

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0151 – 8401-8407 South 1st Street

DISTRICT: 2

ZONING FROM: DR; SF-2; SF-6-CO; LR-MU-CO

ZONING TO: MF-4-CO

ADDRESS: 8401, 8403, 8405, 8407 South 1st Street

TOTAL SITE AREA: 8.87 acres

PROPERTY OWNERS: 8401 Venture LP (Herman Cardenas); Harvey Kronberg

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

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence – moderate-high density – conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay is for the following development standards: 1) a maximum of 50 feet and 4 stories; 2) a maximum of 290 units; 3) a minimum 45-foot wide dwelling unit setback along the north and east property lines adjacent to single family residence-standard lot (SF-2) zoning; 4) a 6-foot high solid fence along the north and east property lines; 5) an 8-foot wide vegetative buffer shall be provided and maintained along the north and east property lines; and 6) limit access to Orr Drive to bicycle, pedestrian, and emergency ingress and egress. For a summary of the basis of Staff's recommendation, see pages 2 and 3.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 18, 2021: *APPROVED MF-4-CO DISTRICT ZONING, AS STAFF RECOMMENDED*

[H. SMITH; E. RAY – 2ND] (6-3-1); A. DENKLER, J. KIOLBASSA, R. WOODY VOTED NAY; D. KING – ABSTAINED; ONE VACANCY ON THE COMMISSION

April 20, 2021: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO MAY 18, 2021*

[H. SMITH; D. KING – 2ND] (9-0) J. KIOLBASSA – ABSENT; ONE VACANCY ON THE COMMISSION

CITY COUNCIL ACTION:

July 29, 2021:

ORDINANCE NUMBER:

ISSUES:

The Beacon Ridge neighborhood group has requested a second postponement until June 1, 2021. Please refer to correspondence attached at the back of the Staff report.

The Applicant and residents of the Beaconridge III subdivision met on March 6, 2021 and a second meeting occurred on April 20, 2021. On Monday, May 10th, the zoning case manager hosted a meeting that included City drainage engineering and watershed engineering staff, the Applicant, and eight (8) interested neighbors to discuss the Applicant's proposed drainage infrastructure that would be implemented at the site plan stage. The zoning case manager hosted a subsequent meeting with the Applicant and approximately 11 neighborhood residents on Friday, May 14th. Correspondence received in support and in opposition to the Applicant's request is attached at the back of the packet.

The Applicant has prepared an analysis of the proposed driveway on South 1st Street. ***Please refer to Exhibit D.***

CASE MANAGER COMMENTS:

The subject rezoning area consists of four platted lots, contains a flag and flagpole sales company, a single family residence and is otherwise undeveloped. The property has frontage on South 1st Street and access to the terminus of Orr Drive. A 2012-2013 rezoning case covered the north and east portions of the site (6.23 acres) and Council approved neighborhood commercial – mixed use – conditional overlay (LR-MU-CO) along the South 1st Street frontage and townhouse and condominium residence – conditional overlay (SF-6-CO) for the remainder. The Conditional Overlay limits the number of vehicle trips to 2,000 per day and limits access to Orr Drive to bicycle, pedestrian, and emergency ingress and egress. The current rezoning application includes two other platted lots which contain the flag sales use and a single family residence, and are zoned development reserve (DR) and single family residence (SF-2).

There are single family residences in the Beaconridge III subdivision to the north and east (SF-2), an upholstery shop, and a church to the south (DR; IP-CO), and single family residences in the Buckingham Estates Phase II subdivision and two churches across South 1st Street to the west (SF-2). The Imagine Austin Growth Concept Map identifies South 1st Street as a Mixed-Use Corridor which is a reflection of both land uses along a roadway and the available transportation options. ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant's request is to rezone the property to the multifamily residence – moderate-high density – conditional overlay (MF-4-CO) combining district so that it may be developed with up to 290 apartment units.

BASIS OF RECOMMENDATION:

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas. The Conditional Overlay (-CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *Intensive multi-family zoning should be located on highways and major arterials.*
3. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends the Applicant's request for MF-4-CO zoning given its access to a major arterial (Level 3) street and adjacency to commercially owned properties. The Staff recommended Conditional Overlay addresses development standards that enhance compatibility with the adjacent single family residences in providing additional setbacks, vegetative buffers, and fencing between the existing single family residences and the proposed multifamily residences. ***Please refer to Exhibit C.***

As information, the Staff recommendation for a 50 feet height is within the height range allowed by the MF-4 zoning district and can be achieved at a distance of 200 feet from the closest single family residential lots in the Beaconridge III subdivision.

As information, by City Code, a 40-foot height limit or a 3-story building could be achieved 50 feet from the east and north property lines and that height limit would continue to apply up to a distance of 100 feet. Also, the maximum height allowed by the adjacent SF-2 zoned residences is 35 feet in height because the property is located outside of the defined McMansion area established by Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR; SF-2; SF-6-CO; LR-MU-CO	Undeveloped; Flag and flagpole sales; One single family residence
<i>North</i>	GO-MU; SF-2	Single family residences
<i>South</i>	DR; IP-CO	Upholstery shop; Church; General retail sales
<i>East</i>	SF-2	Single family residences in the Beaconridge III subdivision
<i>West</i>	SF-2	Single family residences in the Buckingham Estates Phase III subdivision; Two churches

NEIGHBORHOOD PLANNING AREA: Not Applicable

TRAFFIC IMPACT ANALYSIS: Is not required

WATERSHED: South Boggy Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

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

Williams Elementary School

Bedichek Middle School

Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
 1424 – Preservation Austin 1494 – South Boggy Creek Neighborhood Association
 1528 – Bike Austin 1530 – Friends of Austin Neighborhoods
 1531 – South Austin Neighborhood Alliance (SANA)
 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0139 – Cullen and Ralph Ablanedo – 8811 Cullen Ln and 203 Ralph Ablanedo Dr	CS-CO; GR- MU-CO to GR- MU	To Grant, as requested	Apvd (3-4-2021).
C14-2012-0090 – Freedom Park – 624 Ralph Ablanedo Dr	DR to IP	To Grant IP-CO w/CO for 2,000 trips, max. 40' height & 70% impervious cover, and prohibit auto rentals, repair, sales & service station	Apvd IP-CO as ZAP recommended (10-18-2012).
C14-98-0147 – Carter Zoning Case – 8609-8721 South 1 st St	DR to LR for Tract 1 and IP for Tract 2	To Grant LR-CO (Tr. 1) and IP-CO (Tr. 2) with CO limiting height to 40 ft., impervious cover to 70%, 2,000 trips, neighborhood commercial signs (25- 10 of LDC), prohibit service station on Tr. 1, and auto rentals, repair	Apvd LR-CO (Tr. 1), IP-CO (Tr. 2) as Commission recommended (5-13-1999).

		& sales, adult-oriented uses, indoor/outdoor sports & recreation, service station, research services	
C14-96-0005 – Orton Zoning Change – 8601 South 1 st St	DR to IP	To Grant IP-CO with CO limiting impervious cover to 70%, height to 40 ft., prohibit auto sales, prohibit access to Swanson Ln., 2,000 trips; Restrictive Covenant limiting hours of operation from 7 a.m. to 9 p.m.	Apvd IP-CO with RC as rec. by PC (6-6-1996).

RELATED CASES:

The rezoning area is platted as Lots 1-A, 1-B and 1-C of the Resubdivision of Lot 1 of the P.F. Orr Subdivision recorded in September 1968 (C8S-68-156) and Lot 2 of the P.F. Orr Subdivision (C8S-64-070). ***Please refer to Exhibit B.***

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

A 2012 rezoning case covered Lots 1-A and 1-B of the Resubdivision of Lot 1 of the P.F. Orr Subdivision (C14-2012-0060, total of 6.23 acres). On October 31, 2013, Council approved LR-MU-CO zoning for Tract 1 (1.82 acres) and SF-6-CO zoning for Tract 2 (4.41 acres).

There are no current site plan applications on the property. Three previous site plans on the property covered the LR-MU-CO and SF-6-CO rezoning area. The most recent site plan reviewed in 2019 was for 10,607 square feet of commercial uses, 30 multifamily units and 75 condominiums (SP-2019-0268C). The site plan has expired.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
South 1 st Street	80 feet	45 feet	Level 3	No	Shared Lane	Yes
Orr Drive	50 feet	30 feet	Level 1	No	Not Applicable	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of South 1st Street, on an 8.87 acre tract consisting of four address points, with one of properties containing a house. This property is located in an area that does not have an adopted neighborhood plan but is located along the **South 1st Imagine Austin Activity Corridor**. Surrounding land uses include residential uses, a church, a park and an elementary school to the north; to the south are commercial and retail uses and a church; to the east is undeveloped land and residential uses; and to the west is a large single family subdivision. Over the last decade, South First Street has experienced an acceleration in transitioning away from single family houses to a variety of commercial, office and multifamily uses along this heavily traveled thoroughfare. The proposal for the property calls for the demolition of the existing house and the construction of a 290-unit multifamily apartment complex, consisting of one to three bedroom units.

Connectivity

Public sidewalks are located along one side of South First Street in this area (on the west side of the South 1st Street) and the public sidewalks system along South First are incomplete. A CapMetro stop is located directly in front of the property. A public school and park are located within a quarter mile of the subject property. The mobility and connectivity options in this area are fair due to the lack of a complete public sidewalk system and bike lanes, which limits access to nearby goods and services beyond using a car.

