SITE DESIGN AND DEVELOPMENT
FEASIBILITY REPORT

CITY VIEW AT HYDE PARK
TRAVIS COUNTY, TEXAS

TDHCA Application # 19107

Prepared For:

City View at Hyde Park, L.P.
161 NW 6TH Street, Suite 1020
Miami, FL 33136

Prepared By:

LJA Engineering
5316 HIGHWAY 290 WEST
AUSTIN, TEXAS 78735
(512) 439-4700

Job No. A400-0401

“All Persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on TDHCA’s website, release the report in response to a request for public information and make other use of the report as authorized by law.”

February 2019
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A. Executive Summary

I. LJA Engineering Inc. has completed its civil site department due diligence that is standard for an apartment complex development. This report discusses the site investigation performed as it relates to zoning, subdivision platting, site access, utilities, fire prevention, building permit, topography, drainage and detention, and floodplain issues. This report does not address environmental issues related to the site. An environmental site assessment is recommended to be performed on the project site. An updated ALTA/NSPS Land Title Survey Lots 2 and 3 of Airport @46th, A subdivision within Travis County, Texas has been prepared by Doucet & Associates dated February 20, 2019. LJA has communicated with the following agencies and their departments via meetings, phone conversations, emails, and web pages:

i. City of Austin Land Development Services

ii. Austin Water

iii. Texas Gas

iv. Spectrum Communications

v. AT&T

II. The proposed site is bounded by 46th street, IH-35 frontage road and Airport Boulevard. The property is located within the City Limits of Austin, Texas and is currently zoned, subdivided, and has an active Site Plan. The property is located in the Boggy Creek watershed and is identified as an Urban Watershed by the City of Austin. The proposed multi-family development is proposed to be developed on lots 2 and 3 of the subdivision plat or contain an area of 1.599 acres. The proposed 60-unit apartment complex is proposed to be constructed across lots 2 and 3. The property lies within the full purpose city limits of Austin and lot 2 is zoned “CS-CO-NP” (Commercial Services-Conditional Overlay-Neighborhood Plan) and lot 3 is zoned “CS-V-CO-NP” (Commercial Services-Vertical Mixed Use Building-Conditional Overlay-Neighborhood Plan). CS-CO-NP zoning does not allow multi-family use and CS-V-CO-NP zoning does allow multi-family use with the Vertical Mixed Use component, but you have to include office or retail in the building mix. A Site Plan for the property, SP-2011-0099C is active, but has a current expiration date of August 15, 2019. To develop the site, lots 2 and 3, as a multi-family development the site zoning will be required to be changed and a new Site Development Plan will be applied for. Building Permits will be required after the above items are completed and approved by the City of Austin. Based upon our research of this project, our understanding of the City of Austin regulations and based on information known at the time this report was prepared, it would appear that the project is feasible for construction.

III. The topography of the property is sloping from Northwest to Southeast with an approximate 7 foot elevation change from one edge of the property to the other. Based on aerial photography there are existing buildings on various sides of the site, the water quality/detention pond is in place, shared driveways throughout the property are constructed, there are scattered trees throughout the property.
B. Site Summary Items

I. Property Identification Number(s):
   The desired overall tract is a combination of 2 tracts.
   a. Tract 1- Travis CAD Parcel ID: 0220110814, Property ID: 808156. Legal description: Lot 2 Airport @ 46th, ACRES 0.9189. Mapsco Grid: 555V
   b. Tract 2- Travis CAD Parcel ID: 0220110816, Property ID: 808154. Legal description: Lot 3 Airport @ 46th, ACRES 0.6804. Mapsco Grid: 555V

II. Millage Rates for All Taxing Jurisdictions:
   a. Below is a list of the rates for all taxing entities for the property
      i. Austin ISD – 1.192%
      ii. City of Austin – 0.4403%
      iii. Travis County – 0.3542%
      iv. Travis Central Appraisal District – 0.00%
      v. Travis County Healthcare District – 0.105221%
      vi. Austin Community College District – 0.1048%

III. Zoning Requirements:
   a. The subject property is within the City of Austin and subdivision lot 2 is currently zoned “CS-CO-NP” (Commercial Services-Conditional Overlay-Neighborhood Plan) and lot 3 is currently zoned “Commercial Services-Vertical Mixed Use Building-Conditional Overlay-Neighborhood Plan (CS-V-CO-NP)”. CS zoning does not allow multi-family development. The Vertical Mixed Use component in the lot 3 zoning does allow multi-family, but you have to include office or retail space in the building mix. A zoning change through the City of Austin will be required to appropriately zone the property for multi-family use. The property is also located within a City of Austin Neighborhood Plan. A Neighborhood Plan change will also be required. Both have been submitted to the City of Austin as of February 27, 2019.

