ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0129 – 10801 Wayne Riddell Loop DISTRICT: 5

ZONING FROM: I-RR ZONING TO: MF-4-CO

ADDRESS: 10801 Wayne Riddell Loop

SITE AREA: 37.403 acres

PROPERTY OWNER: Riddell Family Limited Partnership (James A. Henry)

AGENT: Smith Robertson, L.L.P. (David Hartman)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence – moderate-high density – conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay is for the following development standards: 1) a minimum 25' front yard setback; 2) maximum 55% building coverage; 3) 65% impervious cover; 4) minimum site area requirements: 1,200 sf for an efficiency dwelling unit, 1,500 sf for a one bedroom dwelling unit, and 1,800 sf for a dwelling unit with two or more bedrooms; 5) a 60' wide dwelling unit setback along the south property line; 6) a minimum 50' wide dwelling unit setback along the west property line; 7) a 6' high fence along the south and west property lines, and 8) a maximum of 750 dwelling units.

The Restrictive Covenant includes all recommendations listed in the Transportation Impact Analysis Memo, dated February 13, 2020, as provided in Attachment A.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
May 19, 2020: ***APPROVED MF-4-CO DISTRICT ZONING WITH A RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED, WITH AN ADDITIONAL -CO FOR A MAXIMUM HEIGHT OF 48 FEET.***

PRIOR TO COUNCIL CONSIDERATION OF THIS CASE, PROVIDE ADDITIONAL ASSESSMENT OF THE FOLLOWING ALTERNATIVES FOR A REVISED ROADWAY DESIGN OF THE WAYNE RIDDELL LOOP EXTENSION:

- ***BETWEEN EXISTING WAYNE RIDDELL LOOP AND SOUTH FIRST STREET ACCESS, A REVISED CROSS SECTION WILL INCLUDE AN EASTBOUND AND WESTBOUND 11' TRAVEL LANE. BOTH LANES WILL BE SURROUNDED BY A 10' PERVIOUS SHARED USE PATH. IN TOTAL, CROSS-SECTION WILL INCLUDE THESE TWO 10' SHARED USE PATHS AND TWO 11' TRAVEL LANES.***

- ***AT SOUTH FIRST STREET ACCESS, CROSS SECTION WILL INCLUDE AN ADDITIONAL LEFT TURN LANE. CROSS SECTION WILL INCLUDE AN 11' TRAVEL LANE, 11' LEFT TURN LANE, AND AN 11' TRAVEL LANE.***
- ***VEHICLE SPEEDS ON THIS PROJECT'S NEWLY-DEDICATED WAYNE RIDDELL LOOP R-O-W ARE RESTRICTED TO 20 MPH.***

NOTE: ZAP ALSO SUPPORTS COORDINATION WITH AUSTIN TRANSPORTATION DEPARTMENT TO ADD NEIGHBORHOOD TRAFFIC CALMING ELEMENTS ON THE EXISTING WAYNE RIDDELL LOOP.

[E. RAY; T. BRAY – 2ND] (6-4) A. AGUIRRE, A. DENKLER, D. KING; J. KIOLBASSA – NAY; 1 VACANCY ON THE COMMISSION

April 7, 2020: *MEETING CANCELLED*

March 3, 2020: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO APRIL 7, 2020*

[D. KING; B. EVANS – 2ND] (8-0) T. BRAY, E. RAY – ABSENT; 1 VACANCY ON THE COMMISSION

CITY COUNCIL ACTION:
June 4, 2020:

May 21, 2020: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 4, 2020. VOTE: 11-0.*

April 9, 2020: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO MAY 21, 2020. VOTE: 11-0.*

ORDINANCE NUMBER:

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

The Meadows at Double Creek Property Owners Association has provided a letter of support for the rezoning request.

The Knolls of Slaughter Creek Home Owner's Association Board and individual residents within the subdivision have requested postponement of the subject zoning case until April 7, 2020. All correspondence is located at the back of this report.

CASE MANAGER COMMENTS:

The subject unplatted property contains one single family residence and zoned interim – rural residence (I-RR) district since its annexation into the City limits in December 1997. The tract has access to South First Street and the terminus of Wayne Riddell Loop. There are single family (detached) subdivisions to the west and south (SF-2, SF-1), Slaughter Creek flows through the north portion of the property (SF-2), and Akins High School is to east, across South First Street (I-RR). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

Along the west property line, there is a 30-foot wide area owned by the Knolls of Slaughter Creek HOA that contains a gas pipeline easement and functions as a buffer area. As shown in Exhibit A-1, there are large groupings of trees at the southwest and south portion of the site as well as the north portion, the latter of which includes floodplain adjacent to Slaughter Creek.

The Applicant proposes to rezone the property to the multifamily residence – moderate-high density – conditional overlay (MF-4-CO) district for the construction of up to 750 apartments. As listed on page 1, the Applicant's requested Conditional Overlay limits development of the property to MF-3 development standards for the front yard setback, building coverage, impervious cover, and minimum site area requirements, as well as greater setbacks for dwelling units and fencing along the south and west property lines.

BASIS OF RECOMMENDATION:

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas. 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.

2. Intensive multi-family zoning should be located on highways and major arterials.
3. Zoning changes should promote a balance of intensities and densities.

Staff recommends the Applicant's request for MF-4-CO zoning given its access to an arterial and a collector street, connectivity will be provided through the tract, thereby adding an access option for area residents, and additional buffers are provided between single family residences and proposed multifamily residences. Staff recommends the Applicant's request for 60 feet given that the maximum height allowed by the MF-4 zoning district can be achieved at a distance of approximately 300 feet from the closest single family residences (Meadows at Double Creek Subdivision).