Imagine Austin

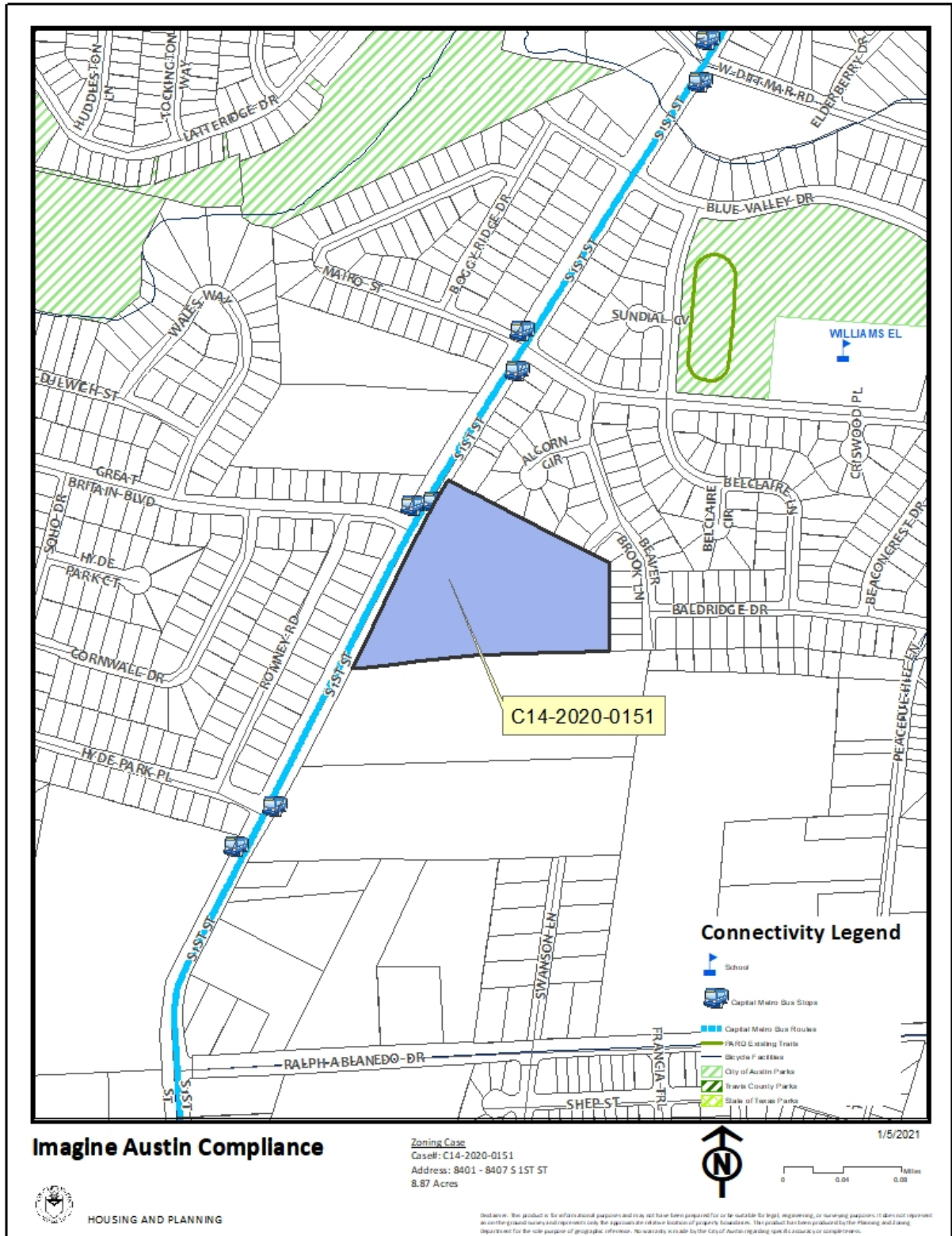
The Imagine Austin Growth Concept Map identifies this project as being located along an **Activity Corridor**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following IACP policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, **corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P5.** Create healthy and family-friendly communities through development that includes **a mix of land uses** and housing types and affords realistic opportunities for

transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based upon this property being situated along an **Activity Corridor**, which supports multifamily development, but the incomplete mobility options in the area that makes it difficult to safely walk or bike to access nearby goods, services, parks and school in the area by bike or on foot, this project only partially supports the Imagine Austin Comprehensive Plan. It is hoped in the near future that a complete public sidewalk system is installed along both sides of South 1st Street to make this a more complete community.



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 South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

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

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

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

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

Impervious Cover

Within the South Boggy 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.

Site Plan and Compatibility Standards

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

The site is subject to compatibility standards. Along all property lines, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations from LDC 25-2-1067 include the following:

- Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:
 - (1) in an urban family residence (SF-5) or more restrictive district
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located
- The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
 - (1) in an SF-5 or more restrictive zoning district; or
 - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

PARD – Planning & Design Review

Parkland dedication will be required for the new residential units proposed by this development, multifamily with MF-4 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

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.

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.

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

INDEX OF EXHIBITS, ATTACHMENTS AND CORRESPONDENCE TO FOLLOW

Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Recorded Plats

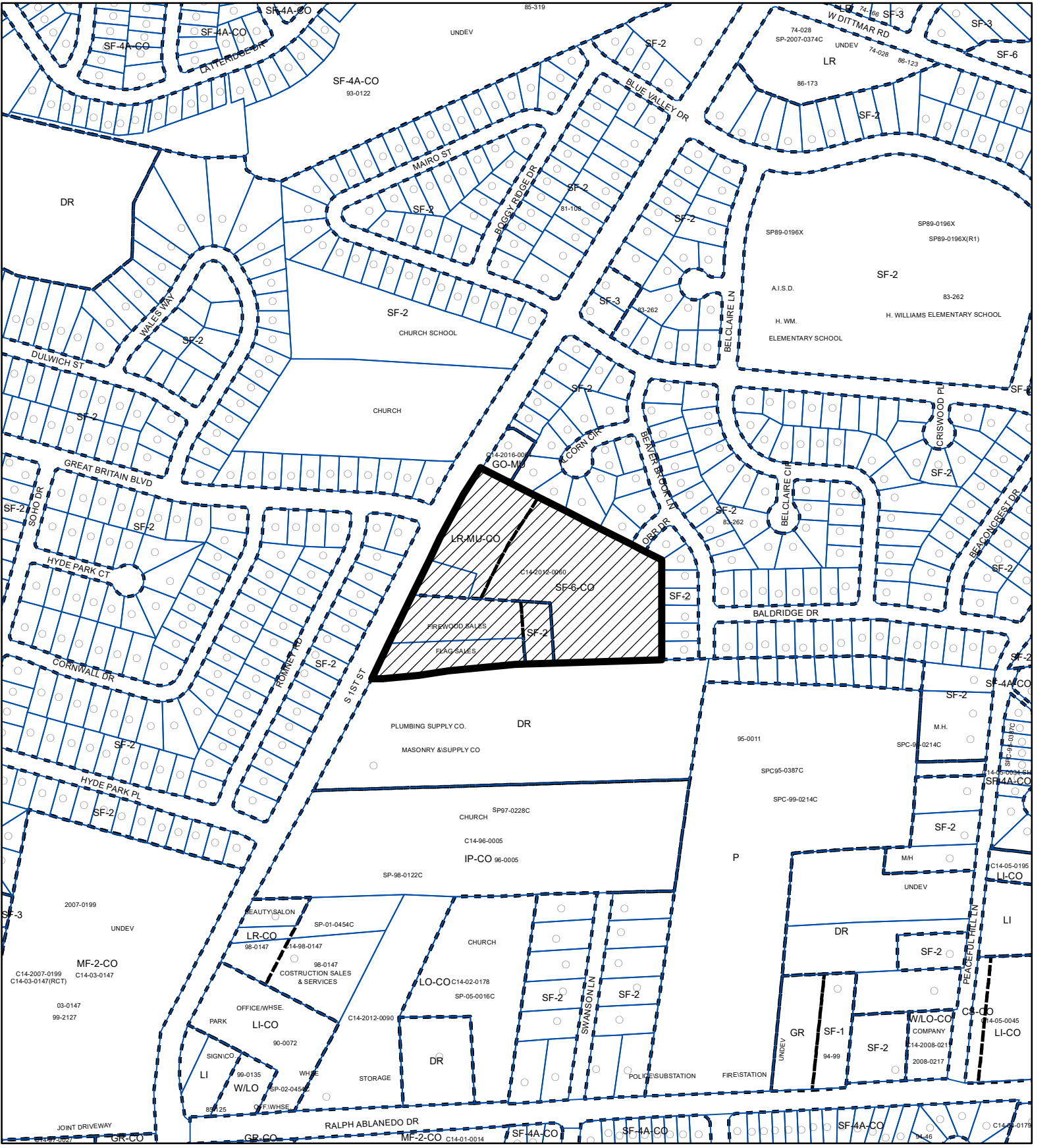
Exhibit C: Proposed Development Standards




Exhibit D: Applicant's Driveway Analysis Memorandum

Attachment A: Educational Impact Statement

Correspondence Received

Questions and Answers



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2020-0151

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: 12/28/2020



N



1" = 350'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

8401- 8407 SOUTH 1st St

Exhibit A - 1

ZONING CASE#: C14-2020-0151

LOCATION: 8401, 8403, 8405, and 8407 S 1st St

SUBJECT AREA: 8.87 Total Acres

GRID: F14

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.

P. F. ORR SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS

That I, C. A. Dunnahoo, owner of lot No. 2 shown on the plat above, being a part of 8.935 ac. conveyed to me by deed recorded in Vol. 2695 P. 126, Travis County Deed Records, said tract being out of the Wm. Cannon League No. 19 in Travis County, Texas. I do hereby subdivide said tract in accordance with above plat. Said subdivision to be known as P. F. Orr subdivision.
WITNESS OUR HAND this the 28 day of May, 1964. C. A. Dunnahoo
C. A. Dunnahoo

STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned authority, on this day personally appeared C. A. Dunnahoo known to me to be the person whose name appears on the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed therein.

Given under my hand and seal, this the 28 day of May, 1964.

G. P. Murphy
Notary in and for Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS

That I, P. F. Orr, owner of lot number one shown on plat above, being a part of 90.46 ac. conveyed to me by deed recorded in Vol. 1264 P. 401, Travis County Deed Records, said tract being out of the Wm. Cannon League No. 19 in Travis County, Texas. I do hereby subdivide said tract in accordance with above plat. Said subdivision to be known as P. F. Orr subdivision.
WITNESS OUR HAND, this the 28 day of May, 1964
P. F. Orr
P. F. Orr

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared P. F. Orr known to me to be the person whose name appear on the foregoing instrument, and acknowledge to me that he executed the same for the purpose and consideration expressed therein.