   There does exist Single Family 3 (SF3) zoning on the north side of 46th street. Single Family zoning within 300 feet of the site will trigger compatibility requirements. Building heights are limited; site lighting, building components and other items are affected within the 300 foot setback. Based upon what we have viewed from the Architect, the proposed site plan meets the required compatibility requirements.

IV. Subdivision Requirements:
   a. The property (2 lots, 1.599 acres) is currently platted within a plat entitled “4508 Motel Properties, Ltd.”, a four (4) lot subdivision recorded in document no. 201100140 of the official public records of Travis County, Texas. Lot 1 is currently developed and is “In-N-Out Burger”, a restaurant. Lot 4 is currently developed and contains the water quality and detention ponds for all 4 lots. Lots 2 and 3 are undeveloped with the exception of shared access drives and shared utilities. A Unified Development Agreement is associated with the property which allows development across lot lines. The Unified Development Agreement is entitled “Declaration of Easements and Restrictive Covenant Regarding Unified...”
Development and Maintenance of Drainage Facilities” recorded in Document No. 2012096722 of the Official Records of Travis County, Texas. Although replatting of the property may not be necessary, the Unified Development Agreement will have to be modified and/or amended and will have to be approved by the City of Austin as well as all property owners identified in the document. The owners of the “In-N-Out Burger” restaurant would have to approve of any changes to the Unified Development Agreement.

V. Development Ordinances:
   a. The development ordinances for the project can be found in the City of Austin Code of Ordinances. The following is a list of the locally adopted Development Code and Technical manuals.
      i. Land Development Code (Title 25)
      iii. Drainage Criteria Manual
      vii. Standards
      viii. Traditional Neighborhood District Criteria Manual
      ix. Transportation Criteria Manual
      x. Utilities Criteria Manual

VI. Fire Department Requirements:
   a. The City of Austin has adopted the 2015 International Fire Code, as well as local amendments that can be found in the City of Austin Code of Ordinances. This code as it relates to site related issues, dictate the minimum onsite drive lane width, turning radii, fire hydrant spacing, building accessibility etc. to ensure adequate fire apparatus access to all portions of the development. The Fire Department will also require confirmation that there is adequate pressure in the area water system to adequately fight site related fires. Additional building requirements are necessary during the Building Permit process and identified within the 2015 International Fire Code.

VII. Site Ingress and Egress Requirements:
   a. The site is a part of a current approved Site Plan, SP-2011-0099C. The site is comprised of 2 subdivided lots and is a part of a Unified Development Agreement. The Unified Development Agreement is entitled “Declaration of Easements and Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities” recorded in Document No. 2012096722 of the Official Records of Travis County, Texas. Within the Unified Development Agreement, certain on-site drive aisle are designated as shared driveways for the 4 subdivision lots. These shared driveways are currently built and provide access to 46th street, Airport Boulevard and the IH-35 frontage road. The location of the shared drive aisles are shown on the Constraints Map.

If an additional driveway access is proposed a City of Austin Type II Driveway will be required. The Type II drive is required for all land uses and property types other
than one or two family residences. The various driveway criteria are summarized below.

Table 1: City of Austin Type II Driveway Criteria for Arterial Streets

<table>
<thead>
<tr>
<th></th>
<th>One-Way</th>
<th>Two-Way Undivided</th>
<th>Two-Way Divided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Width</td>
<td>18&lt;sup&gt;a&lt;/sup&gt;</td>
<td>25&lt;sup&gt;b&lt;/sup&gt;</td>
<td>30-45</td>
</tr>
<tr>
<td>Curb Return Radius</td>
<td>20</td>
<td>30&lt;sup&gt;c&lt;/sup&gt;</td>
<td>20</td>
</tr>
<tr>
<td>Throat Length&lt;sup&gt;d&lt;/sup&gt;</td>
<td>40</td>
<td>-</td>
<td>40</td>
</tr>
<tr>
<td>Median Width&lt;sup&gt;e&lt;/sup&gt;</td>
<td>-</td>
<td>-</td>
<td>4</td>
</tr>
<tr>
<td>Median Length</td>
<td>-</td>
<td>-</td>
<td>20</td>
</tr>
<tr>
<td>Driveway Spacing</td>
<td>150</td>
<td>-</td>
<td>150</td>
</tr>
</tbody>
</table>

<sup>a</sup> Greater width may be required for fire department emergency access.
<sup>b</sup> 30-foot minimum width may be required on state highways.
<sup>c</sup> Radius may be increased to 40 feet at driveways serving large trucks.
<sup>d</sup> Distance from the edge of pavement to first conflict point
<sup>e</sup> On State highways, state standards may vary from City standards.

Driveways connecting to public streets are to have slopes of no greater than 10% from the existing edge of pavement to the curb side of the sidewalk which has a 2.0% cross slope. The maximum allowed grade break from the sidewalk inward to the property line depends on the average daily traffic, which is still to be determined. The maximum permitted driveway slope is 15.0% to allow emergency vehicle access. It does not appear a slope of this magnitude is required for this site at any location.

