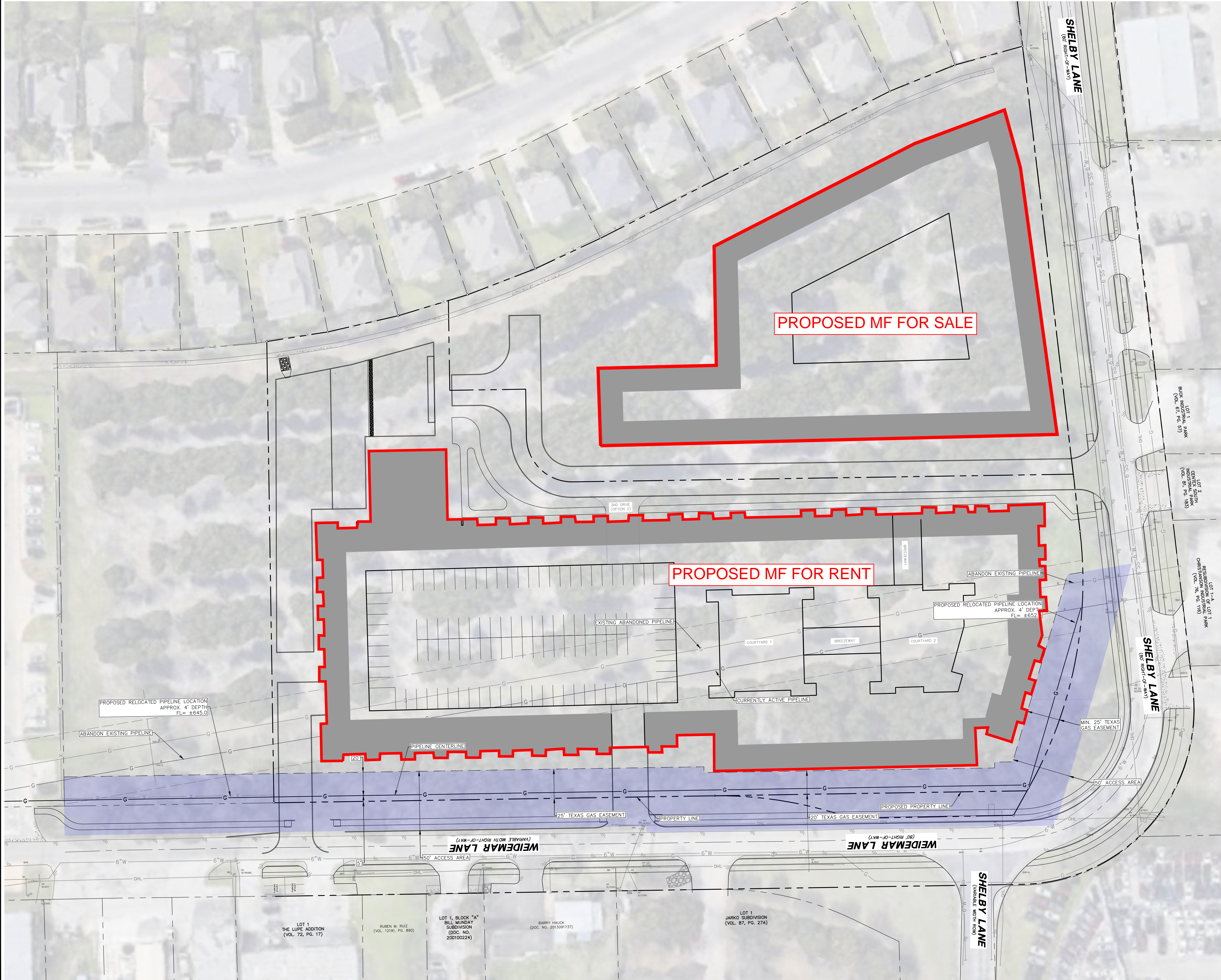
ST ELMO MULTI-FAMILY
4700 WEIDEMAR LANE
AUSTIN, TRAVIS COUNTY, TEXAS
PIPELINE EXHIBIT

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGN	DRAWN	DATE

SHEET NO.