Given under my hand and seal, this the 28 day of May, AD 1964.

G. P. Murphy
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

Hyde M. Osborn
HOYLE M. OSBORN, Director of Planning

DATE June 2, 1964

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, this the 2nd day of June, AD 1964

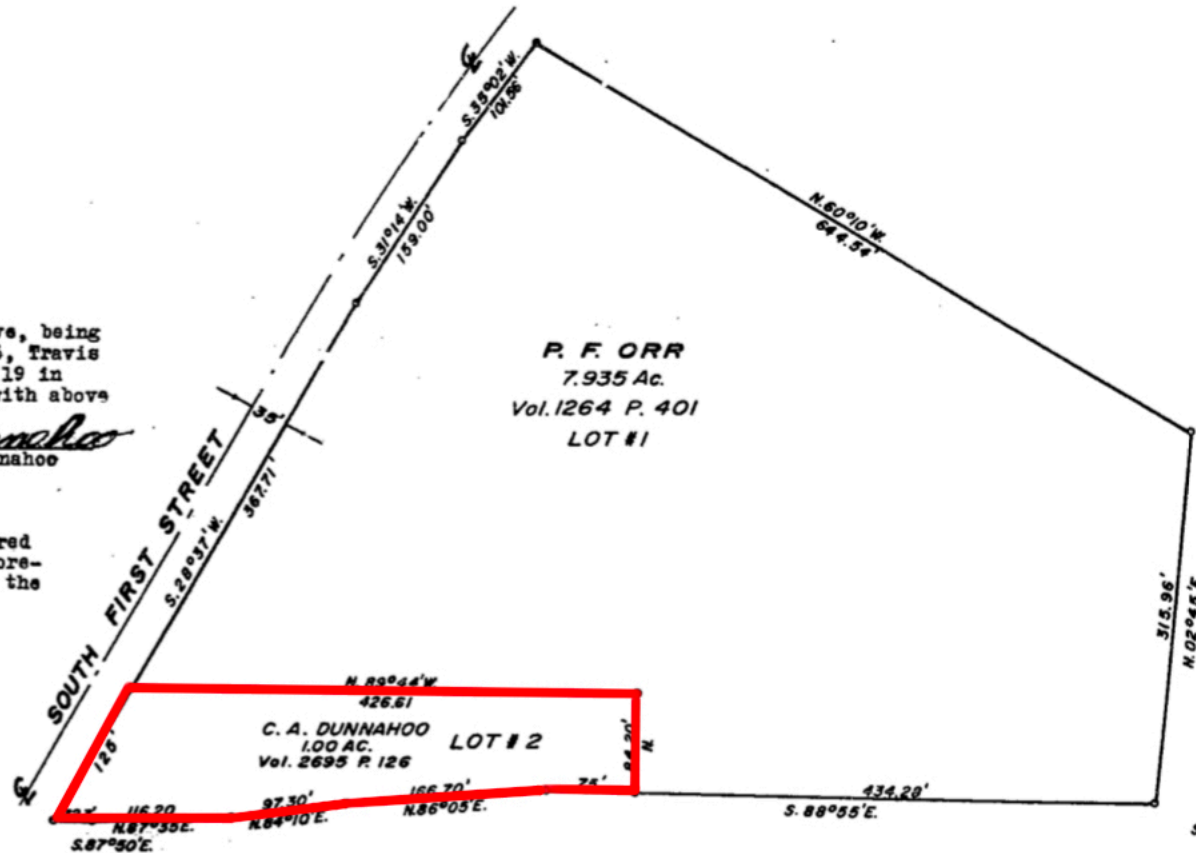
David C. Darrow
Chairman

W. S. Lewis
Secretary

In addition to the easement shown on this plat, the rear five (5) feet of this lot is dedicated as an easement for public utilities.

This is to certify that I have complied with Section Eleven of the Subdivision Ordinance of the City of Austin.

SURVEYED BY John H. Darrow DAY August 10, 1963
Registered Public Surveyor No. 926



STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 8 day of June, AD 1964 at 10:10 o'clock AM, and duly recorded on the 8 day of June, AD 1964 at 10:40 o'clock AM, in the Plat Record of said County in Book 20 at page 18.

WITNESS MY HAND AND SEAL of the Court of said County, the date last written above.
Miss Emilie Limberg, Clerk County Court Travis County, Texas

By: Bert H. Fush
Deputy

"In approving this plat by the Commissioner's Court of Travis County, Texas it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with plans and specifications prescribed by the Commissioner's Court of Travis County, Texas and the Commissioner's Court of Travis County, Texas assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith."

STATE OF TEXAS
COUNTY OF TRAVIS

I, Miss Emilie Limberg, County Clerk of Travis County, Texas do hereby certify that on the 8 day of June, AD 1964, the Commissioner's Court of Travis County, Texas passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book 3 Page 354.

WITNESS MY HAND AND SEAL OF OFFICE this the 8 day of June, AD 1964.

Emilie Limberg
Miss Emilie Limberg
County Clerk, Travis County, Texas

By: B. H. Fush Deputy

NOTE:

Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 500 gallons and with a drain field of not less than 150 feet, and shall be installed in accordance with regulations of the city-county health office and shall be inspected and approved by such officer.

This restriction is enforceable by the city of Austin-Travis County Health Unit and/or the subdivider.

FILED FOR RECORD at 10:30 o'clock AM,
this the 8 day of June, A.D. 1964.
Miss Emilie Limberg, Clerk, County Court

By: Bert H. Fush
Deputy

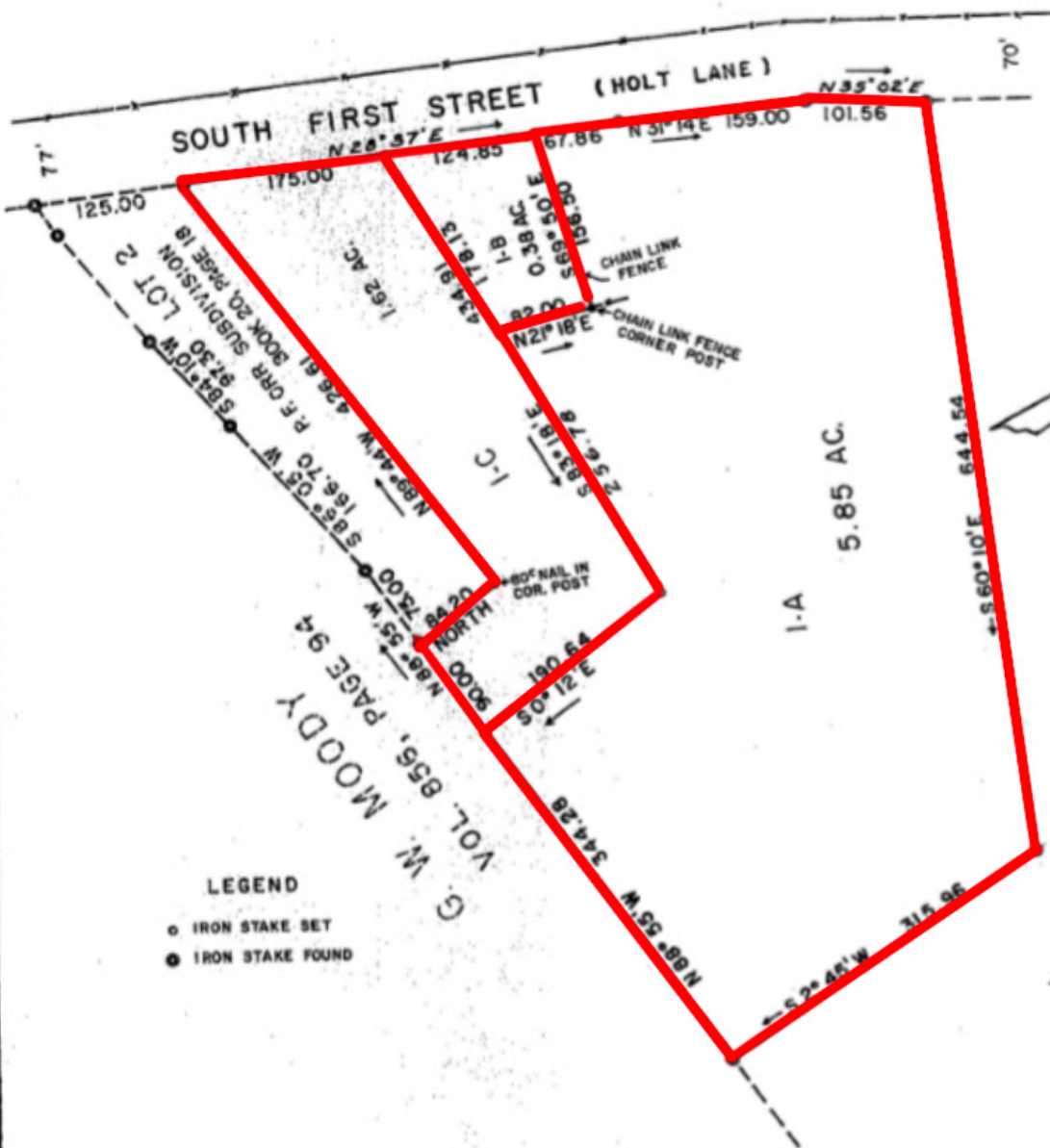
Exhibit B



C85-64-70

JUN 8-64 RCH B 3783 450

RESUBDIVISION OF LOT 1. OF THE P. F. ORR SUBDIVISION



STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:
That I, P. F. Orr, owner of that 7.85 acres of land out of the
Wm. Cannon League Survey # 19 in Travis County, Texas, and being a
portion of that 90.46 acres of land as conveyed to me by deed as
recorded in Volume 1264, Page 401, of the Deed Records of Travis
County, Texas, said 7.85 acres of land being designated as Lot
Number One of the P. F. Orr Subdivision, a subdivision of record
in Plat Book 20, Page 18, of the Plat Records of Travis County,
Texas, do hereby adopt this map or plat as my resubdivision of
said Lot Number One, to be known as and designated as

" RESUBDIVISION OF LOT 1 OF THE P. F. ORR SUBDIVISION "

and do hereby dedicate to the Public all Streets and easements as
shown hereon.

