

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0131 – FPT Apartments

DISTRICT: 5

ZONING FROM: DR

ZONING TO: MF-4-CO, as amended

ADDRESS: 1434 Genoa Drive

TOTAL SITE AREA: 5.20 acres

PROPERTY OWNERS: David Malone, Molly Denham, Jimmie Malone

AGENT: FPT Holdings LLC (Saad Fidai)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence – medium density (MF-3) district zoning. *For a summary of the basis of Staff's recommendation, see case manager comments.*

The Restrictive Covenant includes all recommendations listed in the Neighborhood Traffic Analysis memo, dated November 12, 2020, as provided in Attachment A.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

March 16, 2021: *TO FORWARD TO CITY COUNCIL WITHOUT A RECOMMENDATION DUE TO LACK OF AN AFFIRMATIVE VOTE*

February 16, 2021: *MEETING CANCELLED DUE TO INCLEMENT WEATHER; RENOTIFICATION REQUIRED*

January 19, 2021: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO FEBRUARY 16, 2021*

[J. DUNCAN; C. ACOSTA – 2ND] (11-0)

January 5, 2021: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO JANUARY 19, 2021*

[A. DENKLER; H. SMITH – 2ND] (10-0) D. KING – ABSENT

CITY COUNCIL ACTION:

May 6, 2021:

April 22, 2021: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO MAY 6, 2021. VOTE: 11-0.*

ORDINANCE NUMBER:ISSUES:

The Applicant would like to discuss the Staff recommendation. On February 10, 2021, he Applicant amended the request from MF-5 to MF-4-CO with the -CO, Conditional Overlay limiting the number of dwelling units to 240 and the impervious cover to 65% (the maximum allowed by the MF-3 district). Photos of the site, a property survey, and renderings of the proposed project are located at the back of the packet.

The Applicant has met with representative of the Texas Oaks South Neighborhood Association and the Hollow at Slaughter Creek subdivision. A position statement on the proposed rezoning signed by neighborhood residents and photos of the subject property is located at the back of this packet.

CASE MANAGER COMMENTS:

The subject undeveloped 5.2 acre tract is located on Genoa Drive, a four-lane roadway and west of its intersection with Bilbrook Place. Billbrook is a signalized intersection at West Slaughter Lane which is an above-grade roadway abutting the tract to the north. It is a primary conduit for vehicular traffic from the existing Hollow at Slaughter Creek and the Texas Oaks South subdivisions, the Malone subdivision under construction, and the proposed condominium development on the Messinger Tract, all to the south.

The property is used for agricultural purposes and contains groupings of trees along its boundaries, with a 100-foot wide drainage easement along the west side of the property. It has been zoned development reserve (DR) district since annexation into the City limits in 1984. To the east is an oil and lube shop (LR; CS-1), to the south is the Hollow at Slaughter Creek single family subdivision (SF-4A), and to the west is Slaughter Creek Drive which provides access to mini-warehouses and terminates below the Slaughter Drive bridge structure (CS-CO). Railroad tracks are further west. ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant's amended request is to rezone the property to the multi-family residence – moderate-high density – conditional overlay (MF-4-CO) combining district so that it may be developed with up to 240 apartment units and up to 65 percent impervious cover.

BASIS OF RECOMMENDATION:

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

Applicant's request: 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.

Staff recommendation: The MF-3, multifamily residence – medium density district is intended for multifamily developments with a maximum density of up to 36 units per acres located near supporting transportation and commercial facilities.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *Zoning should be consistent with approved and existing densities.*

Staff has an alternate recommendation of MF-3 zoning given its 1) access to two Level 1 streets, 2) adjacency to commercially zoned properties, 3) constraints of the drainage easement and adjoining buffer area, and 4) compatibility with the adjacent single family residential subdivision to the south. Direct access to West Slaughter Lane from this site is not possible because of the bridge structure that passes over the railroad tracks.

The maximum 40 foot height limited allowed by the MF-3 zoning district could be achieved 30 feet from the south property line. (As information, a 40-foot tall building requires a 100-foot wide separation between single family residential zoned or used property and multifamily residences and the Genoa Drive right-of-way is 70 feet). The Applicant's request for MF-4-CO zoning would allow for up to a 60-foot height limit that could be achieved at a distance of approximately 300 feet from the closest single family residences in the Hollow at Slaughter Creek subdivision. A 50-foot height limit could be achieved on the property approximately 200 feet from the closest residences in the Hollow at Slaughter Creek subdivision.

The Neighborhood Traffic Analysis memo includes a transportation assessment and recommends a fee-in-lieu payment towards protected bike lanes on both sides of Slaughter Lane from Menchaca Road to Texas Oaks Drive, a fee-in-lieu payment towards relocating two existing bus stops at the Slaughter Lane / Billbrook Place intersection, and a 5-foot wide sidewalk on the property's frontage on Genoa and extending across the adjacent property to the east, to its intersection with Billbrook Place. ***Please refer to Attachment A.***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Agricultural
<i>North</i>	MF-2-CO; LR-CO (across Slaughter Lane)	Sage Meadow condominium community; Undeveloped
<i>South</i>	SF-4A	Hollow at Slaughter Creek single family subdivision
<i>East</i>	LR; CS-1	Service station; Undeveloped
<i>West</i>	CS-CO	Convenience storage; Railroad tracks

NEIGHBORHOOD PLANNING AREA: Not Applicable

NEIGHORHOOD TRAFFIC ANALYSIS: Please refer to Attachment A

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes, West Slaughter Lane

SCHOOLS:

An Educational Impact Statement is required. ***Please refer to Attachment A.***

Casey Elementary School

Paredes Middle School

Akins High School

COMMUNITY REGISTRY LIST:

242 – Slaughter Lane Neighborhood Association

360 – Texas Oaks South Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1363 – SEL Texas

1424 – Preservation Austin

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

1531 – South Austin Neighborhood Alliance

1550 – Homeless Neighborhood Association

1596 – TNR BCP – Travis County Natural Resources

1616 – Neighborhood Empowerment Foundation

1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0048 – The Avalon N Holdings, LLC – 9606 Swansons Ranch Rd	SF-2 to CS-CO as amended	To Grant CS-CO w/CO for broad list of prohibited uses	Apvd CS-CO as Commission recommended (6-20-2019).
C14-2009-0098 – Apogee Workshop – 9704 Swansons Ranch Rd	SF-1 to NO-MU	To Grant	Apvd (12-17-2009).
C14-2008-0052 – TJG – Swansons Ranch Road – 9609 Swansons Ranch Rd	SF-2 to CS	To Grant GO-CO w/CO for personal services use and all NO uses and dev't regs, parking to be located offsite, 150 trips per day and conditions of NTA. Encourage Applicant to petition City for no parking signs on David Moore Rd	Apvd GO-CO w/ Restrictive Covenant for the NTA, as Commission recommended (1-15-2009).
C14-00-2027 –	I-RR to LO	To Grant SF-6 as Staff	Apvd SF-6-CO w/CO

Texas Oaks Baptist Church – 9910 Blk of Bilbrook Pl		recommended	for 2,000 trips (9-7-2000).
C14-00-2098 – Blackhawk Apartments – 1200 W Slaughter Ln	SF-1 to MF-1-CO and LR-CO	To Grant MF-1-CO and LR-CO, w/conditions	Apvd MF-1-CO and LR-CO, with CO for Traffic Impact Analysis; 13.24 u.p.a. (300 units); 15' vegetative buffer along David Moore Rd; list of prohibited uses (1-25-2001).
C14-00-2111 – Solera – 1200 Block of West Slaughter Ln	DR to MF-3	To Grant MF-2-CO w/conditions	Apvd MF-2-CO w/CO for 12.18 u.p.a. and conditions of Traffic Impact Analysis (10-26-2000).
C14-00-2189 – Wattinger Acres – 1218 W Slaughter Ln	DR to W/LO	To Grant W/LO-CO w/conditions	Apvd W/LO-CO w/CO for 2,000 trips (1-18-2001).
C14-00-2242 – Swanson's Crossing Retail – 1216-1400 W Slaughter Ln	DR to LR	To Grant LR-CO w/conditions	Apvd LR-CO w/CO for 2,000 trips (2-15-2001).
C14-99-0063 – Shirell and Lois Hipp Zoning Change – 1303 W Slaughter Ln	SF-2 to LO	To Grant LO-CO, w/conditions	Apvd LO-CO w/CO prohibiting access to Slaughter Lane (8-19-1999).
C14-94-0129 – Slaughter Lane Development – Slaughter Creek Dr	DR; SF-2 to LI	To Grant CS-CO w/CO prohibiting the following uses on Tracts 1 and 2: adult-oriented businesses, financial services, food sales, general retail sales (convenience), medical offices, restaurant uses (all types), and vehicle storage on Tract 2, and 2,000 trips, a r-o-w dedication on Slaughter Creek Dr	Apvd CS-CO, w/r-o-w dedication as Commission recommended (2-9-1995).

RELATED CASES:

The subject property was annexed into the City limits on November 15, 1984 (C7A-83-017 A).

There are no subdivision or site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West Slaughter Lane	120 feet	80 feet	Level 4	No	Bike Lane	Yes
Genoa Drive	70 feet	42 feet	Level 1	No	N / A	Yes
Slaughter Creek Drive	46 feet	23 feet	Level 1	No	N / A	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the northeast corner of Slaughter Creek Drive and Genoa Drive on an undeveloped 5.23 acre tract. The property is located within the Slaughter Creek Station Neighborhood Center and along the Slaughter Lane Activity Corridor but is not located within the boundaries of a small area plan. Surrounding uses includes the West Slaughter Lane Bridge and a single family subdivision to the north; to the south is a single family subdivision; to the east is undeveloped land and oil change shop; and to the west is a convenience storage facility. The request is to construct a 265 unit apartment development.

Connectivity

There is a public sidewalk located along one side of Genoa Road and Bilbrook Plaza. Bilbrook Plaza road also has bike lanes on both sides of the street, as does West Slaughter Lane. A CapMetro transit stop is located 1,100 linear feet away on West Slaughter Lane.

Imagine Austin

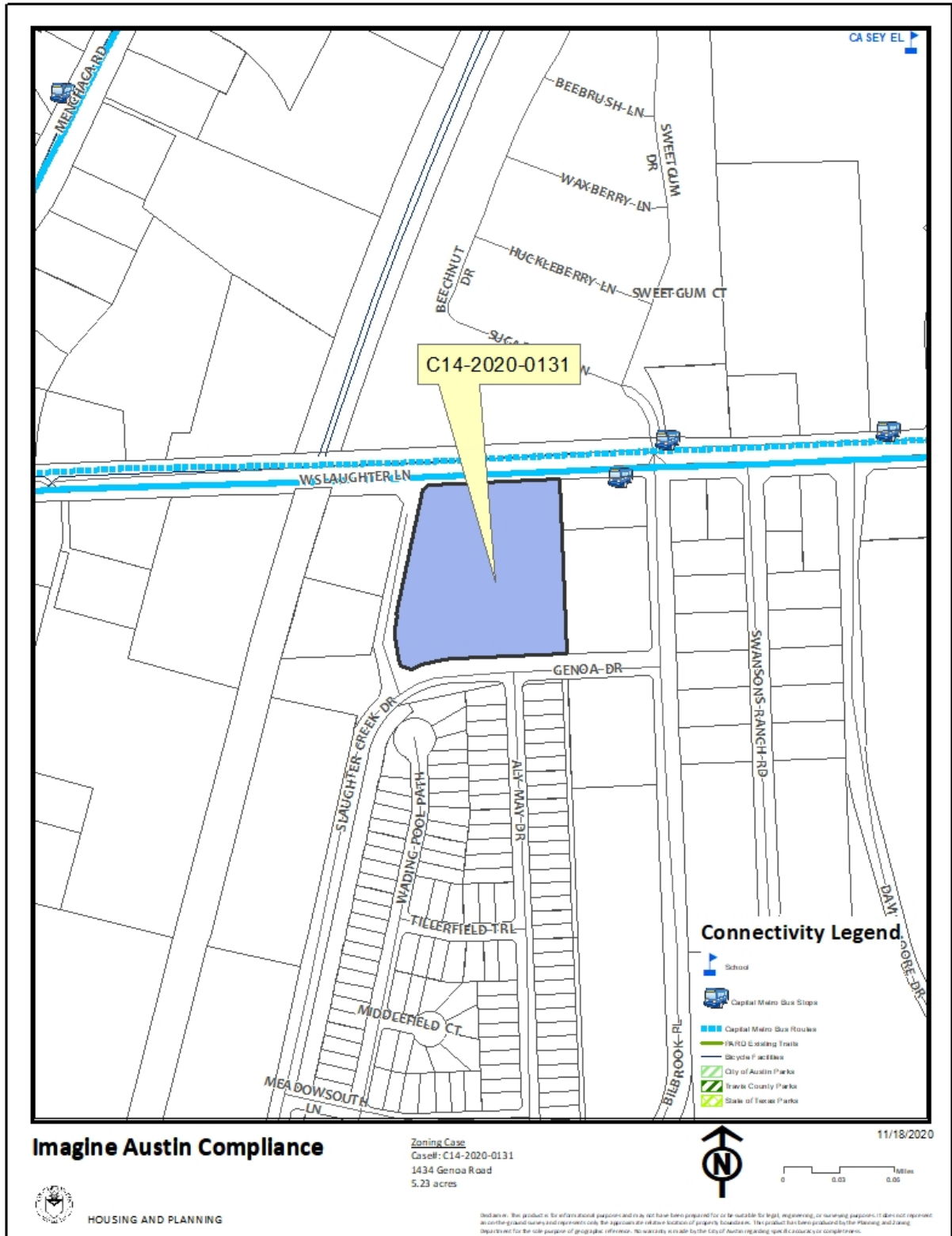
The property is located by the **Slaughter Lane Station Neighborhood and the Slaughter Lane Activity Corridor**. A Neighborhood Center is intended to have a more local focus, businesses and services and will generally serve the center and surrounding neighborhoods. A Neighborhood Center and Activity Corridors supports additional housing, including apartment buildings. Like many Imagine Austin Centers, they are represented by a circle or globular shape 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. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit.

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, are designed to encourage walking and bicycling, and reduce healthcare, 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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based on mobility strengths in the area, the policies above that support multifamily within Neighborhood Centers and along Activity Corridors, the proposed project appears to support the policies of the Imagine Austin Comprehensive Plan.



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 Slaughter 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 City of Austin GIS, a Critical Water Quality Zone exists along the western property boundary. Development is limited within the Critical Water Quality Zone.

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

Within the Slaughter Creek watershed, the maximum impervious cover allowed by the *MF-4 zoning district* is 70%, which is a consistent figure between the *zoning* and *watershed* regulations.

Within the Slaughter Creek watershed, the maximum impervious cover allowed by the *MF-3 zoning district* is 65%, which is based on the more restrictive zoning regulations.

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.

Compatibility Standards

The site is subject to compatibility standards as a result of being located within 540 feet of the SF-4A zoned property to the south, across Genoa Drive. Along the southerly and easterly property lines, the following standards apply:

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line of the SF 4A zoned property to the south.
- 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 line.

Scenic Roadways

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Cierra Flores at 512-974-2612 for more information.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-5 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of whether fees in-lieu of land will be allowed.

Transportation

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 120 feet of right-of-way for Slaughter Lane. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for Slaughter Lane according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

A Neighborhood Traffic Analysis has been performed for this project by the Transportation Review staff [LDC 25-6-114]. Results have been provided in Attachment A.

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.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide wastewater 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. Ph: 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

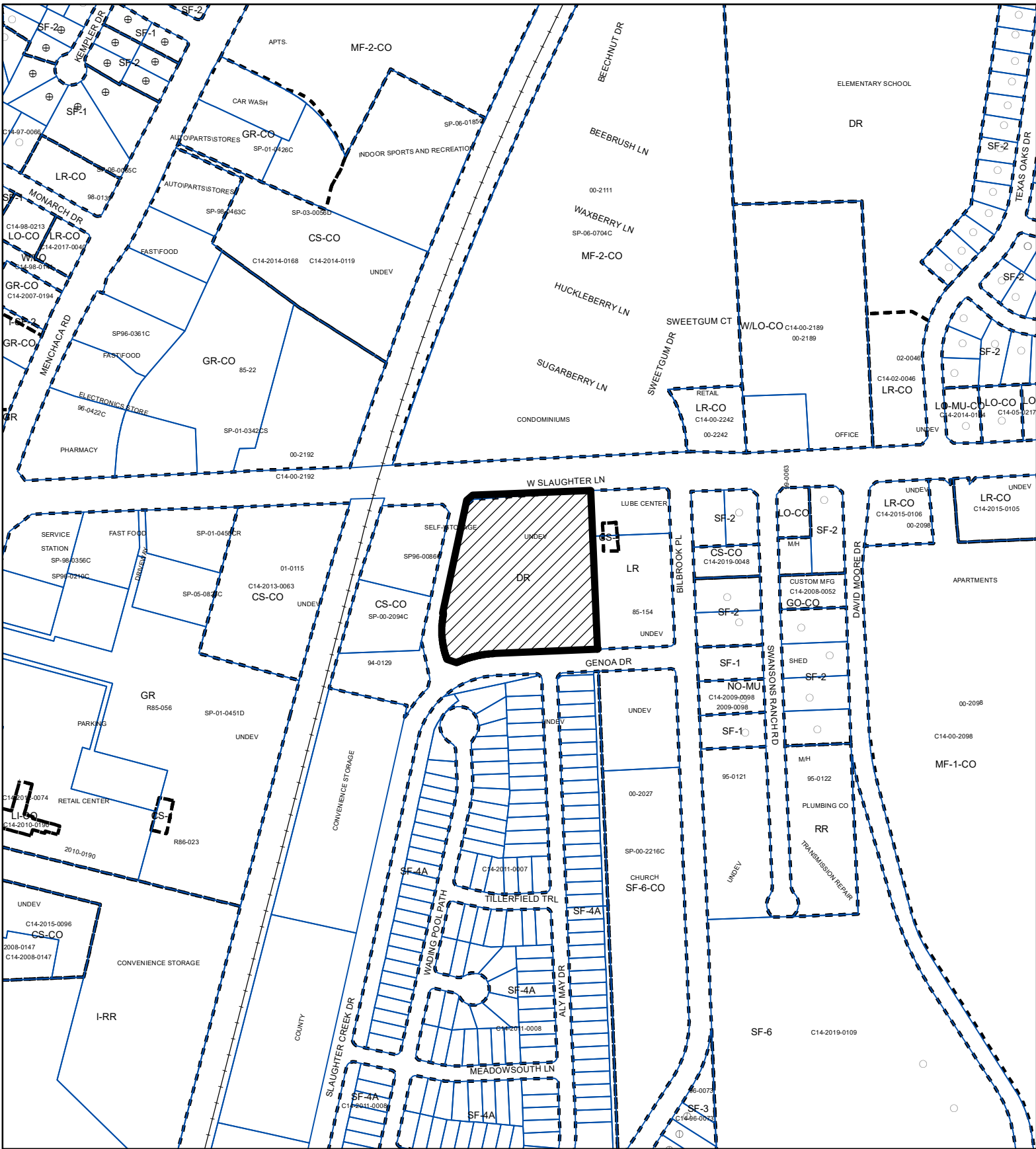
Exhibit A-1: Aerial Map

Attachment A: Neighborhood Traffic Analysis memo

Attachment B: Educational Impact Statement

Correspondence Received

- Applicant's proposed Conditional Overlay
- Site Photos, Property Survey, and Conceptual Renderings
- Neighborhood Questions and Answers
- Zoning and Platting Commission Questions and Answers
- Postponement Requests Received



ZONING

Exhibit A

ZONING CASE#: C14-2020-0131

N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

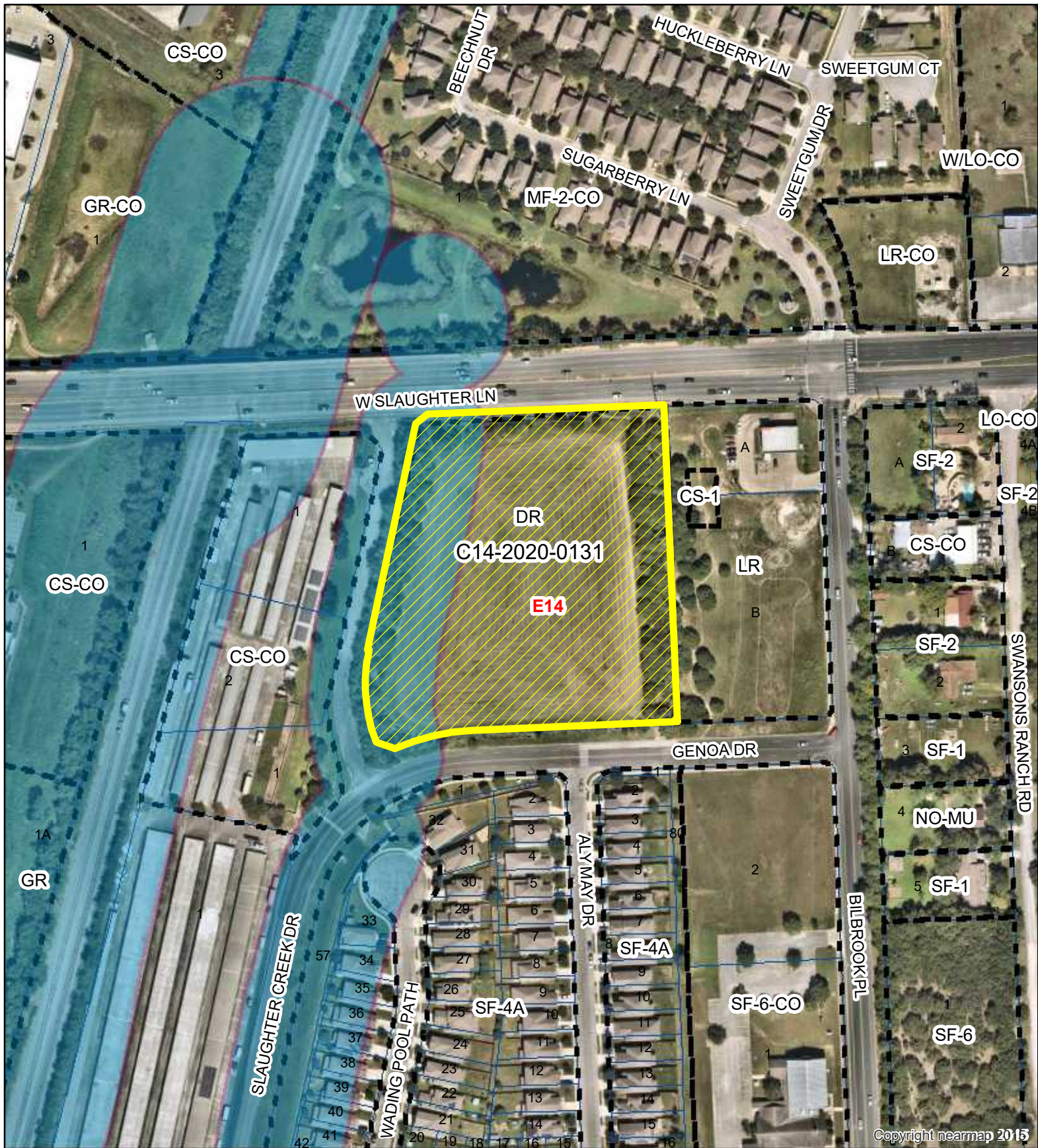
1" = 400'

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.