The Traffic Impact Analysis memo recommends the extension of Wayne Riddell Loop from its terminus in the Knolls at Slaughter Creek subdivision to South First Street. The Wayne Riddell extension is shown in the Austin Strategic Mobility Plan adopted by Council in April 2019 and is consistent with a priority of the Imagine Austin Comprehensive Plan to create a compact and connected city. A provision in the subdivision regulations also requires that existing streets be connected unless the Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection (LDC, Section 25-4-151 *(Street Alignment and Connectivity)*). A benefit of connecting streets is dispersing vehicular traffic among multiple streets in the area: South First Street, Wayne Riddell, Desert Primrose, and FM 1626. All of the reasons above are the basis for requiring right-of-way dedication for the extension of Wayne Riddell Loop at the subdivision stage. ***Please refer to Attachments A and B.***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	One single family residence
North	SF-2	Slaughter Creek
South	SF-2	Single family residences within the Meadows at Double Creek subdivision
East	I-RR; MF-2-CO; MF-3-CO	Apartments, Slaughter Creek; Austin ISD High School
West	SF-1; SF-2	Single family residences in the Knolls at Slaughter Creek subdivision

AREA STUDY: Not Applicable TIA: Is required – Please refer to Attachment A

WATERSHEDS: Slaughter Creek / Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:
Menchaca Elementary School Paredes Middle School Akins High School

NEIGHBORHOOD ORGANIZATIONS:
627 – Onion Creek Homeowners Association 742 – Austin Independent School District
1228 – Sierra Club, Austin Regional Group
1307 – Oak at Twin Creeks Homeowners' Association 1363 – SEL Texas
1462 – Meadows at Double Creek POA 1528 – Bike Austin
1530 – Friends of Austin Neighborhoods 1531 – South Austin Regional Alliance (SANA)
1616 – Neighborhood Empowerment Foundation 1785 – Knolls of Slaughter Creek

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0123 – Onion Creek Fire Station – 11112 Old San Antonio Rd	GR-MU-CO to P	To Grant P	Apvd P as Commission recommended (11-21- 2013).
C14-2010-0027 – Colonial Grand at Cityway – 11001 South 1st St	GR-MU-CO to MF-3	To Grant MF-3-CO w/CO for limited access to Old San Antonio Rd., max. units of 430 and max. 5,753 trips/day, and conds of updated TIA	Apvd MF-3-CO w/conds as Commission recommended (5-27-2010).
C14-05-0175 – Newmark Homes – Northwest corner of S First St and W FM 1626	I-RR to GR for Tract 1; SF-2 for Tract 2	To Grant GR-CO w/the CO for prohibited uses and SF-2 for Tract 2, and a Restrictive Covenant for the conds of the TIA and a private RC to prohibit the installation of video games	Apvd GR-CO for Tract 1 and SF-2 for Tract 2 with a Restrictive Covenant as Commission recommended (3-23-2006).
C14-05-0014 – Harrell Tract – 9900 S First St	I-RR to SF-2	To Grant SF-2 with a Restrictive Covenant for the conds of the TIA	Apvd SF-2 with a Restrictive Covenant for the conds of the TIA, as Commission recommended (5-12-2005).
C14-04-0125 – Harrell Tract 2 – 10000-10450 S First St	I-RR to MF-2	To Grant MF-2-CO w/the CO for MF-1 density, and a Restrictive Covenant for the conds of the TIA	Apvd MF-2-CO, with a Restrictive Covenant for the TIA, as Commission recommended (12-2-2004).
C14-04-0124 – Harrell Tracts 1A and 1B – 10116 S IH-35 Service Rd SB; 9800 – 10000 S First St	I-RR to GR-MU-CO for Tract 1A; CS-CO for Tract 1B	To Grant GR-MU-CO for Tract 1A; CS-CO for Tract 1B with CO for prohibited uses, with a Restrictive Covenant for the conditions of the TIA and establishing a minimum square footage for restaurant	Apvd GR-MU-CO for Tract 1A and CS-CO for Tract 1B, with a Restrictive Covenant for the TIA and minimum square footage for restaurant uses, as Commission recommended (12-2-2004).

		uses.	

RELATED CASES:

The property was annexed into the City limits on December 31, 1997 (C7A-97-013). The subject zoning area occupies a central portion of the Preliminary Plan of Stablewood at Slaughter Creek, Revision No. 2, approved on April 11, 2001 (C8-95-0211.03). The zoning area is depicted with a single family residential lot layout and a recreation center, and includes the extension of Wayne Riddell Loop to South First Street. If multifamily residence zoning is approved by Council, a change accounting for this land use must be addressed prior to approval of a final plat. ***Please refer to Exhibit B.***

There are no site plan cases on the subject property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South 1st Street	120 – 130 feet	75 feet	Level 3 (Arterial, 4 lanes, Divided)	No	Bike Lane	Yes
Wayne Riddell Loop	62 feet	40 feet	Level 2 (Neighborhood Collector)	Yes	No	No

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject tract for this zoning case is located along an Imagine Austin Corridor (*South 1st Street*) and within one-half mile of the Imagine Austin Southpark Meadows Regional Center. The subject tract is 37.40 acres in size and contains one single family house. Surrounding uses includes undeveloped land and a single family subdivision to the north; to the south is a single family subdivision and an apartment complex; to the west is a single family subdivision; and to the east is Akins High School. The proposed use is a 750 unit multi-family apartment complex.

Connectivity
There are shared bike lanes adjacent to the subject tract located along South 1st Street but no public sidewalks. The adjoining single family subdivision to the west has public sidewalks. There are no public transit stops located within a half a mile of this property. All vehicular access to this property is currently from Wayne Riddell Loop, which is west of the property.

The mobility options are below average while connectivity options are average (a public school across the street and shopping center being one-half mile away.)