WITNESS MY HAND this the 10th day of September A.D. 1968

P. F. Orr
P. F. Orr

STATE OF TEXAS:
COUNTY OF TRAVIS:
Before me, the undersigned authority, on this day personally
appeared P. F. Orr, known to me to be the person whose name is
subscribed to the foregoing instrument, and he acknowledged to me
that he executed the same for the purposes and consideration
therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 10th day of September,
A. D. 1968.

Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

John M. Osborne date Sept 18 A.D. 1968
John M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD:

By the Planning Commission of the City of Austin, this the 20 day of
September A.D. 1968

Thomas Brown
Vice Chairman

Robert A. Hanks
Secretary

FILED FOR RECORD:

At 3:55 o'clock P. M. on the 20 day of Sept A.D. 1968
Miss Emilie Limberg, Clerk, County Court, Travis County, Texas

By James Lee
Deputy

STATE OF TEXAS:

COUNTY OF TRAVIS:
I, Miss Emilie Limberg, County Clerk of Travis County, Texas, do hereby
certify that on the 16 day of September A.D. 1968, the
Commissioners Court of Travis County, Texas, passed an order authorizing the
filing for record of this plat and that said order has been duly entered in
the minutes of said Court in Book 3, Page 368.

WITNESS MY HAND AND SEAL OF THE COURT of said County, this the 16 day of
September A.D. 1968

Miss Emilie Limberg, Clerk, County Court, Travis County, Texas

By Stuart Harris
Deputy

STATE OF TEXAS:

COUNTY OF TRAVIS:
I, Miss Emilie Limberg, Clerk of the County Court within and for the
County and State aforesaid, do hereby certify that the foregoing instrument
or writing with its certificate of authentication was filed for record in my
office on the 20 day of Sept A.D. 1968 at 3:55 o'clock
P. M. and duly recorded on the 20 day of Sept A.D. 1968 at
3:55 o'clock P. M. in the Plat Records of said County and State in Plat
Book 43, Page 25.

WITNESS MY HAND AND SEAL OF THE COURT of said County the date last
written above.

Miss Emilie Limberg, Clerk, County Court, Travis County, Texas.

By James Lee
Deputy

In approving this plat by the Commissioners Court of Travis County, Texas,
it is understood that the building of all Streets, Roads or other public
Thoroughfares shown on this plat, or any bridges or culverts necessary to
be placed in such Streets, Roads or other public Thoroughfares, or in con-
nection therewith shall be the responsibility of the owner and/or the
developer of the tract of land covered by this plat in accordance with
plans and specifications prescribed by the Commissioners Court of Travis
County, Texas, and the Commissioners Court of Travis County, Texas, assumes
no responsibility to build any of the Streets, Roads or other public
Thoroughfares shown on this plat, or any bridges or culverts in connection
therewith.

SEPTIC TANK NOTE:

Each building constructed in this subdivision shall be connected to a
septic tank with a capacity of not less than five hundred (500) gallons
and a drain field of not less than one hundred and fifty (150) feet, and
shall be installed in accordance with the regulations of the City-County
Health Officer and shall be inspected and approved by such Officer.

No lot in this subdivision shall be occupied until water satisfactory
for human consumption is available from a source on the land, a community
source or a public utility source in adequate and sufficient supply for
family use and the operation of a septic tank system.

This certifies that I have complied with section 23.27 of the City Code of
the City of Austin of 1954.



SURVEYED SEPTEMBER 6, 1968
METCALFE ENGINEERING COMPANY

BY: Marlton O. Metcalfe
MARLTON O. METCALFE
REGISTERED PUBLIC SURVEYOR # 555
AUSTIN, TEXAS

F.B. 490, P. 30

PLAN 8162

SCALE 1" = 100'

CB-68-156

Proposed Development Standards (8401 S. 1st Street)
5/14/21 Mtg. with Beacon Ridge Neighbors

1. Zoning Development Standards.
 - a. MF-4-CO zoning.
 - b. Maximum 50' height, and 4 stories.
 - c. 290 dwelling units maximum.
 - d. Vehicular access to Orr Drive is prohibited. Access to Orr Drive is limited to bicycle, pedestrian, and emergency ingress and egress.
 - i. The above restriction continues the existing Conditional Overlay (CO) established in the existing 2013 zoning ordinance (City code requires bicycle, pedestrian, and emergency access).
2. Buffering.
 - a. North and east property line.
 - i. Minimum 45' wide dwelling unit setback along the west, north, and east property line adjacent to single family zoned areas.
 1. Setback increased by an additional 20' from buffering presented 3/6/21.
 2. Compatibility requires minimum 25' building setback for maximum 30' height or 2 stories, and 50' building setback for maximum 40' height or 3 stories.
 - ii. 9' high screening (6' high solid wooden fence, on top of 3' high rock retaining wall system) included in site development permit application.
 - iii. 8' wide vegetative buffer.
3. Drainage. Applicant proposes the following three items to address onsite and offsite drainage issues in connection with the multifamily project. Approximate cost: \$950,000.
 - a. Regrade. Regrade the site along the north and east property lines and construct a retaining wall system at the perimeter to prevent water from sheet-flowing onto neighboring properties. The retaining wall system consists of a rock wall approximately 3' in height, with a 6' solid wood fence on top (total of 9' high).
 - b. Reroute. Provide a drainage easement along south and east property lines to redirect and slow sheet flows that are otherwise traveling unabated across the subject property.
 - c. Improve Orr Drive inlet. Rework existing inlet at Orr Drive and provide a level-spreader that will limit stormwater within the right-of-way, thereby preventing it from surging onto neighboring homeowners' properties during a 100-year flood event. A level-spreader is a stormwater dissipater that changes concentrated flow into sheet flow and outlets it at a velocity that will not cause erosion.
 - d. Overdetain. Construct a subterranean detention pond onsite that is oversized more than required by City Code to capture on-site flows, in addition to reducing current off-site peak flow rates by 10%.
4. Transportation. The applicant will install significant new transportation improvements at the new driveway connection located at Great Britain and S. 1st Street, including the following: new traffic signal, southbound left turn lane, and northbound left hand turn lane (see attached Exhibit "A"). Approximate Cost: \$800,000.
5. Construction Management.
 - a. Contact information for the developer will be posted and available to neighbors to address questions and concerns. Such communications will be logged and tracked for effective followup.
 - b. Construction will be limited to 7am-7pm Monday through Saturday, and no Project construction will occur on Sundays.
 - c. All Project construction traffic will stay off Beaver Brook Lane.
6. Affordable Housing
 - a. Project shall provide 10% of total units affordable at 80% MFI.

Exhibit C

Exhibit A

Great Britain Blvd & S 1st St Proposed Intersection Layout



*Santiago A. Araque Rojas***T E C H N I C A L M E M O R A N D U M****05.10.2021**

DATE: May 10, 2021

TO: David Hartman
Partner
Smith|Robertson

FROM: Santiago A. Araque Rojas, P.E.

RE: 8401 S 1st Wayfinder Multifamily Development Driveway Analysis Memorandum

This memorandum documents the results of a driveway analysis for the proposed Wayfinder Multifamily Development located at 8401 S 1st Street in Austin, Texas. The objective of this memo is to project site traffic onto the existing roadway network via the proposed site driveway along S 1st.

General Project Description

The proposed Wayfinder Multifamily Development will consist of a maximum of 290 multifamily units. The site is currently mostly vacant, undeveloped land with one flag and flagpole sales business. Land uses for the development are summarized below in **Table 1**.

Table 1 – Proposed Land Uses

Land Uses	Size	ITE Code
Multifamily	290 Units	221

The proposed development will have one access point located on S 1st Street directly across from Great Britain Boulevard. **Figure 1** shows the proposed site plan.mj

[illegible]

Site Traffic

Site-generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to each proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the 10th edition of the *Trip Generation Manual* published by the Institute of Transportation Engineers (ITE). ITE has established trip rates in nationwide studies of similar land uses. The trips indicated are one-way trips or trip ends, where one vehicle entering and exiting the site is counted as two trips (one inbound trip and one outbound trip).

Internal Capture is the tendency for customers or residents to visit several parts of a mixed-use development in one trip but be counted twice in the trip generation since the formula assumes the land uses are isolated. For this site, there are no internal capture trips. Pass-by trips are existing vehicles on the adjacent roadways that choose to visit the new site, and then return to their original path. Pass-by trips do not reduce the driveway volumes projected for the site. Pass-by reduction was not factored into determining the total number of trips that would make use of the site driveway. There were no internal capture or Pass-By reductions for this site.

Table 2 summarizes the resulting Daily and Weekday AM and PM peak hour trip generation for the purposes of the driveway analysis.

Table 2 – Site Trip Generation

Land Uses	Quantity	Units	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	290	Dwelling Units	221	1,579	25	72	97	75	48	123
Internal Capture Trip Reduction				-	-	-	-	-	-	-
Pass-By Trip Reduction				-	-	-	-	-	-	-
TOTAL TRIPS				1,579	25	72	97	75	48	123

ITE 10th Edition average trip rates were used for trip generation.

Trip Distribution and Assignment

Site traffic is distributed into and out of the site driveway and onto the street system based on the area street system characteristics, existing traffic patterns, “journey to work” assumptions, and the location of driveway access to/from the site. To determine existing traffic patterns, historical 2019 peak hour turning movement counts were obtained from the nearby intersection at S 1st & Slaughter. These were used to project peak hour directional volumes near the site. 2018 TxDOT Daily counts were also obtained to determine daily traffic patterns. These counts were taken just north of Slaughter on S 1st.

The projected two-way peak hourly volumes and daily volumes at the count sites near the project area were used to proportionally assign site trips to the study roadway network via South 1st to the north and South 1st to the south. **Figure 2** shows the count data locations used for the analysis.

Figure 2 – TCDS Count Data Locations



Assignment of Site Trips

Table 3 and **Figure 3** show the resulting weekday AM and PM peak hour turning movements at site driveways after distributing the trip generation totals in **Table 2**.