Pacheco Koch
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78759
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000
T: 512.485.0831



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 COMMISSION 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.

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

REVISIONS		NO.	DATE	DESCRIPTION	BY

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.



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 | @austinfiredpt

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

*** External Email - Exercise Caution ***

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

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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 | @austinfiredpt

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: Kelly, Mike <Mike.Kelly@austintexas.gov>

Sent: Thursday, December 9, 2021 7:51 PM

To: mariocantu >

Cc: Morales, Jorge [WPD] <Jorge.Morales@austintexas.gov>; Clayton Strolle; McFarland, Elizabeth McFarland; Hirschey, Karl; Paul Shepherd; Dacey Long Alice Glasco; George Kraber; Lynn Stepanenko - Petro/Peter

Subject: RE: Flooding in the Colonial Park Neighborhood

All,

Thanks for your time this evening. I have attached the email from staff that contains the map we discussed. The email has an explanation of the legend, describing what the various dots represent.

Please don't hesitate to contact me with further questions. And if you experience flooding, please call 311 so we can send an investigator to inspect the problem.

Thank you,

Mike Kelly

From: mariocantu

Sent: Tuesday, November 30, 2021 8:11 PM

To: Kelly, Mike <Mike.Kelly@austintexas.gov>

Cc: Morales, Jorge [WPD] <Jorge.Morales@austintexas.gov>; Clayton Strolle; _____

Rhoades, Wendy

From: Kelly, Mike <Mike.Kelly@austintexas.gov>
Sent: Thursday, December 9, 2021 7:50 PM
To: Kelly, Mike
Subject: RE: Flooding in the Colonial Park Neighborhood - Follow-up