Imagine Austin
The subject tract falls outside of the Imagine Austin designated **Southpark Meadows Regional Center**. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. The project is also located along the **South 1st Street Activity Corridor**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

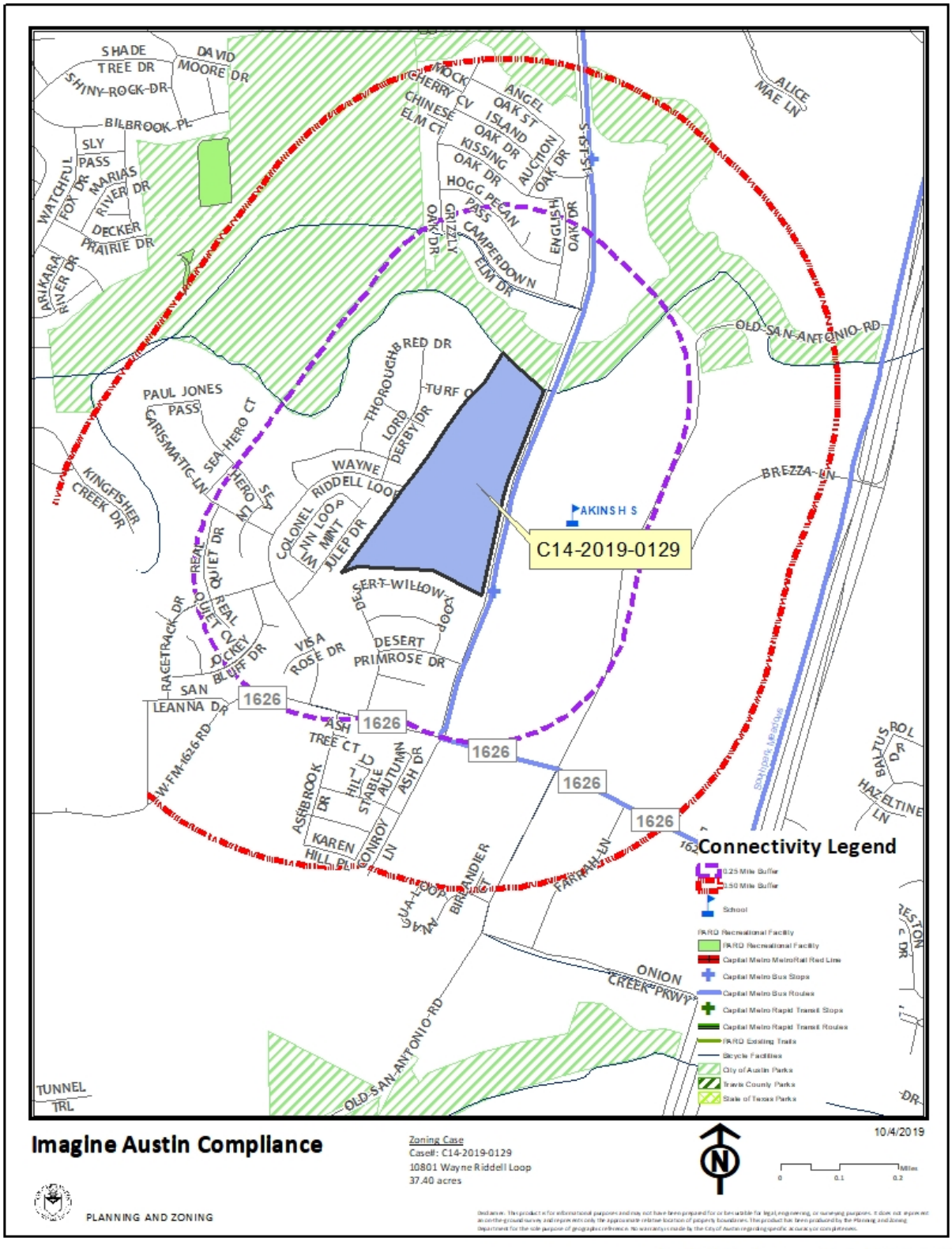
The following Imagine Austin policies are applicable to this case:

- **LUT P3**. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P4**. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Conclusion: The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this project does not have an affordable housing component, it will provide much needed workforce housing. Based on the subject tract's location along an Activity Corridor but the lack of mobility options in the area, the proposed request partially supports the Imagine Austin Comprehensive Plan.


C14-2019-0129
AKINS H S
SHADE TREE DR
DAVID MOORE DR
SHINY ROCK DR
BILBROOK PL
SLY PASS
MARIAS RIVER DR
WATCHFUL FOX DR
DECKER PRAIRIE DR
ARIKARA RIVER DR
MOCK CHERRY CV
CHINESE ELM CT
ANGEL OAK ST
ISLAND OAK DR
KISSING OAK DR
AUCTION OAK DR
HOGG PECAN PASS
GRIZZLY OAK DR
CAMPERDOWN ELM DR
ENGLISH OAK DR
S 1ST ST
ALICE MAE LN
OLD SAN ANTONIO RD
THOROUGHBRED DR
TURF CT
LORD DERBY DR
PAUL JONES PASS
CHARISMATIC LN
SEA HERO CT
HERO ST
WAYNE RIDDELL LOOP
COLONEL MINT JULEP DR
KINGFISHER CREEK DR
BREZZA LN
QUIET OAK DR
REAL QUIET CV
RACETRACK DR
JOCKEY BLUFF DR
DESERT WILLOW LOOP
VISA ROSE DR
DESERT PRIMROSE DR
SAN LEANNA DR
1626
W FM 1626 RD
ASH TREE CT
ASHBROOK DR
STABLE HILL CT
AUTUMN ASH DR
KAREN HILL DR
CONROY LN
GUADALUPE LOOP
BIRMINGHAM
FAIRFAX LN
ONION CREEK PKWY
BALTUS RD
HAZELTINE LN
TUNNEL TRL
DR
Connectivity Legend
0.25 Mile Buffer
1.50 Mile Buffer
School
PARD Recreational Facility
PARD Recreational Facility
Capital Metro MetroRail Red Line
Capital Metro Bus Stops
Capital Metro Bus Routes
Capital Metro Rapid Transit Stops
Capital Metro Rapid Transit Routes
PARD Existing Trails
Bicycle Facilities
City of Austin Parks
Travis County Parks
State of Texas Parks
Imagine Austin Compliance
PLANNING AND ZONING
Zoning Case
Case#: C14-2019-0129
10801 Wayne Riddell Loop
37.40 acres
10/4/2019
Miles
0
0.1
0.2

