A. Executive Summary

The Cambrian East Riverside Multi-Family Development (“Unit A”) is part of a legal tract of land that can be better described as ±0.709 acres out of Lot 1 of the Clubview Terrace Subdivision, according to the map or plat thereof in Document 200700325 Official Public Records, Travis County, Texas (O.P.R.T.C.T.). The development site, Unit A, will be a condo parcel in the overall development plan and as such it will not require a subdivision split or plat. The property is located within Travis County and is designated as part of the City of Austin’s Full Purpose Jurisdiction. The property is located at 1806 Clubview Avenue, Austin, TX 78741. Proposed site improvements consist of construction of one (1) multi-family building, associated covered parking, and installation of water, wastewater, and storm sewer infrastructure. The property is currently zoned as East Riverside Corridor (ERC), a special zoning designation from the City of Austin. This zoning designation will allow for the improvements to be submitted to City of Austin for review and approval as proposed without rezoning being required.

The property is bound to the north by a multi-family development and bound to the south by two separate commercial developments. The property is bound to the west by the Grove Boulevard Right-Of-Way (ROW) and bound to the east by the Clubview Avenue ROW. Existing water and wastewater service lines will be evaluated for condition and capacity during the City of Austin site plan review. The property is located within the watershed basin of Country Club East as defined by the City of Austin which is classified as a Suburban watershed. This development is not located within the Edward’s Aquifer Recharge Zone or the Barton Springs’ Zone. Impervious cover (IC) restrictions for multi-family developments located within a Suburban Watershed as stated in Section 25-8-392(C)(3) of the City of Austin (COA) Land Development Code (LDC) is equal to sixty percent (60%). It should be noted that the sixty percent IC requirement is related to the entire 2.38 acre property and not just for the Unit A development. The property is intended to be developed in separate phases understanding all overall development regulations must be met. Water and wastewater services will be provided by the City of Austin. Electric Service will be provided by Austin Energy with all improvements costs being based ultimately on their design at the time of final approval.

Contents of this report are based on Southwest Engineers (SWE) experience in the area, public record resource information available online (examples stated below), existing zoning ordinance(s), supporting information provided by others including city staff also listed below. Information regarding this site provided by city staff was collected in an informal meeting setting and as general inquiry questions only. The information shown with this feasibility report is only as accurate and complete as the information was provided to us. New issues may arise during development because of changes in government rules and policy, changes in site related circumstances, and/or unforeseen and unknown site conditions.
Resources:

- City of Austin (COA) Graphical Information System (GIS) /Maps: http://www.austintexas.gov/department/gis-and-maps
- Travis County Central Appraisal District (TCAD): https://www.traviscad.org/

City Contacts:

- Amber Mitchell – Senior Planner, Development Assistance Center (DAC) (Transportation) – (512) 974-3428
- Michelle Casillas – Senior Planner, DAC (Zoning) – (512) 974-7623
- Jennifer Back – Engineer B, DAC (Drainage/Water Quality) – (512) 974-6361
- Kristin Carlton – Environmental Review Specialist Senior, DAC – (512) 974-6369
- Robert Heil – Planner Senior, DAC – (512) 974-2330
- Mark Villarreal - Engineering Associated, Austin Fire Department (AFD) – (512) 974-0288

B. Site Summary Items

I. Property Identification Number

Travis County Property ID: 287996
Travis County Geographic ID: 0307130201

II. Millage Rates for all Taxing Jurisdiction

Tax Rate per $1,000

- 02: CITY OF AUSTIN = 0.444800
- 03: TRAVIS COUNTY= 0.369000
- 06: DEL VALLE ISD = 1.460000
- 0A: TRAVIS CENTRAL APP DIST
  - 2J: TRAVIS COUNTY HEALTHCARE DISTRICT = 0.107385
  - 68: AUSTIN COMM COLL DIST = 0.100800
- Total Tax Rate: 2.481985
III. Zoning Requirements

This site is subject first to development regulations stated in the Regulating Plan for the East Riverside Corridor Zoning District (ERCZD). Any regulations not mentioned in the ERCZoning Plan, which was adopted as part of the approval of Zoning Ordinance 20130509-044, would then need to be referenced in current City of Austin Land Development Code (LDC) regulations. According to this ordinance, the subject site base zoning was amended and approved to ERC, and may be developed as stated in the ERC Regulating Plan and Section 25-2-149 of the COA LDC. The current zoning designation will allow for the improvements to be submitted for review and approval as proposed without rezoning being required. An estimated timeline for site plan approval is shown below:

IV. Subdivision Requirements

The Cambrian East Riverside Multi-Family Development (“Unit A”) is part of a legal tract of land that can be better described as ±0.709 acres out of Lot 1 of the Clubview Terrace Subdivision, according to the map or plat thereof in Document 200700325 Official Public Records, Travis County, Texas (O.P.R.T.C.T.). The development site, Unit A, will be a condo parcel in the overall development plan and as such it will not require a subdivision split or plat. A new subdivision plat document will not be required for City of Austin review.