Created: 11/17/2020



1" = 200'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

FPT Apartments

Exhibit A - 1

ZONING CASE#: C14-2020-0131
 LOCATION: 1407 W. Slaughter Lane
 SUBJECT AREA: 5.234 Total Acres
 GRID: E14
 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.



MEMORANDUM

To: Amer Gilani, P.E., PTOE (Carlson, Brigrance & Doering, Inc.)
CC: Curtis Beaty, P.E. (ATD); Joan Minyard EIT (ATD)
FROM: Justin Good, P.E. (ATD)
DATE: November 12, 2020
SUBJECT: Neighborhood Traffic Analysis for FTP Development
Zoning Case Number C14-2020-0131

The Transportation Development Services (TDS) division has performed a Neighborhood Traffic Analysis (NTA) for the above referenced case and offers the following comments.

The 5.2-acre tract is located in south Austin at 1407 West Slaughter Lane (see Figure 1). In Figure 2 it is shown that the surrounding area south of Slaughter Lane is bounded on the west by an existing railroad track (red), the south by Slaughter Creek (blue), and the east by Mary Moore Searight Metropolitan Park (green). The site is currently zoned DR and the zoning request is for MF-5.

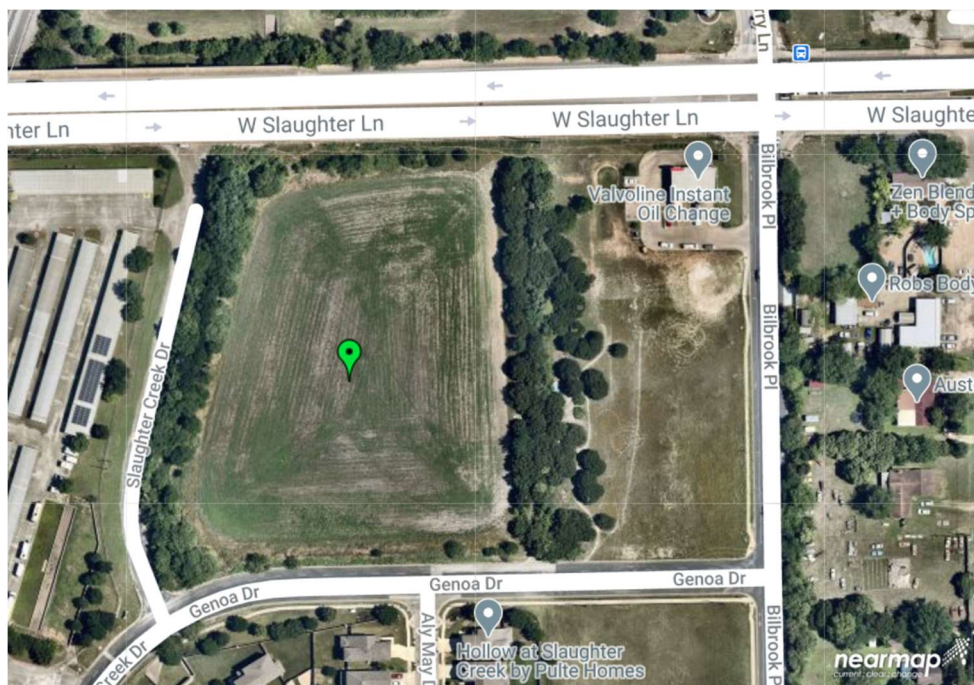


Figure 1: Local Map

Attachment A

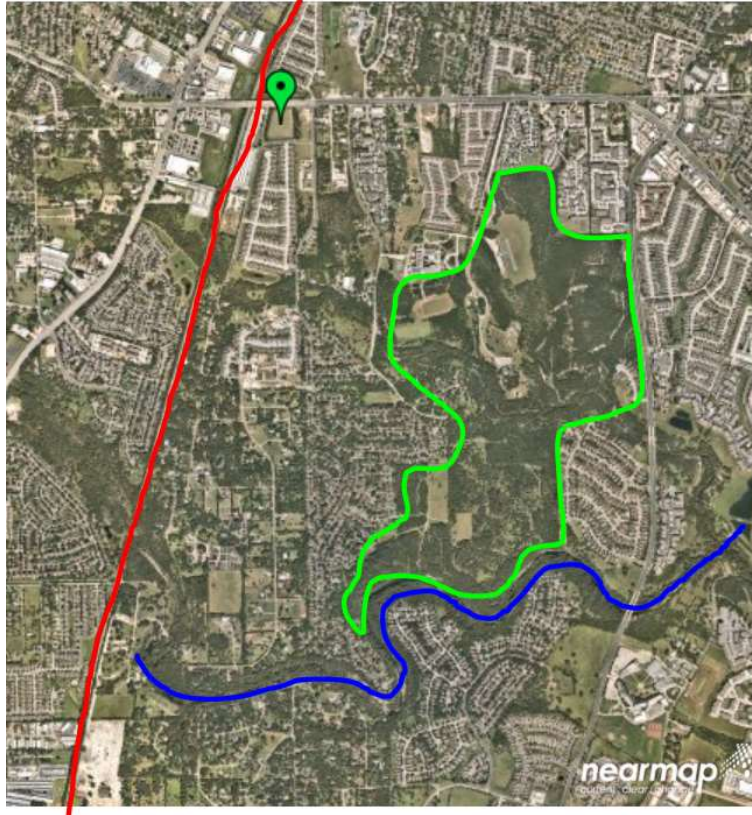


Figure 2: Regional Map

Roadways

The tract proposes access to Genoa Drive, which is classified as a residential local street and currently has 70 feet of right-of-way and 40 feet of pavement width. Genoa Drive has four travel lanes with curb and gutter and sidewalk on the south side of the street. There are no bicycle facilities present on Genoa Drive.

Bilbrook Place is the primary access point to Slaughter Lane both for the proposed development and the existing neighborhoods to the south. It is classified as a residential collector with 70 feet of right-of-way and 40 feet of pavement width. North of Genoa Drive, Bilbrook Place has two travel lanes, two bicycle lanes, and sidewalk on the west side of the street.

The 24-hour traffic volumes on Genoa Drive and Bilbrook Place were 2,316 vehicles per day and 6,664 vehicles per day, respectively, based on traffic counts collected August 18, 2020. Previously, daily traffic count data was collected on Bilbrook Place between August 27 and August 29, 2019, and showed an average 24-hour traffic volume of 8,022 vehicles per day. In order to account for reduced daily traffic volumes due to the ongoing COVID-19 pandemic, an adjustment factor of 1.20 was calculated based on the difference in traffic on Bilbrook Place between 2019 and 2020. Applying the adjustment factor to the August 18, 2020 daily traffic volume on Genoa Drive results in an adjusted daily traffic volume of 2,788 vehicles per day.

Trip Generation and Traffic Analysis

This zoning case assumes 265 low-rise multifamily dwelling units (ITE Code 220). Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed development will generate 1,963 vehicle trips per day. See Table 1 for a detailed breakdown of the trip generation.

Table 1 - Trip Generation		
Land Use	Size	Unadjusted Trip Generation
Residential (Low-Rise Multifamily Housing)	265 DU	1,963
TOTAL		1,963

Table 2 provides the expected distribution of site trips to/from Slaughter Lane.

Table 2 - Trip Distribution	
Street	Traffic Distribution by Percent
Genoa Drive	100%
Bilbrook Place	100%

Table 3 represents a breakdown of traffic on Genoa Drive and Bilbrook Place: existing traffic, proposed site traffic, total traffic after development, and percentage increase in traffic.

Table 3 - Traffic Summary				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to Roadway	Overall Traffic	Percentage Increase in Traffic
Genoa Drive	2,788 (adjusted)	1,963	4,751	70.4%
Bilbrook Place	8,022 (2019)	1,963	9,985	24.5%

According to Section 25-6-116 of the Land Development Code, streets which have pavement width of 40 feet or wider are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadway exceeds 4,000 vehicles per day. Genoa Drive is currently operating at a desirable level, however with the addition of daily site trips the overall traffic level becomes undesirable. Bilbrook Place is currently operating at undesirable levels and will continue to do so with the addition of site traffic.

Additional Transportation Assessment

An additional level of transportation assessment was requested from the applicant due to the fact that 1) Bilbrook Place is the sole access point to and from Slaughter Lane for this development and a number of residential areas farther south, 2) with the addition of site traffic both Genoa Drive and Bilbrook Place will operate at undesirable levels, and 3) there are two background projects that would not be considered through the typical NTA process that will contribute additional traffic to Bilbrook Place. Through coordination with ATD, the

applicant agreed to provide intersection analysis for the Slaughter Lane / Bilbrook Place and Bilbrook Place / Genoa Drive intersections to better understand the impacts of this development's traffic on the surrounding road network.

The transportation assessment provided analysis for the two identified intersections in the existing, no-build, and build scenario for both the AM and PM peak hours. The no-build scenario includes traffic from two background projects farther south along Bilbrook Place; the build scenario is simply the no-build scenario with this site's traffic included. To assess a development's impact on traffic, the delay for each movement at an intersection in the no-build scenario is compared to the delay experienced in the build scenario. Delay is defined as the average amount of time in seconds that a vehicle must wait at an intersection to perform a specific movement (right-turn, left-turn, or going through the intersection).

The Slaughter Lane / Bilbrook Place intersection currently experiences significant amounts of delay for vehicles turning left on the northbound and westbound approaches. This delay is expected to increase with the addition of site traffic. For the Bilbrook Place / Genoa Drive intersection, vehicles turning left on the eastbound approach currently experience minor delay. The introduction of site traffic is not expected to significantly increase delay.

The Slaughter Lane / Bilbrook Place intersection is already at capacity from a vehicular improvement standpoint, meaning that there is no room to add additional lanes and the intersection is already signalized. Because of this, ATD decided to explore improvements related to pedestrian, bicycle, and transit infrastructure in the area to encourage residents to opt for alternate modes of transportation.

Recommendations/Conclusions

Based on the results of the NTA and the transportation assessment, ATD has the following recommendations and conclusions.

1. At time of subdivision or site plan, contribute a fee-in-lieu payment of \$92,000 towards protected bike lanes on both sides of Slaughter Lane from Menchaca Road to Texas Oaks Drive as identified in the Slaughter Lane Corridor Mobility Plan.
2. At time of subdivision or site plan, contribute a fee-in-lieu payment of \$30,000 towards relocating and upgrading the two existing bus stops at the Slaughter Lane and Bilbrook Place intersection as shown in the Slaughter Lane Corridor Mobility Plan.
3. At time of subdivision or site plan, construct a 5'-wide sidewalk on the north side of Genoa Drive from the property to Bilbrook Place.
4. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA. If at time of subdivision or site plan a TIA is required per LDC 25-6-113, the recommendations identified in this NTA memo may be revised and the final decision on mitigation recommendations shall defer to the TIA.
5. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

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: FPT Apartments

ADDRESS/LOCATION: 1407 West Slaughter Lane

CASE #: C14-2020-0131

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

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

MF UNITS: 265 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.03 Middle School: 0.02 High School: 0.03

IMPACT ON SCHOOLS

The student yield factor of 0.08 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district's demographer and is based on other market rate multi-family complexes built in the last five years within close proximity to the proposed location.

The 265-unit multifamily development is projected to add approximately 21 students across all grade levels to the projected student population. It is estimated that of the 21 students, 8 will be assigned to Casey Elementary School, 5 to Paredes Middle School, and 8 to Akins Early College High School.

The percent of permanent capacity by enrollment for SY 2024-25, including the additional students projected with this development, would be within the new target range of 85-110% at Casey ES (95%) and Akins ECHS (104%), and below the target range at Paredes (58%). The projected additional students at Paredes 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 Casey ES and Akins ECHS will qualify for transportation. Students attending Paredes MS would not qualify for transportation unless a hazardous route condition is identified.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 12/15/2020

Executive Director: Beth Wilson

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Casey	RATING: Met Standard
ADDRESS: 9400 Texas Oaks Drive	PERMANENT CAPACITY: 692
% QUALIFIED FOR FREE/REDUCED LUNCH: 52.57%	MOBILITY RATE: -11.9%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	656	827	835
% of Permanent Capacity	95%	120%	121%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	578	646	654
% of Permanent Capacity	84%	93%	95%

MIDDLE SCHOOL: Paredes	RATING: Unacceptable Performance
ADDRESS: 10100 S. Mary Moore Searight Drive	PERMANENT CAPACITY: 1,156
% QUALIFIED FOR FREE/REDUCED LUNCH: 51.77%	MOBILITY RATE: -28.8%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,280	993	998
% of Permanent Capacity	111%	86%	87%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	912	665	670
% of Permanent Capacity	79%	58%	58%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

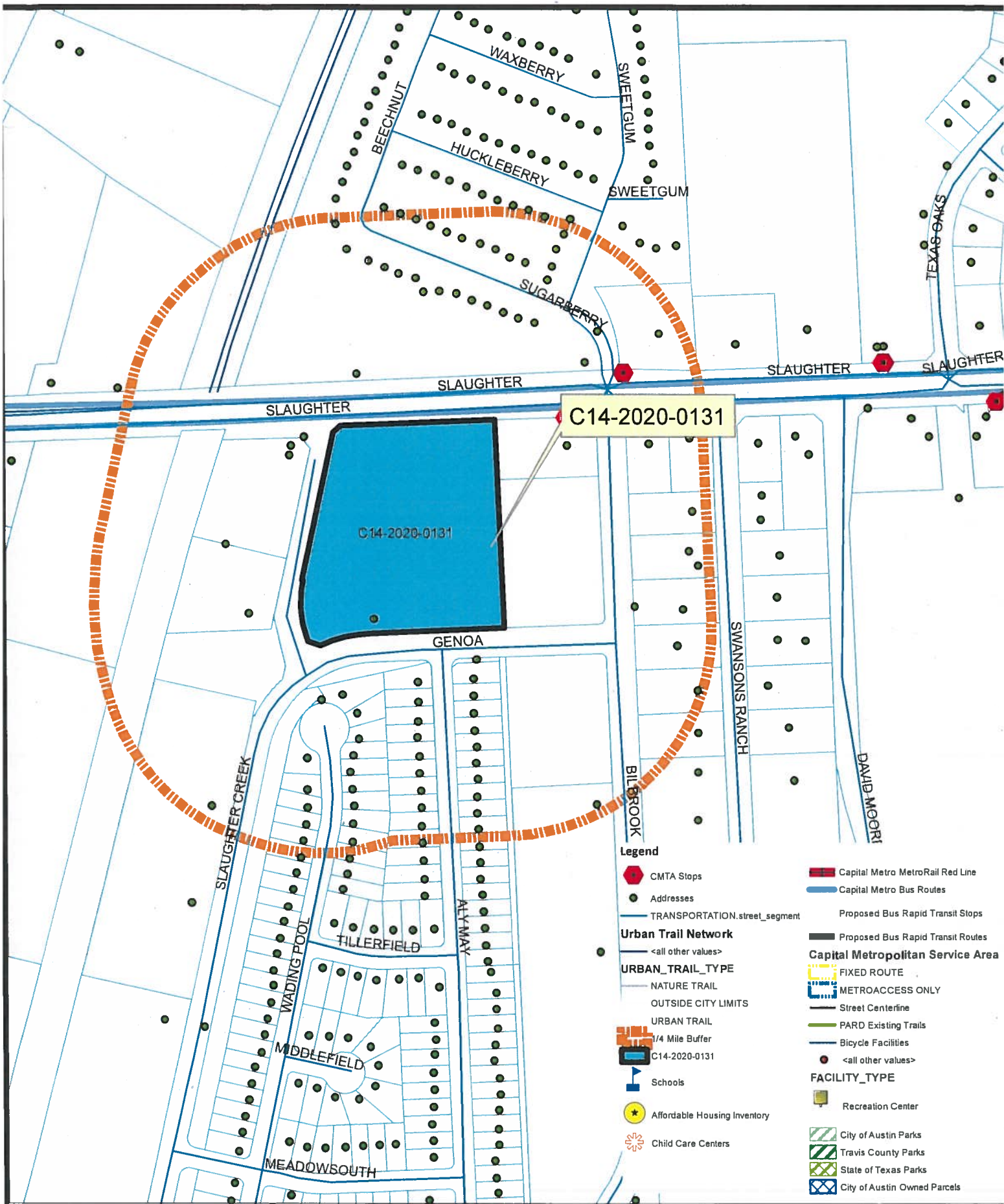
Austin
Independent
School District



HIGH SCHOOL: Akins	RATING: Met Standard
ADDRESS: 10701 S. First Street	PERMANENT CAPACITY: 2,394
% QUALIFIED FOR FREE/REDUCED LUNCH: 39.89%	MOBILITY RATE: -16.9%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2019-20 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	3,317	3,134	3,142
% of Permanent Capacity	139%	131%	132%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2019-20 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	2,755	2,484	2,492
% of Permanent Capacity	115%	104%	104%



Educational Impact Assessment

Zoning Case

Case#: C14-2020-0131
Address: 1407 W. Slaughter Lane
Case Name: FPT Apartments
5.2 ACRES

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

11/30/20

PLANNING AND ZONING DEPARTMENT

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Case C14-2020-0131
FPT Apartments
1434 Genoa Drive (1407 Slaughter Lane)

PROPOSED CONDITIONAL OVERLAYS

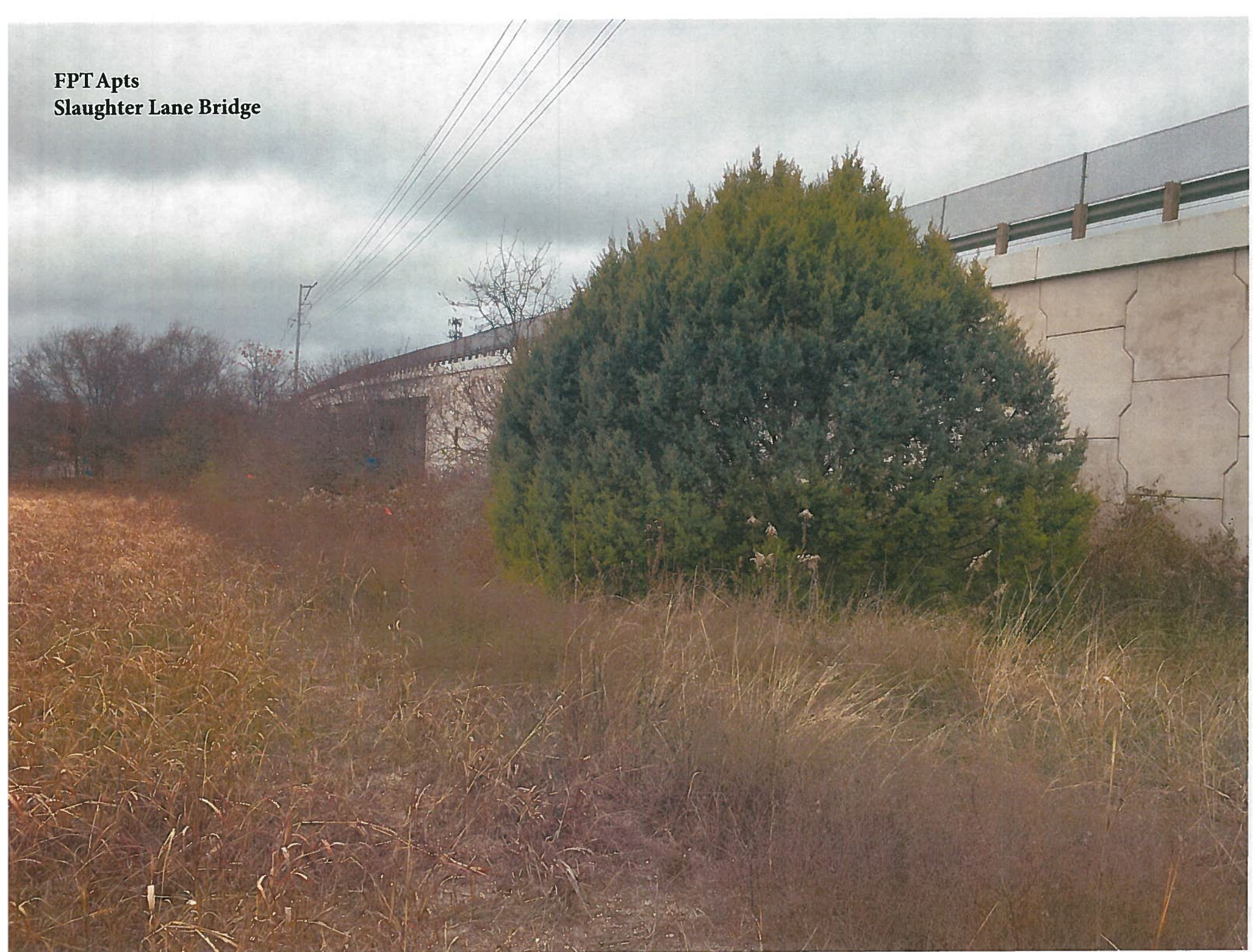
Applicant has requested a re-zoning to MF-5. After meeting with representatives of nearby neighborhood groups, Applicant proposes a re-zoning to MF-4 with the following conditional overlays:

1. Development on the site shall be limited to a maximum of 65% impervious cover.
2. The maximum number of units allowed in the project shall be 240, as may further be limited in accordance with LDC § 25-2-563.