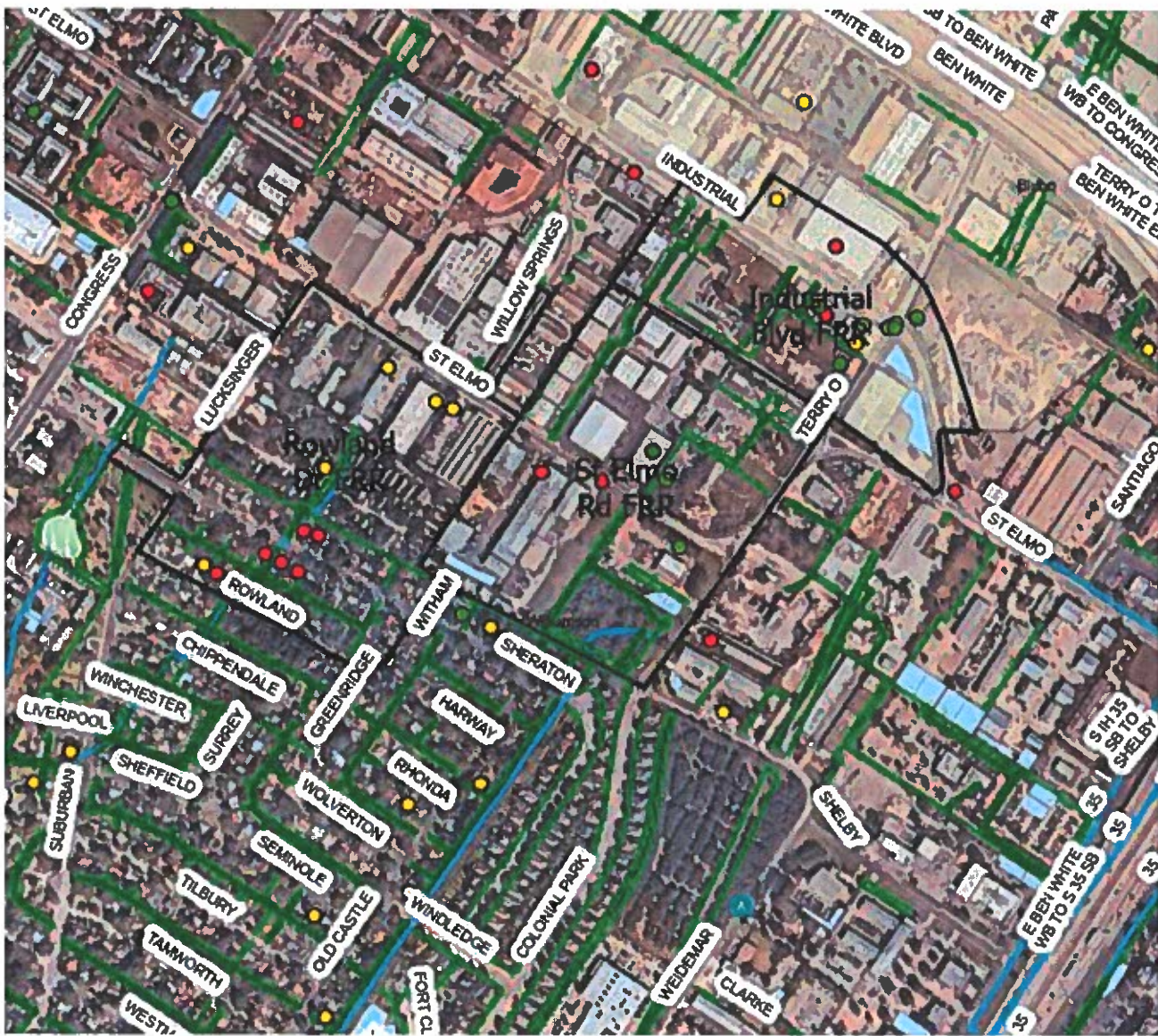
From: Middleton, John <John.Middleton@austintexas.gov>
Sent: Wednesday, December 8, 2021 2:55 PM
To: Meyer, Christopher <Christopher.Meyer@austintexas.gov>; Kelly, Mike <Mike.Kelly@austintexas.gov>; Renfro, Janna <Janna.Renfro@austintexas.gov>
Cc: Morales, Jorge [WPD] <Jorge.Morales@austintexas.gov>
Subject: RE: Flooding in the Colonial Park Neighborhood - Follow-up

Mike,

Here's some additional info. (The pictures didn't come through on the email, btw) As mentioned before, the East St Elmo/Industrial area is generally flat and has little to no storm drain infrastructure.

One point, Terry O and Industrial, mentioned in the email below, according to our watershed boundaries, drains to Blunn. The area is so flat though, it is hard to tell what happens in large events.

There are 3 LFRR identified project areas near Colonial Park.



Red=bldg., yellow=yard, green=street

1. Rowland Flood Risk Reduction - We are in feasibility on Rowland (just to the west of Colonial Park). Runoff from E St Elmo Road and Willow Springs Road at the upper end of the Rowland project area flows to the south through the East Congress neighborhood. The Rowland project will improve street flooding on St Elmo and Willow Springs and address house flooding in the East Congress neighborhood.
2. St Elmo FRR (ranked 118) – This area is at the upper end of the Colonial Park drainage area and just upstream of 4700 Weidemar Lane. Another project is in review at Shelby and Terry O (just north of 4700 Weidemar) – Laura and I looked it over a few months ago. I think it likely improved drainage since it included detention.
3. Industrial FRR (ranked 116) – Just to the north of the St Elmo FRR area, and partially in the Blunn watershed (shaded area on the map).

John Middleton, PE, CFM, ENV SP

Project Design and Delivery | Watershed Protection Department

McFarland, Elizabeth; Hirschey, Karl; Paul Shepherd; Dacey Long; Alice Glasco; George Kraber; Lynn Stepanenko-Petro/Peter

Subject: Re: Flooding in the Colonial Park Neighborhood

Mr. Kelly,

We are concerned with flooding in our area which has impacted surrounding areas/neighborhoods, it's a concern for all of us. I have included images of our area which includes flooding.