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 Onion Creek and Slaughter Creek Watersheds 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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

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 in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards due to adjacency of SF-1 to the west and SF-2 to the north, south and west. The following standards apply:

- No structure may be built within 25 feet of the property line to the north, west, and south.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line to the north, west, and south.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line to the north, west, and south.
- No parking or driveways are allowed within 25 feet of the property line to the north, west, and south.
- Landscaping or screening is required along the north, west, and south property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

DEMOLITION AND HISTORIC RESOURCES

The Applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be

recommended based on review of the TIA [LDC 25-6-142]. Comments are provided in Attachment A.

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Wayne Riddell Loop. It is recommended that 78 feet of right-of-way from the future centerline should be dedicated for Wayne Riddell Loop at the time of the subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. A wastewater SER has been approved for this site. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

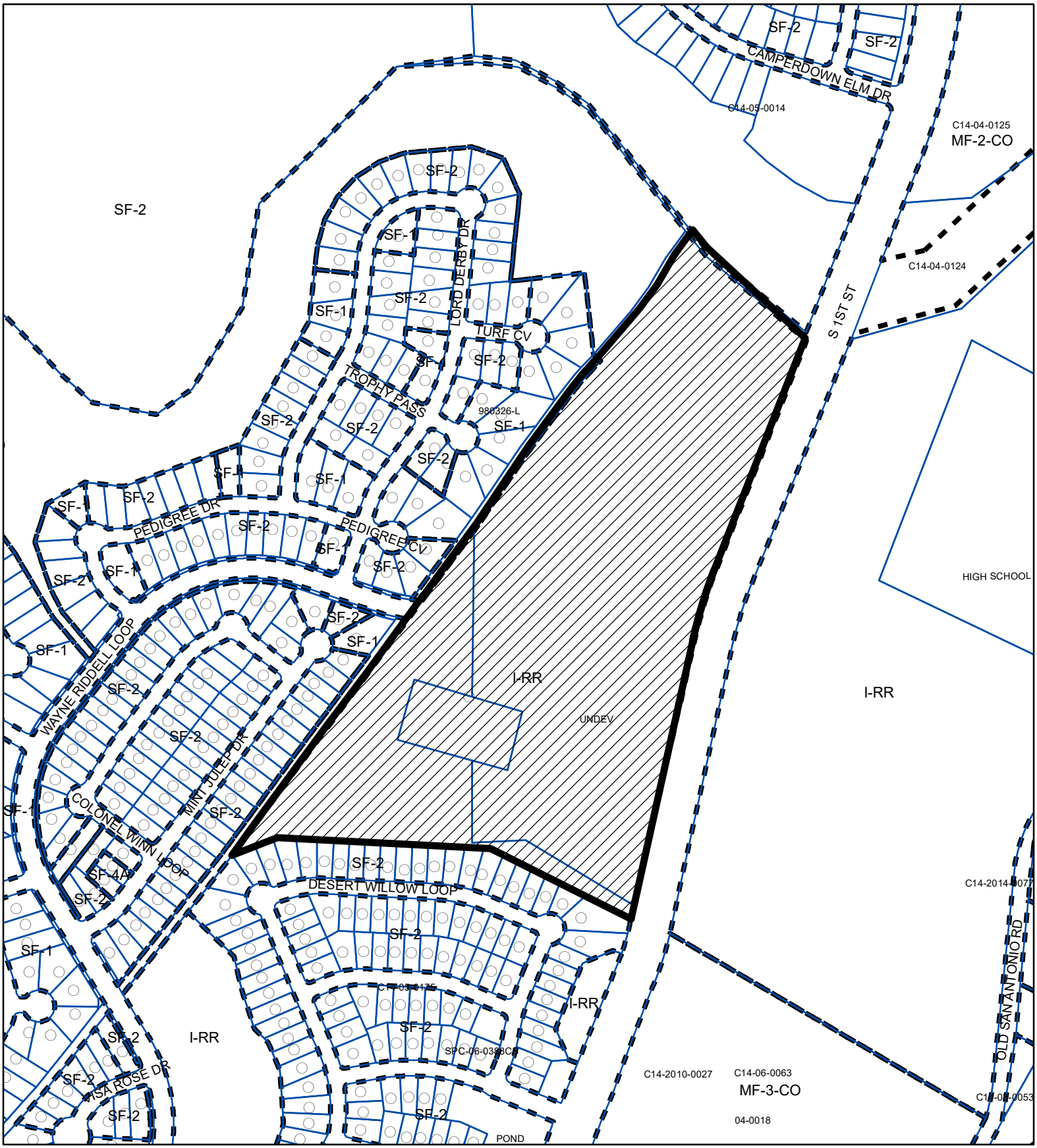
Exhibit A: Zoning Map
Exhibit A-1: Aerial Map
Exhibit B: Preliminary Plan of Stablewood at Slaughter Creek, Revision No. 2

Attachment A: Traffic Impact Analysis Memo
Attachment B: Illustration of the Wayne Riddell Loop Extension

