ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0015 – Shelby Lane Residences       DISTRICT: 3
ZONING FROM: CS-CO-NP       TO: MF-6-NP
ADDRESS: 4700 Weidemar Lane       SITE AREA: 8 acres
PROPERTY OWNER: Shelby Lane Development, LLC       AGENT: Alice Glasco Consulting
(Cass Brewer; Javier Aldrete)       (Alice Glasco)
CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

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

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

PLANNING COMMISSION ACTION / RECOMMENDATION:

December 14, 2021: APPROVED MF-6-CO-NP DISTRICT ZONING, WITH THE CONDITIONS OF THE TRANSPORTATION MEMO AS STAFF RECOMMENDED, AND AN ADDITIONAL -CO FOR A 25-FOOT WIDE BUILDING SETBACK ALONG THE FRONT AND SIDE STREET PROPERTY LINES
[G. COX; C. HEMPEL – 2ND] (9-2) C. LLANES PULIDO; S. PRAXIS – NAY; J. MUSHTALER – ABSTAINED; J. SHIEH – ABSENT

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

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

July 13, 2021: APPROVED A POSTPONEMENT REQUEST BY STAFF TO AUGUST 24, 2021
[C. HEMPEL; Y. FLORES - 2ND] (8-0) A. AZHAR, P. HOWARD, S. PRAXIS, C. LLANES PULIDO, R. SCHNEIDER – ABSENT
May 25, 2021:  APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO JULY 13, 2021

G. COX; C. HEMPEL - 2ND] (10-0) J. CONNOLLY, Y. FLORES, C. LLANES PULIDO – ABSENT

CITY COUNCIL ACTION:
January 27, 2022:

ORDINANCE NUMBER:

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

The Applicant is in agreement with the recommendation of the Planning Commission.

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

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

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

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

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

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

**BASIS OF RECOMMENDATION:**

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

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

2. **The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.**

3. **Public facilities and services should be adequate to serve the set of uses allowed by a rezoning.**
After careful consideration and deliberation, Staff is able to recommend MF-6-CO-NP zoning as requested by the Applicant based on the following considerations of the Property:

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

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

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

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

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

EXISTING ZONING AND LAND USES:

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

NEIGHBORHOOD PLANNING AREA: South Congress Combined (East Congress)

TIA: Is required – Please refer to Attachment A. WATERSHED: Williamson Creek – Suburban
CAPITOL VIEW CORRIDOR: No                              SCENIC ROADWAY: No
HAZARDOUS PIPELINE OVERLAY: No

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

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

CASE HISTORIES:

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

RELATED CASES:

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

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

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

EXISTING STREET CHARACTERISTICS:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weidemar Lane</td>
<td>85  feet</td>
<td>22 feet</td>
<td>Level 1</td>
<td>No</td>
<td>N/A</td>
<td>No</td>
</tr>
<tr>
<td>Shelby Lane</td>
<td>80  feet</td>
<td>23 feet</td>
<td>Level 1</td>
<td>No</td>
<td>N/A</td>
<td>No</td>
</tr>
</tbody>
</table>

OTHER STAFF COMMENTS:

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through
engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

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

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

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

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

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

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

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

Impervious Cover

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

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units proposed by this rezoning, multifamily with MF-6, per City Code § 25-
1-601, as amended. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended. The intensity of the proposed development creates a need for over six acre of additional parkland, per requirements described in § 25-1-602; when over six acres, parkland must typically be dedicated – see § 25-1-605 (A)(2)(a). However, the land available for dedication must comply with the standards for dedication per 25-1-603. Currently, the property proposed for rezoning is not park deficient. If applicable, any remaining fees in-lieu after dedication shall also be required.

Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant’s request, PARD can provide an early determination letter of the requirements.

Site Plan and Compatibility Standards

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

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

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

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

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

- Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:
(1) in an urban family residence (SF-5) or more restrictive district
(2) on which a use permitted in an SF-5 or more restrictive zoning district is located

- The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
  (1) in an SF-5 or more restrictive zoning district; or
  (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

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

ATD Engineering Review

ASMP Assessment

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

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Phone: 512-972-0211.