Table 3 – Projected Driveway Site Trip Turning Movement Volumes

Driveway Distribution	AM	PM
Right In (From South 1 st northbound into the site)	13	38
Right Out (From Driveway 1 onto S 1 st northbound)	36	24
Left In (From South 1 st southbound into the site)	13	38
Left Out (From Driveway 1 onto S 1 st southbound)	36	24

Figure 3 – Site Trips

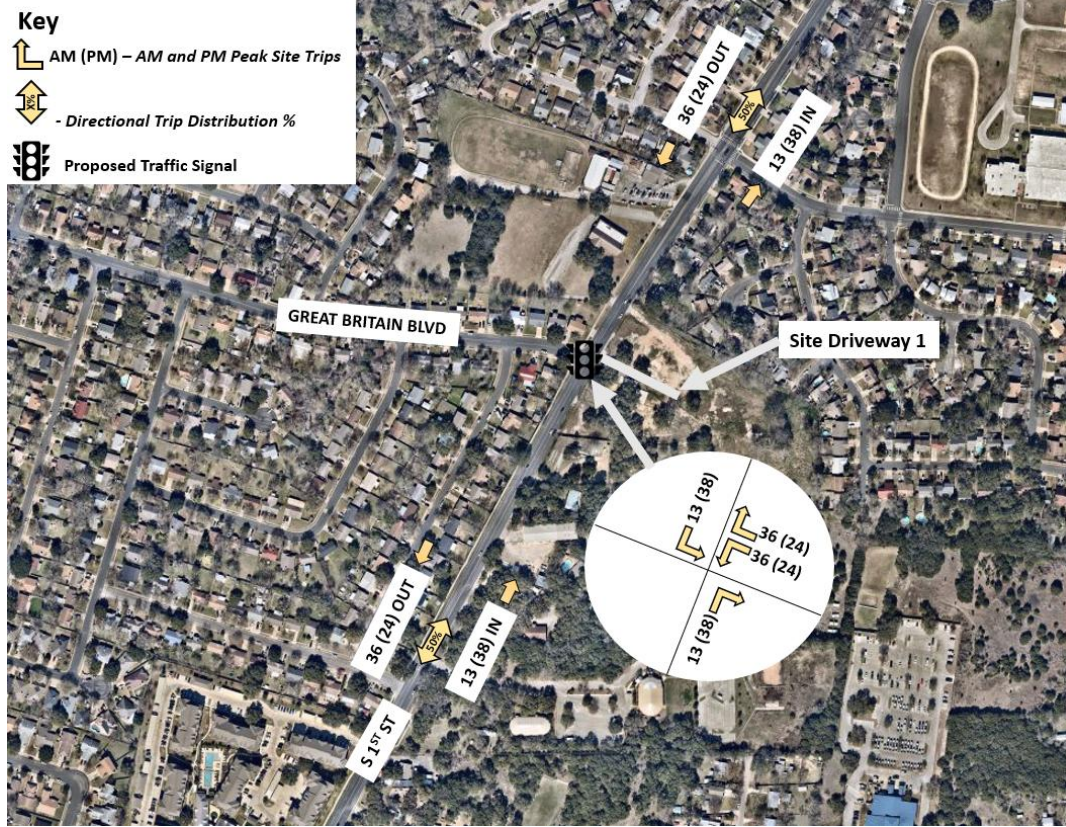


Table 4 shows the proposed traffic as a percentage of traffic of the existing condition when compared to 2018 S 1st bi-directional daily counts from TxDOT and 2019 peak hour turning movement counts. It should be noted that these counts have not been altered with a background growth rate.

Table 4 – Percent Increase in Traffic on S 1st Due To Development

Land Use Code	Land Use	Intensity	Unit(s)	Daily Trips	AM Peak Trips			PM Peak Trips		
					In	Out	Total	In	Out	Total
221	Multifamily Housing (Mid-Rise)	290	DU	1,579	25	72	97	75	48	123
Total				1,579	25	72	97	75	48	123
2018 S 1st Bi-Directional Daily Trips (from TxDOT)					21,449	-	-	-	-	-
2019 Peak Hour S 1st Bi-Directional Trips					-	-	1,525	-	-	1,694
S 1st Bi-Directional Trips + Site Trips					23,028	-	1,622	-	-	1,817
% Increase of S 1st Traffic Due to Development					7%	-	6%	-	-	7%

Conclusion

This memo is provided to show proposed site trips due to the Wayfinder Multifamily Development. The proposed trips are expected to distribute both north and south of the site at an equal rate. The distribution of site traffic will increase traffic by a maximum of 6% in the AM peak hour and 7% in each the PM peak hour and daily traffic. The proposed development has also agreed to build a new traffic signal at the intersection of Great Britain Blvd and S 1st Street. Along with the proposed traffic signal the development will add northbound and southbound left turn lanes. The proposed turn lanes will increase safety and allow thru vehicles to avoid left-turners awaiting a gap in traffic. The proposed layout of Great Britain Blvd & S 1st St is shown below **Figure 4**.

Figure 4 – Great Britain Blvd & S 1st St Proposed Intersection Layout



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 8401 – 8407 South 1st St.

ADDRESS/LOCATION: 8401, 8403, 8405 and 8407 South 1st St.

CASE #: C14-2020-0151

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

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

MF UNITS: 280 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.02 Middle School: 0.008 High School: 0.012

IMPACT ON SCHOOLS

The student yield factor of 0.04 (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 the area.

The 280-unit multifamily development is projected to add approximately 12 students across all grade levels to the projected student population. It is estimated that of the 12 students, 6 will be assigned to Williams Elementary School, 3 to Bedichek Middle School, and 3 to Crockett Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Williams ES (88%) and below the target range at Bedichek MS (61%) Crockett ECHS (75%). 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 Crockett ECHS will qualify for transportation. Students attending Williams ES, Bedichek MS will 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: 01/22/2021

Executive Director: Beth Wilson

Attachment A

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Williams

ADDRESS: 500 Mairo St.

PERMANENT CAPACITY: 561

MOBILITY RATE: -4.2%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	433	499	505
% of Permanent Capacity	77%	89%	90%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	415	486	492
% of Permanent Capacity	74%	87%	88%

MIDDLE SCHOOL: Bedichek

ADDRESS: 6800 Bill Hughes Road

PERMANENT CAPACITY: 941

MOBILITY RATE: -11.9%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	886	681	684
% of Permanent Capacity	94%	72%	73%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	781	569	572
% of Permanent Capacity	83%	60%	61%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



HIGH SCHOOL: Crockett

ADDRESS: 5601 Menchaca Road

PERMANENT CAPACITY: 2,163

MOBILITY RATE: +8.0%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,440	1,257	1,260
% of Permanent Capacity	67%	58%	58%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,555	1,612	1,615
% of Permanent Capacity	72%	75%	75%

Signature: Beth Wilson

Email: beth.wilson@austinisd.org

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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.

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Case Number: C14-2020-0151

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 20, 2021, Zoning and Platting Commission

Shelby Michael Kinns

Your Name (please print)

604 Great Britain Blvd

Your address(es) affected by this application (OPTIONAL)

Signature

Date

Daytime Telephone: 512-280-9057

Comments:

☒ I am in favor
☐ I object

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

May 6, 2021

Wendy Rhoades
City of Austin
Planning and Development
505 Barton Springs Rd, Fifth Floor
Austin, TX 78704

Re: Support for Multifamily Rezoning - 8401 South 1st Street (Case #C14-2020-0151)

Dear Ms. Rhoades,

I am writing in support of the rezoning case for the property located at 8401 S. 1st St. in Austin, TX (Case #C14-2020-0151). The applicant is seeking rezoning for the property to develop a multifamily project.

My property is located directly west of the proposed multifamily development and therefore I will be one of the primary adjacent owners affected by the approval of this project. I strongly support the proposed rezoning and future development of the subject property. Specifically, I am looking forward to traffic improvements in connection with this multifamily project that will be located along South 1st Street, including dual turn lanes and a traffic signal at Great Britain Blvd and South 1st St. These improvements should help both reduce congestion and increase safety getting into and out of the neighborhood at Great Britain Blvd.

In addition, I feel that the property owner should have the right to use their land the way they wish as long as they aren't damaging the environment. The plan seems to address any negative effects for run off, safety and other concerns. If they wish to build an apartment complex, I support their use. My main concern as mentioned is traffic control which I really like their plan. I strongly urge the city grant their use. Property owner rights should be strengthened in this city.

Sincerely,

70791A31E449420
Mike Minns

Signed By Mike Minns

5/9/2021

Shelby Michael Minns
Owner of
604 Great Britain Blvd
Austin, TX 78748

PUBLIC HEARING INFORMATION

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Case Number: C14-2020-0151

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 20, 2021, Zoning and Platting Commission

VINCENT J. TOBOLA

Your Name (please print)

614 Great Britain Blvd

Your address(es) affected by this application (OPTIONAL)

Vincent J. Tobola

Signature

4-09-2021

Date

Daytime Telephone:

254-709-5795

Comments:

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

May 11, 2021

Wendy Rhoades
City of Austin
Planning and Development
505 Barton Springs Road, #175
Austin, Texas 78704

Re: Proposed Rezoning/Redevelopment of 8401 South 1st Street (Zoning Case C14-2020-0151)

Dear Ms. Rhoades:

The following is in response to the above-referenced rezoning case initiated by David Hartman on behalf of Wayfinder Properties, LLC, for the property located at 8401 S. 1st St. in Austin, Texas. As we understand it, the current property is zoned DR, SF-2, SF-6-CO, and LR-MU-CO. The applicant is seeking rezoning for the property in order to proceed with a development of a multifamily project.

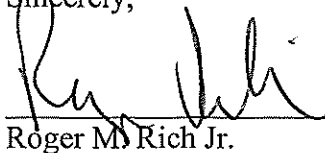
My property comprising approximately 2.24 acres is located directly south and southeast of the proposed multifamily development and therefore I will be one of the largest adjacent landowners affected by the approval of this project. I strongly support the proposed rezoning and future development of the subject property.

I have had additional dialogue with members of the applicant's team to understand the many facets of this proposed development including aesthetics, function, and other key aspects of the proposed development. A key factor of these conversations has been focused on the solutions the development team have agreed to provide for areas of concern to residents and businesses that are adjacent to the proposed development such as drainage, traffic congestion, and screening.

The team has worked with us in a collaborative manner to address all my concerns related to proximity and placement of buildings along the southern property line, as well as making an effort to propose a development that will both honor the feel of the existing community and provide additional community benefits to the area. I'm looking forward to traffic improvements along South 1st Street, including dual turn lanes and a traffic signal at Great Britain Blvd. and South 1st St., which should help both reduce congestion and increase safety. I also appreciate the applicant's understanding of the flooding issues in the area and their proposed solution to over-detain and redirect stormwater away from adjacent residences.

I believe that the proposed development will provide the neighborhood with our desired protections and certainty for redevelopment of the underutilized large undeveloped subject tract, while allowing the applicant to provide much needed apartments to meet the City's growing demand for housing.

Sincerely,



Roger M. Rich Jr.

Rhoades, Wendy

From: Gretchen McIntyre [REDACTED]
Sent: Monday, April 5, 2021 7:45 AM
To: Rhoades, Wendy
Subject: Case: C14-2020-0151

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Correction to the case number

Sent from my iPhone

Begin forwarded message:

From: Gretchen McIntyre [REDACTED]
Date: April 5, 2021 at 7:44:01 AM CDT
To: wendy.rhoades@austintexas.gov
Subject: Case: C14-2020-0152

Hello Ms Rhoades,

My name is Gretchen McIntyre
My address: 8301 Belclaire Circle

I OBJECT to the proposed zone change of the above mentioned case.

In addition, I strongly OPPOSE ANY thoroughfare via Orr Drive from the attached properties.

Thank you for the consideration.

Respectfully,

Gretchen McIntyre

Sent from my iPhone

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Rhoades, Wendy

From: Kerry McIntyre <[REDACTED]>
Sent: Saturday, April 3, 2021 7:33 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2020-0151

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello Ms. Rhoades,
My name is: Kerry McIntyre
My address is: 8301 Belclaire Circle Austin, TX 78748

I object to the proposed zone change of the above mentioned case.

In addition, I strenuously object to creating a thoroughfare on ORR Dr with the attached property.

Thank-you for your consideration.

Sincerely,
Kerry McIntyre

Sent from my iPad

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

Rhoades, Wendy

From: Paul North [REDACTED]
Sent: Sunday, April 4, 2021 6:44 PM
To: Rhoades, Wendy
Subject: C14-2020-0151

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Wendy,

I want to express my concerns with changing the zoning from LR-MU-CO to MF-4. This is an established neighborhood; Condos and apartment buildings should be closer to the city center. A higher density of people in this area will make our infrastructure deteriorate more quickly, over populate schools, increase crime, and cause issues with flooding which we already have problems with in this neighborhood. This is a land grab by developers that will run families out of town. I vote NO and would like to be involved in the upcoming meetings.

Thank you,
Paul North

--

979-324-0369

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

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Case Number: C14-2020-0151

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 20, 2021, Zoning and Platting Commission

TOLIA STARK

Your Name (please print)

8203 Beaver Brook

Your address(es) affected by this application (OPTIONAL)

hr

☐ I am in favor
☒ I object

4-12-21

Date

Daytime Telephone: 512-779-3141

Comments: I object because this neighborhood will not easily support high density apart mnts.

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

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Case Number: C14-2020-0151

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 20, 2021, Zoning and Planning Commission

Robin Mason

Your Name (please print)

☐ I am in favor
☒ I object

8203 Beaver Brook

Your address(es) affected by this application (OPTIONAL)

Robin Nelson

Signature

4/12/21

Date

Daytime Telephone: 617-947-4206

Comments

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: Naomi Maki [REDACTED]
Sent: Friday, April 16, 2021 3:35 PM
To: Rhoades, Wendy
Subject: C14-2020-0152

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hi Wendy, Sorry this is late this was sitting in my outbox.

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

PUBLIC HEARING INFORMATION	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.</p>	<p>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.</p> <p>Case Number: C14-2020-0151 Contact: Wendy Rhoades, 512-974-7719 Public Hearing: April 20, 2021, Zoning and Planning Commission</p> <p>MARY KAY MAKI, NAOMI MAKI Your Name (please print) <input type="checkbox"/> I am in favor <i>[Signature]</i> <input checked="" type="checkbox"/> I object</p> <p>Your address(es) affected by this application (OPTIONAL) <i>My Ky Maki Naomi Maki</i> 4-19-2021 Signature Date</p> <p>Daytime Telephone: 727 415 8588</p> <p>Comments: <i>The MF-4 zoning is to dense and out of scale for our neighborhood. A 4-story building will tower over my backyard and contribute to an existing infrastructure problem, that includes drainage and traffic.</i></p> <p>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</p>

Sent from my iPhone

Wendy:

The applicant is in agreement to the postponement request by the neighborhood to 5/18/21.

All:

We look forward to our continued dialogue, including our socially distanced meeting at 6pm on 4/20/21 at Williams Elementary shaded basketball courts. Thanks in advance for your time and feedback.

Regards, David

From: Jeff Miller

Sent: Saturday, April 17, 2021 6:22 AM

To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; David Hartman

Cc:

Subject: Re: 8401 S. 1st St. -Rezoning Discussion - Follow up/Request for mtg. Thursday 4/15/21

Ok thanks. We would like to request a consent postponement to 5/18.

Rhoades, Wendy

From: Dylan McAfee <[REDACTED]>
Sent: Monday, May 17, 2021 11:20 AM
To: Rhoades, Wendy
Cc: Jenna Loa
Subject: Re: Case Number: C14-2020-0151

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Wendy,

I just wanted to note with our objection that our address is 8203 S 1st St. We moved into our home in April and didn't hear about this case until seeing a letter later that month. We are trying to jump onto meetings to learn more, but it's been difficult to review and discuss everything that has taken place thus far. With our understanding thus far, we still oppose.

We have concerns for the large influx of auto traffic to an already highly trafficked street where we already have safety concerns, as well as not having seen any flood mitigation plan in how it would affect ours and our neighbors properties.

Best,
Dylan McAfee

On Sat, May 1, 2021 at 10:31 AM Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

Hi Dylan,

Yes, Jennifer has been added to the interest list.

Wendy Rhoades

From: Dylan McAfee <[REDACTED]>
Sent: Friday, April 30, 2021 6:14 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Jenna Loa <jennifer.loa@comcast.net>
Subject: Re: Case Number: C14-2020-0151

Hi Wendy,

Can you add Jennifer cc'd here as well?

Zoning Change opposition statement from Kristina & Jeff (Thanks to Kristina for summarizing the below statement):

As an individual home-owner in the affected area, I am opposed to allowing a rezoning of the property in question, to MF-4.

Based on all of the provided information, I do not feel this level of rezoning request is a good match for our surrounding SF neighborhood. It would not compliment, nor enhance the immediate area, & would inevitably produce more strain, on existing issues/concerns.

I certainly do not want to ruin the potential chances of my fellow neighbors securing a promise, & solution to their privacy concerns, or current flooding issues caused by this property. However, I do not agree that a moderate to high density, 4-story structure (much less three, 4-story buildings, in addition to 2 & 3-story units) is the right fit, for our single family, 1-2 story neighborhood.

I understand the purpose of building housing on main arteries. Currently the main artery, this proposed property feeds on to (S.1st), is already inundated, often making it extremely difficult to turn left. The required streetlight for the development serves only to benefit itself, & Great Britain, not the closest neighborhood surrounding the proposed area. The lesser, east/west connecting streets (Dittmar & Ralph Ablanedo), are both just 2 lanes, & not sufficient for the added traffic burden this development would bring. Additionally, Ralph Ablanedo has 2 EMS stations, & Dittmar already has a choke point on the bridge over the Boggy Creek watershed. Neither street would benefit from traffic backing up.

Without improvement to the city's infrastructure, concerns remain regarding stress added to the area's already inadequate drainage. While potential on-site solutions may be addressed by the developer, regarding the directional flow of sheeting (to alleviate current, direct neighbor flooding), the overall estimated volume would only potentially be decreased by 10%. Output is still fully being directed to the cul-de-sac on Orr. We have already seen flooding in this area, as well as over Mario, without the additional impervious cover of the new development.

Personally, I intentionally opted to purchase a home in a neighborhood zoned for single family, with mostly homeowners. Even rental homes are still single-family dwellings. I greatly value the personal & financial investment my fellow neighbors have made, in our neighborhood. An apartment complex, with 100% rental units, will only provide our neighborhood with an eternal ebb & flow of transient residents, moving in & out. This type of development does not cultivate the same sense of personal accountability, nor courtesy, to its' fellow neighbors.

Quality of life will inevitably be compromised, by all who neighbor this development. I have valid concerns over the inevitable sound pollution involved, as well as the strain on our neighborhood infrastructure, streets, crime, traffic, viewpoints, & privacy. Noise pollution would not be confined to just the actual construction, with its estimated 2 year timeline of noise/dust/closures, but also with its 500+ new persons in the immediate vicinity. There is no amount of building, or vegetative buffer, that will drown out the sounds or sights, associated with such a large complex, & number of residents.

As a resident, homeowner, & taxpayer, I kindly ask you to reconsider allowing such an excessive rezoning change, for our SF neighborhood.
Thank you for your time & consideration.

Sincerely,
Jeff & Kristina Miller
8311 Beaver Brook Lane, Austin Texas 78748
512-689-6265

From: [Jeff Miller -](#)
To: [Rhoades, Wendy](#); [David Hartman](#)
Cc:

Re: 8401 S. 1st St. -Rezoning Discussion - request for mtg. next week, prior to May 18 ZAP - Thursday May 13
Wednesday, May 12, 2021 4:00:42 PM

Subject:
Date:

Wendy and David, we are requesting an extension for the zap meeting. This will be the last one we will request. Please know I tried to make it all come together this week, but we simply have run out of bandwidth to get this done and we are all now feeling rushed to wrap it all up prior to the currently scheduled zap meeting. There is simply too many people involved and too much data to process. Please see my request to the zoning and platting commission below. Thank you – Jeff

To whom it may concern *Zoning and Platting Commission*,

On behalf of the neighborhood group who have been meeting on the Re: 8401 S. 1st St. (ongoing Rezoning discussions) We are requesting a postponement to the next scheduled ZAP meeting for Tuesday, June 1, 2021 at 6 p.m.

Many neighbors have asked me to request an extension. And the internal planning group feels like we will not have enough time to meet with the developer and then meet again to thoughtfully respond and make final decisions to support or oppose this zoning change request. As currently there is not enough info to make a final decision. The amount of data to process throughout the group is overwhelming and just trying to manage 30+ people meeting regularly has become a full-time job for the past several months. We simply need more time to make a thoughtful decision that will have far reaching impact for all of us. We are not taking this lightly. We are very concerned about the impact this will have to our neighborhood and quality of life.

Thank you for considering our request to postpone the zap meeting to 6/1/2021

This is being sent on behalf of the Beacon Ridge neighborhood group. Everyone is on copy.

Sincerely,
Jeff Miller
Beaver Brook Lane
512.689.6265

Rhoades, Wendy

From: Marquez, David
Sent: Monday, May 17, 2021 3:26 PM
To: Smith, Hank - BC
Cc: Rhoades, Wendy; Middleton, John; Guevara, Danielle
Subject: RE: upcoming zoning case question -8401 S. 1st Street (#C14-2020-0151)
Attachments: S 1st Street Drainage Maps.pdf

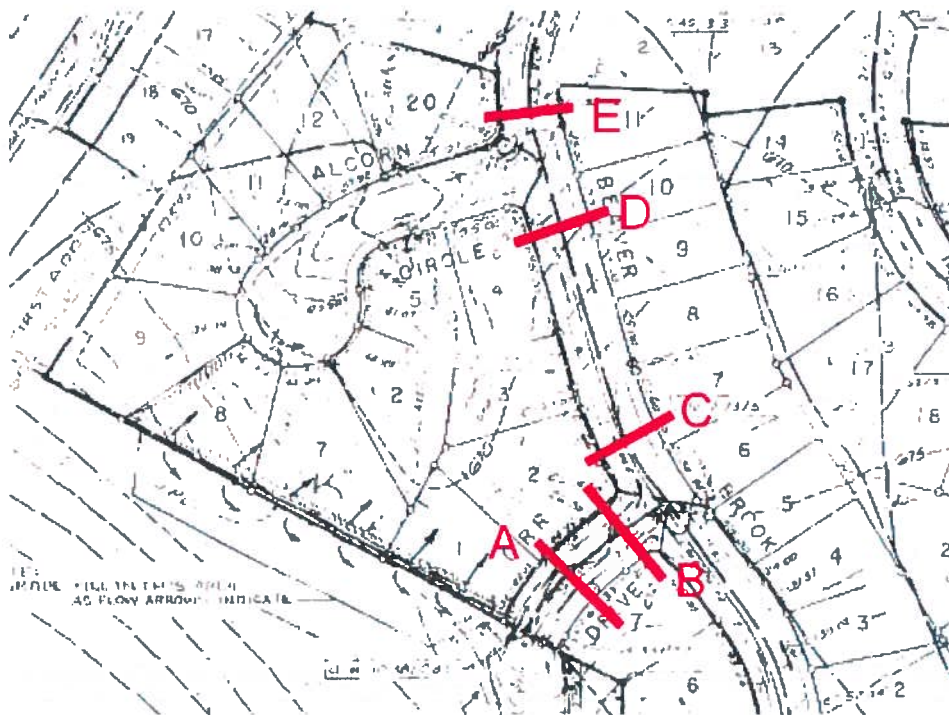
Follow Up Flag: Follow up
Flag Status: Flagged

Hank,

The attached drainage area map shows the drainage for the proposed site at 8401 S 1st. Currently the site drains directly into the residential houses to the north. The proposed development, which you can see highlighted on the second sheet, is currently proposing to capture all flows and release them into the right of way on Orr Drive. This will completely take drainage off of the residential lots that drains directly onto their properties. They also propose to decrease the total flow that drains through their site. However, the site proposes to increase flow at Orr Drive which would require a waiver. As part of the drainage criteria manual requirements, there should be no increase in point discharge from any point of the development. The engineer has met with a few different members of staff to discuss possible solutions and over-detaining did seem to be the most feasible option as the City doesn't have proposed upgrades in this area.

It is difficult to have a general statement to state flooding conditions will be better because flows are diverted from one location to another. As part of the waiver request, we are asking for calculations to demonstrate the flows will be contained in ROW. There is preliminary information that they have provided that demonstrates flows to be contained in the right of way. In both existing and proposed conditions there is almost a foot of water in their calculations so flooding isn't completely mitigated. The increase of flow will be from Orr Drive to just past the intersection of Beaver Brook. Just as a visual, below is an exhibit that shows the points of calculation. An increase in flow is shown for cross sections A,B and C with flows decreasing at D and E and further downstream due to their proposed over-detaining. Flows in the screenshot below are moving up the page toward cross section E. As a side note, waivers are not typically handled at the zoning stage as we review these during site plans and construction plans when construction occurs. I believe the applicants are trying to address drainage now since it is a concern to the neighborhood for this particular hearing item.

Let us know if you have any other questions or concerns.



David Marquez
Drainage and Water Quality
512-974-3389



From: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Sent: Friday, May 14, 2021 10:06 AM
To: Marquez, David <David.Marquez@austintexas.gov>; Middleton, John <John.Middleton@austintexas.gov>
Subject: FW: upcoming zoning case question -8401 S. 1st Street (#C14-2020-0151)

David / John,

I received one drainage-related question from a Zoning and Platting Commissioner. Could you please provide a response (to the extent possible) prior to Tuesday at 10 a.m.?

Thank you,

Wendy

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Sent: Friday, May 14, 2021 9:11 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: upcoming zoning case question -8401 S. 1st Street (#C14-2020-0151)

Wendy,

Please see questions below.

Thank you ,

Andrew

From: Smith, Hank - BC <bc-Hank.Smith@austintexas.gov>

Sent: Thursday, May 13, 2021 7:25 PM

To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>

Subject: upcoming zoning case question

8401 S. 1st Street (#C14-2020-0151) Questions for City Staff – ZAP Comm. H. Smith

1. I understand the homeowners in the vicinity of Orr Drive and Beaver Brook Lane currently experience flooding in connection with 2-year storm events.

The applicant has proposed the following drainage improvements in connection with the proposed multifamily project.

- a. Regrade. Regrade the site along the north and east property lines and construct a retaining wall system at the perimeter to prevent water from sheet-flowing onto neighboring properties. The retaining wall system consists of a rock wall approximately 3' in height, with a 6' solid wood fence on top (total of 9' high).
- b. Reroute. Provide a drainage easement along south and east property lines to redirect and slow sheet flows that are otherwise traveling unabated across the subject property.
- c. Improve Orr Drive inlet. Rework existing inlet at Orr Drive and provide a level-spreader that will limit stormwater within the right-of-way, thereby preventing it from surging onto neighboring homeowners properties during a 100-year flood event.
- d. Overdetain. Construct a subterranean detention pond onsite that is oversized more than required by City Code to capture on-site flows, in addition to reducing current off-site peak flow rates by 10%.

Please comment as to whether the above drainage improvements address existing drainage issues and will improve the existing drainage condition experienced by neighbors located adjacent to the Property along Orr Drive and Beaver Brook Lane.

Thanks

Hank

Hank Smith
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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July 8, 2021

Wendy Rhoades
City of Austin
Planning and Development
505 Barton Springs Road, #175
Austin, Texas 78704

Regarding the proposed rezoning/redevelopment of 8401 South 1st Street
(Zoning Case C14-2020-0151)

Dear Ms. Rhoades:

I am writing in support of the rezoning case for 8401 South 1st Street.

My wife and I live on an adjoining property at 8304 Beaver Brook Ln at Orr Drive along the eastern border of the proposed multifamily development. After numerous meetings with our neighbors and the project representatives, we support the rezoning and the development plan.

As with most of my neighbors whose properties adjoin the proposed development, we regularly experience flooding problems due to an eroded drainage berm and lack of rainwater detainment. The project representatives came up with what we believe to be a sound plan. They will modify slopes and build an impermeable barrier at least three feet tall. This will redirect stormwater past our yards to Orr Drive and South 1st Street. Details of the proposals and concessions follow this letter.

The proposed multifamily density is unprecedented in this immediate area. We understand concerns about increased traffic, noise, and people walking through our neighborhood. We share these concerns. The project representatives offer 45-foot setbacks, a new privacy fence, a tree-foliage visual barrier above the privacy fence, and the drainage improvements. This reassures us that, for the most part, our single-family-home environment will be minimally impacted. This is likely a better deal than other developers would offer us.

We appreciate the openness with which the project representatives listen to us. They explain processes and proposals clearly. They addressed our primary concerns. My wife and I purchased our home about thirteen years ago. Since that time, we have anticipated a multifamily project going in behind our house. We hope that this rezoning and development project succeeds.