Questions and Answers

Applicant's Summary Letter

Correspondence Received



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING Exhibit A

ZONING CASE#: C14-2019-0129

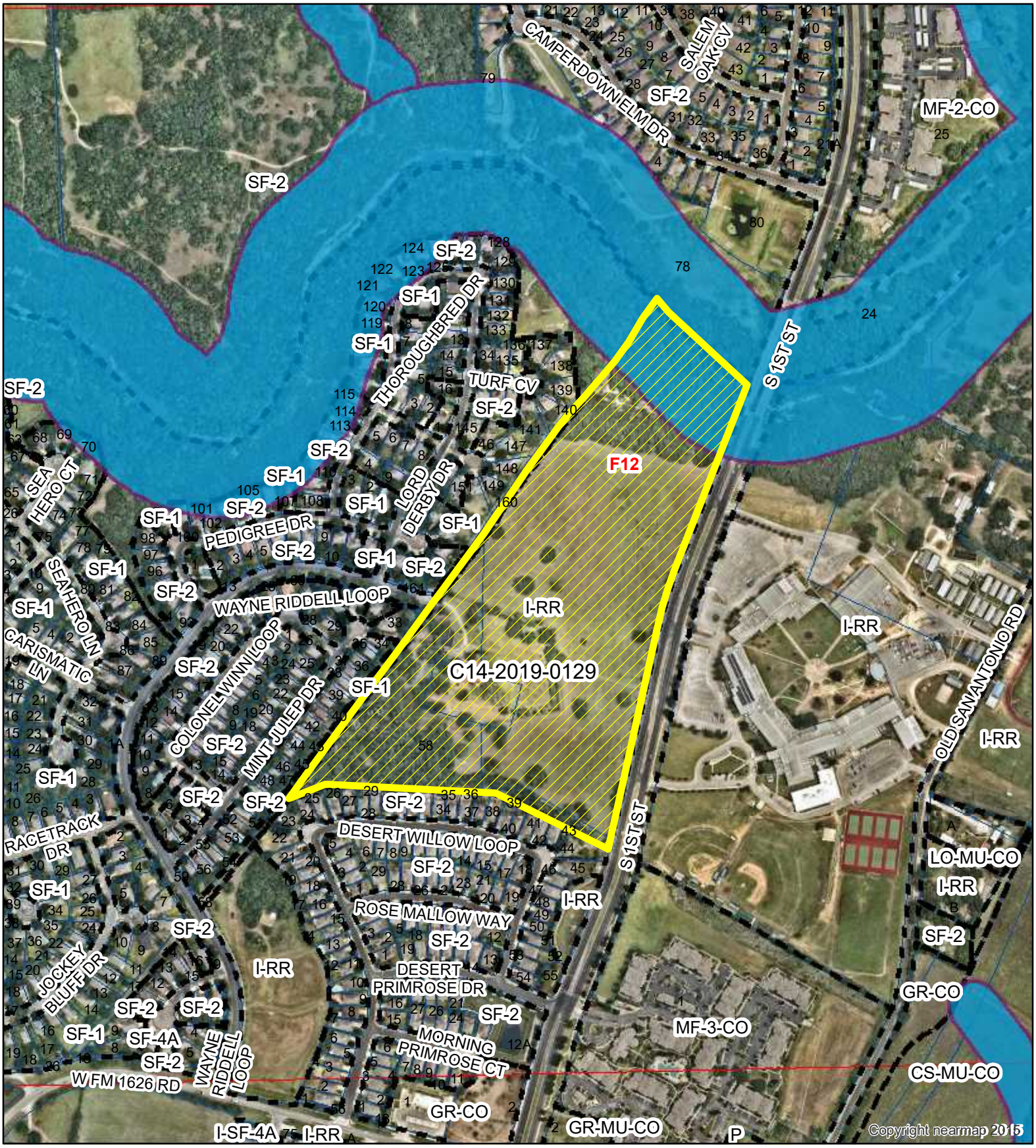
1 " = 400 '

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839

Created: 9/30/2019



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 500'

10801 WAYNE RIDDELL LOOP

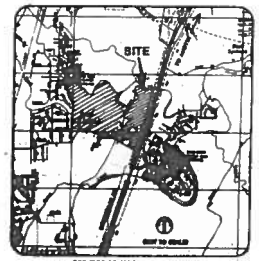
Exhibit A -1

ZONING CASE#: C14-2019-0129
LOCATION: 10801 WAYNE RIDDELL LOOP
SUBJECT AREA: 37.403 Acres
GRID: F12
MANAGER: Wendy Rhoades

CITY OF AUSTIN FOUNDED 1839

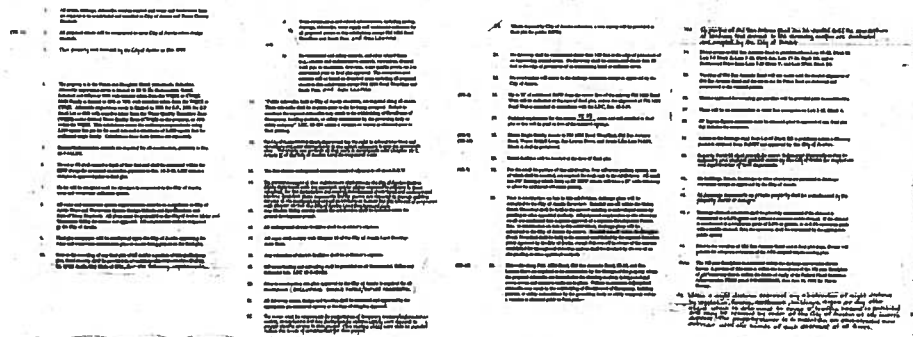
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B



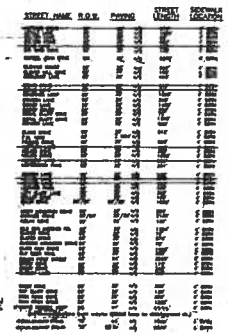
VICINITY MAP

TYPICAL NOTES

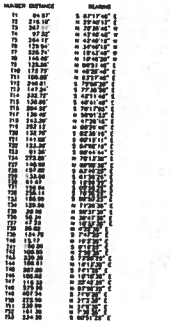


Note numbers 3, 8, 10, 12, 15, 16, 20, 22, 27, 36, 38, 39, 40, 42 have been changed per Planning Work Revision No. 1, C8-95-0211.02