V. Development Ordinances

This site is subject first to development regulations stated in the Regulating Plan for the East Riverside Corridor Zoning District (ERCZD). As such, the following development regulations apply:

- Minimum Lot Size: 2,500 SF
- Minimum Lot Width: 20-ft
- Minimum Setbacks
  - Ground Level Front Yard = 0 (zero)
  - Ground Level Side Yard = 0 (zero)
  - Interior Side Yard = 0 (zero)
  - Rear Yard = 0 (zero)
- The property is intended to be developed in separate phases understanding all overall development regulations must be met.
  - Overall Property Impervious Cover Maximum (per COA LDC Section 25-8-392(C)(3) = 60%
  - Overall Property Maximum Floor to Area Ratio (FAR) = 2:1
    - Desired Minimum FAR = 60% of maximum FAR by right
- Maximum Building Height = 60-ft w/a minimum of 2 stories
  - Maximum Building Height with Development Bonus = 120-ft
- Private Common Open Space = 5% of the gross site area
• Final parking to be determined during the site plan review process, parking provided meets local requirements per City of Austin code including optional parking reductions allowed per the ERCZD.
• Detention for the project will be required and is currently proposed off-site. Any and all required off-site detention facilities will be proposed with the necessary associated drainage easements.
• Water Quality treatment for this project is required and is currently proposed on-site. Any and all off-site easements needed to allow for design will be provided.
• Water and wastewater services are expected with connections being proposed with the existing utilities located within the Clubview Avenue Right-Of-Way (ROW).

VI. Fire Department Requirements

• The City of Austin has adopted the 2015 International Fire Code.  
  o Development must be located within 600-ft of two fire hydrants.  
  o All exterior building walls are located with 200-ft of fire hose connection.

VII. Site Ingress and Egress Requirements

• The site is proposing access to Clubview Avenue (varying width ROW).
• Clubview Avenue is classified as a Local Street, the development is proposing one (1) access point; i.e. one (1) driveway.
• The current proposed driveway is aligned to the street opposite the property ROW frontage that is located along Clubview Avenue.
• Turning radii are proposed at 15-ft as fire apparatus is not expected to require access to the driveway or covered parking area.

VIII. Building Codes and Local Design Requirements

  o 2015 International Building Code - with Local Amendments
  o 2015 International Energy Code - with Local Amendments
  o 2015 International Fire Code - with Local Amendments
  o 2015 International Property Maintenance Code (PMC) - with Local Amendments
  o 2015 Uniform Mechanical Code (UMC) - with Local Amendments
  o 2015 Uniform Plumbing Code (UPC) - with Local Amendments
  o 2017 National Electrical Code - with Local Amendments
  o 2015 International Energy Conservation Code (IECC)
  o 2012 Texas Accessibility Standards (TAS)

IX. Atypical Items That will Materially Impact Costs

There are no atypical items expected at this time that will materially impact onsite costs.
C. Overview of Process, Timing, and Costs

I. Overview of Entitlements and Site Development Permitting Process and Associated Timing

- Without the need for rezoning or final plat approval, submission of the Civil Engineering Plans is expected.
- Total Estimated time required for approval = 12-14 months
  - City of Austin (COA) Completeness Check Review = 1-2 months
  - COA Formal Submission Review and Approval (incl. updates) = 10-12 months

II. Building Permitting Process and Timing

- Expedited Building Permit Review: Building plans will be submitted concurrently with site plan review.
  - The Expedited team includes specialized reviewers that represent the following review disciplines: Building, Mechanical, Plumbing, Electric, Structure, Fire, Health, Industrial Waste, Arborist and Zoning. Applicants and their consultants will attend a pre-scheduled, single-review session with the Expedited team ready to make on-the-spot decisions and changes as needed. Contractors and owners will be encouraged to attend the review session. If the plans meet the respective codes and ordinances, permits can be issued following the review session."
  - Estimated time required for Expedited Building Permit Review = 3-4 months.

III. Cost Itemization of All Anticipated Fees (Anticipated Impact, Site Development Permit, Building Permit, and Other Required Fees)

- This project has received a prelim approval for SMART Housing which would waive all required permitting and impact fees. The only anticipated fees at this time would be equal to $12,148.10 ($1,214.81 per market rate unit) which is associated with Parkland Dedication.
SITE LOCATION MAP
Location Map

1806 Clubview Avenue

Austin, TX 78741
FEMA FLOODPLAIN MAP
BOUNDARY SURVEY
PROPOSED SITE PLAN