VIII. Building Codes and Local Design Requirements:

a. The following is a list of the locally adopted building codes and design requirements.
   - 2015 International Building Code
   - 2015 International Fire Code
   - 2015 Uniform Mechanical Code
   - 2015 International Property Maintenance Code
   - 2015 Uniform Plumbing Code
   - 2015 Uniform Electrical Code
   - 2015 International Residential Code
   - 2017 National Electric Code
IX. Atypical Requirements:

a. The site development is subject to the City of Austin Subchapter E-Commercial Design Standards. The Commercial Design Standards affect clear zones/planting zones paralleling adjacent streets, building facades, underground utilities, parking lot locations, sidewalk shading, building canopies, connectivity, lighting and screening.

b. The site contains a couple of Heritage Trees or those trees over 24 inches in width. Heritage Trees are protected by the City of Austin and require setback zones. The Heritage Trees are identified on the Constraints Map.

c. The site development will have to comply with City of Austin Compatibility requirements. The proposed multi-family is within 300 feet of existing single family zoning. Height restrictions are required within the 300 foot distance. The height restrictions by distance can be viewed on the Constraints Map. Compatibility requirements also affect lighting and screening requirements.

d. During the Zoning phase or Site Development permitting phase, the City of Austin may require a Traffic Impact Analysis for the change in development. The Traffic Impact Analysis may trigger additional fees being required for the site development, or may require off-site improvements to be implemented as a part of the project development.

X. Other Site Design Requirements:

a. Parking Requirements:

- Multi-family apartment land uses are subject to the following parking regulations, per Appendix A of the LDC Chapter 25-6:

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>LDC Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Efficiency / Studio</td>
<td>1 space per unit</td>
</tr>
<tr>
<td>1 bedroom unit</td>
<td>1.5 space per unit</td>
</tr>
<tr>
<td>Unit &gt; 1 bedroom</td>
<td>1.5 space per unit plus 0.5 space per additional bedroom</td>
</tr>
</tbody>
</table>

The parking space requirements from Section 25-6 of the City of Austin Land Development Code and Transportation Criteria Manual are required to be 9' wide by 17.5' long. Various parking space dimensions are allowed and are dependent on parking angle, travelway, and space width. Compact parking spots (typically 7.5' wide and 15' long) may not account for more than 15% of the spaces and must be located in groups of at least three. Each parking space must be independently accessible, though garage and tandem spaces are allowed, provided they meet the requirements of the Transportation Criteria Manual (TCM) §9.2.0.#4.
• Accessible spaces shall be designed in accordance with the State accessibility standards. Adequate accessible parking spaces consistent with the requirements of the 2010 ADA Standards with the exceptions listed in "Nondiscrimination on the Basis of Disability in Federally Assisted Programs and Activities" 79 FR 29671, and if covered by the Fair Housing Act, HUD’s Fair Housing Act Design Manual. (per 11.101.(b)(4)(N)). Parking bays should be no more than 300 feet in length without a cross-aisle or turn around. Minimum widths to provide internal circulation are at least 20 feet for two-way traffic (or 25' if fire access route) and 10' for one-way traffic (or 15' for fire access route).

• In addition, bicycle parking is required to be provided. Bicycle parking is required to at a rate of 5% of the motor vehicle spaces required with a minimum of 5 spaces. Bicycle spaces shall be racks or lockers anchored so they cannot be easily removed and must be at least 2' wide and 6' long. The Parking Lot Criteria table can be found in section 9.3.0 of the TCM.

b. Utilities:

• Austin Water confirmed that there is available water and sanitary sewer near the subject tract. The current site plan includes water and sewer connection locations, including both domestic water meters and irrigation meters. However, a fire flow test will be required to determine the water system pressure in the area. The proposed multi-family building fire demand requirements will have to be verified against the results of the fire flow test data. New water meter sizes will have to established and coordinated with Austin Water for approval.

(i) Sanitary Sewer:

• There exist an 8-inch concrete sanitary sewer line in a portion of the IH-35 right-of-way extending from Airport Boulevard. There exist a 6-inch concrete sanitary sewer line in Airport Boulevard and a 6-inch concrete sanitary sewer line in 46th Street. The approved site plan SP-2011-0099C includes sanitary sewer connections to two of the above identified sanitary sewer lines. The proposed restaurant building on Lot 2 of the subdivision plat has a connection to the 6-inch concrete sewer line in 46th street and the proposed restaurant building on Lot 3 of the subdivision plat has a connection to the 8-inch concrete sanitary sewer line in the IH-35 right-of-way.

(ii) Water:

• There exist an 8-inch ductile iron water line within the right of way adjacent to the IH-35 frontage road. There exist a 6-inch cast iron water line in Airport Boulevard and a 6-inch cast iron water line in 46th street. The approved site plan SP-2011-0099C includes both domestic and irrigation connections to the 8-inch water line in the IH 35 frontage road right-of-way for the two restaurant buildings located on lots 2 and 3 of the subdivision plat.
(iii) Electricity:

- Electricity for the project will be obtained from Austin Energy. A Will Serve letter has been acquired from Austin Energy stating they will provide service to the site. To initiate Austin Energy design, an Electrical Service Planning Application (ESPA) is required to be submitted that identifies the amount of power needed, project owner, and location of service to the building.

c. Drainage:

- The property is bordered by 46th street on the north, Airport Boulevard on the west and the IH frontage roads on the east and south. The elevation at the northwest corner or at 46th street and Airport is approximately 617. The elevation at southeast corner of the property or along the IH-35 frontage road is approximate elevation 610. Drainage flows from the northwest to the southeast across the property. 46th street is constructed with curb and gutter and includes a storm drainage system, therefore, street water generally does not flow across the property from 46th street. Airport Boulevard does not consist of curb and gutter and does not have a storm drainage piping system, therefore, there exist the possibility that storm drainage could flow across the property in high intensity rain events. Stormwater from the site is currently collected in inlets located along the IH-35 frontage road.

- On-site water quality and detention are required by the City of Austin. The Site Development Plan (SP-2011-0099C) designed a combination water quality and detention pond for lots 1 through 3 of the subdivision plat. The water quality/detention pond was built with the site development Phase 1 improvements and is constructed on lot 4 of the subdivision plat. The water quality pond was designed for 70% impervious cover of a 3.05 acre drainage area and includes a water quality volume of 11096 cubic feet. The detention pond was designed for the same 70% impervious cover on the 3.05 acre drainage area and includes a detention volume of 20,709 cubic feet. The outlet structure for the detention pond conveys stormwater flow to an inlet in the IH-35 frontage road. The water quality pond includes a pump system to drain the water quality volume to the same IH-35 frontage road inlet. An outfall structure will be required. If pipe outfalls at the bottom of the channel, the core of engineers will need to be consulted prior to plan approval. If the impervious cover for the multi-family development increases the overall impervious cover for the pond drainage basin, adjustments would be required to the water quality.

- City of Austin Watershed Protection Department has identified a site related 100-year floodplain during the process of the Site Plan Extension process for the Site Development Plan SP-2011-0099C. A memorandum was prepared by the City of Austin dated December 5, 2017 that identified the 100-year site floodplain to be 614.2 elevation. The site related floodplain according to the memorandum, is due to backwater effect from the inlets in the IH-35 frontage road. The memorandum requires those buildings on subdivision lots 2 and 3 to be placed at Finished Floor Elevation 616.2. The memorandum states that any fill placed in the floodplain above the existing contours will have to be compensated with the same amount of an excavated area so that the
improvements will not cause a rise in the 100-year floodplain elevation. Therefore, consideration will have to be taken during the multi-family planning process to identify the location of the excavation areas to compensate for the Building fill areas. Based on the limited area of lots 2 and 3, any compensatory storage for floodplain fill would most likely have to be underground concrete storage vaults with pumping capabilities.

d. Floodplain:

- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Panel Number 48453C0465J, effective January 6, 2016, no part of the subject property lies within the 100-year or 500-year FEMA floodplain.
- City of Austin Watershed Protection Department has identified a site related 100-year floodplain during the process of the Site Plan Extension process. A memorandum was prepared by the City of Austin dated December 5, 2017 that identified the 100-year site floodplain to be 614.2 elevation. The memorandum requires those buildings on subdivision lots 2 and 3 to be placed at Finished Floor Elevation 616.2. Additional signage and pedestrian evacuation routes have to be provided. In addition, the memorandum requires buildings to have direct access to an area above the regulatory flood datum and buildings must comply with flood resistant construction per City Code. The December 5, 2017 memorandum is a City of Austin approval of an Administrative Waiver. The memorandum includes an expiration date of the waiver if the approval of Building Permits for those buildings in the floodplain area are not acquired by a certain date. The date provided by the Sellers Representative for the waiver expiration is June 2019. Should the floodplain variance expire, the Watershed Protection Department will likely require the floodplain to be re-evaluated using the City’s current Atlas 14 precipitation data, which would increase the water surface elevation of the floodplain. Additionally, the City may require the hydraulic model to be updated to reflect the proposed project, including the additional compensatory volume.

e. T.P.D.E.S. Requirements

- A storm water pollution prevention plan is required to be completed and implemented.

C. Overview of Process, Timing, and Costs

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

- The site is currently zoned “Commercial Services-Conditional Overlay-Neighborhood Plan (CS-CO-NP)” for subdivided lots 2 and 4 and “Commercial Services-Vertical Mixed Use Building-Conditional Overlay-Neighborhood Plan (CS-V-CO-NP)” for lot 3. The Neighborhood Plan-NP was added to each of the properties with zoning ordinance (Ordinance No. 020523-31) and zoning ordinance (Ordinance No. 20080329-047) added
Vertical Mixed Use Building-V to various properties. Multi-family development is not allowed in CS-CO-NP zoned property.

- The site is currently platted. The subdivision plat entitled “4508 Motel Properties, Ltd.” includes 4 lots on 3.048 acres and is recorded in Document No. 201100140 of the official public records of Travis County, Texas. Lot 1 (1.13 acres) is currently developed as “In and Out Burger, a restaurant site. Lot 4 (0.181 acres) is currently developed and contains the water quality and detention ponds for all 4 lots. Lots 2 and 3 (1.599 acres) are undeveloped with the exception of shared access drives and shared utilities. The Final Plat does contain general note no. 3 which states “This subdivision is restricted to use other than residential”, however, the City of Austin Development Assistance Center stated that the City does not acknowledge that plat note during Site Development Permit processing.

- The site currently has a related Site Development Permit, SP-2011-0099C. The Site Development Permit includes development on Lots 1-4. The Phase 1 improvements include the “In-N-Out Burger” on lot 1, the water quality detention pond on lot 4, the shared access drives across all lots, shared storm drainage improvements under the access drives to get stormwater to the water quality detention pond and water/sanitary sewer to the individual subdivided lots. The Site Development Plan includes restaurant buildings and parking on lots 2 and 3 identified as Phases 2 and 3. The original Site Development Permit had an expiration date of August 15, 2015. A 1-year Site Plan Extension was granted on November 5, 2015 that extended the Site Plan expiration date to August 15, 2106. A second extension request was approved on December 28, 2017 that extended the expiration for 3 years. The Site Plan expiration date was extended to August 15, 2019.

- A Unified Development Agreement is associated with the property which allows development across lot lines. The Unified Development Agreement is entitled “Declaration of Easements and Restrictive Covenant Regarding Unified Development and Maintenance of Drainage Facilities” recorded in Document No. 2012096722 of the Official Records of Travis County, Texas. The Unified Development Agreement will have to be modified and/or amended and will have to be approved by the City of Austin as well as all property owners identified in the document.

- An updated ALTA/NSPS Land Title Survey Lots 2 and 3 of Airport @46th, A subdivision within Travis County, Texas has been prepared by Doucet & Associates dated February 20, 2019.

- As opposed to amending the existing Site Development Plan, a new Site Development Permit will be pursued for development on lots 2 and 3. A new floodplain variance would have to be acquired which would require a new flood study. A traffic Impact Analysis may also be required for the project. The appropriate zoning will be required to be in place to receive City approval of the Site Development Permit. The Site Development Permit Process generally takes 12 months to complete.
II. Building Permitting Process and Timing

- There are currently no Building Permits associated with the restaurants identified on the Site Development Plan SP-2011-0099C for lots 2 and 3. Typically Building Permits take for 2 to 4 months to acquire.

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

- Cost itemization of the anticipated fees can be found on the attached “Site Development Review of Fee Estimate.

D. Conclusion
I. There are several items pertaining to the site which must be completed prior to a successful multi-family development: Zoning change, Floodplain Administrative Variance approval, traffic impacts, and jurisdiction approval. It is understood that the Zoning change is underway. It is anticipated that these other items will be dealt with through the City of Austin Site Development permitting process.

DISCLAIMER: LIA Engineering, Inc. has prepared this report based upon our experience in working with the City of Austin, Travis County, and other reviewing agencies, on similar projects. In preparing this report and stating conclusions, we have relied on information provided by others, both verbally and written, as well as information contained in printed documents available by these agencies. Some information provided to LIA, and the conclusions made by LIA based upon this information, is subject to interpretation by the reviewing agency, and therefore such interpretations may contradict information contained within this report. This report is to be used solely for the subject property, and only by the Client that this report was prepared for. LIA does not guarantee that the project can be developed based upon the information contained in this report, and as such will not be held liable for project performance and yield; development permits procedures, requirements and fees; or construction related costs as a result of using this report.

All persons who have a property interest in this report hereby acknowledge that the Texas Department of Housing and Community may publish the full report on the department's website, release the report in response to a request for public information, and make other use of the report as authorized by law.
### Site Development Review Fee Estimate

**Project:**
City View at Hyde Park

**Client:**
City View at Hyde Park, L.P.

**Date:**
27-Feb-19

**By:**
PUV

<table>
<thead>
<tr>
<th>Fee Category</th>
<th>Fee Amount</th>
<th>Quantity</th>
<th>Total Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City of Austin Site Development Plan Fees</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Total Site=</td>
<td>1.599</td>
<td></td>
<td></td>
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<tr>
<td>Assumed Impervious Cover (80%)=</td>
<td>1</td>
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</tr>
<tr>
<td><strong>Zoning Plan Review Fees</strong></td>
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<tr>
<td>Regular Rezoning ($8,429.20+$135.20 per acre over 1 acre)</td>
<td></td>
<td></td>
<td>$8,564</td>
</tr>
<tr>
<td><strong>Subdivision Plan Review Fees:</strong></td>
<td></td>
<td></td>
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<tr>
<td>Completeness Check</td>
<td>N/A</td>
<td></td>
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<tr>
<td>Final without Preliminary Fee (9,525.96 + 83.28 per acre)</td>
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<td></td>
<td></td>
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<tr>
<td><strong>Total Subdivision Fees</strong></td>
<td>N/A</td>
<td></td>
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<tr>
<td><strong>Development Assessment Conceptual Site Plan</strong></td>
<td></td>
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<td>Application Fee (&lt;10 acres)</td>
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<td><strong>Site Development Plan Review Fees (Consolidated):</strong></td>
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<tr>
<td>Completeness Check</td>
<td>$3,182.52</td>
<td></td>
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<td>Application Fee (&lt;2 acres)</td>
<td>$16,058.20</td>
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<tr>
<td>Landscape Inspection Fee ($405.60 per inspection)</td>
<td>$405.60</td>
<td>2</td>
<td>$811.20</td>
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<tr>
<td>Rough Proprietary (Transportation, Estimate Only, Ultimate Cost by City)</td>
<td></td>
<td></td>
<td>$100,000.00</td>
</tr>
<tr>
<td>Phasing Fee ($853.84 / Phase - first phase is free - assuming 1 phase)</td>
<td></td>
<td></td>
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<tr>
<td>Parkland Dedication Fee (High Density - $1380.58 / unit)</td>
<td>$1,380.58</td>
<td>60</td>
<td>$82,834.80</td>
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<tr>
<td>Administrative Transportation Planning (Alternate Equivalent compliance for Subchapter E)</td>
<td>$374.40</td>
<td>2</td>
<td>$748.80</td>
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<td>Administrative Drainage Variance (100 Yr Floodplain)</td>
<td>$1,846.00</td>
<td>1</td>
<td>$1,846.00</td>
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<tr>
<td>City Arborist Site Plan Tree Review (&lt;200 trees)</td>
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<td></td>
<td></td>
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<tr>
<td>Tree inspection Fee (263.76 per inspection)</td>
<td>$254</td>
<td>2</td>
<td>$507.52</td>
</tr>
<tr>
<td><strong>Total Site Development Fees</strong></td>
<td></td>
<td></td>
<td>$209,122.56</td>
</tr>
<tr>
<td><strong>TCEQ Fees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SWPPP NOI for Stormwater Discharges Associated with Construction Activities Fee</td>
<td></td>
<td></td>
<td>$325.00</td>
</tr>
<tr>
<td><strong>City of Austin Water / Wastewater Meter &amp; Impact Fees</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>60 Units = 42 LUEs - 3' Turbine meter = 24 Service Units</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 inch Turbine Meter</td>
<td>$1,366</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 1/2 inch Turbine Irrigation Meter</td>
<td>$848</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Capital Recovery Fee</td>
<td>$600</td>
<td>24</td>
<td>$19,200</td>
</tr>
<tr>
<td>Irrigation Capital Recovery Fee</td>
<td>$500</td>
<td>8</td>
<td>$6,400</td>
</tr>
<tr>
<td>Wastewater Capital Recovery Fee</td>
<td>$500</td>
<td>24</td>
<td>$12,000</td>
</tr>
<tr>
<td><strong>Total Water / Wastewater Fees</strong></td>
<td></td>
<td></td>
<td>$39,832</td>
</tr>
<tr>
<td><strong>Austin Energy (Electric) Fees</strong></td>
<td></td>
<td></td>
<td>$75,000</td>
</tr>
<tr>
<td><strong>Other City of Austin Required Payments</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site and Subdivision Inspection Fee (for obsolete improvements - based on construction contract value and anticipated hours)</td>
<td>$171</td>
<td>75</td>
<td>$12,792</td>
</tr>
<tr>
<td>ESC Fiscal (Can be bonded)</td>
<td>$80,000.00</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Note:** These Fee Estimates are based on the best available information at the time prepared. Actual Fees Amounts may vary once the project becomes more defined. City of Austin permit fees based upon new fees that took affect October 1, 2018.
February 8, 2019

Angela Ploetz
5316 Highway 290 West, Ste. 150
Austin, TX 78735
aploetz@ljac.com

Subject: Service Availability to:

Owner: 4508 Motel Properties Ltd.
Address: 4544 N. Interstate Hwy 35, Austin, TX 78755
TCAD: 0220110814
Legal Description: Lot 2 Airport @ 46th

To whom it may concern:

The above described property is located within the Austin Energy’s (AE) electric service territory. This letter will confirm that AE can provide electric service.

This confirmation of availability of electric service is conditional upon the obligation of the customer to comply with the technical and regulatory requirements pertaining to the provision of electric service to the above-described property. Please refer to the AE Design Criteria Manual (www.austinenergy.com/go/designmanual). In some instances it might be necessary for service to be extended to the property.

Austin Energy Distribution Design Group Northwest will prepare the design of service for the facility. When you are ready to proceed with the design, you will need to contact the Design Supervisor, Ron Solbach at 512-505-7145. He will assign a designer to your project that will be able to provide you information concerning any additional costs, which may be required.

Once the design is completed, there may be a need for additional easements, which must be provided prior to the project being released to construction. For assistance regarding easements, or any other questions concerning the process, please feel free to call Wendi Henson at 512-322-6237.

Sincerely,

Melody Giambruno
Public Involvement/Real Estate
Austin Energy
721 Barton Springs Road
Austin, TX 78704
February 8, 2019

Angela Ploetz
5316 Highway 290 West, Ste. 150
Austin, TX 78735
aploetz@lj.a.com

Subject: Service Availability to:

Owner: 4508 Motel Properties Ltd.
Address: 4509 Airport Blvd., Austin, TX 78755
TCAD: 0220110816
Legal Description: Lot 3 Airport @ 46th

To whom it may concern:

The above described property is located within the Austin Energy’s (AE) electric service territory. This letter will confirm that AE can provide electric service.

This confirmation of availability of electric service is conditional upon the obligation of the customer to comply with the technical and regulatory requirements pertaining to the provision of electric service to the above-described property. Please refer to the AE Design Criteria Manual (www.austinenergy.com/go/designmanual). In some instances it might be necessary for service to be extended to the property.

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Sincerely,

Melody Giambruno
Public Involvement/Real Estate
Austin Energy
721 Barton Springs Road
Austin, TX 78704
VIA EMAIL

February 6, 2019

To: LJA Engineering, Inc
5316 Highway 290 West, Ste 150
Austin, TX 78735

RE: Intent to Serve Letter for:
City View at Hyde Park, 60 unit, MDU Project
4544 N IH35, Austin, Texas 78751
4509 Airport Blvd, Austin, Texas 78751
4508 N IH35, AUSTIN, Texas 78751

Spectrum Charter ("Charter") will provide the cable services listed below to your location upon the execution by both parties of Charter’s cable service and easement agreement:

- Cable television, including high definition programming
- Commercial free digital music
- Fiber Optics connectivity with certain levels of services
- High Speed Internet access
- Commercial phone
- Voice services over Internet Protocol (VoIP-Digital Phone Service)

As residents utilize Charter services, we may be able to provide additional services, including web-hosting/email, dedicated IP address, and managed security services.

This letter does not constitute a legally binding obligation of Charter. Depending on the particulars of a development, you may be required to pay certain construction costs. A binding obligation would arise only when you and Charter enter into the applicable cable service and easement agreement.

Spectrum Community Solutions looks forward to working with you on this development.

Please contact me if you have any questions.

Sincerely,

[Signature]

William Throckmorton
Account Executive, Major Accounts
Multifamily & Commercial Development
512-531-3252

Spectrum Charter, 12012 North MoPac Expressway, Austin, Texas 78758
February 6, 2019

Angela Ploetz
LJA Engineering, Inc.
5316 Highway 290 West, Suite 150
Austin, Texas 78735

Re: Water and Wastewater Service Availability to 4508 & 4544 N. IH-35 & 4509 Airport Boulevard, Austin, Texas 78751
TCAD ID# 0220110814, 0220110815, & 0220110816

Ms. Ploetz:

The above described property is located within the service area of Austin Water. Water and wastewater service for this property will be provided in accordance with all applicable policies, ordinances and regulatory requirements. Please refer to the Austin City Code and the Utilities Criteria Manual (https://www.municode.com/library/tx/austin).

The property owner and/or developer of this property is responsible for design and construction of water and wastewater infrastructure required to accommodate proposed development of this property. Service Extension Requests may be required for future water and wastewater service (http://www.austintexas.gov/ser). Actual service delivery will be contingent upon available system capacity at the time an application for Tap and/or Service Extension Request is made and will be subject to all fees, charges, ordinances and policies in effect at that time.

If we can provide additional information, please call me at (512) 972-0211 or email me at alberto.ramirez@austintexas.gov.

Sincerely,

[Signature]

Alberto Ramirez
Utility Development Services Division
Austin Water
Good afternoon Angela,

Please find attached our gas availability map. Please submit the following information so that we can bring your project into our system and facilitate the design within our engineering department. The project design and estimate takes approximately 8 to 10 weeks and includes an internal technical approval of the design and related estimate. Once we receive the design approval from engineering, we will be able to create the contract and obtain financial approval, which will take approximately 3 days. Once payment and executed contract are returned, the project will be scheduled, and installation will take place at the earliest available time. Right now, we are scheduling approximately two to three weeks out; Naturally, that will be dependent upon weather and how many other projects are in front of this one.

- Type of project: residential, multi-family, townhomes, commercial, mixed use
- Street address of project
- Name of Project / Type of Business
- AutoCAD with site and utility with xrefs (complete civil set with site, utility, topography and proposed profiles)
- Approved Electrical Plans (Utility provider / subdivisions only)
- Preliminary Plat with bearing, distances and line & curve tables (REQUIRED TO BEGIN DESIGN)
- Approved Address Plat - REQUIRED at intake (Subdivisions provide contact name, phone number and email address that can be contacted at later date. Required to prevent holding up project at request for meter set.)
- Meter location(s) (pdf is acceptable)
- Number of Meters (commercial/apartments) / Lots (subdivisions)
- (if apartments number of units)
- If Commercial:
  - Total Btu load with breakdown by appliance (see your MEP page)
  - Pressure requirement (if 2 or 5 psi required, contact gasmediumpressureletteraustinmetro@txgas.com)
- If Residential:
  - Stubs: Range_____ Water Heater _____ Furnace _____ Dryer _____ Other ________________
  - Appliances: Range_____ Water Heater _____ Furnace _____ Dryer _____ Other ________________
- TGS will require an easement for main on private property (TGS provides required forms) or copy of PUE if gas is allowed
- Project contacts (project mgr., civil engineer, superintendent)
- Who is responsible for approving the design for service?
- Desired Gas Installation date: (Must be an actual date)
  (subgrade, but in advance of installation of base/concrete, path clear, wet utilities installed. TGS’s first choice is for you to have a stub out to run gas service to or a slab and exterior walls of the building with the meter location clearly marked and our path staked.)
- Desired meter set date (must clear final CoA mechanical and plumbing inspections)
- Subdivisions: Anticipated first meter set date:
- Construction schedule (if available)

FOR SUBDIVISIONS/APARTMENT/MULTI FAMILY PROJECTS:

Name of PIC Contractor:
Contact name and phone number:
Subdivision No. of Lots / Meters:
Anticipated Lot Build Out per Year:
Anticipated Bid Date:
Anticipated Development Start Date:

For Contract:
Legal Company Name:
Company Address:

Send contract to:
CONTACT NAME:
Company Name:
Phone Number:
E-mail address:

Let me know if you have any questions.

Regards,

Linda Bargar
Project Manager
P: 512-465-1134 | C: 512-225-4595
linda.bargar@txgas.com

Texas Gas Service
5613 Avenue F, Austin, TX 78751 | texasgasservice.com

From: Angela Ploetz
Sent: Wednesday, February 6, 2019 9:19 AM
To: Bargar, Linda
Subject: [External] Service of Availability Letter - Mapsco Grid 555V & City Grid K25

CAUTION: This email was sent from an EXTERNAL source. Use caution when clicking links or opening attachments. Please forward suspicious email to phishingreport@onegas.com.

Good morning,

I have a service of availability letter request for the following 1.7802 acre project site. The project is located at 4544 and 4508 N. Interstate HY 35 and 4509 Airport Blvd. A location map is attached for your reference. We have included the project information below:

Mapsco Grid: 555V
City Grid: K25

Applicant’s name: LJA Engineering, Inc.
Applicant’s address: 5316 Highway 290 West, Suite 150, Austin, TX 78735

Owner’s name: 4508 MOTEL PROPERTIES LTD
Owner’s address: PO BOX 27920 AUSTIN , TX 78755-7920
Owner’s name: AIRPORT @46TH OWNERS
Owner’s address: PO BOX 27920, AUSTIN, TX 78755-7920

Project name: City View at Hyde Park

Project Location:
4544 N INTERSTATE HY 35, AUSTIN, Texas 78751, (Travis CAD Parcel ID: 0220110814, Property ID: 808156)
4509 AIRPORT BLVD AUSTIN, Texas 78751, (Travis CAD Parcel ID: 0220110816, Property ID: 808154)
4508 N INTERSTATE HY 35, AUSTIN, Texas 78751, (Travis CAD Parcel ID: 0220110815, Property ID: 808157)

Proposed Use: 60 Unit Multi-family Development

If any facilities exist, please include the location, type of service, and if any extensions are required.

Thank You,

Angela Ploetz
LJA Engineering, Inc.
Austin, TX
P: 512.439.4700
D: 512.439.4765