STREET DESIGN TABLE

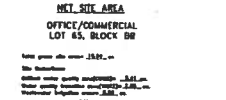


TANGENT TABLE

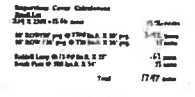


STABLEWOOD
AT SLAUGHTER CREEK
PRELIMINARY PLAN
C8-95-0211.03
REVISION No. 2

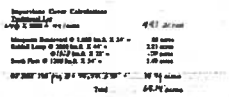
NET SITE AREA
OFFICE/COMMERCIAL
LOT 65, BLOCK BB



NET SITE AREA
SMALL LOT



NET SITE AREA
TRADITIONAL LOT



LAND USE SUMMARY

SINGLE FAMILY	162.92	AC.
TRADITIONAL LOTS	(648 d.u.)	
SMALL LOTS	(219 d.u.)	
COMMERCIAL	130.56	AC.
OPEN SPACE	1.00	AC.
ROADS	56.57	AC.
REC. CENTER	2.70	AC.
GREENBELT/ W.Q.P./P.U.E.	54.51	AC.
TOTAL ACREAGE '-	397.46	AC.
TOTAL NO. OF UNITS	859	d.u.

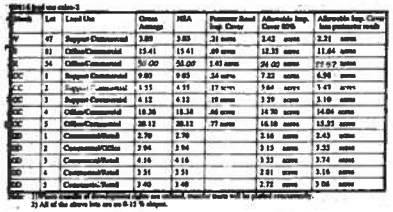
LAND USE SUMMARY
TRADITIONAL LOT

SINGLE FAMILY	127.40 AC. (648 d.u.)	
ROADS	36.08 AC.	
GREENBELT/ W.Q.P./P.U.E.	54.16 AC.	
TOTAL -	204.56 AC.	

LAND USE SUMMARY
SMALL LOT

SINGLE FAMILY	29.92 AC. (219 d.u.)	
ROADS	7.57 AC.	
TOTAL -	37.29 AC.	

LAND USE CALCULATIONS



FOR REVISION NO 2 ONLY:
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED
Robert A. Flores 1/18/01
ROBERT A. FINDABELLA PE 66 DATED
CARLSON, BRIGHAM & PODHAJSKY, INC.
9400 SLAUGHTER LANE WEST
AUSTIN, TX 78748

FOR REVISION NO 1 ONLY:
I HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE AS AMENDED
Charles E. Bryant 1/29/96
CHARLES E. BRIGHAM PE 66 DATED
CARLSON, BRIGHAM & PODHAJSKY, INC.
9400 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748

THIS IS TO CERTIFY THAT I AM EMPLOYED TO PROVIDE ENGINEERING SERVICES IN THE STATE OF TEXAS FOR THE IMPROVEMENTS SHOWN HEREON, AND THAT ALL IMPROVEMENTS SHOWN HEREON ARE DESIGNED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF AUSTIN, TO THE BEST OF MY KNOWLEDGE, AND THAT THEY WILL COMPLY WITH THE RULES AND REGULATIONS OF THE CITY OF AUSTIN WHEN CONSTRUCTED.
GIVEN UNDER MY HAND, THIS 17TH DAY OF MAY 1996
Robert A. Flores

APPROVED REVISED PRELIMINARY PLAN Page 2 of 2
File No. C8-95-0211.03
Approved Administratively on 4/11/01
Under Section 46.110 of Chapter 25-5 of the Land Development Code.
Director, Development and Inspection Department

PLANNED ENVIRONMENTS INC.
LAND PLANNING, LANDSCAPE & GOLF COURSE ARCHITECTURE
7720 RED BLUFF CIRCLE • AUSTIN, TEXAS 78753 • (512) 836-4844

FLORES ENGINEERING SERVICES
Texas Registered Engineering Firm F-2581

AGENT:
JOSEPH A. BRANNON JR.
JABCO INT'L, INC.
1115 W. 6TH STREET, Suite C
Austin, Texas 78703
(512) 328-5800