Whether as conditional overlays, restrictive covenants, or otherwise, applicant agrees to the imposition of the recommendations of ATD as follows:

1. A site plan for development of the property shall include installation of a five-foot wide sidewalk in the right-of-way of Genoa Drive the length property and extending to the intersection with Bilbrook Place.
2. As a condition of site plan approval, the following amounts for the following purposes shall be paid to the City of Austin: (i) the amount of \$92,000.00 toward the cost of protected bike lanes on both sides of Slaughter Lane from Menchaca Road to Texas Oaks Drive; and (ii) the amount \$30,000.00 for the improvement and relocation of two existing bus stops at the intersection of Slaughter Lane and Bilbrook Place in locations shown on the Slaughter Lane Corridor Mobility Plan.

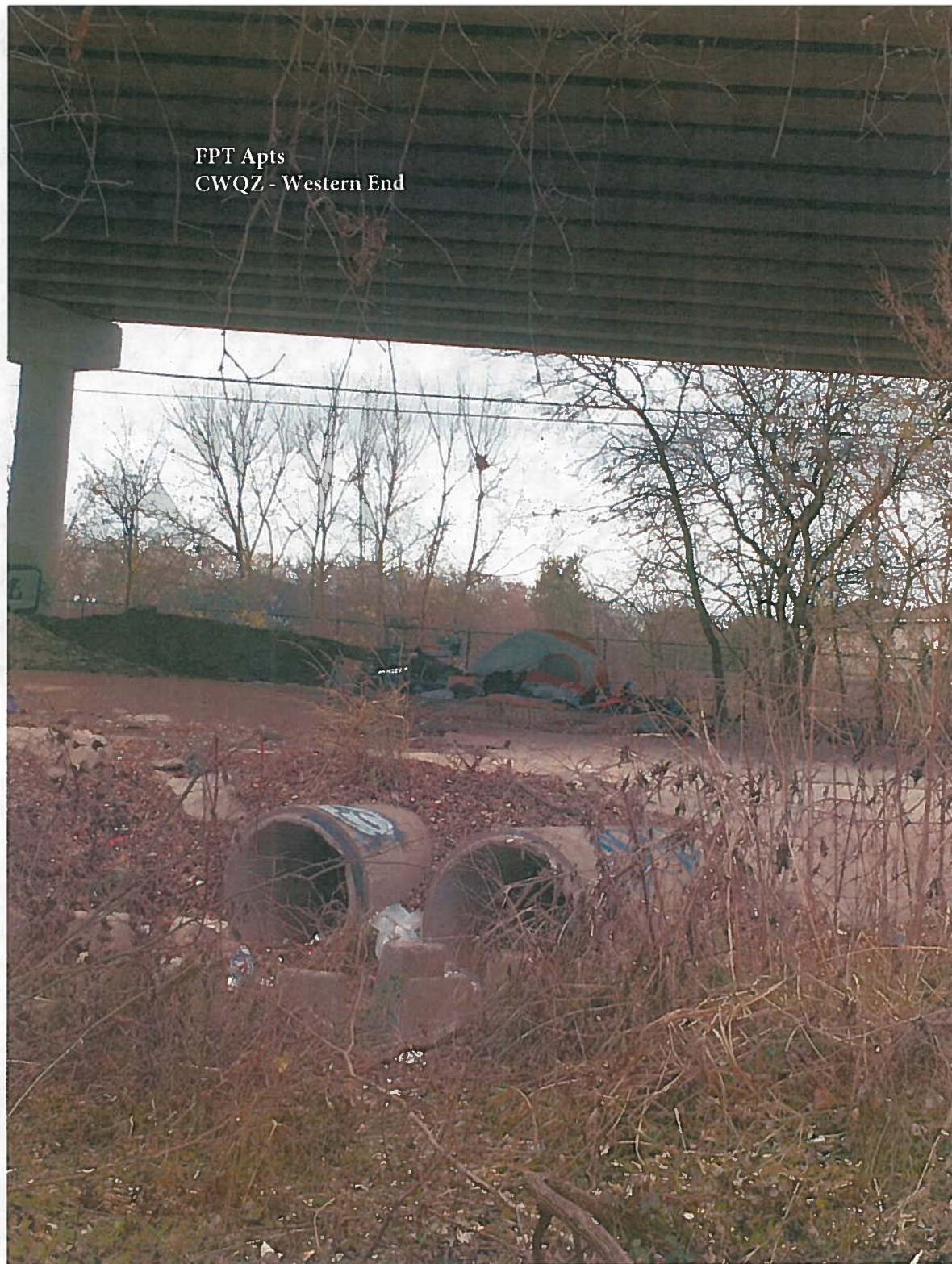
**FPT Apts
Slaughter Lane Bridge**



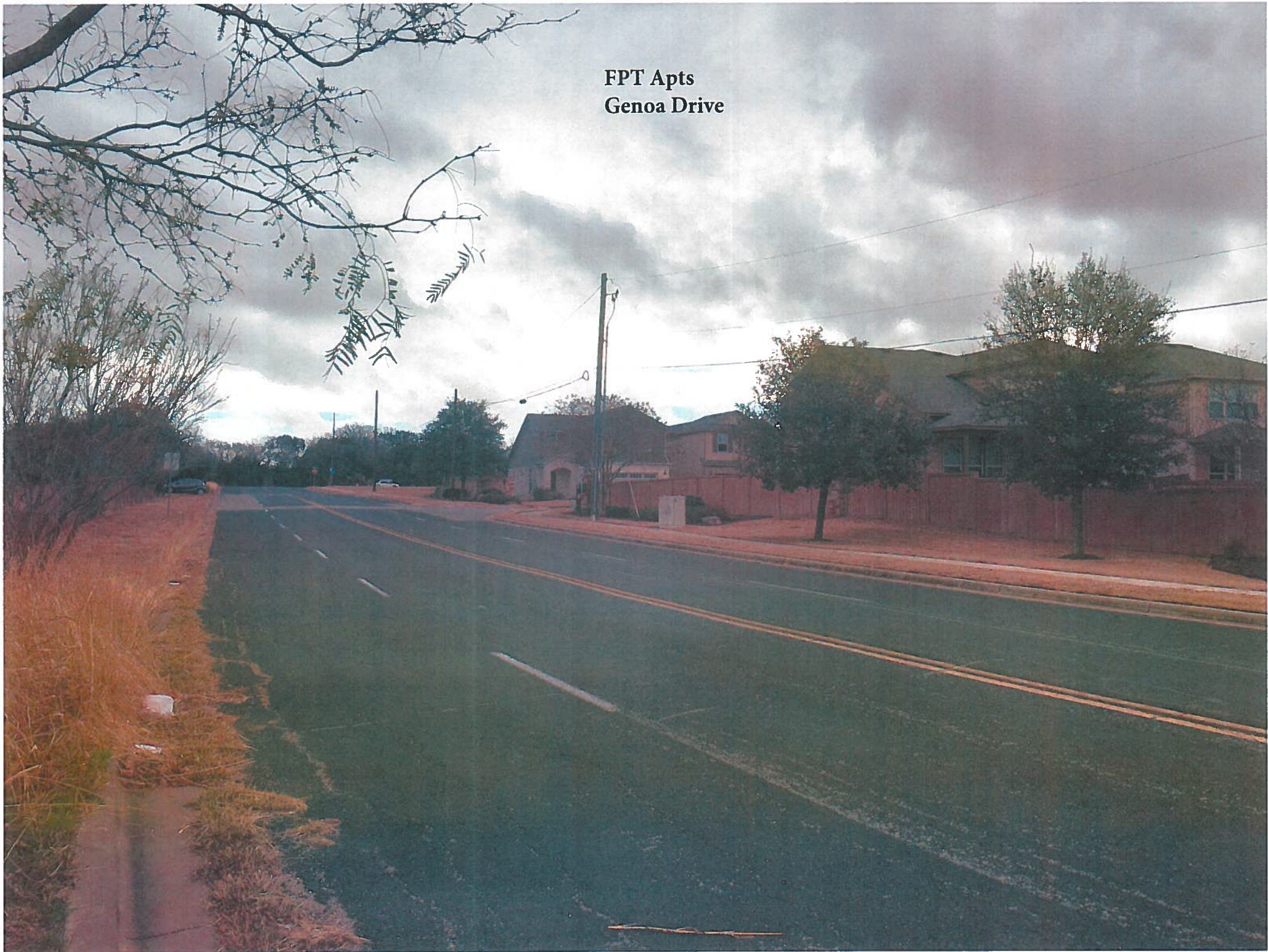
FPT Apts
CWQZ-Western End

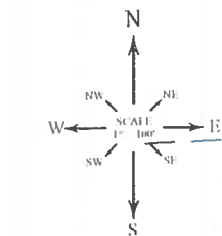


FPT Apts
CWQZ - Western End



FPT Apts
Genoa Drive





SLAUGHTER LANE

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

MALONE ADDITION NO. 2
 AMENDED
 (VO), (b) (6), (b) (7)(C)

TANGLEWOOD SELF STORAGE
(VOL. 97, PG. 30)
LESS P.O.R. TAKING
(VOL. 10769, PG. 717)
(VOL. 10769, PG. 722)

SLAUGHTER CREEK DRIVE
(50 ROW.)

5.20 ACRES
326296.70 SQ. FT.

GENOA DRIVE S 87°32'48" W 323.18'

THE HOLLOW AT SLAUGHTER CREEK
SECTION I
(DOC NO 200800072)
OPRUCT

BEARING BASIS
BEARINGS ARE GRID NORTH BASED ON THE TEXAS
COORDINATE SYSTEM CENTRAL TEXAS ZONE (4201
NAD83 HARN HORIZONTAL CONTROL

LOT B
 THE AMENDED PLAT OF
 RESUBDIVISION OF LOT 1
 TEXAS OAKS THREE
 (Doc. No. 201508442)
 OBJECT

TEXAS OAKS FOUR-B
(VOL. 87 PG 171)
PRICT

BILBROOK PLACE
(751-0001)

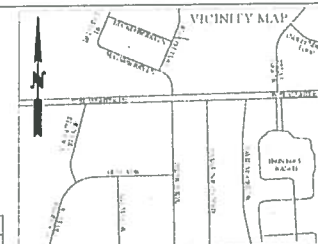
	1981-1981
(1)	12.25% C ₁ DR11E1M1M
(2)	12.25% C ₁ DR11E1M1M
(3)	8.75% C ₁ DR11E1M1M
(4)	11.5% C ₁ DR11E1M1M
(5)	25% C ₁ DR11E1M1M
(6)	16.25% C ₁ DR11E1M1M
(7)	8% C ₁ DR11E1M1M
(8)	15.25% C ₁ DR11E1M1M
(9)	20% C ₁ DR11E1M1M
(10)	12.75% C ₁ DR11E1M1M
(11)	9.5% C ₁ DR11E1M1M
(12)	7.25% C ₁ DR11E1M1M
(13)	7.5% C ₁ DR11E1M1M
(14)	8% C ₁ DR11E1M1M
(15)	12.25% C ₁ DR11E1M1M
(16)	8% C ₁ DR11E1M1M
(17)	11.25% C ₁ DR11E1M1M
(18)	10% C ₁ DR11E1M1M
(19)	8% C ₁ DR11E1M1M
(20)	15.25% C ₁ DR11E1M1M

RESTRICTIONS

SUBJECT TO BLANKET TYPE ELECTRIC EASEMENT GRANTED TO CITY OF AUSTIN IN VOLUME 725 PAGE 471
SUBJECT TO BLANKET TYPE ELECTRIC AND TELEPHONE LINE EASEMENTS GRANTED TO CITY OF AUSTIN IN VOLUME 1518 PAGE 1465 VOLUME 7863 PAGE 181 VOLUME 8072, PAGE 423 VOLUME 9227 PAGE 422
SUBJECT TO DRAINAGE EASEMENTS IN VOLUME 10769 PAGE 717 VOLUME 10769, PAGE 722 TEMPORARY CONSTRUCTION EASEMENT GRANTED TO TRAVIS COUNTY IN VOLUME 10769 PAGE 727 DOES NOT AFFECT SUBJECT TRACT
WASTEWATER EASEMENT GRANTED TO CITY OF AUSTIN IN DOCUMENT NUMBER 2007099803 DOES NOT AFFECT SUBJECT TRACT
WASTEWATER LINE EASEMENT GRANTED TO CITY OF AUSTIN IN DOCUMENT NUMBER 2010085 DOES NOT AFFECT SUBJECT TRACT
SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS IN VOLUME 6469 PAGE 477

LEGAL DESCRIPTION

BEING 5.20 ACRES OF LAND OUT OF THE STEPHEN F. SLAUGHTER SURVEY NO. 1 ABSTRACT NO. 20, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN JIMMY JO MALONE, DAVID ARTHUR MALONE AND MOLLY SUE MALONE DENHAM 5.234 ACRE TRACT, RECORDED IN DOCUMENT NUMBER 201506726, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 5.20 ACRES OF LAND TO AND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



TO THE TENANT(S) AND/OR OWNERS OF THE PREMISES SURVEYED AND TO

AUSTIN TITLE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2010 Minnesota Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6, 8, 11, and 13 of Table A thereof.

The field work was completed on 05/29/2020.

Date of Plat or Map: 06/02/2020

I, David C. Ramsey,
RPLS # 5729,

Study 1 of the current research and findings are discussed in Table A. Items 11 to 15 involve indications from plans and meetings (e.g. as confirmed by the presence of evidence of whether proposed by Section 30), it is regarded to be the most important indicator that a suspect did not have R1 or other random motives because requests received for the location of underground shelter and related only on the information of the communication (H5: 90.24% vs 9.75%) by Study 1 and the 'information' was also used as evidence for a suspect. When asked what was more important to determine whether a suspect had been requested, the third to add that it was given and of a private safety level request was 1.0 (see Table A).

ADDRESS

FPT HOLDINGS, LLC AND/OR ASSIGNS
1407 SLAUGHTER LANE
AUSTIN, TRAVIS COUNTY, TEXAS

SURVEY DATE	JUNE 2, 2020	FILED BY	REVIEWER	05/29/2020
TITLE CO.	AUSTIN TITLE COMPANY	CALC BY	EDWARD ROUSEY	06/02/2020
G.P. NO.	ATT-22-004-ATP0000753	DRAWN BY	STAN SUTTON	06/02/2020
JOBN O.	A0506120	UPDATE BY	-	-
		RESCUED BY	EDWARD ROUSEY	06/02/2020

FIRM MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN AND HAS A FIRM "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FIRM MAP#1 - 18154C05901 PANEL - 05901
DATED 01/22/2020

THIS CERTIFICATE IS FOR
INSURANCE PURPOSES ONLY AND IS
NOT A GUARANTEE THAT THIS
PROPERTY WILL OR WILL NOT FLOOD
CONTACT YOUR LOCAL FLOODPLAIN
ADMINISTRATOR FOR THE CORRECT
STATUS OF THIS TRACT

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TDD: 512-331-5217

LINE	BEARING	LENGTH
1.1	N 71° 44' 59" W	11.38'
1.2	N 78° 00' 22" W	2.84'
1.3	S 50° 31' 01" E	24.11'

CURVE	RADIUS	ARC	BEARING	CHORD
C1	135.00'	126.20'	S 76°44'18" W	125.45'
C2	255.86'	148.15'	N 04°23'12" W	175.45'
C3	15.00'	21.34'	S 54°46'22" E	19.41'
C4	15.00'	23.52'	S 43°02'11" W	21.18'
C5	15.00'	23.51'	S 45°33'30" W	21.18'

FPT Apts
Rendering - Aerial View



FPT Apts
Rendering #2



FPT Apts
Rendering Facing Genoa Drive



PUBLIC HEARING INFORMATION

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

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

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

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

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0131

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 16, 2021, Zoning and Platting Commission

ISHA Momin

Your Name (please print)

9706 Billbrook Pl Austin TX

Your address(es) affected by this application

78748

ISHA

Signature

03/12/21

Date

Daytime Telephone: 512-534-1163

Comments: Austin has severe housing
shortage. Any new Multifamily
development will certainly help
to provide more reasonable
and affordable housing for
the residents of Austin.

If you use this form to comment, it may be returned to:

City of Austin, Planning and Zoning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

wendy.rhoades@austintexas.gov

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Rhoades, Wendy

From: Bill Meacham [REDACTED]
Sent: Monday, December 14, 2020 1:10 PM
To: Rhoades, Wendy
Subject: RE: Questions about C14-2020-0131 - FPT Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for your responses.

Regards,

Bill Meacham

[REDACTED]
* Home office: +1 512-291-4300
* Mobile: +1 512-470-4606
[REDACTED]

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Monday, December 14, 2020 12:22 PM
To: Bill Meacham [REDACTED]
Cc: 'Denise Geleitsmann' [REDACTED]; 'Heather Venhaus' [REDACTED]; Leslie McCollom (work) [REDACTED]; Michelle Adams [REDACTED]
Subject: FW: Questions about C14-2020-0131 - FPT Apartments

Mr. Meacham,
Please see our responses below.
Sincerely,
Wendy Rhoades

From: Bill Meacham [REDACTED]
Sent: Wednesday, December 2, 2020 2:11 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Denise Geleitsmann [REDACTED]; Heather Venhaus [REDACTED]; Leslie McCollom (work) [REDACTED]; Michelle Adams [REDACTED]; Patricia Michael (gmail) <patricia.michael@gmail.com>
Subject: Questions about C14-2020-0131

*** External Email - Exercise Caution ***

Hello, Wendy. Could you please answer a few questions about case C14-2020-0131? If you are unable to answer, please tell me the appropriate person to contact.

- We understand that a TIA is not required due to the projected number of trips (1963). Even though a TIA is not required, the ingress/egress challenges into our neighborhood and limited potential changes to Bilbrook cause a significant safety concern. When in the process will the impact of this development and the already approved Messinger development (C14-2019-0109) be studied to determine the Level of Service and safety impacts of our neighborhood, Bilbrook/Slaughter, and Manchaca/Slaughter? **RESPONSE: The applicant was required to**

conduct a Neighborhood Traffic Analysis (NTA) in association with this zoning application. As part of the NTA staff requested an Additional Transportation Assessment which required the Messenger Tract and Malone Tract to be added as background traffic to the site's traffic; both Genoa/Bilbrook and Slaughter/Bilbrook were analyzed under these conditions. Menchaca/Slaughter was outside of the study area.