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

INDEX OF EXHIBITS, ATTACHMENTS, AND CORRESPONDENCE TO FOLLOW:

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

Attachment A: Transportation Memo

Attachment B: Educational Impact Statement
Property Survey with Natural Gas Pipelines
Proposed Relocation of Natural Gas Pipelines
Proposed Concept Plan with Relocation of Natural Gas Pipelines

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

Correspondence Received
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
ORDINANCE NO. 20050818-Z004

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

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

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

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

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

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

PART 2. The base zoning districts for the 36 tracts of land are changed from rural residence (RR) district, single family residence standard lot (SF-2) district, interim family residence (I-SF-3) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, multifamily residence medium density (MF-3) district, multifamily residence medium density-conditional overlay (MF-3-CO) combining district, neighborhood office (NO) district, limited office (LO) district, community commercial (GR) district, community commercial-conditional overlay (GR-CO) combining district, warehouse limited office-conditional overlay (W/LO-CO) combining district, general commercial services (CS) district, and commercial-liquor sales (CS-1) district, commercial-liquor sales-conditional overlay (CS-1-CO) combining district, limited industrial services (LI) district, and limited industrial services-conditional overlay (LI-CO)
<table>
<thead>
<tr>
<th>TRACT NO.</th>
<th>ADDRESS</th>
<th>FROM</th>
<th>TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>118</td>
<td>4431 (BENOIT-BAILEY ADDN LOT A * FIRST RESUB OF), 4503 (BLOCKERS ADDN .25 ACR BLK 5), &amp; 4507 Luckinger Ln (BENOIT-BAILEY ADDN LOT 2)</td>
<td>LI, SF-3</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>119</td>
<td>415 &amp; 523 E St Elmo Rd; 711 &amp; 713 E St Elmo Rd (BLOCKERS ADDN ACR 1.38)</td>
<td>LI</td>
<td>LI-CO-NP</td>
</tr>
<tr>
<td>120</td>
<td>4511 Luckinger Ln</td>
<td>LI</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>121</td>
<td>135, 139 E. St. Elmo Rd.</td>
<td>LI</td>
<td>LI-NP</td>
</tr>
<tr>
<td>122</td>
<td>4510 Terry-O Ln (SOUTH AUSTIN INDUSTRIAL PARK LOT 4 &amp; SOUTH AUSTIN INDUSTRIAL PARK PHS A LOT 5B)</td>
<td>LI</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>123</td>
<td>711 E St Elmo Rd</td>
<td>I-SF-3</td>
<td>LI-NP</td>
</tr>
<tr>
<td>125</td>
<td>4703, 4715 (FARRELL THOMAS SUBD NO 2 W .563 ACR OF LOT 2), &amp; 4719 (DECKER I ABS 8 SUR 20 ACR .558 &amp; DECKER I ABS 8 SUR 20 ACR .584) S Congress Ave</td>
<td>CS</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>126</td>
<td>4801 S Congress Ave</td>
<td>CS, MF-3-CO</td>
<td>CS-MU-CO-NP</td>
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<tr>
<td>128</td>
<td>4809 S Congress Ave (DECKER I ABS 8 SUR 20 ACR .780); 4811 &amp; 4917 S Congress Ave; 0 S Congress Ave (DECKER I ABS 8 SUR 20 ACR 5.27)</td>
<td>CS, NO, SF-3</td>
<td>CS-MU-CO-NP</td>
</tr>
<tr>
<td>130</td>
<td>4701 Weidemar Ln</td>
<td>SF-3</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>131</td>
<td>4701 Weidemar Ln (LOT 1 BLK A MUNDAY BILL SUBD)</td>
<td>GR-CO</td>
<td>CS-CO-NP</td>
</tr>
<tr>
<td>132</td>
<td>4703, 4705, 4707 Weidemar Ln; 1009 Shelby Ln; 4610 - 4914 (even only) S Interstate Hy 35 Svc Rd SB; 0 (DELVALLE S ABS 24 ACR .144); 0 (DELVALLE S ABS 24 ACR .276); 0 (JARKCO SUBDIVISION ACR .257 * OF LOT 1); 0 (DELVALLE S ABS 24 ACR .15); 0 (DELVALLE S ABS 24 ACR .15); 0 (DELVALLE S ABS 24 ACR .26); 0 (DELVALLE S ABS 24 ACR .260); 0 (JARKCO SUBDIVISION LOT 2) Weidemar Ln</td>
<td>LI, SF-3</td>
<td>CS-NP</td>
</tr>
<tr>
<td>135</td>
<td>0 (DECKER I ABS 8 SUR 20 ACR 43.954) Weidemar Ln</td>
<td>CS, MF-3, LO</td>
<td>CS-CO-NP</td>
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<tr>
<td>137</td>
<td>0 (DELVALLE S ABS 24 ACR 1.231) (DELVALLE S ABS 24 ACR .257) (DMC SUBD LOT 2 BLK B) (DMC SUBD LOT 2 BLK B) (CANNON W ABS 6 SUR 19 ACR 11.865) (CANNON W ABS 6 SUR 19 ACR 3.86) (WASSON ROAD ADDN LOT 1)</td>
<td>CS, GR, SF-2, RR</td>
<td>P-NP</td>
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<tr>
<td>142</td>
<td>5301, 5303, 5305 &amp; 5307 Wasson Rd; 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR .31)</td>
<td>SF-3, RR</td>
<td>LO-MU-CO-NP</td>
</tr>
<tr>
<td>144</td>
<td>5211 Wasson Rd (CANNON W ABS 6 SUR 19 ACR 2.276); 0 Wasson Rd (CANNON W ABS 6 SUR 19 ACR 38)</td>
<td>W/LO-CO</td>
<td>CS-MU-NP</td>
</tr>
<tr>
<td>145</td>
<td>5405 Wasson Rd [PART] (E 1 ACR OF LOT 1 BLK A STASSNEY VENTURE SUBD)</td>
<td>CS</td>
<td>CS-MU-CO-NP</td>
</tr>
</tbody>
</table>