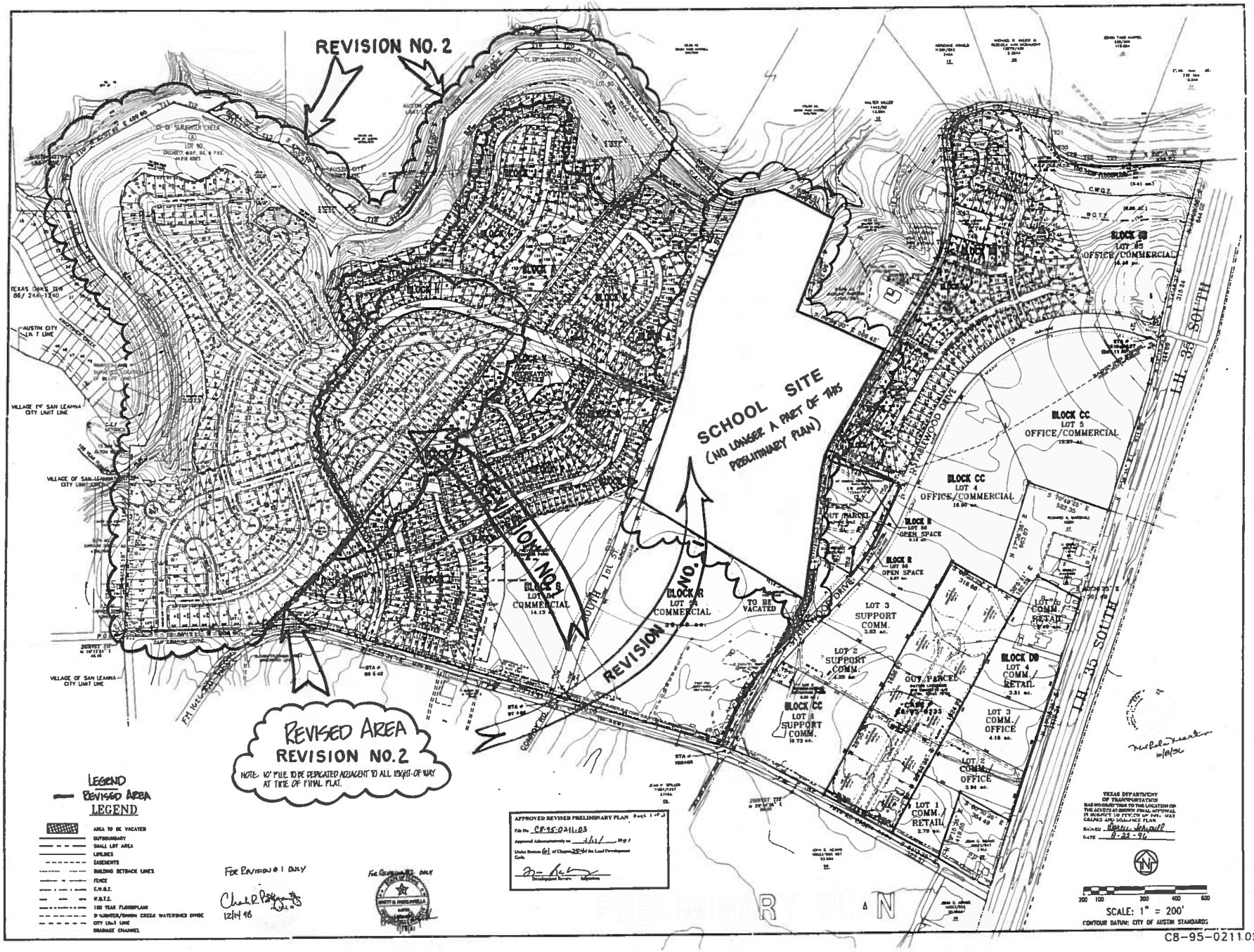
OWNER:
RUSSELL FAMILY LIMITED PARTNERSHIP
2525 EAST 5TH WHITE
Austin, Texas 78702
(512) 346-4411

SURVEYOR:
TRAUTMAN SURVEYING CO., INC.
1212 W. 6TH
Austin, TX 78703
(512) 328-5482

STABLEWOOD
AT SLAUGHTER CREEK
PRELIMINARY PLAN

SUBMITTAL DATE: 8/31/95
UPDATE: 5/17/96
7/25/96
REVISED 8/13/96
9/9/96
SHEET 1 OF 2

C8-95-0211.03


REVISION NO. 2
SCHOOL SITE
(NO LONGER A PART OF THIS PRELIMINARY PLAN)
REVISION NO. 1
REVISION NO. 2
TO BE VACATED
REVISED AREA
REVISION NO. 2
NOTE: 10' P.U.E. TO BE DEDICATED ADJACENT TO ALL RIGHT-OF-WAY AT TIME OF FINAL PLAT.
LEGEND
REVISED AREA
LEGEND
AREA TO BE VACATED
SUBBOUNDARY
SMALL LOT AREA
LOTLINES
EASEMENTS
BUILDING SETBACK LINES
FENCE
C.W.Q.Z.
W.Q.T.Z.
100 YEAR FLOODPLAIN
WALNUT/DIMMIT CREEK WATERSHED DIVIDE
CITY LIMIT LINE
DRAINAGE CHANNEL
FOR REVISION # 1 ONLY
12/14 96
APPROVED REVISED PRELIMINARY PLAN
File No. C8-95-0211.03
Approved Administratively on 1/11/
Under Section 61 of Chapter 25-1 of the Land Development Code.
Development Services Department
TEXAS DEPARTMENT OF TRANSPORTATION
HAS NO OBJECTION TO THE LOCATION OR THE ACCESS AS SHOWN. FINAL APPROVAL IS SUBJECT TO REVIEW OF THE WAY CLEARS AND DRAINAGE PLAN
SIGNED
DATE 8-22-96
SCALE: 1" = 200'
CONTOUR DATUM: CITY OF AUSTIN STANDARDS
PRELIMINARY PLAN
C8-95-0211.03
PLANNER: ENVIRONMENTS INC.
FLORES ENGINEERING SERVICES
AGENT:
OWNER:
SURVEYOR:
STABLEWOOD
AT STAUGHTER CREEK
SUBMITTAL 8/31/
UPDATE: 9/
SHEET 2

MEMORANDUM

Date: February 13, 2020
To: Wendy Rhoades, Case Manager
CC: Dan Hennessey, P.E.
Curtis Beatty, P.E.
Amber Mitchell
Joan Jenkins, EIT
Reference: South 1st Street Apartments – TIA Final Memo (C14-2019-0129)

Summary of the Transportation Impact Analysis (TIA):

The Austin Transportation Department (ATD) has reviewed the December 31, 2019 (received January 2, 2020) "South 1st Street Apartments Transportation Impact Study", prepared by WGI. The proposed land use consists of 750 dwelling units of mid-rise multi-family. The development will be located on the west side of South 1st Street across from Akins High School, in south Austin, and is anticipated to be completed in two phases. Phase 1 and Phase 2 have estimated build-out years of 2021 and 2023, respectively.

The following is a summary of the review findings and recommendations:

1. A fee in-lieu contribution to the City of Austin shall be made for the sidewalk improvement identified in Table 2, totaling **$55,500**, as a condition of approval for the zoning application. Please see attached invoice (Exhibit A).
2. The applicant shall design and construct the improvements identified in Table 2. Improvements to be built by the applicant should be included with the site plan or subdivision construction set. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: With the exception of the traffic signal installation, cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct.
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. Two copies of the final TIA are required to be provided prior to the approval of the zoning application. One should be delivered to ATD and one to DSD.