- The 27-acre Messenger tract across the street (C14-2019-0109) will be developed in the near future with an estimated 2,722 trips per day. Can both projects be under development at the same time? If so, what safety precautions for ingress/egress will be provided to our neighborhood? **RESPONSE: The traffic control plans for both these sites will be coordinated and approved through ATD's Right of Way Management Division. A good staff contact with Right of Way Management is Paloma Ryan at 512-974-2841.**
- Is this project required to offer low income housing? **RESPONSE: The Applicant has not indicated that affordable housing will be provided at this location.**
- There are significant improvements planned for Slaughter lane, including the Bilbrook/Slaughter intersection. Will the additional turn lane that has been agreed upon with the Messenger tract developer have to wait until those improvements happen? If yes, what is the timeline? If no, when could work on that additional turn lane start? **RESPONSE: The turn lane and intersection improvements at Bilbrook and Slaughter should be constructed in 2021; the fiscal as already been collected for this improvement and will occur separate from the Messenger tract development timeline.**
- What are the next steps for the project and what are the best ways for our neighborhood to participate during Covid? How has the process changed? **RESPONSE: Staff review is ongoing and I plan to schedule this case for a Zoning and Platting (ZAP) Commission meeting in January 2021. A public hearing notice will be mailed approximately 11 days prior to the ZAP meeting. In all likelihood the ZAP meeting will be conducted online and all participation occurs by telephone (as has occurred since April 2020). All Staff, Applicants and neighborhood representatives are emailed speaker registration instructions with deadlines to sign up on the Friday before the Tuesday evening (6 p.m.) ZAP meeting. City Council consideration of the case will likely occur in February and may also be an online meeting with virtual participation.**

Thank you for your attention to these questions.

Regards,

Bill Meacham, Secretary, Texas Oaks South Neighborhood Association (TOSNA)

* Home office: +1 512-291-4300

* Mobile: +1 512-470-4606

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Rhoades, Wendy

From: Analisa Reyes [REDACTED]
Sent: Tuesday, December 29, 2020 4:53 PM
To: Rhoades, Wendy
Subject: Re: C14-2020-0131//1434 Genoa Dr

Dear Ms. Rhoades,

Thank you so much for your reliable. When you say the staff has an alternate recommendation does that mean city staff? Also, how much weight does that staff alternate recommendation? I guess my question is who does the final say so actually come down to?

My comments are below:

There have recently been many developments in this small far south austin part of town. The Hollows, The Malone development, still in progress, Messinger, not even begun, and yet another that is here on the table. Let's also not forget the other development just across slaughter that goes up to the railroad tracks. I think it is important to take into account how much can these roads here really handle. There really isn't any room for extra lights, or expansions of roads to accommodate more people. It isn't enough to just build places for them to live, if everyone is going to be miserable and in danger due to safety concerns going to and from their homes. Slaughter itself is hazardous but the light at slaughter and bilbrook I have called 311 about due to the safety issues there (running red lights, speed). I would only believe as history repeats itself that when communities grow, and more so as quickly as this one, that those safety concerns will only increase. I also do worry about the safety and cleanliness of the environment and the water. This is a concern now due to the homeless population that now inhabits the area under the bridge. There have been some improvements to the area with the Hollows being built and a little with Malone as well as far as managing rising water and adding additional entrances and exits to access slaughter creek dr, but every community has its limits and I feel we are budding right up against ours. My strong recommendation would be that it be at the most zoned as an MF-2. All of the MF zoning levels above that reference being supported by transportation, which this area is inadequate in (in all aspects, public transportation doesn't even run down Genoa to the new or older neighborhoods, no bike lanes, lack of adequate sidewalks, one way roads and not adequate lighting), also reference being adjacent to commercial facilities, business districts, major institutional or employment areas, which is not the case here. MF-2 is fitting as the coding states " may be applied to a use in a multifamily residential area located near single family neighborhoods." That is what is around this area, single family homes. To add a megaplex of apartment like housing, while needed in Austin, this area is not built for something like that and considering the growth already planned, most likely will not be built for something like what the applicant has in mind. I hope that we are heard on this issue and these concerns that myself and many of my neighbors both new and old have with this change in zoning. I strongly recommend the highest this area be zoned at is MF-2.

Sincerely,
Long time resident, Analisa Reyes

On Dec 29, 2020, at 11:58 AM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Dear Ms. Reyes,

Thank you for your email.

The Applicant proposes to rezone the property to the multi-family residence - high density (MF-5) district so that it may be developed with approximately 265 apartment units.

The Staff has an alternate recommendation of MF-3 zoning given its access to two Level 1 (local / collector) streets and compatibility with the adjacent Hollow at Slaughter Creek subdivision to the south.

I will attach any comments received to the Applicant's proposal by Wednesday, December 30th to the Staff report that will be forwarded to the Zoning and Platting Commission. (Comments received after that time will be uploaded as late backup prior to next Tuesday's ZAP meeting.) On Thursday, December 31st I will send out the finalized Zoning and Platting Commission agenda for the January 5th meeting and attach instructions for participating, as well as the completed Staff report.

Sincerely,
Wendy Rhoades

-----Original Message-----

From: Analisa Reyes [REDACTED]
Sent: Monday, December 28, 2020 11:41 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: C14-2020-0131//1434 Genoa Dr

*** External Email - Exercise Caution ***

Dear Wendy,

I would like to get more information on the hearing regarding this zoning change.

Sincerely,
Concerned citizen off of Slaughter Creek Dr Analisa Reyes
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Rhoades, Wendy

From: Ali Abu Yousef [REDACTED]
Sent: Thursday, December 31, 2020 12:12 PM
To: Rhoades, Wendy
Subject: Re: REF: C14-2020-0131
Attachments: 135232741_2085253661606229_6478808853933815752_n.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Wendy,

Please find attached my response to the requested rezoning (Case No. C14-2020-0131). The affected property is located in 1605 Sugarberry Lane, Austin, TX 78748

I OBJECT the proposed change for the following reasons:

1- The proposed zoning (MF-5) is a significant departure from the surrounding lots in the area. The majority of the existing developments are categorized anywhere between SF-1 to MF-2. The substantial increase in the housing density in this lot will have significant impact on the quality of living in the neighborhood.

2- The traffic analysis performed by the City of Austin Staff required additional traffic studies to the two intersections that will be affected by the proposed development. I understand that the Applicant agreed to performing such studies. However, allowing the change in the zoning status before the study is performed is premature. The expert staff of the City should have the opportunity to review the impact study before allowing the change in zoning status.

3- The stormwater drainage from the proposed MF-5 district will likely end up accumulating in the collection pond located north of Slaughter Lane. The collection pond is owned, operated, and maintained by Sage Meadows HOA. The increase in stormwater demand due to the proposed MF-5 development will negatively affect the performance of the collection pond and increase the financial burden of the Sage Meadows HOA due to the likely increased maintenance. We hope that the applicant will develop adequate drainage plan to prevent this issue. However, at this stage and without an engineering evaluation, we are concerned with the impact of the dense development.

Thank you,

Ali Abu-Yosef, PhD, P.E.

[REDACTED]
(512)-539-8212

On Thursday, December 31, 2020, 11:00:14 AM CST, Rhoades, Wendy <wendy.rhoades@austintexas.gov> wrote:

Good morning Ali,

Thank you for your question and expressed concerns. There is a recorded drainage easement approximately 100-feet wide along the western portion of the property, parallel to Slaughter Creek Drive (please refer to the attached map for a general depiction of this area). The drainage easement as well as any additional water quality zones determined by the City at a subsequent subdivision or site plan stage cannot be encroached upon in site development. Also at the subdivision and site plan stage of the development process, the developer is required to submit a pre- and post-development drainage analysis. 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.

Sincerely,

Wendy Rhoades

From: Ali Abu Yusef [REDACTED]
Sent: Thursday, December 31, 2020 10:17 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: REF: C14-2020-0131

*** External Email - Exercise Caution ***

Good morning Wendy,

Earlier this week, we received a notice regarding the proposed rezoning of the lot located at 1434 Genoa Drive (78748). I wonder if the applicant has submitted any plans or studies that show the effect of the development on drainage and the Slaughter lane bridge structure.

The proposed development is a 265 multi-family unit in a relatively small lot. This will likely push construction near the Slaughter Lane bridge over Union Pacific track. If not properly examined, such construction may undermine the bridge.

Ali Abu-Yosef, PhD, P.E.
[REDACTED]

(512)-539-8212

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PUBLIC HEARING INFORMATION

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

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

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

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

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2020-0131

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 5, 2021, Zoning and Platting Commission

Ali ABU-YOSEF
Your Name (please print)

☐ I am in favor
☒ I object

1605 SUGARBERRY LANE
Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-539-8212

Comments: The proposed zoning is a significant departure from surrounding development. The high density of the proposed development will negatively affect traffic. Also, drainage from the proposed development will negatively affect the capacity of the drainage pond owned by SAGE MEADOWS HOA (North of lot). The HOA currently maintains the pond and increased demand was not considered.
If you use this form to comment, it may be returned to:

City of Austin, Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088, Austin, TX 78767

Or email to:
wendy.rhoades@austintexas.gov

Rhoades, Wendy

From: Jimmy Alger [REDACTED]
Sent: Monday, January 4, 2021 6:34 PM
To: Rhoades, Wendy
Subject: C14-2020-0131

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

I am writing to state my objection to the proposed rezoning of the property located at 1434 Genoa Drive. Developing high-density housing at this location would have a number of deleterious impacts to current residences around the intersection of Slaughter & Sugarberry/Bilbrook. The intersection is already a bit sketchy, seeing many accidents caused by blind left turns, heavy traffic, and high speeds. Allowing multifamily residences also means forcing hundreds more vehicles to need to use that intersection daily. It would be irresponsible.

There is a large and growing homeless population which has set up a sizeable camp under the Slaughter overpass. The property in question runs right up to, if not into, this vagrant shanty town. Should this property be allowed to develop in the area without first addressing the homeless population, you can expect to have to deal with many calls of robbery. They have been caught on multiple occasions stealing water and electricity from the Sage Meadow community on the other side of Slaughter. You can bet they'll target this property too.

The property would be better suited to single-family residences or small businesses.

James Alger
702.325.4181
1608 Sugarberry Ln 78748

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January 5, 2021

City of Austin

Planning and Development Department
Attn: Ms. Wendy Rhoades
P.O. Box 1088
Austin, TX 78767

Dear City of Austin, Malone/Denham Family, and ZIF Developers,

Thank you for allowing the residents, who will be directly impacted by the proposed development at 1434 Genoa Drive, the opportunity to voice our concerns regarding the proposed rezoning in case number C14-2020-0131.

We want to acknowledge that while we have benefited from the development of residential housing in this area we are very invested in the local community. It is from that same sense of responsibility that we want to maintain and enhance the positive qualities of this neighborhood and all future residents. We understand there is a need for affordable housing to accommodate the growing population of our city.

Because we are invested in our community we would collectively like to voice our concerns regarding the proposed MF-5 zoning that you are seeking. Primarily, we are looking closely at the impact on traffic and the environment. We have seen the adverse effects when the above concerns are not taken into serious consideration. We will expand on our points below in support of reconsidering the MF-5 to a lower density or a mix-use development.

Vehicular Traffic:

There is one primary point of egress via collector road (Bilbrook Pl.) for the following number of homes:

700+ (Texas Oaks South)

211 (Hollow at Slaughter Creek)

200+ (Malone/Slaughter Creek Acres)

Unknown (new Messinger Development)

The intersection at W. Slaughter Ln. (arterial) and Bilbrook (collector) has limited capacity and the day-to-day traffic has grown. There is a vehicle exit at David Moore Drive (local road) just to the east, however, that primarily serves the Texas Oaks South community.

Environmental Impact:

The Hollow at Slaughter Creek is located in the Slaughter Creek Watershed which holds good-excellent integrity scores as they relate to water quality and species habitat.

Increasing the amount of impervious cover in our watershed may decrease water quality and increase the chance of flooding. Directly behind the Hollow at Slaughter Creek is a floodplain that has already increased in size due to the Atlas-14 updates (homes are feet away from the 100 yr event). Increasing impervious cover upslope of the Hollow may increase the size of the floodplain and may compromise our stormwater infrastructure (channels, inlets, pipes).

The only mitigation for increasing impervious cover at Tax ID 0430190601 (Malone) would be requiring the installation of a structural control (permeable pavers, underground detention, etc....). Installing a structural control (BMP, LID or GI) will increase infiltration, improve water quality and decrease the occurrence of downstream flooding.

By adding the proposed 265 units to the now vacant lot (pervious/greenspace), we are inviting at least that many people and vehicles to pollute our watershed. Increasing the amount of vehicles/traffic will increase the chances that hydrocarbons will migrate from a vehicle (leaks, etc..) onto the ground.

265 units are a lot of people to control. We are interested in decreasing the amount of units to minimize impervious cover, stormwater pollution and compromising the integrity of the Hollow at Slaughter Creek storm sewer system.

We hope the above points help to direct the future development of this land. Again, we the signers of this letter are invested in our community and want what will maintain our quality of life for us and all future residents.

See signature page attached.

February 9, 2021

City of Austin
Planning and Development Department
Attn: Ms. Wendy Rhoades
P.O. Box 1088
Austin, TX 78767

Dear Ms. Rhoades -

The residents of the Hollow at Slaughter Creek (HaSC) subdivision have several concerns regarding the proposed rezoning at 1434 Genoa Dr., 78748 (C14-2020-0131). We've outlined our concerns below and request that this information be shared with members of the Zoning and Platting Commission, in advance of their upcoming meeting on February 16, 2021.

We would like this letter to serve as an addendum to the letter previously submitted (dated January 5, 2021) by Quyen Ma via email on Monday, January 18th. Additional signatures are included as an attachment, we have taken care to not include any duplicate names.

Traffic and Safety:

In Austin, approximately 95% of peak trips are auto. While residents of the HaSC value and encourage multi-modal transportation options, our location in far south Austin, makes utilizing those options often unrealistic and/or unsafe. Planned City improvements should improve those outcomes over time; however, changes will require significant funding and years to implement, which doesn't alleviate existing concerns.

- There is one primary point of ingress and egress via collector road (Bilbrook Pl.) for the Hollow at Slaughter Creek, Malone, Texas Oaks South, and Messinger communities. These neighborhoods are bordered to the south by Slaughter Creek, the west by the railroad, the east by Mary Moore Searight Park, and the north by Slaughter Ln. Like many other areas in Austin, day to day traffic has grown steadily, but our communities are unique in that we share a single roadway. It is likely that other areas facing similar traffic challenges have at least one alternative route available to them. There are no plans for additional roadways into our area.
- The intersection at Slaughter Ln and Bilbrook Place is at capacity. The intersection is signalized, and there is no room for additional lanes. Traffic analysis of the area does not take into consideration the full build out of the Malone and Messinger developments. The additional traffic from those neighborhoods, coupled with the proposed development, could result in a level E or F intersection.
- The City of Austin's Wildfire Hub classifies our area as high risk. It is critical that we have a safe, efficient way to exit the area, if a fire were to occur. The Austin Fire Department agrees that there is a "serious evacuation problem in this neighborhood." The 2011

Steiner Ranch wildfire demonstrates this vulnerability. Like us, they had one primary road to support a community of thousands trying to exit safely.

- The City of Austin Public Works Department has recommended repair/rehabilitation to the Slaughter Lane bridge, which is adjacent to the proposed development. The department's overview of the bridge described "current load capacity concerns" and "significant movements and deflections." Separation between the sidewalk and the street have triggered cracking along the roadway. Safe usage of this bridge is essential to a multi-modal transportation strategy, but there is no allocated funding for this project.

Environmental Impact:

The HaSC is in the Slaughter Creek Watershed, which holds good-excellent integrity scores, as they relate to water quality and species habitat.

- Increasing the amount of impervious cover in our watershed may decrease water quality and increase the chances of flooding. Directly behind the Hollow at Slaughter Creek is a floodplain that has increased in size due to the Atlas-14 updates (homes are feet away from the 100-year event). Increasing impervious cover upslope of HaSC may increase the size of the floodplain and may compromise our stormwater infrastructure (channels, inlets, pipes, etc.).
- The drainage area that runs along the western border of our subdivision is at risk of flooding. A sidewalk runs concurrent to the drainage area, and many homes back up to it. Heavy rain events cause water (from the proposed development site and Slaughter Ln bridge runoff) to travel south into our neighborhood, swelling the drainage area to the tops of its banks. The drainage area empties into a retention pond at the southern edge of our subdivision. We have experienced a significant amount of trash and large debris traveling through the stormwater system and into the drainage area and retention pond. The HaSC HOA bears the costs for cleanup and repair.
- By adding the proposed 265 units to the now vacant lot (pervious/greenspace), we are inviting at least that many people and vehicles to pollute our watershed. Increasing the amount of vehicles/traffic will increase the chances that hydrocarbons will migrate from a vehicle (leaks, etc.) into the ground.

The HaSC residents acknowledge that we have benefited from the development of residential housing in this area. We are not opposed to future development on this site; however, we believe MF-5, as requested by the developer, is not appropriate for this parcel. We would request city leaders consider a lower-density option, such as SF-6 (Townhouse & Condominium Residence), as a compromise.

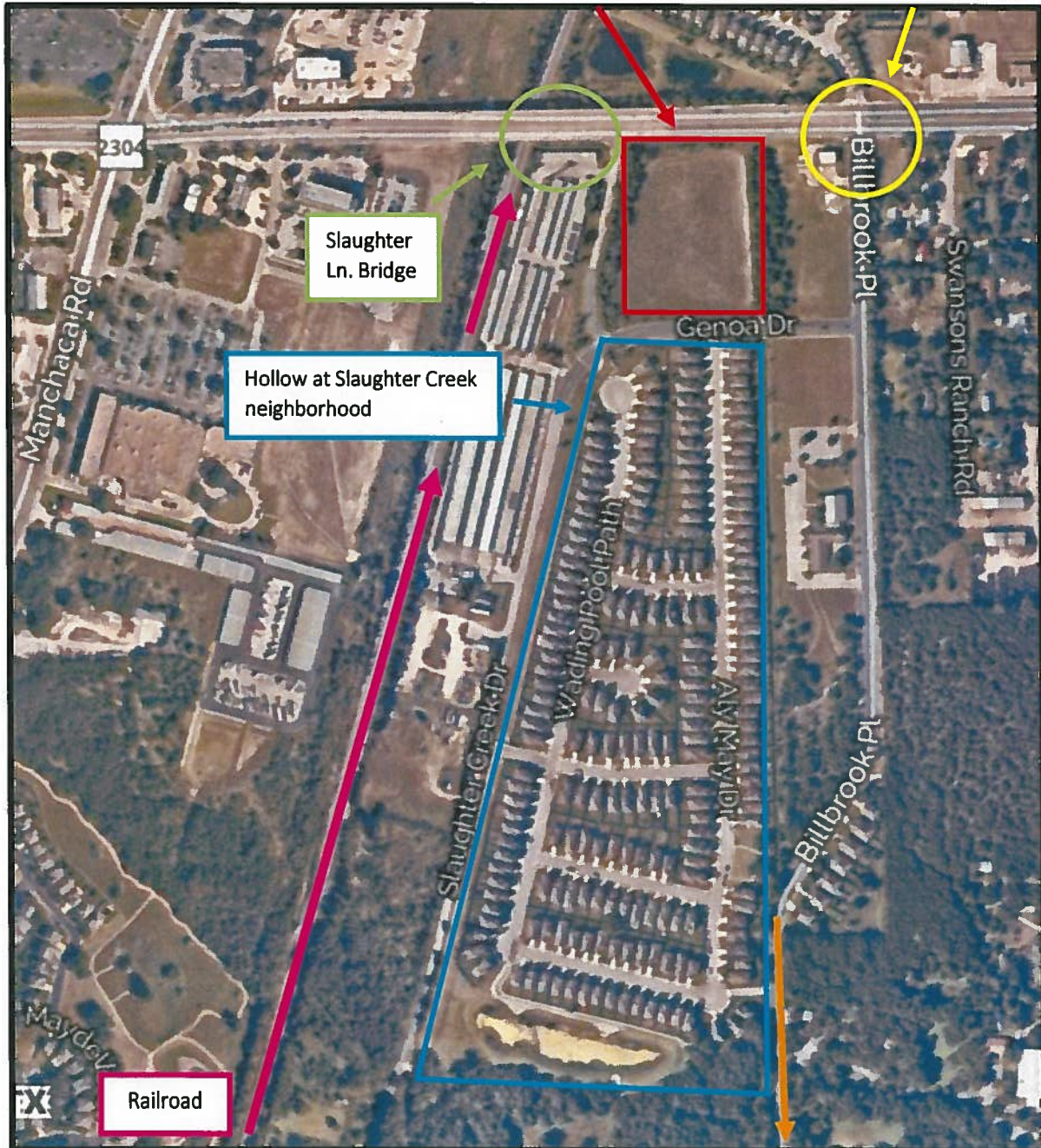
We appreciate the opportunity to share these concerns.

Sincerely,

Residents of the Hollow at Slaughter Creek Neighborhood

Proposed Zoning Site: 1434 Genoa Dr.,
78748 (C14-2020-0131)

Bilbrook/Slaughter Ln
intersection



Malone, Texas Oaks South,
Messinger Developments (located
farther south along Bilbrook)

Hollow at Slaughter Creek residents who, by signing, agree to the submitted letter:

	Last Name	First Name
1	Adams	Michelle
2	Aguilar	Georgiana
3	Alfaro	Jorge
4	Allen	Christina
5	Atkins	Blynda
6	Bachman	Karl
7	Ballard	Kyle
8	Banks	Jessica
9	Bannon	Audrey
10	Bautista	Lourdes
11	Bell	Mary Anne
12	Bizot	Robby
13	Blakely	Erika
14	Bower	Andrew
15	Broderick	Lauren
16	Brown	Joe
17	Buckley	Clint
18	Ca	Linda
19	Camarena	Elizabeth
20	Cano	Marco
21	Catalfamo	Mario
22	Cho	Caroline
23	Clynes	MaryAnne
24	Cochran	Carol
25	Colunga	Theresa
26	Colunga	Vicente
27	Crawford	Patricia
28	Cunliffe	Brian
29	Daniels	Jaclyn
30	Darner	Matthew
31	Davis	Julie
32	Davis	Daniel
33	DeAngelis	Lenore
34	Emberton	Suzette
35	England	Cassandra
36	Erenwert	Raechel
37	Fazzone	Alex
38	Fedor	Roger
39	Fenderbosch	Tanya
40	Ferguson	Amanda
41	Ferguson	Molly
42	Flint	Chris
43	Fox	Brian
44	Frey	Jessica
45	Frost	Julie

Hollow at Slaughter Creek residents who, by signing, agree to the submitted letter:

46	Furst	Theresa
47	Garcia	Jaime
48	Garcia III	Eugenio L.
49	Garcia-Shaw	Yolanda
50	Gavigan	David
51	Geleitsmann	Denise
52	Gieber	Nathan
53	Gines	Richard
54	Gits	Carrie
55	Glessner	David
56	Glover	John
57	Gonzales	Wilma
58	Gonzales	Jaime
59	Greinert	Karlee
60	Griffith	Lydia
61	Gutierrez	Cheryl
62	Gunda	Narisimha
63	Guz	Lyda
64	Hadden	Chelsea
65	Hall	Julie
66	Hall	Ashley
67	Harper	Cheyenne
68	Harper	Adam
69	Hendley	Brian
70	Hernandez	Flor
71	Hernandez Malagon	Norberto
72	Ho	Carrie
73	Hobbs	Teresa (Teri)
74	Holm	Jean
75	Holmgren	Lynn
76	Ibarra	Maria
77	Ickes	Marcus
78	Ickes	Linda
79	Isreb	Miriam
80	Jensen	Kyle
81	Jiminez	Talia
82	Johnfroese	Merle
83	Johnson	TJ
84	Jun	Andrew
85	Katz	Raychel
86	Kelm	Ashley
87	Kemp	Jeff
88	Kennedy	Rebecca
89	Kennedy	Brandon
90	Khan	Ramiz
91	Khizri	Mustanasar

Hollow at Slaughter Creek residents who, by signing, agree to the submitted letter:

92	Lambirth	Angela
93	Lambirth	Lela
94	Lee	Edmond
95	Lefever	Rachelle
96	Leyshock	Chelsee
97	Lindstead	Pam
98	Louis	Mahalene
99	Loyd	Amy
100	Luster	DeWayne
101	Ma	Quyen
102	Maske	Stephen
103	Maury	Daniel
104	Maury	Solange
105	Meacham	Bill
106	Mendoza	April
107	Milburn	Paul
108	Molina	Kimberly
109	Molinas	Pati
110	Monsivais	Martin
111	Morales	Brian B.
112	Morgan	Mallie
113	Morman	Jeanne
114	Moya	Ricardo
115	Murat	Cetinkaya
116	Naughton	Jennifer
117	Nelson	Stephanie
118	Noonan	Maria
119	O'Dell	Ryan
120	Ojeda	Alma
121	Ou	Lisa
122	Pham	Tin
123	Powell	Randel
124	Psencik	Richard
125	Pyka	Irma
126	Raschke	Brent
127	Reyes	Analisa
128	Reyez	Yunuen
129	Rizzo	Anthony
130	Robbins	Derrick
131	Robles	Mariapaz
132	Roboschil	Kathleen
133	Rodriguez	Marissa
134	Rodriguez	Daniel
135	Rodriguez	Megan
136	Romine	Crystal
137	Russell	Tamara

Hollow at Slaughter Creek residents who, by signing, agree to the submitted letter:

138	Sakya	Daniel
139	Sampson	Lynn
140	Sanchez	Adilency
141	Satterwhite	Carolyn
142	Savage	Wendy
143	Schwarzendruber	Rachel
144	Schweitzer	Richard
145	Shetti	Vishwanand
146	Sheu	Jennifer
147	Short	Elizabeth
148	Shraim	Felicia
149	Shuford	Katie
150	Sifuentes	Manuel
151	Smyrniotis	Jen
152	Sturkie	Erica
153	Summers	Amanda
154	Talley	Jon
155	Taylor	Sean
156	Torres	Allison
157	Tran	Timmy
158	Trent	Melissa
159	Turner	Tyler
160	Van Diest	Heather
161	Waite	Wendy
162	Walker	Cara
163	Wang	Daniel
164	Wasner	Alex
165	Weber	Brianne
166	Whitsitt	Sarah
167	Williams	Karen
168	Wills	Nancy
169	Woodhall	Daniel
170	Wright	Sheryl
171	Wu	Yu Chia
172	Yeo	Cecelia
173	Young	John
174	Zapien	Stephanie
175	Zedler	Eric

Pictures 1-3: 1434 Genoa Dr. (from the north entrance of the Hollow at Slaughter Creek neighborhood)

#1



#2



#3



Pictures 4-8: Drainage area that runs along western border of the Hollow at Slaughter Creek neighborhood. Pictures 4, 7 and 8 show examples of debris that drains into the area after heavy rains.

#4



#5



#6



#7



#8



Rhoades, Wendy

From: Rhoades, Wendy
Sent: Wednesday, February 24, 2021 2:23 PM
To: Heather Venhaus
Cc: Bill Meacham; Michelle Adams; Ashley Kelm
Subject: RE: questions about backup documents for C14-2020-0131

Heather,

Please see response from ATD below. If you wish to file a Public Information Request as outlined below, below is a link to do so (select City of Austin Records and cite the zoning case number in your request).

[https://cty-austintx.govqa.us/WEBAPP/_rs/\(S\(3gwzb3jyxcd0ywachyrmdv0w\)\)/supporthome.aspx](https://cty-austintx.govqa.us/WEBAPP/_rs/(S(3gwzb3jyxcd0ywachyrmdv0w))/supporthome.aspx)

Wendy

-----Original Message-----

From: Heather Venhaus [REDACTED]
Sent: Wednesday, February 24, 2021 11:16 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Bill Meacham [REDACTED]; Michelle Adams [REDACTED]; Ashley Kelm [REDACTED]
Subject: Re: questions about backup documents for C14-2020-0131

Wendy,

Thank you for the clarification. If I am understanding correctly, the NTA does not include the additional transportation assessment that was conducted. Correct? Is this information included in the backup? If not, can it be shared with our neighborhood?

RESPONSE FROM ATD: The NTA summarizes the results of the additional transportation assessment that was conducted using data from the NTA and the Messinger Tract TIA. The transportation assessment was solely intended as supplemental information to the NTA to assist with assessing mitigation. As the transportation assessment was not a requirement of the zoning case, but rather submitted voluntarily, a Public Information Request (PIR) will need to be submitted to access it.

Best,

Heather

> On Feb 22, 2021, at 5:26 PM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

>

> Hi Heather,

> Please see response from ATD staff below.

> Wendy

>

> -----Original Message-----

> From: Heather Venhaus [REDACTED]

> Sent: Monday, February 22, 2021 4:15 PM

> To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>

> Cc: Bill Meacham [REDACTED]; Michelle Adams [REDACTED]; Ashley Kelm [REDACTED]

> Subject: Re: questions about backup documents for C14-2020-0131

>

> Hi Wendy,

>

> Glad to hear things are getting better.

>

> I am confused about pages 17-18 in the backup. The 8,022 is from 2019. Neither Malone nor Messinger was developed/occupied at this time, therefore 2019 traffic counts would not include those developments and their VPD. Am I missing something? RESPONSE FROM ATD: The 8,022 vehicles per day number is based on existing counts only. For the standard NTA process, projected traffic associated with future developments is not included during our assessment.

>

> Just to be clear on the logic of how we went about with this development, we first went through the standard NTA process (values/results shown in Tables 1-3) then based on the surrounding roadway network and our understanding of the current traffic issues, we requested the additional transportation assessment which included background traffic (Messinger and Malone). The NTA memo was intended to show the chronological order of how we went about assessing this development.

>

> Thank you for the clarification,

>

> Heather

>

>> On Feb 22, 2021, at 3:48 PM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

>>

>> Hi Heather,

>> Water and power services are working again, so we're doing okay. Please see my responses below.

>> Wendy

>>

>> -----Original Message-----

>> From: Heather Venhaus [REDACTED]

>> Sent: Monday, February 22, 2021 1:54 PM

>> To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>

>> Cc: Bill Meacham [REDACTED]; Michelle Adams [REDACTED]; Ashley Kelm [REDACTED]

>> Subject: questions about backup documents for C14-2020-0131

>>

>> *** External Email - Exercise Caution ***

>>

>> Hello Wendy,

>>

>> I hope you and your loved ones weathered the storm well. It was an interesting and difficult week.

>>

>> I have a couple questions about the back up materials.

>>

>> 1) When was p.24 "Proposed Conditional Overlays" submitted to the City? Our neighborhoods did not recommend or agree to MF4 in our discussions with the developer. RESPONSE: The Proposed Conditional Overlays was sent to me by the Applicant's agent, Doug Young on Wednesday, February 10th and included in the backup material.

>>

>> 2) Page 34 notes an "Additional Transportation Assessment which required the Messinger Tract and Malone Tract to be added as background traffic to the site's traffic." This information is not included in the NTA or in the background documents. Can you share the assessment? RESPONSE: The Additional Transportation Assessment is included in the Neighborhood Traffic Analysis; it begins on page 3 of that report (please refer to pages 17-18 of the backup).

>>

>> Thank you!

>>

>> Heather Venhaus

>> Texas Oaks South Neighborhood Association

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>

Rhoades, Wendy

From: Doug Young [REDACTED]
Sent: Wednesday, December 30, 2020 11:09 AM
To: Rhoades, Wendy
Cc: Inayat Fidai
Subject: FTP Development Re-Zoning of 1407 Slaughter Lane

*** External Email - Exercise Caution ***

Dear Ms. Rhoades,

Thanks again for providing information regarding the interested neighborhood groups. As we discussed, the applicant requests a postponement to 1/19/21 of the hearing before the Zoning and Platting Commission currently scheduled for 1/5/21. The applicant intends to try to meet with representatives of the two interested neighborhood associations to identify any concerns and consider ways to address same.

Please let me know if you need any additional information to act on this request.

Doug

Doug Young
Scanlan, Buckle & Young, P.C.
602 West 11th Street
Austin, Texas 78701
(512) 478-4651
[REDACTED]

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Rhoades, Wendy

From: Michelle Adams [REDACTED]
Sent: Friday, January 15, 2021 10:00 AM
To: Rhoades, Wendy
Cc: Heather Venhaus; Ma Quyen; Colleen Pritchard; Bill Meacham
Subject: C14-2020-0131 FPT Post Ponement Request

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Wendy,

On behalf of The Texas Oaks Neighborhood Association, and surrounding concerned neighborhoods, we would like to request a postponement of the case - C14-2020-0131 zoning meeting, which is currently set to occur on Tuesday, January 19th.

We are making this request in an effort to fully understand the impact to the neighborhood, study the zoning request, arrange a meeting with the developer, and to share our extensive knowledge of the area with the developer, as well as the issues that could arise and our suggestions for those issues.

Can you please confirm the postponement?

If possible, we'd prefer to post pone to the February 16th meeting, as that would give us time to coordinate these meetings and discussions within the several neighborhoods impacted by this zoning request.

Thank you for your attention to this matter,

Michelle Adams
Texas Oaks Neighborhood Association President

CC: Hollows of Slaughter Creek Neighborhood Representatives

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From: [Rhoades, Wendy](#)
To: [Ramirez, Nadia - BC](#)
Cc: [Rivera, Andrew](#); [Kiolbassa, Jolene - BC](#)
Subject: RE: February 16, 2021 Zoning and Platting Commission Agenda
Date: Thursday, March 4, 2021 1:35:00 PM
Attachments: [Scanned from OTC05WestTexas.pdf](#)

Vice-Chair Barrera-Ramirez,

Please find attached the attached email exchange with Public Works Staff regarding maintenance work on the Slaughter Creek Bridge.

Sincerely,

Wendy Rhoades

From: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Sent: Tuesday, February 23, 2021 12:52 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>
Subject: Re: February 16, 2021 Zoning and Platting Commission Agenda

Thank you Wendy.

Is it possible to follow up with Pirouz from PWD to get a good idea of when/if any work will be done to the Slaughter Creek Bridge?

From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Tuesday, February 23, 2021 10:01 AM
To: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: RE: February 16, 2021 Zoning and Platting Commission Agenda

From: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Sent: Monday, February 15, 2021 12:33 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>
Subject: Re: February 16, 2021 Zoning and Platting Commission Agenda

Wendy, and Andrew - please help me respond to the questions below by Tuesday afternoon:

1. Will be a turn lane added to Bilibrook at Slaughter? **RESPONSE FROM ATD:** Yes, an additional northbound left-turn lane from Billbrook to Slaughter was identified and funded by the Messinger development and is being incorporated into the Corridor Planning Office's corridor plan.
2. Confirm with Pirouz about PWD funding and a schedule for reconstruction of the

Slaughter Creek Bridge? Can and are these developments contributing to that cost?
RESPONSE FROM ATD: Traffic mitigation requirements can't cover bridge maintenance / repair costs. It would be best to coordinate with the Public Works Department for more information on the Slaughter Creek Bridge project.

Thanks!

From: Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Sent: Saturday, February 13, 2021 2:38 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: Fw: February 16, 2021 Zoning and Platting Commission Agenda

I read in the backup for item B-1, C14-2020-0131 – FPT Apartments - that there was a proposal to add a turn lane to Bilibrook Place by this year (construction in 2021). There does seem to be sufficient ROW to do so. Can you confirm that the project is occurring and provide any documentation, plans, schedule, etc.

thanks!
Nadia

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Sent: Friday, February 12, 2021 10:30 AM
To: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>
Subject: February 16, 2021 Zoning and Platting Commission Agenda

Dear Chair Kiolbassa, Vice-Chair Barrera-Ramirez and Members of the Zoning and Platting Commission:


Below please find the link to the agenda and backup for February 16, 2021 (preliminary staff proposed actions agenda attached).

If you haven't done so already, please let me know if you will be absent Tuesday evening.

Reminder, late backup is posted online and links are also included in subsequent emails sent to the Commission.

February 16, 2021

Regular Meeting of the Zoning and Platting Commission

 [Agenda](#) - Zoning and Platting Commission February 16, 2021 Agenda.pdf (983KB)

 [Backup](#) - B-01 (C14-2020-0131 - FPT Apartments; District 5).pdf (6.5MB)

From: [Boswell, David](#)
To: [Rhoades, Wendy](#)
Subject: RE: March 16, 2021 Zoning and Platting Commission Agenda
Date: Thursday, March 4, 2021 12:31:58 PM
Attachments: [image005.png](#)
[image002.png](#)

Hi Wendy,

I unfortunately don't have any updates on timing. It will depend on funding and whether we can amend a current contract or will need to pursue a new contract. So initiating the work prior to the end of the fiscal year might be overly optimistic. One point to consider regarding the needed bridge maintenance work is that the repairs will be limited to under the deck and we anticipate that the work will allow only partial lane closures that will keep traffic open on Slaughter (i.e., there should be little to no effect on neighborhood streets).

Hope this helps.

David L. Boswell, P.E.

Supervising Engineer

Office of the City Engineer, Street & Bridge Operations

Public Works Department, City of Austin

4411-A Meinardus Dr. | Austin, TX 78744 | (512) 974-7071



From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Tuesday, March 2, 2021 8:40 PM
To: Boswell, David <David.Boswell@austintexas.gov>
Subject: RE: February 16, 2021 Zoning and Platting Commission Agenda

Hi David,

Thank you for your response and I would appreciate any additional information that you're able to provide.

Sincerely,

Wendy Rhoades

From: Boswell, David <David.Boswell@austintexas.gov>
Sent: Tuesday, March 2, 2021 3:40 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: RE: February 16, 2021 Zoning and Platting Commission Agenda

Hi Wendy,

We're still working on securing funds to do the maintenance work. We will have a request to council (in April) to increase our current Bridge Maintenance IDIQ contract, so if all goes as planned, we hoping to be able to get something going by September. I may know more tomorrow and will let

you know if I get any updated information.

David L. Boswell, P.E.

Supervising Engineer
Office of the City Engineer, Street & Bridge Operations
Public Works Department, City of Austin
4411-A Meinardus Dr. | Austin, TX 78744 | (512) 974-7071



From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Monday, March 1, 2021 1:17 PM
To: Boswell, David <David.Boswell@austintexas.gov>
Subject: FW: February 16, 2021 Zoning and Platting Commission Agenda

David,

I am the case manager for a zoning case located at 1434 Genoa Drive that is scheduled for review by the Zoning and Platting Commission on March 16th. The site appears to have frontage on Slaughter Lane, although the site is below grade and direct access is taken to Genoa and Billbrook Place which intersects with Slaughter Lane (please refer to attached zoning map with the site shown in cross-hatch). The Vice-Chair of the Zoning and Platting Commission has requested additional information about whether any work is planned for the Slaughter Creek Bridge and if so, the timing of that work. Could you please send me any additional information about this topic?

Thank you,
Wendy Rhoades

From: Good, Justin <Justin.Good@austintexas.gov>
Sent: Tuesday, February 23, 2021 2:06 PM
To: Moin, Pirouz P.E <Pirouz.Moin@austintexas.gov>
Cc: Mitchell, Amber <Amber.Mitchell@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: February 16, 2021 Zoning and Platting Commission Agenda

Hello Pirouz,

I work in the Transportation Development Services (TDS) division of ATD and we've received an email from a neighborhood resident asking about work planned for the Slaughter Creek Bridge (see below email chain). Would you be able to help answer the question highlighted in yellow from Vice-Chair Barrera-Ramirez? You can respond directly to this email and Wendy will pass along any info you provide.

Rhoades, Wendy

From: Michelle Adams [REDACTED]
Sent: Thursday, March 11, 2021 11:00 AM
To: Rhoades, Wendy
Subject: C14-2020-0131 FPT Post Ponement Request

*** External Email - Exercise Caution ***

Dear ZAP Commissioners,

On March 3, 2021 our neighborhoods met with ATD and Wendy to discuss the traffic studies (Messinger TIA and FPT background traffic assessment) that are informing this zoning case. At that meeting, we discussed that the the Messinger TIA shows a Loss Of Service (LOS) at Slaughter and Bilbrook of a failing "F" and David Moore and Slaughter of an "E". The recently released to the neighborhood Messinger TIA also discusses upcoming changes to Bilbrook and Slaughter that may improve the LOS to an "E". **It was confirmed by ATD that the upcoming changes to Bilbrook and Slaughter were not included in the FPT additional study.**

Our neighborhood has requested to ATD that this information be included, as the intersection improvements could change the LOS and therefore the requirements of the proposed FPT development. The study we are requesting would not require a full TIA, but rather an adjustment to the existing study. **It was also confirmed at this meeting that the Austin Fire Department and fire risk/evacuation issues were not reviewed as part of the staff recommendation.** Our meeting with ATD ended with a recommendation from Wendy that our neighborhood request a postponement to the hearing to explore this idea further, which is why we are submitting this request.

In addition to new traffic information, there has been a change in ZAP members and we have not had the adequate time to schedule and talk to the new members. We feel this is particularly important, as the background materials do not discuss our neighborhood concerns regarding flooding or fire and do not accurately address the traffic scenario Bilbrook and Slaughter.

Next weeks meeting also falls on Spring Break, which unfortunately would limit the availability of several members of our community that have been, and would like to remain involved, throughout this process.

We appreciate ZAP's consideration toward this postponement which would allow the necessary time required to better understand the Messinger TIA, create modeling for the future conditions, have additional discussions and come up with a win/win solution for the most ideal zoning for the developer, the neighborhood and the city. I believe the suggested 7 weeks specific postponement to May 4th would likely be an appropriate time frame in order to engage with engineers as well as ATD to further assess the intersection, the upcoming changes, and the impact of the proposed zoning so that the commissioners have a full picture prior to hearing the case.

Thank you,

Michelle Adams
President Texas Oaks South Neighborhood Association

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Rhoades, Wendy

From: Michelle Adams [REDACTED]
Sent: Thursday, March 11, 2021 10:17 AM
To: Rhoades, Wendy
Subject: Re: C14-2020-0131 FPT Post Ponement Request

Thank you Wendy,

We are not requesting a TIA, and certainly understand the applicant wouldn't necessarily, by the city standard, be responsible for some of the items that still need understanding from the perspective of engineering for the intersection. We have also been unable to connect successfully with the new commission members.

When do you send the updated background packet to commissioners?
When do you officially need this request by?

I will update our request and send to you as soon as possible, we're all burning the candle on both ends here, thank you for your patience.

