THE ABALI
SITE DESIGN & FEASIBILITY REPORT
FEBRUARY 25, 2019

PREPARED BY:

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GRAPEVINE, TEXAS 76051
817-488-4960
TBPE FIRM # 15874
The subject property is approximately 0.916 acres platted as Lots 2-6, Block G in the Delwood Section One addition in the City of Austin, Travis County, Texas. The existing lots are located at 4603, 4605, 4607, 4609 and 4611 North Interstate 35 Service Road (N IH 35 SVRD NB), Austin, Texas 78722. The site is bound by North Interstate 35 on the west, offices to the immediate north and south, and single-family residences to the east. Existing zoning for these lots varies between SF-3-NP (single-family residence – neighborhood plan), LO-NP (limited office – neighborhood plan) and GR-CO-NP (community commercial – conditional overlay- neighborhood plan) and existing uses vary between vacant property and retail/office space in buildings previously used as single-family homes. The proposed multi-family use is not permitted by right within the existing zoning categories. The property would need to be re-zoned to MF-6-CO (multi-family residence highest density) to achieve a zoning designation compatible with the proposed use and density. The property is also located in the Upper Boggy Creek Neighborhood Plan and the Upper Boggy Creek watershed which is classified as a Desired Development Zone in the City of Austin. As the property is currently subdivided into five 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 subdivision process. Any existing easements that run beneath proposed buildings will need to be removed and/or relocated by plat or separate instrument.

Per Austin Water Utility’s online records, there is an existing 8” water line and an existing 8” sewer line in the northbound IH35 Service Road. Per City of Austin online records, the nearest public storm drain infrastructure is located within Elmwood Road, east of the site, and does not appear to be utilized by this site. Upon further visual inspection, there is storm drain infrastructure located the northbound IH35 Service Road that is likely used by this 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 is only available via the northbound IH35 Service Road. There are five driveways to serve the existing uses while the proposed site layout would reduce this number to just one driveway for access. Off-site improvements are estimated at $25,000 for modifications of driveways, curb cuts and sidewalks. Off-site easements may be required if on-site infrastructure capacity is not available. This will be confirmed during the entitlement and planning phases of the project. 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 others 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/bsdfees
- Development Forms/Applications: http://austintexas.gov/department/forms-applications
- Fire Code: https://library.municode.com/tx/austin/codes/land_development_code?nodeId=TIT25LADE_CH2S-12TECO_ART7FCO
SITE DESIGN AND FEASIBILITY REPORT
PART 2: SITE SUMMARY

I. Property Identification Numbers

Travis County Appraisal District: 215034, 215035, 215036, 215037 & 215038

II. Millage Rates for all Taxing Jurisdictions

* Tax rates provided below are 2018 values. 2019 values are unavailable at this time.

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

The existing lots are a mixture of LO-NP (limited office – neighborhood plan), SF-3-NP (single-family residence – neighborhood plan) and GR-CO-NP (community commercial – conditional overlay- neighborhood plan) zoning designations. They will need to be rezoned to allow for the proposed multifamily use.

The base multifamily zoning categories in Austin include MF-1 through MF-6-CO designations based on density. As the density proposed for this site is approximately 60 units/acre, the recommended zoning is MF-6-CO, Multifamily Residence-Highest Density.

Additionally, variances for building height and parking requirements will be required. Current standard allows for a 3-story maximum building while a 4-story building is proposed. Proposed parking requirements will need to be reduced with a variance to accommodate the proposed development. Both parking and building height variances will be requested during the zoning and site plan process.

IV. Subdivision Requirements

The property currently consists of 5 platted lots that will need to be combined into one lot moving forward. While specific steps in the subdivision process are listed in Part3, Step 2 of this document, the average time for the platting process is 180 days.
V. Development Ordinances: Based on the Requested 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: 90 Feet
- Minimum Setbacks
  - Front Yard: 15 Feet
  - Street Side Yard: 15 Feet
  - Interior Side Yard: 5 Feet
  - Rear Yard: 10 Feet
- Parking Requirements for Multifamily Residential
  - Efficiency Dwelling Unit: 1 Space
  - 1 Bedroom Dwelling Unit: 1.5 Spaces
  - Dwelling Unit Larger than 1 Bedroom:
    - Per Section 25-6-478 – Motor Vehicle Reduction General from the City of Austin Code of Ordinances,
      - 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
      - At 20% reduction is allowed for properties within the Urban Core boundary.
    - Total reductions may not exceed 40% of the required parking
- There is existing storm drain infrastructure located the northbound IH35 Service Road that is likely used by this site. Per City of Austin online records, the nearest public storm drain infrastructure is located on Elmwood Road, east of the site, but does not appear to be utilized by this site. Detention and sedimentation ponds do not appear to be required at this time.
- Per Austin Water Utility’s online records, there is an existing 8” water line and an existing 8” sewer line in the northbound IH35 Service Road. The existing water and 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 is restricted to the IH35 Service Road in the northbound direction.
• N IH 35 Frontage Road is a two-lane road classified as an FWY in the Austin Metropolitan Area Transportation Map. The existing site includes at least five points of access due to the multiple existing uses. The proposed site plan provides for just one point of access. As the IH35 Service Road is a Texas Department of Transportation (TxDOT) controlled road, the location of access points and construction of new driveways will require TxDOT review and approval.
• An existing 5-foot concrete sidewalk is located along the property adjacent to the IH35 Service Road. Per proposed site plan, sidewalk may require repair and replacements for future 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
• The site has existing buildings and paving that will require demolition and existing utilities that may require removal, redesign or relocation. Depending on final design, future needs and materials found onsite, costs for these items may vary.
• Because the site has existing single-family homes immediately adjacent to the south and east property lines, additional screening/landscaping may be required.
• The property contains minimum setbacks of 30’ and maximum setbacks of 50’ as shown in the survey. Austin staff confirmed that setbacks will be reviewed with the zoning process and are anticipated to be adjusted to accommodate the proposed development.
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.
  - Costs – no fees required

- **Step 2:** A Zoning Application will be the first formal step required in the development of this site. The overall site currently exists as multiple lots with various zoning designations, none of which allow the proposed multi-family use by right or conditionally.
  - Staff will review Zoning applications for compliance with City Code and state law. Land use compatibility, development standards and use regulations will all be considered.
  - City staff and the Land Use Commission will review the request for rezoning. The application will then be scheduled for a public hearing before the Planning Commission (if a project is within the boundaries of an adopted neighborhood planning area) who will make a recommendation to City Council. With that recommendation, a public hearing before City Council will be scheduled. City Council will ultimately approve or deny the rezoning request. Timing for this step is estimated at 4-6 months.
  - During the rezoning process, property owners, registered community associations and utility account holders within 500 feet of the property will be notified of the application. The first notification will be a notice of filing, the second notification will be prior to the Planning Commission public hearing and the third notification will be prior to the City Council public hearing.
Step 3: The Subdivision Review process is the next step. The overall site currently exists as 5 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.
- A partial plat vacation, Preliminary Plan, construction plans and ultimately a new Final Plat are anticipated for this project. City staff has confirmed that these can run concurrently.
- The application process for each 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, 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).
- The subdivision steps may also run concurrent with the site plan review listed below provided that the subdivision applications are submitted first and the new plat must be approved and recorded prior to site plan approval.

Step 4: 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).
- The site plan review may also run concurrent with the building plan review listed below provided that the site plan is submitted first and must be approved prior to the approval of building plans.
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 although staff has advised that it would be prudent to wait until at least the first cycle of review on the site plan is complete prior to submitting building plans. This will help ensure that any required site plan changes do not affect building plans.
- A Demolition Permit will be required prior to the demolition of anything existing onsite.
- 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 Expedited Site Plan Review Fee which is based on an hourly rate) = $9,446.32
- Tree Mitigation fees will be required based on the final site plan. Current estimate for these fees is $60,000.
SITE DESIGN AND FEASIBILITY REPORT
ATTACHMENTS: SITE SURVEY & PRELIMINARY SITE PLAN

- ATTACHMENT 1 – SITE SURVEY
- ATTACHMENT 2 – PRELIMINARY SITE PLAN
Lot Area: 0.916 Ac. (39,917 S.F.)
Existing Zoning: SF-3-NP LO-NP GR-CO-NP
Existing Land Use: Office
Proposed Zoning: MF-6-CO
Proposed Use: Multifamily
Total Units: 56
Gross Density: 61.1 DU/Ac.

PARKING TABLE

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<td>3 Bedroom</td>
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97 Required X 40% Reduction = 58
Total Required = 58

51 to 75 Spaces = 5 Required Accessible Spaces
Total Accessible Spaces Provided = 5

NOTES:

1. Parking will be provided in accordance with city requirements.
2. Building height and parking will be in accordance with city requirements and approved during the site plan process.

SITE DATA

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