Attachment A

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

Site Location and Existing Conditions:

The site is expected to be developed in two phases: Phase 1 on the north side of the future Wayne Riddell Loop extension and Phase 2 on the south side. Both phases will take access to South 1st Street and the future Wayne Riddell Loop extension. The driveways on Wayne Riddell Loop will be full access, while the driveways on South 1st Street will allow inbound access from both northbound and southbound directions but only right-turn movements for outbound vehicles.

Assumptions:

1. The following reductions were applied for this development:
    - Active Modes and Transit (10% AM & PM)
2. Based on TxDOT AADT volume data, a three (3) percent annual growth rate was assumed to account for the increase in background traffic.
3. Below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted traffic for 2023:
    - Mercedes-Benz of South Austin
    - Star Furniture South
    - Conroy Warehouses
    - Double Creek Retail
    - Austin Onion Creek Fire & EMS Station

Proposed Conditions:

Trip Generation and Land Use

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) and the trip reductions mentioned above, the development would generate approximately 3,661 adjusted average daily trips (ADT) upon final build-out. Table 1, below, shows the trip generation by land uses for the proposed development.

Proposed Land Use (ITE Code)	Size	24-Hour Two Way Volume	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Phase 1: Multi-family Housing (Mid-Rise) (221)	375 DU	1,823	30	85	90	57
Phase 2: Multi-family Housing (Mid-Rise) (221)	375 DU	1,838	31	90	91	57
Total		**3,661**	**61**	**175**	**181**	**114**

Summary of Recommended Improvements

The applicant shall dedicate 68' of ROW across the property to accommodate the extension of Wayne Riddell Loop as shown in the Austin Strategic Mobility Plan (ASMP). In addition, the applicant shall design and construct the Wayne Riddell Loop extension from its current terminus to South 1st Street. The design intent is for a full three-lane cross-section from South 1st Street to the project driveways, after which the cross-section shall taper to match the existing Wayne Riddell Loop cross-section. The proposed cross-section shall consist of two 5-ft sidewalks, two 2-ft buffer zones, two 7-ft bike lanes with 2-ft buffers, and three 12-ft lanes, for a total width of 68'. Two 2-ft easements will be required on either side for sidewalk maintenance. Coordination with applicable City departments shall be required for the design of the extension.

As part of the Wayne Riddell Loop extension, the applicant shall design and install a traffic signal at the intersection of Wayne Riddell Loop and South 1st Street. The Arterial Management Division (AMD) will be responsible for the approval and operation of the traffic signal.

To improve bicycle safety and connectivity near the project site, the applicant shall upgrade the existing buffered bike lanes to delineator-separated protected bike lanes on both sides of South 1st Street adjacent to the property. As mitigation for this development, the applicant shall also make a $55,500 fee in-lieu payment to the City to provide sidewalk connection from the south property line to the existing sidewalk north of Desert Primrose Drive.

Table 2: Recommended Improvements and Developer's Share

Location	Improvement	Developer Requirement	Estimated Cost
Wayne Riddell Loop Extension	Dedicate ROW and Sidewalk Easements	Dedicate as part of site plan or subdivision construction set	$56,214
Wayne Riddell Loop Extension	Construct Wayne Riddell Loop extension (three-lane cross-section) and associated pedestrian elements	Construct as part of site plan or subdivision construction set	$920,455
Wayne Riddell Loop/South 1st Street	Install traffic signal	Construct as part of site plan or subdivision construction set	$300,000
South 1st Street	Convert buffered bike lanes to delineator-separated protected bike lanes	Construct as part of site plan or subdivision construction set	$12,000
South 1st Street	Construct sidewalk from south property line to existing sidewalk north of Desert Primrose Drive	Fee in-lieu payment to City	$55,500
Total			**$1,344,169**

If you have any questions or require additional information, please feel free to contact me at 512-974-1449.



Justin Good, P.E.
Austin Transportation Department

EXIBIT A

INVOICE

TRANSPORTATION MITIGATION FEE IN-LIEU

DATE:	February 13, 2020
TO:	Dan Hennessey, P.E. (WGI)
CC:	Alyssa Gutierrez (ATD Cashier)
	901 S. Mopac Expressway, Bldg 5, Suite 300, Austin TX 78746
FROM:	Justin Good, P.E. Austin Transportation Department
AMANDA CASE#:	C14-2019-0129 (South 1st Street Apartments)
FDU:	**8401-2507-1103-4163**

As a condition of approval for the zoning application referenced above, the applicant shall post a transportation mitigation fee with the City of Austin in the amount of **$55,500** as listed in the TIA Final Memo in accordance with LDC. If you have any questions, please contact me at (512) 974-1449.

Office Use only:

Check:

Received by:


4.5' SIDEWALK
3.5' PLANTER
13' TRAVEL LANE
5' SIDEWALK
5' PLANTER
7' BIKE LANE
4' BUFFER
13' TRAVEL LANE
5' SIDEWALK
5' PLANTER
7' BIKE LANE
4' BUFFER
13' TRAVEL LANE
5' SIDEWALK
5' PLANTER
7' BIKE LANE
4' BUFFER
12' TRAVEL LANE
13' TRAVEL LANE
3.5' PLANTER
4.5' SIDEWALK
13' TRAVEL LANE
4' BUFFER
7' BIKE LANE
5' PLANTER
5' SIDEWALK
13' TRAVEL LANE
4' BUFFER
7' BIKE LANE
5' PLANTER
5' SIDEWALK
11' TRAVEL LANE
12' TRAVEL LANE
4' BUFFER
7' BIKE LANE
5' PLANTER
5' SIDEWALK
S 1st St