Michelle Adams
Austin Investment & Relocation
Broker, REALTOR®, ABR®, CLHMS®, CNE®, GRI®, NHC®, SRS®
512-574-2969 direct | 512-222-6636 | [REDACTED]
Finalist - Platinum Top 50 Residential Real Estate Agents in Austin

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On Mar 10, 2021, at 5:14 PM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Hi Michele,

You are welcome to pursue a postponement request with the Zoning and Platting Commission. Please address your request to the Zoning and Platting Commission and cite the specific postponement date requested. As information, a five week postponement would be the ZAP meeting of April 20th, and seven week postponement would be the next ZAP meeting on May 4th. (As information, the next ZAP meeting – a three week postponement – is April 6th). Once I receive your revised postponement request, I will forward to Mr. Young and Mr. Fidai and find out if they are amenable. If they are amenable, then the case will be presented as a request by the Neighborhood for postponement to a date certain, noting that the Applicant does not object. However, if the Applicant is not amenable to your request, then this

case will be a Discussion – Postponement item at next Tuesday's ZAP meeting, and the decision about postponement rests with the Commission.

ATD staff and I also want to reiterate that the Applicant has fulfilled their obligation regarding the provision of transportation data for the City to conduct the Neighborhood Traffic Analysis (NTA). The Applicant was willing to provide supplemental analysis related to the intersection of Bilbrook and Slaughter; ATD is comfortable with the assessment that was provided by the Applicant and the resulting Staff recommendation. A Traffic Impact Analysis (TIA) is not required for this application and City Staff cannot request that the Applicant conduct analysis in excess of Code requirements.

Sincerely,
Wendy Rhoades

From: Michelle Adams [REDACTED]
Sent: Tuesday, March 9, 2021 7:16 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: C14-2020-0131 FPT Post Ponement Request

*** External Email - Exercise Caution ***

Hi Wendy,

We are writing to follow up on your recommendation to request a postponement for the upcoming FPT hearing.

Thank you for joining our call with ATD to discuss the Messenger TIA and the background traffic assessment for FPT. As discussed during our call, the Messenger TIA shows a Loss Of Service (LOS) at Slaughter and Bilbrook of a failing "F" and David Moore and Slaughter of an "E".

As ATD confirmed, the **upcoming positive changes to Bilbrook and Slaughter were not included in the background traffic assessment for the FPT project**. Additional time is needed to analyze and better understand how the proposed zoning of the FPT development would impact this intersection delay and overall safety access to the neighborhood.

Next weeks meeting also falls on Spring Break, which unfortunately would limit the availability of several members of our community that have been, and would like to remain involved, throughout this process.

We appreciate consideration toward this postponement which would allow the necessary time required to better understand the TIA, create modeling for the future conditions, have additional discussions and come up with a win/win solution for the most ideal zoning for the developer, the neighborhood and the city. I believe 6 weeks would likely be an appropriate postponement time frame in order to engage with engineers as well as ATD to further assess the intersection, the upcoming changes, and the impact of the proposed zoning so that the commissioners have a full picture prior to hearing the case.

Thank you!

Michelle Adams
President Texas Oaks South Neighborhood Association
512-574-2969

**Re: Item #50: C14-2020-0131 – FPT Apartments
Letter from the Hollow at Slaughter Creek Neighborhood**

***Please Note:** The letter below was shared with owner residents of the Hollow at Slaughter Creek Neighborhood, which is located directly across the street from the zoning site. 72 owner residents have signed the letter in support of MF-1 zoning, as a compromise. No opposition to the letter was received. The list of residents who signed is attached.*

April 10, 2021

Austin City Council
City Hall
301 W. Second St.
Austin, TX 78701

Dear Council Members -

The residents of the Hollow at Slaughter Creek (HaSC) subdivision have several concerns regarding the proposed rezoning at 1434 Genoa Dr., 78748 (C14-2020-0131), as outlined below. The case will be considered at the April 22 City Council meeting.

Traffic and Safety:

In Austin, approximately 95% of peak trips are auto. While residents of the HaSC value and encourage multi-modal transportation options, our location in far south Austin, makes utilizing those options often unrealistic and/or unsafe. Planned City improvements should improve those outcomes over time; however, changes will require significant funding and years to implement, which doesn't alleviate existing concerns.

- There is one primary point of ingress and egress via collector road (Bilbrook Pl.) for the Hollow at Slaughter Creek, Malone, Texas Oaks South, and Messinger communities. These neighborhoods are bordered to the south by Slaughter Creek, the west by the railroad, the east by Mary Moore Searight Park, and the north by Slaughter Ln. Like many other areas in Austin, day to day traffic has grown steadily, but our communities are unique in that we share a single roadway. It is likely that other areas facing similar traffic challenges have at least one alternative route available to them. There are no plans for additional roadways into our area.
- The intersection at Slaughter Ln and Bilbrook Place is at capacity. The intersection is signalized, and there is no room for additional lanes. A recent Traffic Impact Analysis for the approved SF6 Messinger development highlights the significant concerns of this intersection and a level F Loss of Service. The intersection provides the only signalized option and west bound turning lane for the 1650+ household neighborhood.
- Every existing multi-family property along Slaughter Ln. has safe and direct signaled access to Slaughter Ln. The proposed development backs up to the Slaughter Ln. overpass, making direct access impossible. Residents would have to utilize Genoa and Bilbrook for all trips. Furthermore, there is no comparable multi-family development in our area. The nearest multi-family property is zoned MF-1, so the proposed MF-4 option is out of character for the area.

**Re: Item #50: C14-2020-0131 – FPT Apartments
Letter from the Hollow at Slaughter Creek Neighborhood**

- The City of Austin Fire Department classifies our neighborhoods as high risk. It is critical that we have a safe, efficient way to exit the area, if a fire were to occur. The Austin Fire Department agrees that there is a "serious evacuation problem in this neighborhood." The 2011 Steiner Ranch wildfire demonstrates this vulnerability. Like us, they had one primary road to support a community of thousands trying to exit safely.

Environmental Impact:

The HaSC is in the Slaughter Creek Watershed, which holds good-excellent integrity scores, as they relate to water quality and species habitat.

- Increasing the amount of impervious cover in our watershed may decrease water quality and increase the chances of flooding. Directly behind the Hollow at Slaughter Creek is a floodplain that has increased in size due to the Atlas-14 updates (homes are feet away from the 100 yr event). Increasing impervious cover upslope of HaSC may increase the size of the floodplain and may compromise our stormwater infrastructure (channels, inlets, pipes, etc.).
- The drainage area that runs along the western border of our subdivision is at risk of flooding. A sidewalk runs concurrent to the drainage area, and many homes back up to it. Heavy rain events cause water (from the proposed development site and Slaughter Ln bridge runoff) to travel south into our neighborhood, swelling the drainage area to the tops of its banks. The drainage area empties into a retention pond at the southern edge of our subdivision. We have experienced a significant amount of trash and large debris traveling through the stormwater system and into the drainage area and retention pond. The HaSC HOA bears the costs for cleanup and repair.
- By approving a high-density zoning option, like MF-4, for the now vacant lot (pervious/greenspace), vehicle trips per day will be greatly increased, elevating the risk of hydrocarbon pollution to Slaughter Creek and the surrounding watershed.

The HaSC residents acknowledge that we have benefited from the development of residential housing in this area. We are not opposed to future development on this site; however, we strongly believe MF-4, as requested by the developer, and MF-3, as recommended by the City, puts too great a burden on the existing infrastructure - infrastructure that is unable to be improved upon because of permanent constraints (e.g., bridge, Slaughter Creek, and railroad).

We have worked closely with nearby neighborhood associations to study the proposal and consider all zoning options. Our goal is to achieve a mutually beneficial resolution that provides additional housing and preserves the safety of our neighborhoods. As a result, we respectfully request city leaders approve MF-1, as a compromise.

We appreciate the opportunity to share these concerns.

Sincerely,

Residents of the Hollow at Slaughter Creek Neighborhood

HaSC Letter to the Austin City Council RE: 1434 Genoa Dr. (Responses)

Resident First & Last Name	Address	I agree with the letter.
Adam Harper	1408 Middlefield Ct, Austin, TX 78748	Yes
Andrew Bower	9900 ALY MAY DR Austin tx 78748	Yes
Angela Lambirth	10104 Aly May Dr, Austin, TX 78748	Yes
Anthony Rizzo	1309 Canopy Creek Way, Austin, TX 78745	Yes
Ashley Hall	1309 Tillerfield Trail, Austin, TX 78748	Yes
Ashley Kelm	1404 Meadowsouth Ln	Yes
Blynda Atkins	1416 Canopy Creek Way	Yes
Brian Fox	1312 Cedar Stand Pass	Yes
Brian Hendley	10028 Wading Pool Path	Yes
Brianne Weber	10032 Wading Pool Path, Austin, TX 78748	Yes
Cara Walker	1305 Canopy Creek Way	Yes
Carrie Ho	1400 Meadowsouth Ln, 78748	Yes
Caroline Cho	10037 Aly May Dr	Yes
Cecilia Yeo	1320 Meadowsouth Ln, Austin, TX 78748	Yes
Christina Allen	9932 wading pool path	Yes
Daniel and Megan Rodriguez	1301 Tillerfield Austin TX 78748	Yes
Daniel Davis	10116 Wading Pool Path, Austin, TX, 78748	Yes
Daniel Riffle	10125 Aly May Drive	Yes
Daniel Woodhall	10036 Aly May Drive	Yes
Darwin Salazar	9916 wading pool path	Yes
David Glessner	10016 Aly May Dr. Austin, TX 78748	Yes
Edmond Lee	10037 Aly May Dr	Yes
Elizabeth Camarena	1321 Tillerfield Trail. Austin, TX 78748	Yes
Erika Blakely	1325 meadowsouth	Yes
Georgiana Aguilar	10029 Aly May Drive, Austin, TX 78748	Yes
Heather Van Diest	1420 Canopy Creek Way, Austin, TX 78748	Yes
Jaclyn Daniels	9909 Wading Pool Path Austin Texas 78748	Yes
Jaime Gonzalez	9924 Wading Pool Path	Yes
Jean Holm	9949 Aly May Dr	Yes
Jennifer Smyrniotis	1305 Tillerfield, Austin, TX 78748	Yes
Jerónimo Robles	9941 Wading Pool Path	Yes
John Glover	9945 Wading Pool Path	Yes
John Young	9920 Aly May Drive	Yes
Jonathan Cohen	10000 Wading Pool Path Austin, Texas 78748	Yes
Jonathan Gallop	1412 Canopy Creek Way, Austin, TX 78748	Yes
Jorge Alfaro	9912 Wading Pool Path	Yes
Joshua Brazalovich	1413 Meadowsouth Ln	Yes
Justin Davis	10104 Wading Pool Path, Austin, TX 78748	Yes
Karyn BATson	9957 Aly May Dr	Yes
Kyle Jensen	1421 Canopy Creek Way	Yes
Lela Lambirth	10104 Aly May, Austin, TX 78748	Yes
Lourdes Bautista	10145 Aly May Dr.	Yes
Mahalene Louis	10013 Aly May Drive. Austin, TX 78748	Yes

HaSC Letter to the Austin City Council RE: 1434 Genoa Dr. (Responses)

Resident First & Last Name	Address	I agree with the letter.
Marco Cano	1313 Tillerfield Trail	Yes
Maria Noonan	10017 Aly May Drive	Yes
Marilyn Jean	10044 Aly May Dr Austin Tx 78748	Yes
Mary Ann Bell	10045 Aly May Drive Austin, TX 78748	Yes
Matt Darnier	1417 Cedar Stand Pass, Austin, TX 78748	Yes
Molly Ferguson	9965 Aly May Dr	Yes
Mustansar Khizri	1313 meadowsouth In Austin tax 78748	Yes
Najwa Alsaffar	1313 Canopy Creek Way	Yes
Patricia Crawford	9913 Wading Pool Path	Yes
Pratyush Jain	10049 Aly May Drive Austin Tx 78748	Yes
Quyen Ma	1317 Cedar Stand Pass	Yes
Ricardo Rosales Zuniga	10108 Aly May Dr	Yes
Richard Gines	9936 Aly May Drive	Yes
Saraya AlSaffar	1313 Canopy Creek Way	Yes
Sean Taylor	9953 Aly May Drive Austin TX 78748	Yes
Shane Hall	1309 Tillerfield Trail, Austin, Texas 78748	Yes
Sheryl Wright	9945 Aly May, Austin, TX 78748	Yes
Stephanie Nelson	1301 Canopy Creek Way	Yes
Stephen Maske	1408 Meadowsouth Ln, 78748	Yes
Suzette Emberton	9928 Wading Pool Path, Austin TX 78748	Yes
Talia Jimenez	10108 Aly May Dr. Austin TX 78748	Yes
Theresa Ann Furst	1320 Tillerfield Trail	Yes
Tyler Turner	1408 Canopy Creek Way Austin TX 78748	Yes
Victor Rojas Gonzalez	1324 Canopy Creek Way Austin, TX 78748	Yes
Vladimir Morales	10040 Aly May Dr, Austin TX 78748	Yes
Wendy Savage	1325 Cedar Stand Pass, Austin TX 78748	Yes
William Chen	10008 Wading Pool Path	Yes
Yolanda Shaw	1312 Meadowsouth Ln.	Yes
Zizhi Cheng	1321 Canopy Creek Way	Yes

SCANLAN, BUCKLE & YOUNG, P.C.

ATTORNEYS AT LAW

W. THOMAS BUCKLE
DOUG YOUNG
WILLIE SCHMERLER*

**Board Certified Specialist Personal Injury Trial
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602 WEST 11TH STREET
AUSTIN, TEXAS 78701-2099
512.478.4651 FAX: 512.478.7750

JOHN M. SCANLAN, *Retired*
Of Counsel:
ELLIOTT NAISHTAT

April 21, 2021

BY ELECTRONIC MAIL TO:

Wendy Rhoades
Wendy.Rhoades@austintexas.gov

Case: C14-2020-0131 – FPT Apartments

TO THE MAYOR AND CITY COUNCIL:

Applicant, FPT Holdings, LLC respectfully requests a postponement of the hearing of the re-zoning case referred above in order to allow for additional time for the applicant to meet with affected neighborhood associations. The hearing is item No. 50 on the agenda for the April 22, 2021 city council meeting. A postponement to the May 6, 2021 city council meeting is requested.

Thank you for your consideration.

/s/ Doug Young

Attorney for FPT Holdings, LLC

From: [Rhoades, Wendy](#)
To: [King, David - BC](#)
Cc: [Kiolbassa, Jolene - BC](#); [Ramirez, Nadia - BC](#); [Michelle Adams](#); [Craig, Ken](#); [Rivera, Andrew](#)
Subject: RE: C14-2020-0131 - FPT Apartments
Date: Friday, February 26, 2021 5:34:47 PM
Attachments: [19-0109 Messinger NTA.pdf](#)
[MSC-C14-2019-0109NTAaddendum~001.pdf](#)
[19-0109 Messinger Tract ATD memo re pvt RC \(1\).pdf](#)

Commissioner King,

Attached are the approved NTA (dated 6-19-2020), NTA Addendum (dated 12-1-2020) and ATD memo to the Texas Oaks South Neighborhood Association (dated 8-26-2020) for the Messinger Tract located on Billbrook Place and David Moore Drive (C14-2019-0109). For the Malone Tract Preliminary Plan located on Billbrook Place (C8J-2015-0271), I located a memo from the City of Austin – Travis County Single Office dated October 13, 2016. The memo contains additional background information and includes a section titled “Traffic and Safety”. It was uploaded to the ZAP website as part of the 10-18-2016 agenda materials and is found on pages 3-6 in the link below. Please note that because the Malone Tract was located in the 2-mile ETJ when the Preliminary Plan was considered by ZAP, the City was unable to require a NTA as was performed for the Messinger Tract and the FPT Apartments rezoning cases.

[SUBDIVISION REVIEW SHEET \(austintexas.gov\)](#)

I will include the Messinger and Malone documents attached / linked above with the Staff report materials for the FPT Apartments case when it returns to ZAP on March 16th.

Sincerely,

Wendy Rhoades

From: King, David - BC <BC-David.King@austintexas.gov>
Sent: Friday, February 26, 2021 3:21 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Michelle Adams <michelle@airpropertygroup.com>; Craig, Ken <Ken.Craig@austintexas.gov>
Subject: C14-2020-0131 - FPT Apartments

Hello, Andrew,

I received a request for assistance from Michelle Adams, president of the Texas Oaks Neighborhood Association (TONA), regarding case [C14-2020-0131 - FPT Apartments](#).

TONA needs the most recent Neighborhood Traffic Analysis and Additional Traffic Assessment for the Messinger and Malone projects as they directly impact the same transportation infrastructure (Slaughter Lane, Bilbrook Place) associated with case C14-2020-0131 - FPT Apartments.

As I understand, staff indicated that this information must be requested via a public information request. Public information requests could take 30 days or longer to fulfill and may be referred to the state attorney general's office for review.

Given that this case is scheduled to be heard at the rapidly approaching Zoning and Platting Commission (ZAP) meeting on March 16, 2021, I respectfully request the most recent Neighborhood Traffic Analysis and Additional Traffic Assessment for the Messinger and Malone projects, respectively.

Timely access to this information would benefit the impacted neighborhood(s) and members of ZAP. It should also be included in the backup for this case when it is posted to the ZAP website for the hearing in March.

Thank you for your assistance and service!

Respectfully,

David

David King

Zoning and Platting Commission - District 5

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<https://www.surveymonkey.com/r/BCVisitorLog>

David King
Boards and Commissions

Scheduled Meeting Disclosure Information: Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must

either acknowledge that the disclosure requirement does not apply or respond to the following survey: <https://www.surveymonkey.com/r/BCVisitorLog>

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MEMORANDUM

To: Wendy Rhoades, Case Manager
CC: Victoria Haase; Dan Hennessey, P.E.; Joan Jenkins, EIT; Amber Mitchell
FROM: Justin Good, P.E.
DATE: June 19, 2020
SUBJECT: Neighborhood Traffic Analysis for Messinger Tract Zoning
Zoning Case # C14-2019-0109

The Transportation Development Services (TDS) division has performed a Neighborhood Traffic Analysis (NTA) for the above referenced case and offers the following comments.

The 27.03-acre tract is located in southwest Austin at 9900 David Moore Drive. The site is currently zoned Interim Rural Residence (I-RR) and Rural Residence (RR). The tract is predominately zoned I-RR with the RR zone located west and adjacent to Swanson Ranch Road. The zoning request is for Townhouse and Condominium residence (SF-6).

Roadways

The tract proposes access to Bilbrook Place and David Moore Drive. Bilbrook Place is classified as a residential collector and David Moore Drive as a local roadway; both segments would provide access to the site. Bilbrook Place currently has 70 feet of right-of-way and 40 feet of pavement. David Moore Drive currently has 60 feet of right-of-way and 20 feet of pavement. Bilbrook Place has two-traffic lanes, two-bicycle lanes, a parking lane, sidewalks, and curb and gutter. David Moore Drive is an unmarked roadway with sidewalks and without curb and gutter. The average 24-hour count traffic volume on Bilbrook Place was 8,022 vehicles per day and on David Moore Drive 551, based on data collected from August 27, 2019 to August 29, 2019.

Trip Generation and Traffic Analysis

This zoning case assumes 185 single-family dwelling units (ITE Code 210). Based on the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition, the proposed development will generate 1,831 vehicle trips per day. See Table 1 for a detailed breakdown of the trip generation.

Table 1 - Trip Generation		
Land Use	Size	Unadjusted Trip Generation
Residential (Single-Family Housing)	185 DU	1,831
TOTAL		1,831

Table 2 provides the expected distribution of the site trips. Note that Bilbrook Place has a higher distribution of trips due to better access to Slaughter Lane.

Table 2 - Trip Distribution	
Street	Traffic Distribution by Percent
Bilbrook Place	85%
David Moore Drive	15%

Table 3 represents a breakdown of traffic on Bilbrook Place and David Moore Drive: existing traffic, proposed site traffic, total traffic after development, and percentage increase in traffic at both segments.

Table 3 - Traffic Summary				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to Roadway	Overall Traffic	Percentage Increase in Traffic
Bilbrook Place	8,022	1,556	9,578	19.4%
David Moore Drive	551	275	826	49.9%

According to Section 25-6-116 of the Land Development Code, streets which have pavement width of 40 feet or wider are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 4,000 vehicles per day. Bilbrook Place is currently operating at an undesirable level and will continue to do so with site traffic. Streets which have pavement width less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadway exceeds 1,200 vehicles per day. David Moore Drive is currently operating at a desirable level and will continue to do so with the addition of site traffic.

Recommendations/Conclusions

1. At time of subdivision or site plan, the applicant shall provide separate left-turn lanes for vehicles entering the site at each driveway along Bilbrook Place. The applicant should submit schematic drawings with dimensions and construction cost estimates signed and sealed by an engineer for ATD staff review. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation into the residential subdivision. The roadway improvements should be included with the site plan application and be designed according to the Transportation Criteria Manual.