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

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

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

3. The following uses are prohibited uses of Tract 113:
   - Pawn shop services
   - Automotive washing (of any type)
   - Automotive sales

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

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

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

7. Vegetation and a six-foot high fence shall be provided and maintained for screening along the north and south property lines of Tract 131 that abut adjacent residential development as set forth in Section 25-2-1066.
The Transportation Development Services (TDS) division has reviewed the transportation impact analysis (TIA) for the above referenced case and offers the following comments.

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

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

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

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

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

**Trip Generation and Traffic Analysis**

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

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

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

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

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

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

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

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

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

7. Street Impact Fee Ordinances 20201220-061 [https://www.austintexas.gov/edims/document.cfm?id=352887] and 20201210-062 [https://www.austintexas.gov/edims/document.cfm?id=352739] have been adopted by City Council and are effective as of December 21, 2020. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022. For more information please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].
If you have any questions or require additional information, please contact me at 974-1449.

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

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

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

# SF UNITS:  _______ STUDENTS PER UNIT ASSUMPTION
Elementary School:  _______  Middle School:  _______  High School:  _______

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

IMPACT ON SCHOOLS

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

The proposed 550-unit multifamily development is projected to add approximately 50 students across all grade levels to the projected student population. It is estimated that of the 50 students, 20 will be assigned to Galindo Elementary School, 20 to Bedichek Middle School, and 10 to Travis Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be below the optimal utilization target range of 85-110% at Galindo ES (80%), Bedichek MS (63%), and Travis ECHS (69%). The projected additional students at these schools would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students within the proposed development attending Galindo ES, Bedichek MS, or Travis HS will qualify for transportation. An additional bus would need to be added for Galindo and Bedichek.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared:  03.31.2021  Executive Director:  Beth Wilson

Attachment B
### EDUCATIONAL IMPACT STATEMENT

**Prepared for the City of Austin**

**Austin Independent School District**

### DATA ANALYSIS WORKSHEET

#### ELEMENTARY SCHOOL: Galindo

<table>
<thead>
<tr>
<th>ADDRESS:</th>
<th>3800 S. Second St.</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMANENT CAPACITY:</td>
<td>711</td>
</tr>
<tr>
<td>MOBILITY RATE:</td>
<td>+3.6%</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>POPULATION (without mobility rate)</th>
<th>2020-21 Population</th>
<th>5-Year Projected Population (without proposed development)</th>
<th>5-Year Projected Population (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>478</td>
<td>529</td>
<td>549</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>67%</td>
<td>74%</td>
<td>77%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ENROLLMENT (with mobility rate)</th>
<th>2020-21 Enrollment</th>
<th>5-Year Projected Enrollment (without proposed development)</th>
<th>5-Year Projected Enrollment (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>495</td>
<td>551</td>
<td>571</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>70%</td>
<td>77%</td>
<td>80%</td>
</tr>
</tbody>
</table>

#### MIDDLE SCHOOL: Bedichek

<table>
<thead>
<tr>
<th>ADDRESS:</th>
<th>6800 B II Hughes Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>PERMANENT CAPACITY:</td>
<td>941</td>
</tr>
<tr>
<td>MOBILITY RATE:</td>
<td>-11.9%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>POPULATION (without mobility rate)</th>
<th>2020-21 Population</th>
<th>5-Year Projected Population (without proposed development)</th>
<th>5-Year Projected Population (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>886</td>
<td>681</td>
<td>701</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>94%</td>
<td>72%</td>
<td>74%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ENROLLMENT (with mobility rate)</th>
<th>2020-21 Enrollment</th>
<th>5-Year Projected Enrollment (without proposed development)</th>
<th>5-Year Projected Enrollment (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>781</td>
<td>569</td>
<td>589</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>83%</td>
<td>60%</td>
<td>63%</td>
</tr>
</tbody>
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EDUCATIONAL IMPACT STATEMENT