The flooding that I have seen is very near and surrounding Colonial Trails Neighborhood. The current vacant properties act as natural water retention ponds, when the impervious cover comes in, what will occur with the water that is no longer be captured?

After your findings please contact us.

Shelby Ln & Terry O Lane (West side) property vacant and currently under construction.





Gas company on Terry O Lane next to the property under construction. Note that the water within the water retention pond does flow into the adjacent property, which leads into the nearby creek that eventually leads to Williamson Creek watershed.



This water leads to the water retention pond. (Terry O Lane & Industrial Blvd)



Industrial Blvd & Terry O Lane



Industrial Blvd & Terry O Lane



Industrial Blvd & Terry O Lane



On Nov 23, 2021, at 1:25 PM, Alice Glasco wrote:

Mike,

Thank you very much for the prompt reply. Dacey Long, who is copied in this email is one of the residents who complained to us about flooding. I will defer to her to give you the addresses of the properties where flooding has been experienced in her neighborhood.

=====

Alice Glasco, President

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

From: Kelly, Mike <Mike.Kelly@austintexas.gov>
Sent: Tuesday, November 23, 2021 11:55 AM
To: Alice Glasco; [Morales, Jorge \[WPD\]](mailto:Jorge.Morales@austintexas.gov)
<Jorge.Morales@austintexas.gov>
Cc: Clayton Strolle; [Rhoades, Wendy](mailto:Wendy.Rhoades@austintexas.gov)
<Wendy.Rhoades@austintexas.gov>; McFarland, Elizabeth; [Hirschey, Karl](mailto:Hirschey,Karl); [Paul Shepherd](mailto:Paul.Shepherd);
Mario Cantu; [Dacey Long](mailto:Dacey.Long)
Subject: RE: [Flooding in the Colonial Park Neighborhood](#)

Good morning Alice and thanks for letting us know about the existing drainage issues. I will forward this request to our Field Operations inspectors to investigate the issue. To help pinpoint our investigation, can you provide me street addresses for the neighbors who have expressed concerns about flooding? This will allow us to check our database of known issues to provide a quicker response.

Thank you in advance, and please use me as POC for this issue.

Mike Kelly

Michael P. Kelly, P.E.
Assistant Director
Watershed Protection Department
City of Austin

O: 512/974-6591
M: 512/461-8715

mike.kelly@austintexas.gov

<https://www.austintexas.gov/department/watershed-protection>

From: Alice Glasco
Sent: Tuesday, November 23, 2021 9:38 AM
To: Morales, Jorge [WPD] <Jorge.Morales@austintexas.gov>
Cc: Kelly, Mike <Mike.Kelly@austintexas.gov>; Clayton Strolle; [Rhoades, Wendy](mailto:Wendy.Rhoades@austintexas.gov)
<Wendy.Rhoades@austintexas.gov>; McFarland, Elizabeth; [Hirschey, Karl](mailto:Hirschey,Karl); [Paul Shepherd](mailto:Paul.Shepherd);
[Mario Cantu](mailto:Mario.Cantu); [Dacey Long](mailto:Dacey.Long)

Subject: Flooding in the Colonial Park Neighborhood

*** External Email - Exercise Caution ***

Dear Jorge,

We need help from your department – Watershed Protection. I represent the property owner of 4700 Weidemar Lane in a rezoning case and Wendy Rhoades – copied here - is our case manager. The immediate neighbors to the west of my client's property have complained of flooding in their neighborhood during several meetings we have had with them. My client's property is an 8-acre undeveloped parcel, which will provide on-site detention and water quality at the time of site plan. While our civil engineer, Clayton Strolle, copied here, has explained that our development will not cause adverse impact as it relates to flooding, the neighbors would like for you or one of your drainage experts to tell them why they are experiencing flooding today.

Additionally, the neighbors would like to know what the Watershed Protection Department can do to alleviate their current flooding problems.

Map: the attached map shows my client's property outlined in blue.

Thank you in advance for your help!

=====

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

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