2. A TIA Determination Worksheet was postponed until site plan. A Traffic Impact Analysis (TIA) shall be required at the time of site plan should the site's trip generation exceed 2,000 vehicle trips per day. To mitigate the increase of traffic on Bilbrook Place and David Moore Drive and to encourage pedestrian connectivity in the area, it is recommended that the following improvements be explored at the time of subdivision or site plan: restriping of Bilbrook Place to provide a two-way left-turn lane, widening of Bilbrook Place to provide a four-lane cross-section with shared-use path (ROW dedication may be required), reconstruction of David Moore Lane to urban standards with curb and gutter, construction of all ages and abilities bicycle facilities on David Moore Drive, and construction of sidewalks and pedestrian crossings along Bilbrook Place and David Moore Drive. Based on the results of the traffic analysis additional mitigations or improvements may be required.
3. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

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



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



MEMORANDUM

To: Wendy Rhoades, Case Manager
CC: Dan Hennessey, P.E.; Curtis Beaty, P.E.; Amber Mitchell
FROM: Justin Good, P.E.
DATE: December 1, 2020
SUBJECT: Addendum to Neighborhood Traffic Analysis for Messenger Tract
Zoning Case # C14-2019-0109

This memorandum serves as an addendum to the neighborhood traffic analysis (NTA) memo dated June 19, 2020.

Taking into account additional considerations and discussions since issuing the NTA memo, Austin Transportation Department (ATD) staff modifies Recommendation Item #1 to limit the requirement for dedicated left-turn lanes to full-access driveways only. This modification is made due to a design change with the site plan which included converting the northern driveway from full-access to right-in/right-out only, therefore removing the need for a separate left-turn lane. ATD has reviewed the proposed design change and has approved it based on the following:

- a) Limiting left-turns into the property along Bilbrook Place to one driveway does not negatively affect the traffic operations at this driveway nor the overall site circulation in any significant way.
- b) The right-in/right-out driveway is being designed in such a way that it is clear to drivers that left-turns are not permitted.
- c) The assumptions regarding site traffic distribution previously approved in the NTA memo are still valid as the site maintains access to both Bilbrook Place and David Moore Drive.

In addition to the access modification for the northern driveway, the southern driveway on Bilbrook Place has been removed. This change does not impact the results from the NTA memo.

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

A handwritten signature in black ink, appearing to be "Justin Good".

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



Austin Transportation Department

P.O. Box 1088

Austin, TX 78767

(512) 974-1150, Fax (512) 974-1171

August 26, 2020

To the Texas Oaks South Neighborhood Association:

A Private Restrictive Covenant (PRC) is being negotiated between the Texas Oaks South Neighborhood Association and the applicant for the Messenger Track development (Zoning Case #C14-2019-0109). Although the Austin Transportation Department (ATD) is not a party to the PRC, we have participated in meetings with the two principal participants. To facilitate the implementation of items contained in the PRC, ATD has agreed to incorporate certain improvement at the Slaughter Lane and Bilbrook Place intersection into the Corridor Program Office's planned improvements for Slaughter Lane funded as part of the 2016 Mobility Bond. Specifically, the additional improvements at the intersection of Slaughter/Bilbrook include:

1. Restriping of the northbound approach of Bilbrook Place at Slaughter Lane to provide dual left turn lanes and one through/right turn shared lane.
2. Replacing the on-street bike lanes with shared-use paths behind the curb on Bilbrook Place south of Slaughter Lane which will transition back to on-street bike lanes to the south (approximately 100'-200' from Slaughter Lane.)

ATD has agreed to leverage the CPO's already-planned construction project at the intersection of Slaughter/Bilbrook to incorporate the two items identified above. To fund the additional improvements, a payment of \$80,000 is to be made to ATD/CPO for design and construction costs associated with these specific items. Construction of the improvements at Slaughter Lane/Bilbrook Place is anticipated to occur in 2021.

Curtis P. Beaty, P.E.
Supervising Engineer
Transportation Development Services
Austin Transportation Department

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0271**Z.A.P. DATE:** 10-18-16**SUBDIVISION NAME:** Malone Tract Preliminary Plan (A Small Lot Subdivision)**AREA:** 40.483 acres**LOT(S):** 170**OWNER/APPLICANT:** David and Diane Malone**AGENT:** LJA Engineering
(John Clark)**ADDRESS OF SUBDIVISION:** 10109 Slaughter Creek Drive**GRIDS:** E-13**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Small Lot Subdivision: 161 single family lots; 9 lots for park, landscape, amenity, drainage, water quality, flood plain, and a critical environmental feature setback**ADMINISTRATIVE WAIVERS:** Applicant was granted the following administrative waivers per Code requirements: Balance of Tract (Section 30-2-34D), Block Length (Section 30-2-153A), and Cut/Fill (Section 30-5-341) and (Section 30-5-342): A total of 34,362 square feet of cut over 4 feet, and a total of 3,607 square feet of fill over 4 feet are proposed for the construction of water quality control and detention facilities.**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets. The sidewalk along Bilbrook Place immediately adjacent to the proposed development will be completed. Also, sidewalks immediately adjacent to the development along Slaughter Creek Drive will be built by the developer at such time that Slaughter Creek Drive is improved with curb and gutter.**DEPARTMENT COMMENTS:** The request is for approval of Malone Tract Preliminary Plan. The proposed, small lot subdivision is composed of 170 lots on 40.483 acres. Water and wastewater will be provided by the City of Austin. Additional information follows this summary.

STAFF RECOMMENDATION: The staff recommends approval of this preliminary plan. This plan meets all applicable State laws and Title 30, Austin/Travis County Subdivision Regulations.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jennifer Bennett-Reumuth

PHONE: 512-854-1434

Email address: jennifer.bennettreumuth@traviscountytexas.gov



**CITY OF AUSTIN – TRAVIS COUNTY
SINGLE SUBDIVISION OFFICE
505 Barton Springs Road
Austin Texas 78704**



MEMORANDUM

October 13, 2016

TO: Zoning and Platting Commission

THROUGH: Anna Bowlin, Austin/Travis County Single Office
TNR, Division Director, Planning and Development Services

FROM: Jennifer Bennett-Reumuth, Case Manager
Travis County TNR Development Services

SUBJECT: Malone Tract Preliminary Plan (C8J-2015-0157)
Additional Background Information

The applicant for this preliminary plan has submitted for review and approval a Small Lot Subdivision comprised of 161 single family lots and 9 lots for park, landscape, amenity, drainage, water quality, flood plain, and a critical environmental feature setback on 40.483 acres. This type of subdivision is allowed under Title 30-2-232, Austin/Travis County Subdivision Regulations. The preliminary plan boundaries are located within the City of Austin 2-Mile Extra Territorial Jurisdiction (ETJ) at the time of writing this supplemental information. State law does not give the City of Austin and Travis County the ability to regulate land use, density, impervious cover, height and all other site development standards in the ETJ. **Full-purpose annexation will not impact the review under Title 30 moving forward, as the preliminary plan application is now grandfathered at the time it was formally submitted for review on January 21, 2016.**

During the review process, the applicant was required to submit five updates in order to clear all comments and comply with all requirements under Title 30. **Both the City of Austin and Travis County staff have reviewed this preliminary plan very carefully and deem it approvable; it complies with city, county and state requirements.**

Outreach

The Single-Office, which includes City and County staff, has conducted several meetings and conversations with the Texas Oaks South Neighborhood Association and various residents of the immediate area. Staff has also made site visits to the proposed project site and responded to numerous emails and phone calls. Finally, Commissioner Gomez and Commissioner Daugherty, as well as Judge Eckhardt's staff, have met with the Texas Oaks Neighborhood Association to discuss this preliminary plan on several occasions.

General information on concerns presented and staff responses are presented as follows:

City of Austin Full-Purpose Annexation

As part of the City of Austin Service Extension Request (SER) agreement for water and wastewater, the City intends to annex the boundaries of the Malone Tract Preliminary Plan into its full-purpose jurisdiction. On August 31, 2016, the City provided a Notification of Intent to Annex Territory for Full Purpose letter, which included, among other areas, the Malone Tract Preliminary Plan boundaries. Public hearings have been scheduled for October 6, 2016 and October 13, 2016. As of the writing of this Backup, there has been no opposition expressed regarding the proposed annexation. City staff estimates that the annexation would go into effect approximately mid December 2016.

Since the preliminary plan application was filed prior to the annexation request, it will be grandfathered and annexed as an interim small lot preliminary plan. This cannot be protested. The preliminary plan was reviewed under Title 30 of the City of Austin/Travis County Subdivision Regulations, as the plan was first filed in 2015 while the property was within the 2-mile ETJ of the City. All final plats will be reviewed and must match the approved preliminary plan layout.

Traffic and Safety

Citizens have expressed concerns regarding increased traffic and decreased safety conditions as a result of the proposed development.

At the request of the Single Office staff, the applicant voluntarily conducted a traffic impact analysis (a TIA is not technically required by Title 30) for the proposed development. The traffic study was conducted by a traffic engineer and analyzed traffic at 2020 build out at the following intersections: West Slaughter Lane at Bilbrook Place; Winnie Drive at Bilbrook Place; Winnie Drive at Slaughter Creek Drive; and, Brambleberry Drive at Slaughter Creek Drive. According to the TIA, all intersections, except for W Slaughter Lane at Bilbrook Place, projected acceptable levels of service (LOS) for the morning and evening peak periods. The models used in the TIA show that retiming the traffic signal at W Slaughter Lane and Bilbrook Place for morning and evening peak hours resulted in the intersection operating at an acceptable LOS at 2020 build out.

The effects of flooding at the low water crossing at Slaughter Creek and Slaughter Creek Drive were also studied to determine impacts to traffic distribution patterns and additional traffic volumes to specific

intersections. The TIA found that the proposed intersections for the development had an increase in delay but remained at an acceptable LOS with the additional traffic volume rerouted from Slaughter Creek Drive.

Overall, the TIA recommends the installation of stop signs at all exit points from the proposed development, as well as the retiming of the traffic signal at W Slaughter Lane and Bilbrook Place for both morning and evening peak periods. Single Office staff has reviewed the TIA and has agreed with its findings.

Citizens have also expressed concerns regarding the street connections from the new subdivision to the existing roadways, particularly whether there will be adequate sight distance. Staff engineers have reviewed the sight distances at all intersections and have deemed them acceptable. The proposed connection of Dumpling Drive at Bilbrook Place will be designed with a sight distance of 470 feet for a 35 mile per hour designed roadway. Additionally, the applicant has voluntarily posted fiscal to supplement the installation of traffic calming measures on Bilbrook Place. While this was not a requirement for staff or for the street connection to work, Bilbrook Place will be further made safer with the addition of traffic calming.

Finally, concerns were expressed regarding the connection of Brambleberry at Slaughter Creek Drive. This intersection will be designed with a sight distance of 395 feet, where Slaughter Creek Drive curves sharply, and is posted for an advisory speed of 20 miles per hour.

Drainage/Water Quality

The preliminary plan for the proposed development contemplates detention and water quality ponds designed to meet water quality criteria and maintain storm water runoff peak flows at levels that do not exceed pre-development levels. With respect to the riparian environment of the tributary, the applicant would be prohibited from constructing improvements within the critical water quality zone along the tributary to Slaughter Creek.

Citizens are concerned with the possibility of increased flooding to surrounding neighborhoods due to the proposed development. At the preliminary plan stage, the applicant has shown that storm water discharges will be no different in quantity or type of discharge between existing and proposed conditions. Refined drainage calculations will be provided with the construction plans at the final plat stage. The final plat and construction plans will not be approved until this detailed documentation is provided.

Of particular concern is whether the proposed connection from Winnie Drive to Bilbrook Place via the existing La Cross Avenue right-of-way (ROW) will increase flooding by taking away a portion of a drainage culvert that is currently located in the ROW. The applicant's engineer proposes to divert most of the current drainage, which flows through the southeast of the property, through culverts and pipes to the proposed detention ponds located in the northern section of the property. Again, the engineer

will be required to provide refined drainage calculations at the final plat/construction plan phase to prove that the flows upstream and downstream of the culverts will not change after construction of the access onto Bilbrook Place.

Environment

The existing property that comprises the Malone Tract preliminary plan is immediately adjacent to the Slaughter Creek tributary. As such, citizens are concerned with the impact of the proposed development on the existing trees, wildlife, and overall environment in the area.

Staff has determined that the proposed plan meets the requirements of Title 30. As part of the approval, the owner is required to dedicate parkland. The applicant has agreed to donate parkland along the Slaughter Creek tributary to the City of Austin, which will help to provide an eventual trail connection to Mary Moore Searight Metropolitan Park. Additionally, the development will feature private park space for residents of the immediate development. In fact, roughly one-third of the land area of the preliminary plan features lots for park, landscape, amenity, drainage, water quality, flood plain, and a critical environmental feature setback.

The surrounding neighborhoods have also expressed concerns about several large trees that are located on the property and the intention of the applicant to remove those trees. As per the City and County Inter-local Agreement, the City of Austin's tree ordinance is not a part of a review under Title 30; therefore, the Single Office staff cannot impose any requirements on this issue. However, the applicant's preliminary plan does propose to save a number of trees, including the elimination of five lots that will now be used as open space to protect the largest trees.

MALONE TRACT

PRELIMINARY PLAN (A SMALL LOT SUBDIVISION)

MALONE TRACT
PRELIMINARY PLAN
(A SMALL LOT SUBDIVISION)

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 84483C0680H TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2004.

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE ENGINEERING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

J. A. B.
REGISTERED PROFESSIONAL ENGINEER

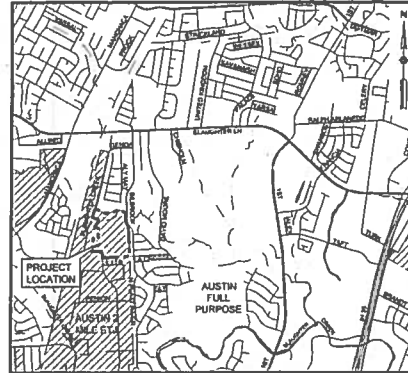
DATE 3-24-16



I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THIS PLAN. ALL SURVEYING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE SURVEYING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

Ramon V. Thompson
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 3-24-2016



LOCATION MAP

SCALE: 1" = 2,500'

CITY OF AUSTIN GRID NO. E-13
MAPSHEET: 873

LEGAL DESCRIPTION:
40.48 ACRES OUT OF THE STEPHEN F. SLAUGHTER SURVEY
NO. 1, ABSTRACT NO. 35, TRAVIS COUNTY TEXAS.

INDEX OF SHEETS

SHEET NO. DESCRIPTION

- | | |
|---|---------------------|
| 1 | TITLE PAGE |
| 2 | GENERAL NOTES |
| 3 | PRELIMINARY PLAN |
| 4 | ADJACENT OWNERS MAP |

NOTE

- THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232

ADMINISTRATIVE VARIANCE

- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER 30-5-42(B)(6) OF THE LAND DEVELOPMENT CODE 30-5-341 AND 30-5-342 FOR CUT/FILL UP TO ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES. THIS PROJECT IS SUBJECT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, TITLE 30.

ADMINISTRATIVE WAIVERS

- SECTION 30-2-34(B), ORIGINAL TRACT REQUIREMENT
- SECTION 30-21-153(A), BLOCK LENGTH

SUBMITTAL DATE: JANUARY 21, 2016

Number	Description	Revised (R) (Add) Void (V) Revised (R)	Approval Date

DEVELOPER:	STANDARD PACIFIC OF TEXAS, INC. 1100 LAKELAND BLVD AUSTIN, TEXAS 78717 CONTACT PERSON: JAY BYLER PHONE # (512) 858-4023
OWNER:	DAVID AND DIANE MALONE 1001 SLAUGHTER CIRCLE DR. AUSTIN, TX 78748 PHONE # (512) 798-4888
ENGINEER:	LJA ENGINEERING, INC. 8216 HIGHWAY 290 WEST, SUITE 110 AUSTIN, TEXAS 78735 CONTACT PERSON: JOHN A. CLARK, P.E. PHONE # (512) 439-4716 FAX # (512) 439-4716
SURVEYOR:	CARLSON, BRINANCE & DOERING, INC. 300 WEST WILLOW CANYON AUSTIN, TEXAS 78748 CONTACT PERSON: RAMON V. THOMPSON, R.P.L.S. PHONE # (512) 380-5189 FAX # (512) 380-5189

LJA Engineering, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN-F-1386

C&J-2015-0271

SHEET 1 OF 4

40.48 ACRES OUT OF THE STEPHEN F. SLAUGHTER SURVEY
NO. 1, ABSTRACT NO. 20, TRAVIS COUNTY TEXAS

LAND USE SUMMARY			
USE	ACRES	# OF LOTS	% OF PROJECT
<u>SINGLE FAMILY</u> <u>RESIDENTIAL</u>	20.084	161	45.50%
<u>PRIVATE PARK/ OPEN SPACE/</u> <u>DRAINAGE PAVE.</u> <u>BLOCK 'C' LOT 1</u>	6.373	1	15.73%
<u>PARK/ OPEN SPACE/</u> <u>DRAINAGE PAVE.</u> <u>BLOCK 'C' LOT 2</u>	1.900	1	4.68%
<u>PRIVATE PARK/ OPEN SPACE/</u> <u>DRAINAGE WATER QUALITY</u> <u>PAVE.</u> <u>BLOCK 'C' LOT 3</u>	4.328	1	10.60%
<u>OPEN SPACE/ LANDSCAPE,</u> <u>BLOCK 'W' LOT 1</u> <u>BLOCK 'W' LOT 4</u> <u>BLOCK 'C' LOT 59</u> <u>BLOCK 'D' LOT 32</u>	0.362	4	0.91%
<u>OPEN SPACE/ LANDSCAPE/</u> <u>WALK, STORM</u> <u>BLOCK 'A' LOT 17</u>	0.117	1	0.29%
<u>AMENITY:</u> <u>BLOCK 'C' LOT 27</u>	0.862	1	2.20%
<u>R.O.W.</u>	6.417	N/A	15.85%
TOTAL	42.483 AC	170	100%

IMPERVIOUS COVER FOR SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS:

$< 10,000 \text{ SF} = 2,500 \text{ SF / LOT}$
 $10,001 - 15,000 \text{ SF} = 3,500 \text{ SF / LOT}$
 $15,001 - 1 \text{ Ac.} = 5,000 \text{ SF / LOT}$
 $1 - 3 \text{ Ac.} = 7,000 \text{ SF / LOT}$
 $3 \text{ Ac.} + = 10,000 \text{ SF / LOT}$

STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS

[illegible]

A. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE PROPOSED STREET LISTED IN NOTE 4 ABOVE. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALK MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY.

10. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

B. ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAN APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS. (ALREADY LISTED IN PLAN NOTE #4 - ROADWAY STANDARDS)

7 THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

B. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND/OR CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

C. DRAINAGE EASEMENTS 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWER PIPES. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #4843C05601 TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2000.

THE PARK LAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS
REQUIRED AREA 5 X NO. OF SINGLE FAMILY LOTS X 2.8 / 1000
5 X 101 X 2.8 / 1000 = 2.28 ACRES
PARKLAND DEDICATION IS REQUIRED PER TITLE 39 PRIOR TO APPROVAL OF A FINAL PLAT
IN THIS SUBDIVISION THE AREA TO BE DEDICATED WILL INCLUDE BLOCK C LOT 2

A. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN

II. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.

C. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONNECTION MUST BE SUBJECT TO THE CITY AND

D. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY

E. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

F. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

G THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

H. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE CITY OF AUSTIN. RULES AND REGULATIONS AND UTILITY LAWS PERTAINING TO CLEARANCES WHICH WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

12. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION: BLOCK A, LOT 17, BLOCK B LOTS 1 AND 4, AND BLOCK C LOTS 1, 3, 27, AND 53. BLOCK D, LOT 32.

13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT THE RUN OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAILED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS. DETENTION PONDS SHALL BE DESIGNED TO REDUCE POST-DEVELOPMENT PEAK RATES SUFFICIENT TO EXISTING OR DEVELOPING PEAK RATES OF DISCHARGE FOR THE 2, 10, 25, AND 100 YEAR EVENT AT EACH POINT OF DISCHARGE FROM THE PROJECT OR DEVELOPMENT SITE.

14. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS, SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED INFRASTRUCTURE, ROW AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS. ADDITIONAL DEDICATION OF DRAINAGE EASEMENT(S) MAY BE REQUIRED AT THE TIME OF FINAL PLATTING OR CONSTRUCTION.

15. THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN.

18. ANY WATER QUALITY CONTROL FACILITY AS SHOWN ON THE APPROVED WATER QUALITY CONTROL PLAN, THAT SERVES A PARTICULAR PHASE OF DEVELOPMENT, SHALL BE COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THAT PHASE. ALL DISTURBED AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL DISTURBED EROSION PREVENTION MEASURES SHALL BE COMPLETED PRIOR TO THE COMMENCEMENT OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/2 CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ADDITIONALLY ANY AREA WITHIN THE DISTURBED AREAS THAT IS NOT COVERED BY THE E/2 CONTROLS SHALL BE BOUNDARY SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.

17. 10 P U E, HEREBY DEDICATED ADJACENT TO ALL R O W

18 THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC) THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LDC.

19 MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS

20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND ENVIRONMENTAL CRITERIA MANUAL.

21 AERIAL TOPOGRAPHIC MAPPING FROM THE CITY OF AUSTIN, 2012

22. ALL STREETS ARE PUBLIC

23 WATER QUALITY CONTROL

24. PROJECT IS LOCATED WITHIN THE SLAUGHTER CREEK WATERSHED

25. PROJECT IS NOT WITHIN THE CONTRIBUTING ZONE OR RECHARGE ZONE.

ADJUTANT.

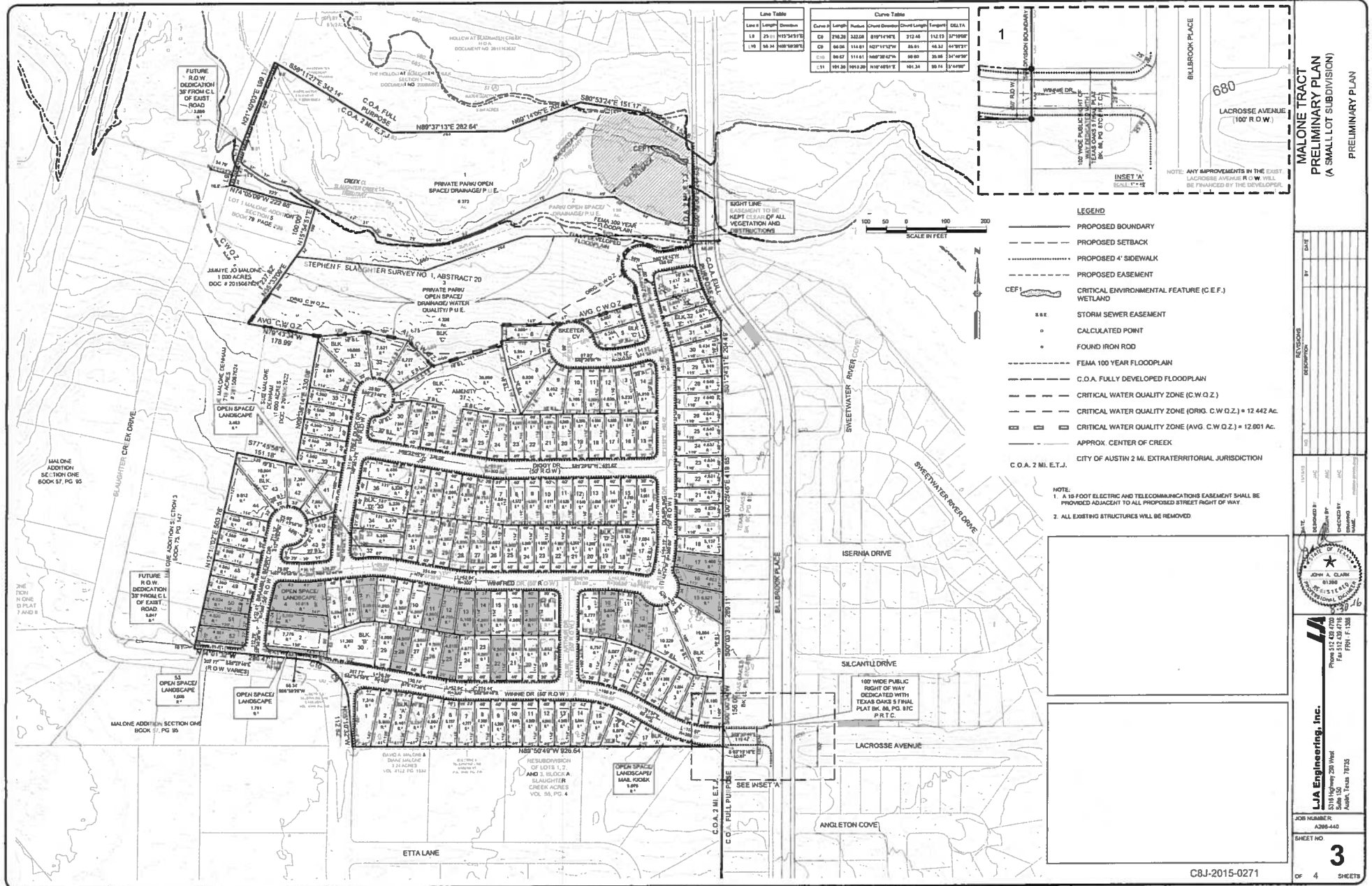
26. THIS PROJECT IS IN THE DESIRED DEVELOPMENT ZONE WITHIN A SUBURBAN WATERSHED

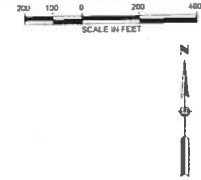
27. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

28 THE SINGLE OFFICE MAY NOT RECORD A PLAT OF A SMALL LOT SUBDIVISION UNLESS A
DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS OR SIMILAR DOCUMENT
HAS BEEN APPROVED BY THE CITY ATTORNEY, RECORDED, AND REFERENCED ON THE
PLAT

29. BLOCK A, LOT 1, BLOCK B, LOTS 19 AND 30, AND BLOCK E, LOT 5 TO TAKE ACCESS FROM WHINNIE DRIVE, BLOCK B, LOT 18, BLOCK C, LOT 49 AND BLOCK D, LOT 17 AND BLOCK E, LOT 9 TO TAKE ACCESS FROM WHINNIE DRIVE, BLOCK D, LOT 1 TO TAKE ACCESS FROM TREE RUN DRIVE, BLOCK C, LOTS 13 AND 20, AND BLOCK D, LOT 18 TO TAKE ACCESS FROM

DIGGY DRIVE BLOCK C, LOT 14 TO TAKE ACCESS FROM SKEETER COVE. BLOCK C, LOTS 4 AND 5, AND BLOCK E, LOTS 31, 32, 33, AND 34 TO TAKE ACCESS FROM DUMPLING DRIVE. BLOCK C, LOT 41 TO TAKE ACCESS FROM BRAMBLE BERRY DRIVE. BLOCK C, LOT 27 (AMENITY LOT) TO TAKE ACCESS TO BOTH DIGGY DRIVE AND TREE DUCK DRIVE.



[illegible]

**MALONE TRACT
PRELIMINARY PLAN
(A SMALL LOT SUBDIVISION)
ADJACENT OWNERS MAP**

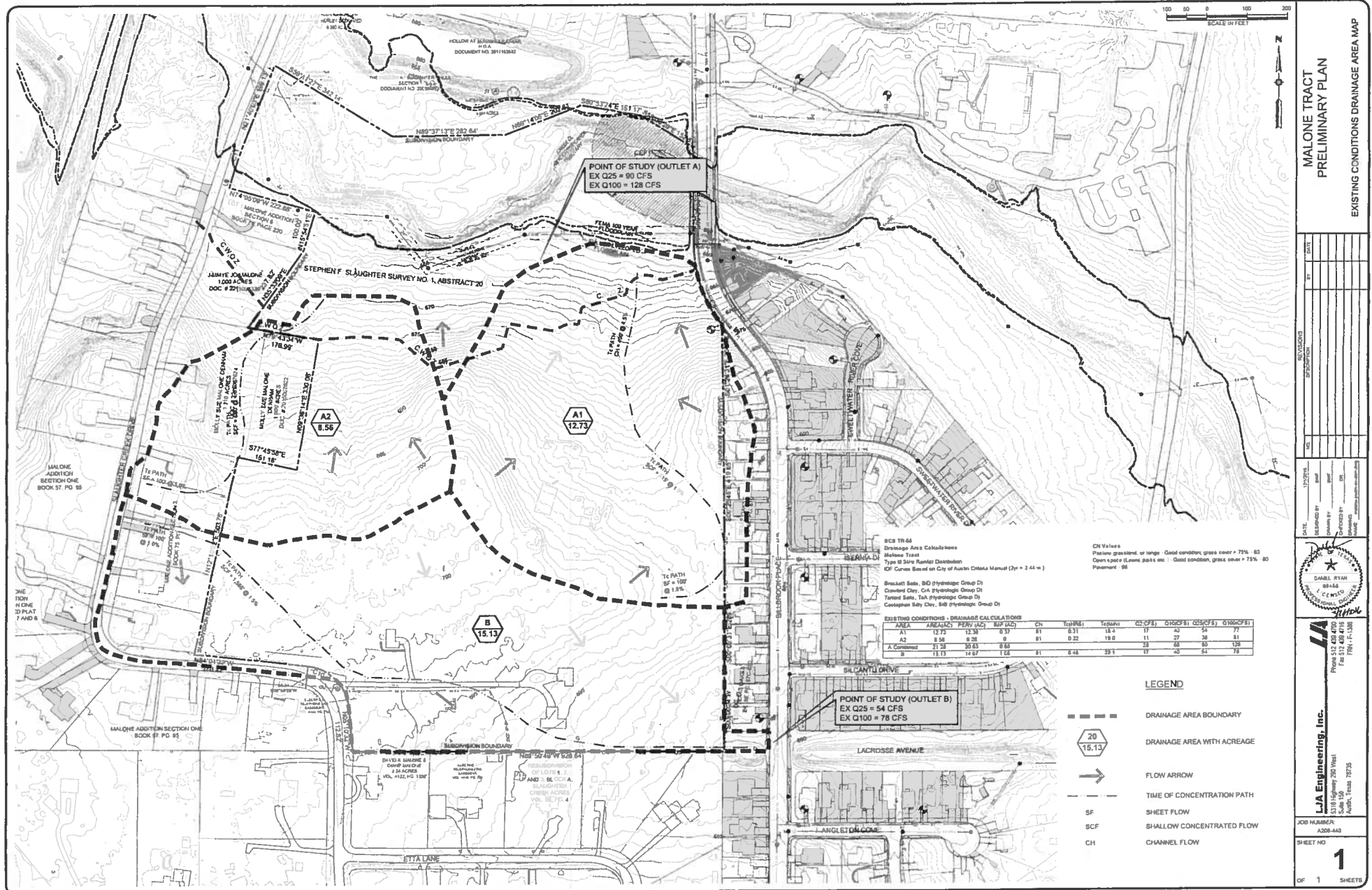
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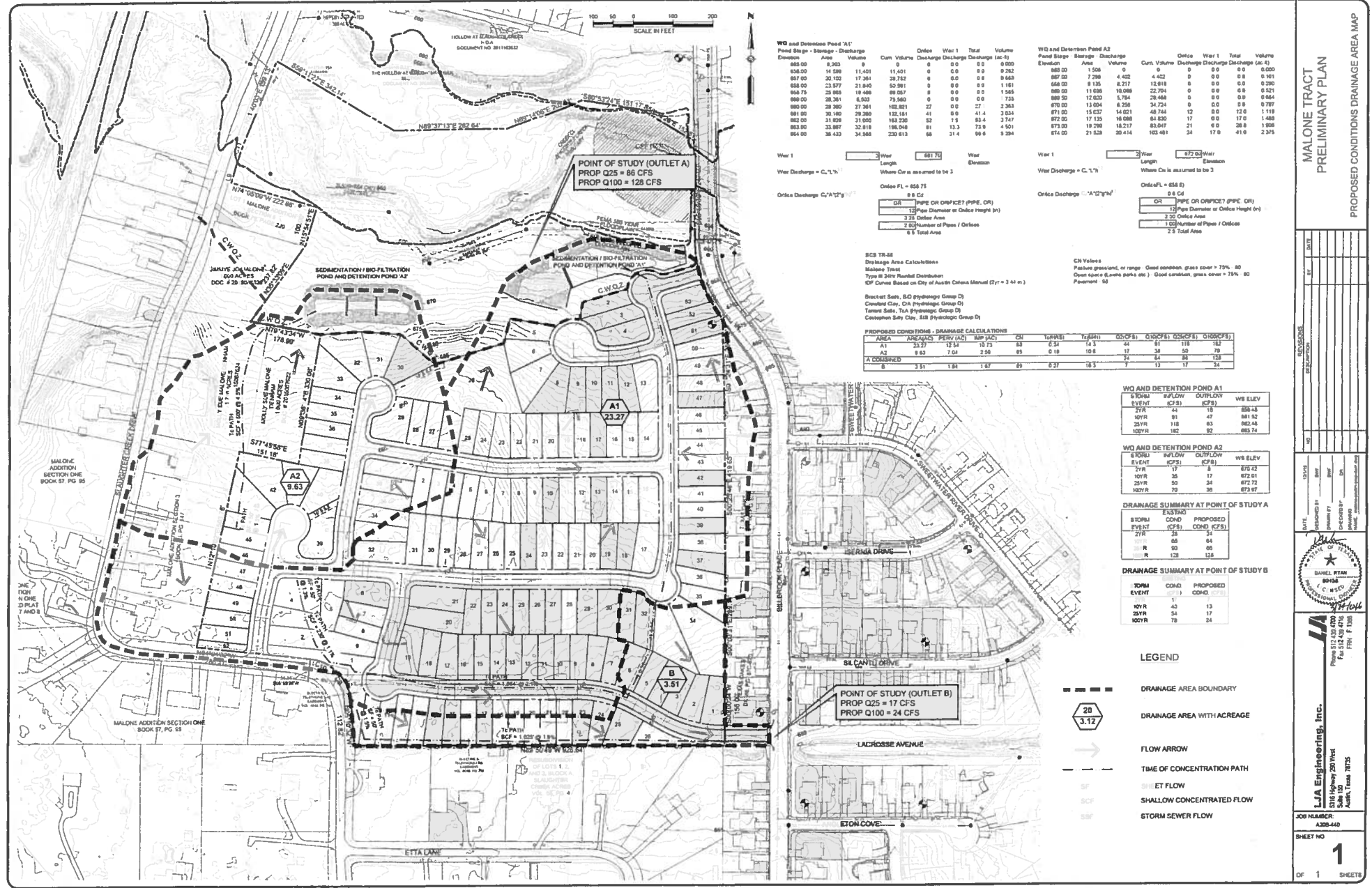
LJA Engineering, Inc.
5316 Highway 250 West
Suite 150
Austin, Texas 78735
Phone 512 439 4700
Fax 512 439 4716
FRI - F 1356

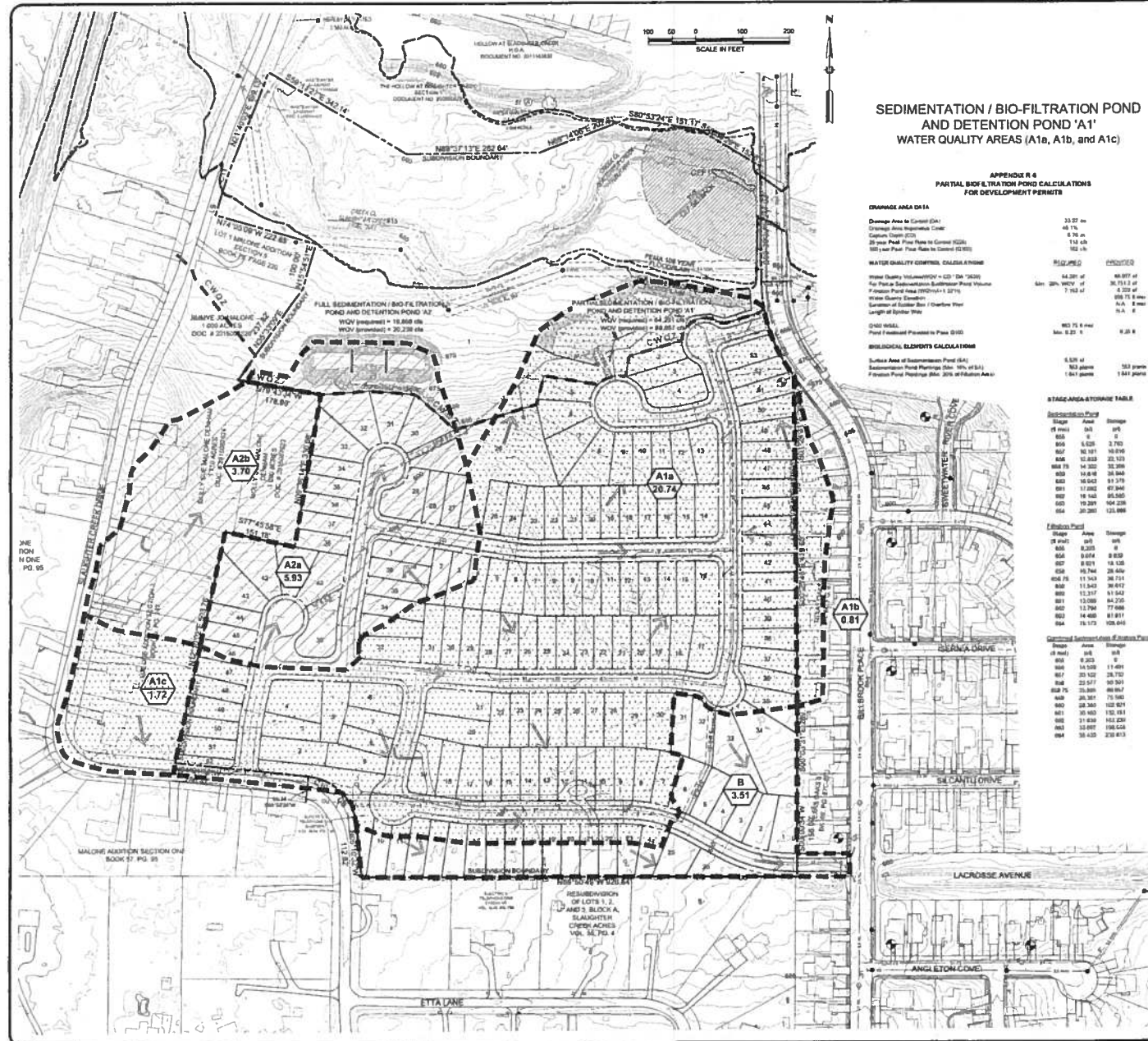
JOB NUMBER:
A208-640

SHEET NO
4

OF 4 SHEETS

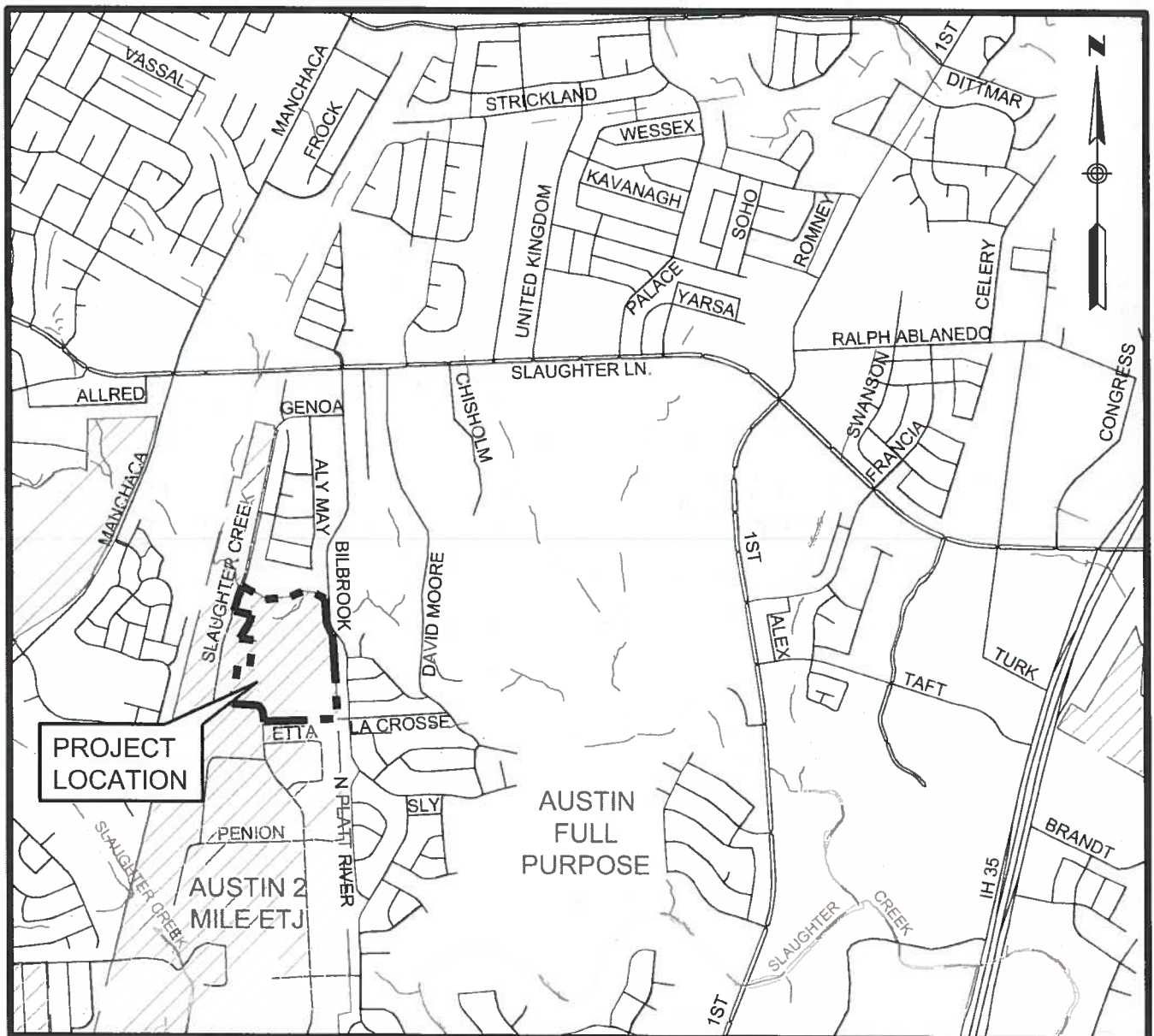






MALONE TRACT

PRELIMINARY PLAN (A SMALL LOT SUBDIVISION)



LOCATION MAP

SCALE: 1" = 2,000'