HIGH SCHOOL: Travis
ADDRESS: 1211 E. Oltorf St.
PERMANENT CAPACITY: 1,784
MOBILITY RATE: -21.2%

<table>
<thead>
<tr>
<th>HIGH SCHOOL STUDENTS</th>
<th>2020-21 Population</th>
<th>5-Year Projected Population (without proposed development)</th>
<th>5-Year Projected Population (with proposed development)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number</td>
<td>1,581</td>
<td>1,388</td>
<td>1,398</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
<td>89%</td>
<td>78%</td>
<td>78%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ENROLLMENT (with mobility rate)</th>
</tr>
</thead>
<tbody>
<tr>
<td>HIGH SCHOOL STUDENTS</td>
</tr>
<tr>
<td>----------------------</td>
</tr>
<tr>
<td>Number</td>
</tr>
<tr>
<td>% of Permanent Capacity</td>
</tr>
</tbody>
</table>
ALTA/NSPS LAND TITLE SURVEY OF 8.00 ACRES OUT OF THE ISAAC DECKER SURVEY NO. 20, ABSTRACT NO. 8
City of Austin, Travis County, Texas

OWNER: RERMT ACQUISITION, LTD
DOC. NO. 2005188622
O.P.R.T.C.T.

APPROXIMATE LOCATION OF SURVEY LINE

REMAINDER OF A CALLED 18.201 ACRES
OWNER: RERMT ACQUISITION, LTD
DOC. NO. 2005188622
O.P.R.T.C.T.

LOT 1, BLOCK A
CHAMPION TRAILS
WEBIDMAR SUBDIVISION
DOC. NO. 200500048
O.P.R.T.C.T.

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

TYPICAL TRACT

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

WEBIDMAR LANE
(R.O.W. VARIES)

APPROXIMATE LOCATION OF SURVEY LINE

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

Please see below for answers to your questions from ATD.

1. How and when will ATD enforce the TIA recommendations? At time of site plan, ATD will assess the mitigation recommendations identified in the TIA and will make a final determination on required improvements. The selected improvements will need to be included in the site plan and constructed prior to the issuance of any certificates of occupancy.

2. Who pays for the improvements/mitigations called out in the TIA – is it the developer or the citizens of Austin? The developer will be responsible for funding and constructing the required improvements identified at time of site plan.

3. When will the entirety of Weidemar Lane and Shelby Lane be improved and who will pay for those improvements? The full construction timeline of Weidemar Lane and Shelby Lane is not known at this time. It is possible that other developments may come in along the two roads and may be required to upgrade specific segments; if so, the developers would be responsible for funding and construction. It is also possible that these two roads get included in the Street Impact Fee (SIF) Roadway Capacity Plan and built through that process; in this situation, the City would pay for the construction via SIF funding, which is collected from developers as part of the building permit process.

4. Will ATD allow street parking along Shelby Lane? On-street parking will be discussed at time of site plan. ATD is unaware of what the applicant is proposing at this time regarding their parking requirements for the development.

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

Thanks,
Justin

Justin Good, P.E.
Transportation Development Services | Lead Development Engineer – South (Consultant)
Austin Transportation Department
Direct (512) 974-1449 | Main (512) 974-1150
Attached are AFDs response to your questions.

For AFD:

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

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

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

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

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

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

Wendy,

Thank you for the follow-up.

**For AFD:**

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

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

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

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

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

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

2. Who pays for the improvements/mitigations called out in the TIA – is it the developer or the citizens of Austin?
3. When will the entirety of Weidemar Lane and Shelby Lane be improved and who will pay for those improvements?

4. Will ATD allow street parking along Shelby Lane?

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

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

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

Thank you,
Wendy

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

Dear Wendy/Justin/Amber/Scott,

Clayton Strolle, our project’s civil engineer, and I would like to meet with you next week before our scheduled 12/9 meeting with the neighbors and the 12/14 planning commission
hearing. The purpose of us meeting is so we can share info with you before the two meetings and also allow Clayton and I to ask some questions, especially for Scott, regarding the gas line relocation and AFD’s position/role.

Thank you.
====================
Alice Glasco, President
Alice Glasco Consulting
512-231-8110 W
512-626-4461 C

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.
Wendy:

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

1. Confirm that the natural gas pipeline onsite is not classified as a hazardous pipeline, as defined in LDC 25-2-516 (Development Near a Hazardous Pipeline). ANSWER: Natural gas pipelines are not a hazardous pipeline based on the definition in the cited Land Development Code provision.

2. Which entity(ies) has review authority and the ability to enforce what can be built over the natural gas pipeline? ANSWER: The Railroad Commission of Texas regulates utility-owned natural gas pipelines.

3. What is the required (or typical) building setback centered on a 12-inch natural gas pipeline? ANSWER: AFD reviewed 49 CFR Section 192.5. The requirements for siting a pipeline are based on the consequence of a natural gas release in relation to areas with more than 46 buildings intended for human occupancy, an area within 100 yards of a well-defined outdoor area (playground, outdoor amphitheater, recreation area) or a building 4 or more stories in height. The regulation does not prescribe a specific separation distance. Instead, the regulation addresses the allowable operating pressure of the pipeline based its material of construction, required integrity examinations, and the frequency of surveys for leaks. See 49 CFR 192 Appendix E.

4. What kinds of improvements can be placed over the easement (driveways, parking areas, stormwater detention, residences, other types of buildings)? AFD has no regulations governing the installation of natural gas pipelines in the public right-of-way or on private property. 49 CFR 192 prescribes minimum burial depths for natural gas pipelines.

5. Does AFD have any initial concerns with the Applicant’s proposal to relocate the Texas Gas Service easement towards the Weidemar Lane frontage, in light of the existing hazardous materials of concern in the vicinity? ANSWER: No. The pipeline is installed underground. The locations identified during AFDs review of this Zoning Change are businesses with an AFD Aboveground Hazardous Materials permit.

6. What items does AFD review with a site plan application? ANSWER: AFDs review is based on the provisions in the 2021 International Fire Code, as adopted and amended by the City of Austin. An AFD site plan review evaluates fire department apparatus and hose lay access distances, fire apparatus road construction and required fire lane placement, fire flow, underground utility connections for water-based fire protection systems, the address, and aboveground, outdoor storage of hazardous materials. If the site plan is for a high-rise building, the review will also include the location of the required fire department connection(s) for the automatic sprinkler & standpipe system, the Fire Command Center location, and location of the engine-driven generator storage tank fill.
Hi Scott,

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

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

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

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

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

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

Thank you for taking a look,
Wendy Rhoades
All,

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

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

Thank you,

Mike Kelly

From: mariocantu
Sent: Tuesday, November 30, 2021 8:11 PM
To: Kelly, Mike <Mike.Kelly@austintexas.gov>
Cc: Morales, Jorge [WPD] <Jorge.Morales@austintexas.gov>; Clayton Strolle; ______________
Mike,

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

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

There are 3 LFRR identified project areas near Colonial Park.
1. Rowland Flood Risk Reduction - We are in feasibility on Rowland (just to the west of Colonial Park). Runoff from E St Elmo Road and Willow Springs Road at the upper end of the Rowland project area flows to the south though the East Congress neighborhood. The Rowland project will improve street flooding on St Elmo and Willow Springs and address house flooding in the East Congress neighborhood.

2. St Elmo FRR (ranked 118) – This area is at the upper end of the Colonial Park drainage area and just upstream of 4700 Weidemar Lane. Another project is in review at Shelby and Terry O (just north of 4700 Weidemar) – Laura and I looked it over a few months ago. I think it likely improved drainage since it included detention.

3. Industrial FRR (ranked 116) – Just to the north of the St Elmo FRR area, and partially in the Blunn watershed (shaded area on the map).

John Middleton, PE, CFM, ENV SP
Project Design and Delivery | Watershed Protection Department
Mr. Kelly,

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

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

After your findings please contact us.

Shelby Ln & Terry O Lane (West side) property vacant and currently under construction.
Gas company on Terry O Lane next to the property under construction. Note that the water within the water retention pond does flow into the adjacent property, which leads into the nearby creek that eventually leads to Williamson Creek watershed.
This water leads to the water retention pond. (Terry O Lane & Industrial Blvd)
On Nov 23, 2021, at 1:25 PM, Alice Glasco wrote:

Mike,

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

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

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

Mike Kelly

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

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

mike.kelly@austintexas.gov

https://www.austintexas.gov/department/watershed-protection
Dear Jorge,

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

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

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

Thank you in advance you’re your help!

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

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