Sincerely,

Dale Barnard

Proposed Development Standards (8401 S. 1st Street)
5/14/21 Mtg. with Beacon Ridge Neighbors

1. Zoning Development Standards.
 - a. MF-4-CO zoning.
 - b. Maximum 50' height, and 4 stories.
 - c. 290 dwelling units maximum.
 - d. Vehicular access to Orr Drive is prohibited. Access to Orr Drive is limited to bicycle, pedestrian, and emergency ingress and egress.
 - i. The above restriction continues the existing Conditional Overlay (CO) established in the existing 2013 zoning ordinance (City code requires bicycle, pedestrian, and emergency access).
2. Buffering.
 - a. North and east property line.
 - i. Minimum 45' wide dwelling unit setback along the west, north, and east property line adjacent to single family zoned areas.
 1. Setback increased by an additional 20' from buffering presented 3/6/21.
 2. Compatibility requires minimum 25' building setback for maximum 30' height or 2 stories, and 50' building setback for maximum 40' height or 3 stories.
 - ii. 9' high screening (6' high solid wooden fence, on top of 3' high rock retaining wall system) included in site development permit application.
 - iii. 8' wide vegetative buffer.
3. Drainage. Applicant proposes the following three items to address onsite and offsite drainage issues in connection with the multifamily project. Approximate cost: \$950,000.
 - a. Regrade. Regrade the site along the north and east property lines and construct a retaining wall system at the perimeter to prevent water from sheet-flowing onto neighboring properties. The retaining wall system consists of a rock wall approximately 3' in height, with a 6' solid wood fence on top (total of 9' high).
 - b. Reroute. Provide a drainage easement along south and east property lines to redirect and slow sheet flows that are otherwise traveling unabated across the subject property.
 - c. Improve Orr Drive inlet. Rework existing inlet at Orr Drive and provide a level-spreader that will limit stormwater within the right-of-way, thereby preventing it from surging onto neighboring homeowners' properties during a 100-year flood event. A level-spreader is a stormwater dissipater that changes concentrated flow into sheet flow and outlets it at a velocity that will not cause erosion.
 - d. Overdetain. Construct a subterranean detention pond onsite that is oversized more than required by City Code to capture on-site flows, in addition to reducing current off-site peak flow rates by 10%.
4. Transportation. The applicant will install significant new transportation improvements at the new driveway connection located at Great Britain and S. 1st Street, including the following: new traffic signal, southbound left turn lane, and northbound left hand turn lane (see attached Exhibit "A"). Approximate Cost: \$800,000.
5. Construction Management.
 - a. Contact information for the developer will be posted and available to neighbors to address questions and concerns. Such communications will be logged and tracked for effective followup.
 - b. Construction will be limited to 7am-7pm Monday through Saturday, and no Project construction will occur on Sundays.
 - c. All Project construction traffic will stay off Beaver Brook Lane.
6. Affordable Housing
 - a. Project shall provide 10% of total units affordable at 80% MFI.

July 9, 2021
Wendy Rhoades
City of Austin
Planning and Development
505 Barton Springs Road, #175
Austin, Texas 78704

Re: Proposed Rezoning/Redevelopment of 8401 South 1st Street (Zoning Case C14-2020-0151)

Dear Ms. Rhoades,

I am writing in support of the above-referenced rezoning case initiated on behalf of the applicant Wayfinder Properties, LLC, for the property located at 8401 S. 1st St. Austin Texas, 78748. The applicant is seeking rezoning for the property to proceed with a development of a multifamily housing project.

I live on Peaceful Hill Lane about 1/2 mile from the subject tract. I've lived in my home for nearly 15 years and in Austin for over 30.

I've been involved with this case from the beginning when the neighborhood was first notified about the proposed rezoning. I attended 3 of the 4 community meetings where the developer discussed the proposed project and answered community questions. I've followed emails, reviewed documents, powerpoints and back up materials. I also attended the PC hearing on May 18, 2021 and provided public testimony in support of the zoning change request to MF-4-CO.

I listened to the detailed concerns of the neighbors who live close by and directly adjacent to the property. Issues such as flooding, height compatibility, neighborhood compatibility, privacy fencing, vegetation management, construction management, cut through traffic - both vehicular & pedestrian - to name just a few. It is in my opinion that the project team has gone to great lengths to address these concerns and incorporate solutions and responses into the project design.

As the City of Austin continues to grow, transportation corridors such as S. 1st St. are the logical place to put more housing projects. Density along corridors, building up rather than sprawling out, will be the best way to protect single family neighborhoods overall. We see this growth along South Congress, Menchaca, Brodie Lane, Slaughter Lane and now this southern section of S. 1st. Over 20 years ago South. 1st Street was extended 2 miles south of slaughter lane terminating at FM 1626. These 2 miles of roadway brought the building of Akins High School, numerous housing options, retail stores and more recently an off-leash dog park and fire station. Rezoning the property at 8401 S. 1st St. to MF-4-CO is in line with the past development trends.

A major concern articulated by my neighbors who live adjacent to the property is the worry about the existing flooding problems being exacerbated by the proposed MF-4 zoning and project build. At the community meeting to discuss flooding and drainage issues, City staff from Watershed Protection Department indicated there were no plans at this time to improve the existing drainage infrastructure. As a response the proposed project will over-detain and redirect storm water away from adjacent properties. As a result, this project is the only drainage solution for the foreseeable future and without the proposed project and improvements I'm concerned a bad situation will continue to get worse. I've been thinking about my neighbors during all of this recent rain, which has been consistent since the PC hearing in May and can only imagine that the flood mitigation measures that the project will bring will help neighbors both immensely and immediately.

In closing, I support the rezoning of the property to MF-4-CO and think it is an appropriate land use for the location.

Sincerely,
Margaret E Valenti
7704 Peaceful Hill Lane
Austin Texas, 78748

July 9, 2021

Wendy Rhoades
City of Austin
Planning and Development
505 Barton Springs Road, #175
Austin, Texas 78704

Re: Proposed Rezoning/Redevelopment of 8401 South 1st Street (Zoning Case C14-2020-0151)

Dear Ms. Rhoades:

I am writing in support of the above-referenced rezoning case initiated on behalf of the applicant Wayfinder Properties, LLC, for the property located at 8401 S. 1st St. in Austin, Texas. The applicant is seeking rezoning for the property to proceed with a development of a multifamily project.

My house is located at 8302 Orr Drive at the intersection of Beaver Brook and Orr Drive along the eastern border of the proposed multifamily development and therefore I will be one of the adjacent landowners affected by the approval of this project. I support the proposed rezoning and future development of the subject property.

I have attended multiple meetings with the project representatives and had additional dialogue with members of the applicant's team to understand the many facets of this proposed development including aesthetics, function, and other key aspects of the proposed development. A key factor of these conversations has been focused on the solutions the development team have agreed to provide for areas of concern to residents and businesses that are adjacent to the proposed development such as drainage, traffic congestion, and screening.

The team has worked with us in a collaborative manner to address neighborhood concerns related to proximity and placement of buildings along the eastern and northern property line, as well as making an effort to propose a development that will both honor the feel of the existing community and provide additional community benefits to the area. I appreciate the applicant's understanding of the flooding issues in the area and their proposed solution to over-detain and redirect stormwater away from adjacent residences. Additionally, the applicant's willingness to increase property setbacks over code requirements, limit height to 50', and provide ample screening between the project and adjacent residences has impressed me. Attached is a list of Proposed Development Standards the applicant has agreed to that should be incorporated into approval of this project. We understand the attached list will be memorialized as a private Restrictive Covenant that will be signed prior to City Council approval of third reading of the related rezoning ordinance, as Conditional Overlays to the rezoning ordinance, or Public Restrictive Covenants, as appropriate.

I believe that the proposed development will provide the neighborhood with our desired protections and certainty for redevelopment of the underutilized large undeveloped subject tract, while allowing the applicant to provide much needed apartments to meet the City's growing demand for housing.

Sincerely,

Derik Polay
8302 Orr Drive
Austin, Texas 78748

Proposed Development Standards (8401 S. 1st Street)
5/14/21 Mtg. with Beacon Ridge Neighbors

1. Zoning Development Standards.
 - a. MF-4-CO zoning.
 - b. Maximum 50' height, and 4 stories.
 - c. 290 dwelling units maximum.
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2. Buffering.
 - a. North and east property line.
 - i. Minimum 45' wide dwelling unit setback along the west, north, and east property line adjacent to single family zoned areas.
 1. Setback increased by an additional 20' from buffering presented 3/6/21.
 2. Compatibility requires minimum 25' building setback for maximum 30' height or 2 stories, and 50' building setback for maximum 40' height or 3 stories.
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 - b. Reroute. Provide a drainage easement along south and east property lines to redirect and slow sheet flows that are otherwise traveling unabated across the subject property.
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 - d. Overdetain. Construct a subterranean detention pond onsite that is oversized more than required by City Code to capture on-site flows, in addition to reducing current off-site peak flow rates by 10%.
4. Transportation. The applicant will install significant new transportation improvements at the new driveway connection located at Great Britain and S. 1st Street, including the following: new traffic signal, southbound left turn lane, and northbound left hand turn lane (see attached Exhibit "A"). Approximate Cost: \$800,000.
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 - c. All Project construction traffic will stay off Beaver Brook Lane.
6. Affordable Housing
 - a. Project shall provide 10% of total units affordable at 80% MFI.

Exhibit A

Great Britain Blvd & S 1st St Proposed Intersection Layout



Rhoades, Wendy

From: Rhoades, Wendy
Sent: Tuesday, May 18, 2021 3:48 PM
To: Rivera, Andrew; Denkler, Ann - BC
Subject: RE: 5/18 ZAP Agenda - Questions

Follow Up Flag: Follow up
Flag Status: Flagged

Commissioner Denkler:
Please see my responses below.
Sincerely,
Wendy Rhoades

From: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Sent: Monday, May 17, 2021 6:51 PM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: FW: 5/18 ZAP Agenda - Questions

Wendy,

Please see the questions related to Mathews, Goodnight Ranch PUD and S. 1st.

Thank you,
Andrew

From: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>
Sent: Sunday, May 16, 2021 10:11 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: 5/18 ZAP Agenda - Questions

Matthews Lane rezoning:
Why is the impervious cover listed as 50% for SF in the impervious cover table? Shouldn't it be 45%? **RESPONSE:** This figure that reflects watershed regulations that applies to the property and does not identify the more restrictive zoning regulations of 45% which would apply.

Goodnight Ranch PUD Amendment:
What is the maximum no of ADU's that could built? **RESPONSE:** The Applicant does not have a specific number, but estimates that less than 6% (378 units) of the total number of 6,308 proposed units. Currently, 0.3% of the units built have exercised the right to have an ADU.

Rezoning on South First:
Does AFD usually allow only one entrance into a property with 290 apartment units? **RESPONSE:** AFD allows only one entrance under circumstances where internal circulation and adequate driveway width is provided. Please note that AFD will have emergency access at the terminus of Orr Drive.

Subdivision Briefing: