The subject property is approximately 4.558 acres platted as Lots 2-7 Willow Creek Commercial, Section II and is located at 2401 East Oltorf Street, Austin, Travis County, Texas 78741. The site is bounded by E. Oltorf Street to the north (and commercial development beyond that), multifamily developments to the south and east and commercial development (gas station) to the west. The property is currently vacant and zoned MF-6-CO (multifamily residence highest density-conditional overlay). The proposed multifamily use is permitted by right within the existing zoning category. Per the conditional overlay, there are additional restrictions on maximum building height and traffic generated. The property is also located in the Parker Lane section of the East Riverside/Oltorf Combined Neighborhood Plan. As the property is currently subdivided into 6 separate lots with various easements throughout, it will need to be re-platted into one lot. The necessity of existing easements and addition of any easements that may be necessary for development will be verified during the re-platting process. Existing drainage and public utility easements that run beneath proposed buildings will need to be relocated. The property lies within the Country Club East watershed which is classified as a Desired Development Zone.

There are existing 8” water lines in both East Oltorf Street and Douglas Street. There are also existing 8” sewer lines adjacent to the property in Douglas Street and just east of the property in East Oltorf Street. The nearest public storm drain infrastructure appears to be located in East Oltorf Street, just north of the site. The exact location and availability of these existing utilities to serve the subject site will be evaluated during the site planning and design processes. Site access to public right-of-way appears to be available via either Oltorf Street or Douglas Street. The currently proposed site layout utilizes two points of access on Oltorf Street. No required off-site improvements are known at this time. There are no known seller contributions or reimbursements affecting this site at this time.

The contents of this report are based on information available from online sources, such as those below, review of the current site and information provided to us by other sources including the Developer, surveyor and City. The information is only as accurate and complete as the information provided to us. It is always possible that new issues may arise during development because of changes in policy, circumstances or unforeseen/unknown site conditions. All persons who have a property interest in this report hereby acknowledge that TDHCA may publish the full report on the 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.

Resources:

- Travis County Appraisal District: https://www.traviscad.org/property-search/
- City of Austin Development Services: http://austintexas.gov/department/development-services
- Development Fees: [http://austintexas.gov/dsdfees](http://austintexas.gov/dsdfees)


- Development Forms/Applications: [http://austintexas.gov/department/forms-applications](http://austintexas.gov/department/forms-applications)

- ATX Watersheds: [https://www.atxwatersheds.com/findyourwatershed/](https://www.atxwatersheds.com/findyourwatershed/)

- Austin Watershed Regulation Areas: [https://www.austintexas.gov/sites/default/files/files/Watershed/watershed_regs_map.pdf](https://www.austintexas.gov/sites/default/files/files/Watershed/watershed_regs_map.pdf)

- Fire Code: [https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-12TECO_ART7FICO](https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH25-12TECO_ART7FICO)
SITE DESIGN AND FEASIBILITY REPORT
PART 2: SITE SUMMARY

I. Property Identification Numbers

Travis County Appraisal District: 289145

II. Millage Rates for all Taxing Jurisdictions

* Tax rates provided below are 2018 values. 2019 values are unavailable at the time this report was prepared.

  I. Austin ISD: 1.192
  II. City of Austin: 0.4403
  III. Travis County: 0.3542
  IV. Travis County Healthcare District: 0.105221
  V. Austin Community College District: 0.1048

III. Zoning Requirements

Currently the property is zoned MF-6-CO, Multi-Family Residence – Highest Density-Conditional Overlay. This use is intended for multifamily and group residential uses in a centrally located area near supporting commercial and transportation facilities. As the proposed multifamily use is permitted by right within this zoning district, zoning or entitlement action may only be required if variance or special considerations were requested.

IV. Subdivision Requirements

The property currently consists of 6 platted lots that will need to be combined into one lot moving forward. While specific steps in the subdivision process are listed in Part 3, Step 2 of this document, the average time for the platting process is 180 days.

V. Development Ordinances: Based on the Current Zoning of MF-6-CO

- Minimum Lot Size: 8,000 Square Feet
- Minimum Lot Width: 50 Feet
- Maximum Building Coverage: 70%
- Maximum Impervious Coverage: 80%
• Maximum Height: 60 Feet (Limited by the conditional overlay, standard maximum height in the MF-6 district is 90 Feet)

• Minimum Setbacks
  o Front Yard: 15 Feet – (City staff has indicated that although the existing recorded plat has a 40 foot front building line, because that setback is not consistent with zoning regulations, it would not be enforced. Confirmation of this to be provided during the zoning and subdivision processes.)
  o Street Side Yard: 15 Feet
  o Interior Side Yard: 5 Feet
  o Rear Yard: 10 Feet

• Parking Requirements for Multifamily Residential
  o Efficiency Dwelling Unit: 1 space
  o 1 Bedroom Dwelling Unit: 1.5 spaces
  o Dwelling Unit Larger than 1 Bedroom: 1.5 spaces + 0.5 space for each additional bedroom
  o Per Section 25-6-478 -Motor Vehicle Reductions General from the City of Austin Code of Ordinances,
    ▪ A 10% reduction in the required parking may be applied when a minimum of one shower and changing facility available to both genders is provided (For building with up to 19,999 SF of gross floor area)
    ▪ Up to 10% for the preservation of significant stands of trees or protected trees
    ▪ A 20% reduction is allowed for properties within the Urban Core boundary.
  o Total reductions may not exceed 40% of the required parking.

• There is existing storm drain infrastructure adjacent to the site in East Oltorf Street. Based on aerial topography, the site appears to drain toward the south-east corner and the Country Club West Creek. Detention and sedimentation ponds may be required, and space has been reserved in the concept plan.

• There are existing 8” water lines in both East Oltorf Street and Douglas Street. There are also existing 8” sewer lines adjacent to the property in Douglas Street and just east of the property in East Oltorf Street. Existing water and sanitary sewer line sizes appear to be adequate to serve the proposed development.

VI. Fire Department Standards

• The City of Austin has adopted the 2015 International Fire Code with some local amendments being found in Chapter 25-12, Article 7 of the Code of Ordinances.
• Fire Lane Minimum Width: 25 Feet
• Fire Lane Minimum Radius: 25 Feet
VII. Site Ingress and Egress Requirements

- Site access to public right-of-way appears to be available via East Oltorf Street to the northeast or Douglas Street to the west although the currently proposed site plan does not use Douglas Street for access.

- East Oltorf Street is currently a four-lane undivided road with a center turn lane but has a MAD4 classification (major arterial divided) on the Austin Metropolitan Area Transportation Map. It has been designated with an Access Management recommendation under the Austin Strategic Mobility Plan (ASMP) indicating that it is likely a candidate for the addition of a raised median in place of the center turn lane. The existing site has no points of access as it is currently undeveloped. The location of future access points will likely be limited by the location of existing intersections/drives and due to the ASMP designation above, the location of future median openings. Access points will require approval from the City of Austin.

- A 4-foot concrete sidewalk is located along the property adjacent to East Oltorf Street. Minor repair and adjustments to the sidewalk may be required during development.

VIII. Building Codes and Local Design Requirements

- Austin has adopted the 2015 edition of the International Building Code with some local amendments being found in Chapter 25-12, Article 1 of the Code of Ordinances.

- Austin has adopted the 2015 edition of the Uniform Mechanical Code with some local amendments being found in Chapter 25-12, Article 5 of the Code of Ordinances.

- Austin has adopted the 2015 edition of the Uniform Plumbing Code with some local amendments being found in Chapter 25-12, Article 6 of the Code of Ordinances.

IX. Atypical items that will materially impact costs

- Initial review of the site topography indicates a steep slope across the site. The steep slope is an indication that complex grading may be required to develop the site. In addition, the potential for needing extra fill material and retaining walls throughout the site is high.

- Initial review of the site also indicates that there will be a need for a downstream drainage analysis and likely will require on-site detention and sedimentation facilities to develop the properties.

- As previously stated, all existing drainage and public utility easements that run beneath proposed buildings will need to be relocated.
SITE DESIGN AND FEASIBILITY REPORT
PART 3: OVERVIEW OF PROCESS, TIMING, AND COSTS

I. Overview of entitlement and site development permitting process and associated timing

- Approximated Time Frame from the Development Assessment to the start of construction is approximately 9-12 months.

- **Step 1**: Review the proposed development plan with Development Service Department staff prior to moving forward with any formal applications. This step, called the Development Assessment, will ensure clarity on exactly what to expect through the development and design process for this project and site.
  - Will be provided with an Assessment Report that includes fee estimates, land status, any potential issues, exemptions, etc. This step will also confirm the ability to skip any re-zoning.
  - Costs – no fees required

- **Step 2**: Assuming no issues with the current zoning, Subdivision Review is the next step. The overall site currently exists as 6 platted lots and will need to be re-platted as one lot.
  - Staff will review subdivision plans for compliance with City Code and state law. Lot Design, Environmental Impact, Utilities and Parkland requirements will all be reviewed. The Development Services Department along with associated City departments and the Land Use Commission approve subdivision plans.
  - Application Process includes an information Development Assessment, Completeness Check (up to 10 days for initial review, must be completed in 45 days), Formal Review (up to 20 days for initial review and 10 business days for each update, public notice is also provided during this step), Approval (must be approved prior to 1-year after the initial Completeness Check submittal) and Recording (Fees must be provided prior to the plat being recorded)

- **Step 3**: Site Plan Review
  - Staff will review site plans for compliance with City Code and Technical Criteria. Site design, transportation needs, site construction and environmental impact will be reviewed. The Development Services
Department along with associated City departments and the Land Use Commission approve subdivision plans.

- Application Process includes a Completeness Check (up to 10 days for initial review, must be completed in 45 days), Formal Review (up to 20 days for initial review and 10 business days for each update, must be completed within a year), Notification (provided to interested parties within 14 days of formal submittal, Land Use Commission site plans require notification of public hearings as well), Approval (once all Master Comment Report issues are cleared) and Release & Permitting (Fees and original mylars must be provided at this time)

II. Building permitting process and timing

- Building plans may be submitted for permit review upon verification of zoning, verification of Green Building Requirements and with an approved site plan or site plan waiver. A request for concurrent review of site plan and building plans is allowed.
- Austin classifies multi-family projects as commercial plan review.
- Typical first review of building plans estimated at 25 business days with 15 business days estimated for additional reviews. S.M.A.R.T. housing review is estimated at 7 business days.

III. Cost itemization of all anticipated fees (anticipated impact, site development, building permit and other required fees)

- Fees listed below are not anticipated to be included in the Capital Recovery Fee (CRF) waivers provided for under the S.M.A.R.T. Housing Ordinance.
  - Commercial Building Plan Review Quick Turnaround Fee - $102.96
  - Commercial Building Plan Review 7-Day Review Fee- $1,282.32
  - Expedited Site Plan Review Fee - $1153.36/hour
  - Fast Track Review Fee (if applicable)- $3,134.56
  - Commercial Tree Fees (to include all or some of the following: Pre-development consultation, Tree Plan Review, Arborist Site Plan Review and Inspection fees) - $4,926.48
  - Total of the above items (excluding Expedite Site Plan Review Fee which is based on an hourly rate) = $9,446.32

- Prorated development fees equivalent to 11 units may be required.
  - Estimated Parkland Dedication fee for those 11 units = $15,186.38
- Tree Mitigation fees will be required based on the final site plan. Current estimate for these fees is $50,000.
SITE DESIGN AND FEASIBILITY REPORT
ATTACHMENTS: SITE, SURVEY & PRELIMINARY SITE PLAN

- ATTACHMENT 1 – SITE SURVEY
- ATTACHMENT 2 – PRELIMINARY SITE PLAN
SITE DATA
Lot Area 4.558 Ac. (198,555 S.F.)
Existing Zoning MF-6-CO
Existing Land Use Undeveloped
Proposed Zoning MF-6-CO
Proposed Use Multifamily
Total Units 84
Gross Density 18.4 DU/Ac.

PARKING TABLE
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</tr>
<tr>
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<td>84</td>
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<tr>
<td>3 Bedroom</td>
<td>50</td>
</tr>
</tbody>
</table>

167 Required X 40% Reduction = 101 Total Required
Total Provided = 101

101 to 150 Spaces = 5 Required Accessible Spaces
Total Accessible Spaces Provided = 10

NOTES:
PARKING WILL BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS.