



**4806 & 4902 Pecan Springs Road
Austin, Travis County
Development Assessment
May 14, 2025
(Revised May 19, 2026)**

A. General Site Information

Location

4806 ("Tract 1") & 4902 ("Tract 2") Pecan Springs Road, Austin, Travis County, Texas 78723, approximately 0.1 mile south of E. 51st Street and approximately 0.23 mile west of Springdale Road.

TCAD Information (*acreage information provided by survey data, not TCAD parcel data*)

Tract 1, TCAD 210789: Lot 2, Helen Johnson Subdivision. 1.741 ac

Tract 2, TCAD 210801: Lot 3A&4A, Re-subdivision Lots 3-4, Poehlmann Acres. 1.976 ac

Total Site Acreage = 3.716 ac

Subject Property Current Use

Both tracts are developed with single-family residences and multiple outbuildings.

Adjacent Properties Current Uses

To the north there are existing single-family residences. Just north of those residences, at the southwest corner of Pecan Springs Rd. and E. 51st St., are the Lofts at St. Stephens Condominiums, which is adjacent to St. Stephens Baptist Church to their immediate west.

To the east is an existing single-family residence with multiple outbuildings on an approximately 5-acre tract. Just north of that tract is an approved 38-unit condominium development called St. Stephens III, which appears to be part of a larger St. Stephens development potentially including additional condominiums along E. 51st St.

To the south is an approximately 12-acre undeveloped tract encumbered significantly with floodplain. Across Pecan Springs from this undeveloped tract are multiple single-family residential lots.

To the west is an approximately 4-acre undeveloped tract owned by the City of Austin Housing Authority, also partially encumbered by floodplain.

Jurisdiction

The site is located in Austin's full-purpose jurisdiction, Travis County.

Existing Zoning

SF-3-NP (Family Residence-Neighborhood Plan)

**Existing Future Land Use Map Designation**

Mixed Residential

Emergency Services

Austin/Travis County EMS

School District

Austin ISD

City Council District

District 1, Natasha Harper-Madison

Electric Service Provider

Austin Energy. There are existing overhead electric utility lines on both sides of Pecan Springs Road.

Gas

No known impacts. Texas Gas Service is the provider for Austin.

Easement(s)

The plat for Tract 1 references a 25' building line setback from Pecan Springs Road.

The plat for Tract 2 references that "in addition to the easements shown on this plat, the rear five (5) feet of each lot is dedicated as an easement for public utilities." However, it should be noted that no easements are shown on the plat. Therefore, it appears that the only easement on Tract 2 is a 5-foot PUE along the rear of the tract. Deed restrictions reference a 35' building line setback from Pecan Springs Road.

A title search would be required to confirm any additional recorded encumbrances not shown on the surveys or plat provided for this site.

Current Plats

Tract 1 was platted in 1982 as Lot 2 of the Helen Johnson Subdivision (Volume 82, Page 331).

Tract 2 was platted in 1965 as Lots 3A and 4A of Poehlman Acres (Volume 25, Page 26).

Neighborhood Plan

The property is in the East MLK Neighborhood Plan. The neighborhood plan specifies that adherence to the Urban Design Guidelines is voluntary. The main goals of these design guidelines are to respect the prevailing neighborhood character, ensure compatibility and encourage adjacent land uses to complement each other, and enhance and enliven the



streetscape. Improved pedestrian access to commercial districts and minimization of visual impacts of parking and service areas are key objectives for the Commercial Districts Design Guidelines.

The property is in the Marlo Heights subarea of the plan. The plan recommendations for this subarea include retaining the residential zoning in residential areas, while allowed mixed-use/commercial at the Manor Road/E. 51st Street and Springdale/E. 51st Street intersections.

Overlay Districts

ADU Approximate Area Reduced Parking
Residential Design Standards (Subchapter F)
Selected Sign Ordinances
Small Lot Amnesty Fill Option

B. Utility Service

Water Service

Water Service Provider

City of Austin (CCN 11322)

Impact Fee

Water impact fees are based on platting and location within the city (i.e., the site is in the Desired Development Zone – “DDZ”) as follows:

Plat Date	Water Impact Fee per service unit in DDZ
Before 10/1/2007	\$700
10/1/2007 – 12/31/2013	\$1,000
1/1/2014 – 9/30/2018	\$5,400
10/1/2018 – 9/30/2023	\$4,700
On or After 10/1/2023	\$4,800

- 5/8 inch Meter = 1 service unit
- 3/4 inch Meter = 1.5 service units
- 1 inch Meter = 2.5 service units
- 1.5 inch Meter = 5 service units
- 2 inch Meter = 8 service units
- 3 inch Meter = 16 service units



Proposed Connection Point:

As shown on **Exhibit A**, there is an existing 8" waterline along the west side of Pecan Springs Road in front of the property, which connects to an existing 12" waterline on the south side of E. 51st Street to the north, with another connection to an existing 6" waterline along the west side of Marlo Drive to the south.

Note: Confirm capacities in existing waterlines with Austin Water and determine if water improvements will be required for future development. This information can be gathered via a Service Extension Request (SER) process with Austin Water.

Wastewater Service

Wastewater Service Provider

City of Austin (CCN 20636)

Impact Fee

Wastewater impact fees are based on platting and location within the city (i.e., the site is in the Desired Development Zone – "DDZ") as follows:

Plat Date	Wastewater Impact Fee per service unit in DDZ
Before 10/1/2007	\$400
10/1/2007 – 12/31/2013	\$600
1/1/2014 – 9/30/2018	\$2,200
10/1/2018 – 9/30/2023	\$2,500
On or After 10/1/2023	\$2,900

Proposed Connection Point

As shown on **Exhibit A**, there is an existing 8" wastewater main on the west side of the Pecan Springs Road right-of-way in front of the property, ending approximately 160 feet south of an existing 8" wastewater main on the north side of the E. 51st Street right-of-way. The 8" wastewater main along Pecan Springs continues south of the property and connects to an existing 15" wastewater main that continues east and connects to an existing 18" wastewater main that continues eastward across Springdale Road.

Note: Confirm capacities in existing wastewater lines with Austin Water and determine if wastewater improvements will be required for future development. This information can be gathered via a Service Extension Request (SER) process with Austin Water.



C. Transportation

Pecan Springs Road

Pecan Springs Road is a two-lane road, currently classified as a Level 1 Street, with an Austin Strategic Mobility Plan ("ASMP") future designation of 2U-OP (2 lanes with on-street parking). The right-of-way in front of the property varies between 55 and 60 feet. The ASMP's required right-of-way for Pecan Springs ranges from 58 to 64 feet, so a small amount of right-of-way dedication may be required as part of a future development plan. Pecan Springs Road currently has curb-and-gutter extending only to the southern boundary of the Lofts at St. Stephens along the western side of the roadway. Existing sidewalks are on both sides of the roadway from E. 51st Street to the southern boundary of the Lofts at St. Stephens on the west side and to the southern boundary of the future condominium development on the east side. While the ASMP does not reflect any required improvements for Pecan Springs Road at this time, it is appropriate to anticipate that sidewalk improvements and curb-and-gutter will be required to extend to the subject property as part of any future development on the site, if warranted by development density and expected traffic generation (see below under Traffic Impact Analysis). Additionally, a note on the Tract 2 plat requires sidewalks to be installed on the west side of Pecan Springs Road prior to acceptance of a driveway(s) or for certificate of occupancy.

E. 51st Street

E. 51st street is currently a two-lane road with a center turn lane. It is classified as a Level 3 Street according to the current Austin Strategic Mobility Plan (ASMP). It has a future designation of 3U (2 lanes with a center turn lane) which matches its current configuration. Approximately 0.4 mile to the west of Pecan Springs Road, there is a major Bus Rapid Transit ("BRT") route along Manor Road. Along E. 51st Street is an existing Local Transit Service line (Springdale-to-Oltorf). Approximately 0.2 mile to the east of Pecan Springs Road is a bus stop.

Traffic Impact Analysis

A Traffic Impact Analysis ("TIA") is required for any development generating 2,000 trips per day. For residential development, a Neighborhood Traffic Analysis will be required for any development accessing a residential street and generates more than 300 trips over the existing traffic.

Street Impact Fees

In 2020, Austin adopted an ordinance creating Street Impact Fees ("SIF") applicable to new development in the city's jurisdiction to ensure sufficient funding for roadway improvements triggered by new development within a site's service area. The subject property is in Service Area J. Depending on the type of development (by commercial or residential use type), SIF will be assessed for any new development. Additional information regarding SIF can be provided once an appropriate and desired land use(s) has been determined.



D. Drainage and Floodplain

Floodplain Categories

The southwest corner of Tract 1 contains FEMA floodplain per FEMA FIRM Panel 48453C0470K. Refer to *Exhibit A*.

Watershed

Fort Branch, Urban Classification

Jurisdictional Waters

There are no jurisdictional waters present onsite.

Ponds

There are no known ponds on either tract.

Detention

Detention will be required to capture conveyance and maintain the level of existing flows on/off the site.

SWPPP

A SWPPP and an NOI will be required for the construction phase.

Flow Patterns

The site has an insignificant grade change across both tracts, sloping to the west/southwest towards Fort Branch Creek.

E. Water Quality and Environmental

Water Quality

For sites in the Urban Watershed classification within the Desired Development Zone, new development exceeding 8,000 s.f. of impervious cover will require water quality controls.

Environmental

Erosion and Sedimentation Controls and Tree Protection Measures to be implemented as best practice for development purposes.

Endangered Species

The site has no known endangered species habitat.



Buffer Zones

Critical Water Quality Zone encumbers the west/southwest corner of Tract 1, as shown on **Exhibit A**.

Erosion Hazard Zone

There is a minute area of EHZ clipping the southwest corner of Tract 1. This EHZ area is encompassed within the Critical Water Quality Zone associated with Fort Branch Creek, as shown on **Exhibit A**.

Environmental Resource Inventory ("ERI")

Due to the presence of floodplain and Erosion Hazard Zone, an ERI will be required for redevelopment of the site.

F. Development Guidelines

The property is currently zoned SF-3-NP and has a Future Land Use designation of Mixed Residential. Development of the property must comply with Austin's Land Development Code standards.

Parkland Dedication

Austin requires parkland dedication for residential development, but not for commercial development except for hotel/motel. Therefore, if the site is redeveloped as a commercial use(s), no parkland dedication will be required. *[Note that for residential development, parkland dedication of up to 10% of the total site area may be required; a fee-in-lieu of dedication may also fill the requirement for parkland.]*

Driveways

Driveways must comply with spacing and design standards of the City of Austin, including the Land Development Code and Transportation Criteria Manual.

Tree Ordinance

Both tracts have partial tree cover. A tree survey has been prepared and 5 heritage have been identified and are shown on attached plans. Heritage trees are specific species with a diameter greater than 24" and may not be removed without a variance. Mitigation for Heritage Trees is required at a rate of 3:1, with a replacement value of \$200 per inch. Protected trees have a diameter of 19" or more and include 6 trees as shown on the 2 concept plans attached. While all protected trees will require a permit if impacted, invasive species such as Hackberry or Ligustrum do not require mitigation. Mitigation for Protected Trees ranges in rates depending on the species of tree, between 0.5:1 and 1:1, with a replacement value of \$200 per inch. All other trees, measuring at least 8" and depending on the species, have a mitigation rate ranging between 0.25:1 and 0.5:1, with a replacement value of \$200 per inch.



Current Permits for the Site

There are no known permits on the site other than those associated with the existing residential development.

G. Redevelopment Options and Required Processes

Based on the information in this report and a May 8, 2025 site visit to better understand the property and surrounding areas, BGE provides the following four (4) redevelopment scenarios, each with its own benefits and challenges.

Option 1A:

Residential Development under the Existing SF-3-NP Zoning

The site may be redeveloped with multiple single-family residential lots under the existing SF-3 base zoning district. While Austin's Land Development Code specifies a lot size minimum square footage of 5,750 s.f. and a minimum lot width of 50 feet under SF-3 zoning, Part 3 of the MLK Neighborhood Plan (zoning change ordinance No. 021107-Z-12c) states that any existing legal lot with a single-family residential use within the Plan boundary has a minimum lot area of 2,500 s.f. and a minimum lot width of 25 feet. Assuming developing the 2 tracts as 1 project, the 3.716 acres could yield a lot count of 23 lots and combining with HOME Phase 1 Ordinance described in Option 1B, the unit count would be ± 43 . See Table H1 – CONCEPT PLAN SUMMARY AND Attached Option 1A / 1B Concept Plan for additional information.

SF-3 Zoning District Development Standards with MLK Allowances (OPTION 1A – SF-3 NP)

Minimum Lot Dimensions	
Minimum Lot Size (E. MLK Plan)	2,500 s.f.
Minimum Lot Width (E. MLK Plan)	25'
Minimum Setbacks	
Front	25'
Street Side	15'
Interior Side	5'
Rear	10'
Additional Standards	
Maximum Impervious Cover	45%
Maximum Building Cover	40%
Maximum Building Height	35'

Option 1B:

Residential Development under Existing SF-3-NP Zoning and HOME Phase 1 Ordinance



In 2023, Austin passed Phase 1 of the “HOME” ordinance, which permits up to three (3) residential units on a single SF-3 zoned lot. While Austin’s Land Development Code specifies a lot size minimum square footage of 5,750 s.f. and a minimum lot width of 50 feet under SF-3 zoning, the HOME-1 Ordinance further delineates lot requirements based on the type of residential development. Assuming developing the 2 tracts as 1 project, the 3.716 acres could yield a lot count of 23 lots and combining with MLK Allowances with respect to minimum lot size described in Option 1A, the unit count would be ±43. See Table H1 – CONCEPT PLAN SUMMARY AND Attached Option 1A / 1B Concept Plan for additional information.

**HOME-1: Duplex, Two-Unit and Three-Unit Residential Standards
(OPTION 1B – SF-3 HOME PHASE 1)**

Minimum Lot Dimensions	
Minimum Lot Size	5,750 s.f.
Minimum Lot Width	N/A
Minimum Setbacks	
Front	15’
Street Side	10’
Interior Side	N/A
Rear	Per SF-3 or 5’ when adjacent to alley or MF/less restrictive
Additional Standards	
Maximum Impervious Cover	45%
Maximum Building Cover	40%
Maximum Building Height	35’

Option 1C:

Residential Development under Existing SF-3-NP Zoning and HOME Phase 2 Ordinance

In 2024, Austin passed Phase 2 of the “HOME” ordinance, which revised the definition of “side lot line” from 75’ down to 25’, revised the measurement of “lot width” from 50’ down to 20’, and adjusted the lot standards for the SF-3 zoning district. Note that the MLK Neighborhood Plan does not prohibit utilizing the lot standards of the HOME Ordinance. Assuming developing the 2 tracts as 1 project and strictly utilizing the smaller lot size allowable, the 3.716 acres could yield a lot and unit count of 45. However, this option results in the majority of the lots requiring a fire sprinkler system. See Table H1 – CONCEPT PLAN SUMMARY for additional information.



**HOME-2 SF-3 Zoning District Standards
(OPTION 1C – SF-3 HOME PHASE 2)**

Minimum Lot Dimensions	
Minimum Lot Size	1,800 s.f.
Minimum Lot Width	15' or 20' for flag lots
Minimum Setbacks	
Front	10' or 5' for flag lots or 0' abutting lot subdivided to <5,750 s.f. on/after 8/16/2024
Street Side	5' for Level 1 ROW or 10' for Level 2-4 ROW
Interior Side	5' or 0' adjacent to flag or 0' abutting lot subdivided to <5,750 s.f. on/after 8/16/2024
Rear	5' or 0' abutting lot subdivided to <5,750 s.f. on/after 8/16/2024
Additional Standards	
Maximum Impervious Cover	45%
Maximum Building Cover	40%
Maximum Building Height	35'

Permitted Uses in SF-3 Zoning District (No Conditions)

Residential Uses

Bed & Breakfast
Retirement Housing (small site)
Single-family Residential
Three-unit Residential
Short-term Rental (Types 1 & 3)

Duplex Residential
Single-family Attached Residential
Small Lot Single-family Residential
Two-unit Residential



Non-Residential Uses

Community Garden

Adult Care Services

Communication Service Facilities

Religious Assembly

Urban Farm

Child Care Services (Daycare)

Public Primary/Secondary Education

Required Processes for Options 1A, 1B, and 1C

1. Re-subdivide into multiple lots and potentially right of way for access and frontage of the newly created lots.
 - a. Submit a Service Extension Request (SER) to Austin Water to confirm existing water and wastewater capacity and determine if any utility upgrades will be required to service the proposed re-subdivision.
 - b. Calculate and post fee-in-lieu of parkland dedication, as required for all residential development and redevelopment.
 - c. Calculate Street Impact Fee (due at the time of Building Permit).
2. Prepare, permit, and construct subdivision construction plans for drainage, water quality, roadway, water, and wastewater improvements.

Option 2:

Residential Development with Rezone to SF-6-NP

As reflected on **Exhibit B**, nearby condominium and/or townhome sites have SF-6 base zoning, such as Hacienda/Springdale Heights (#11) and St. Stephens III Condos (#13). SF-6 base district is designated for moderate density single-family, duplex, two-family, townhouse and condominium use and is appropriate for areas comprised of larger lots with access to streets other than minor residential streets. SF-6 is a beneficial transition between single-family and multi-family uses and provides the potential to yield a higher residential density than the existing SF-3 base zoning on the subject property. The Hacienda is a 19-unit condominium development on approximately 2.4 acres, while the St. Stephens III is a 38-unit condominium development on approximately 6.3 acres. Given the size of the subject property at 3.716 acres, a re-zoned site plan under this option could yield approximately 39 condominium units depending on the site design. See Table H1 – CONCEPT PLAN SUMMARY AND Attached Option 2 Concept Plan for additional information. Note the following development standards under the existing SF-6 base zoning district:



**SF-6 Zoning District Development Standards
(OPTION 2 – SF-6)**

Minimum Lot Dimensions	
Minimum Lot Size (E. MLK Plan)	2,500 s.f.
Minimum Lot Width (E. MLK Plan)	25'
Minimum Setbacks	
Front	25'
Street Side	15'
Interior Side	5'
Rear	10'
Additional Standards	
Maximum Impervious Cover	55%
Maximum Building Cover	40%
Maximum Building Height	35'

Permitted Uses in SF-6 Zoning District (No Conditions)

Residential Uses

Bed & Breakfast	Condominium Residential
Duplex Residential	Retirement Housing (small site)
Single-family Attached Residential	Single-family Residential
Small Lot Single-family Residential	Townhouse Residential
Two-unit Residential	Short-term Rental (Types 1 & 3)

Non-Residential Uses

Community Garden	Urban Farm
Adult Care Services	Child Care Services (Daycare)
Communication Service Facilities	Public Primary/Secondary Education
Religious Assembly	

Required Processes for Option 2

1. Rezone the 2 tracts from SF-3 to SF-6.
2. Re-subdivide into a single condominium lot.
 - a. Submit a Service Extension Request (SER) to Austin Water to confirm existing water and wastewater capacity and determine if any utility upgrades will be required to service the proposed resubdivision.
 - b. Calculate and post fee-in-lieu of parkland dedication, as required for all residential development and redevelopment.



- c. Calculate Street Impact Fee (due at the time of Building Permit).
3. Prepare and process a Consolidated Site Plan for all improvements on the site. Depending on the type of use, a Traffic Impact Analysis may be required, which will specify any on- or off-site transportation improvements.
 - a. Calculate Street Impact Fee (due at the time of Building Permit).

Option 3:

Residential and Commercial Development under the Residential Infill Option

Part 6 of the MLK Neighborhood Plan zoning ordinance specifies that the subject property may be developed under Austin's Residential Infill Option ("RIO"). RIO permits the following uses with no conditions:

Residential Uses

Single-family Residential
Townhouse Residential
Multifamily Residential
Cottage Special Use

Duplex Residential
Condominium Residential
Urban Home Special Use
Secondary Apartment Special Use

Non-Residential Uses

Art Gallery
Consumer Repair Services
General Retail Sales Convenience
Restaurant, No Drive-in Service

Consumer Convenience Services
Food Sales
Personal Services

While the mix of uses could be beneficial to the site and the surrounding area, there are several development requirements, most importantly including the required mix of uses, that could create difficulty with site design. Those elements are as follows:

1. Commercial use is limited to 1,000 s.f. of gross floor area for each full acre. In this case, the commercial use would be limited to 3,000 s.f. for the whole site.
2. The remaining portion of the site would be developed with residential use. This section of the Land Development Code provides required percentages of each type of residential use, including a requirement that at least 10% of the dwelling units must be townhouse or multifamily uses, and another requirement that at least 40% of the dwelling units must be a single-family resident use, or other specific residential uses. Additionally, at least 10% of the development area must be designated for community open space.
3. Any area of the site abutting SF-3 zoning (in this case, that would be the entire northern and western boundaries and a portion of the southern boundary) must be developed with single-family residential uses. This essentially dictates that the 3,000



s.f. of commercial use would need to be “wrapped” with single-family residential use to comply with this requirement.

Depending on how the site is resubdivided, the residential yield may be significantly limited as well. Because of these limitations, developing under the Residential Infill Option may not provide a significant amount of commercial use on the site the property owners desire. Additionally, designing the site to comply with the requirements for residential placement in relation to the limited commercial area may be difficult.

Required Processes for Option 3

1. Resubdivide for a single commercial lot and multiple residential lots using the MLK reduced residential lot standards. A conceptual plan will be helpful to determine the total number of achievable residential lots.
 - a. Submit a Service Extension Request (SER) to Austin Water to confirm existing water and wastewater capacity and determine if any utility upgrades will be required to service the proposed resubdivision.
 - b. Calculate and post fee-in-lieu of parkland dedication, as required for all residential development and redevelopment.
2. Prepare and process a Site Plan for the commercial component. Depending on the type of use, a Traffic Impact Analysis may be required, which will specify any on- or off-site transportation improvements.
 - a. Calculate Street Impact Fee (due at the time of Building Permit).

Option 4:

Commercial Development with Rezoning

Based on the limited existing commercial development in the area, small-scale neighborhood-serving commercial could be viable on the subject property. With the recent construction of the Lofts at St. Stephens condominiums and the Hacienda condominiums, and the Site Plan approval of the St. Stephens III condominiums, there are and will be many new residential units that could partially support a small boutique commercial use on the property, such as a convenience store with no gas sales (i.e., Thom’s Market), a local sandwich shop or coffee shop. The area’s existing commercial offerings are limited and require travel from the site. Having a small neighborhood-serving boutique retail center on the site could be beneficial to the surrounding existing and future neighborhood residents.

Rezoning from SF-3-NP to a commercial zoning designation would not require adherence to the Residential Infill Option restrictions described in Option 3, specifically the residential requirement and limitation of commercial square footage. Nearby commercial uses are zoned GR (Community Commercial), and they are generally located at intersections (ex: Springdale Road & E. 51st Street and E. 51st Street & Manor Road). GR zoning is appropriate for sites accessible from major roadways. However, given the site’s mid-block location within an



established residential area, LR (Neighborhood Commercial) would likely be the most appropriate and least noxious commercial zoning classification. LR zoning is appropriate for sites that offer business service and office facilities for the residents of a neighborhood and are designed to ensure compatibility with the scale and appearance of the residential environment. Note the following development standards under the potential LR base zoning district:

LR Zoning District Development Standards

Minimum Lot Dimensions	
Minimum Lot Size	5,750 s.f.
Minimum Lot Width	50'
Minimum Setbacks	
Front	25'
Street Side	15'
Interior Side	N/A
Rear	N/A
Additional Standards	
Maximum Impervious Cover	80%
Maximum Building Cover	50%
Maximum Building Height	40' or 3 stories
Floor-Area Ratio (FAR)	0.5:1

Permitted Uses in LR Zoning District (No Conditions)

Residential Use

Bed & Breakfast

Non-Residential Uses

Administrative/Business Office
Art Workshop
Consumer Repair Services
Food Sales
Medical Offices (Max. 5,000 s.f.)
Pedicab Storage/Dispatch
Pet Services
Professional Office
Service Station
Theater
Urban Farm

Art Gallery
Consumer Convenience Services
Financial Services
General Retail (Convenience)
Off-site Accessory Parking
Personal Services
Printing & Publishing
Restaurant (limited)
Software Development
Community Garden
Adult Care Services



Child Care Services (Daycare)
Communication Service Facilities
Cultural Services
Local Utility Services
Public Primary/Secondary Education
Safety Services

College & University Facilities
Counseling Services
Guidance Services
Private Primary/Secondary Education
Religious Assembly

Rezoning from a residential to a commercial designation within an established residential neighborhood can be problematic, as surrounding property owners may not wish to see a mid-block property designated for commercial use. Therefore, it would be wise to include a Conditional Overlay (CO) with the rezoning to restrict certain uses that would not benefit the neighborhood. Limiting the types of commercial uses permitted on the site may allay surrounding property owners' concerns with the rezoning effort. Outreach to the surrounding community is also an important component to help neighbors understand the goal of the rezoning and the intended development.

Required Processes for Option 4

1. Rezone the property from SF-3-NP to LR-NP-CO (Neighborhood Commercial-Neighborhood Plan-Conditional Overlay), with the CO specifying prohibited uses.
2. Re-subdivide for a single commercial lot.
 - a. Submit a Service Extension Request (SER) to Austin Water to confirm existing water and wastewater capacity and determine if any utility upgrades will be required to service the proposed re-subdivision.
3. Prepare and process a Consolidated Site Plan for all improvements on the site. Depending on the type of use, a Traffic Impact Analysis may be required, which will specify any on- or off-site transportation improvements.
 - a. Calculate Street Impact Fee (due at the time of Building Permit).

General Requirements Independent of Redevelopment Option

It is important to note that regardless of the redevelopment option selected, at least three components for redevelopment will be required:

1. The first element is any required roadway improvement to Pecan Springs Road (and potentially off-site roadway improvements, depending on the use). As with other nearby developments, it is appropriate to anticipate the following roadway improvements warranted by increased traffic on Pecan Springs Road:
 - a. Sidewalk along the west side of the roadway;
 - b. Curb-and-gutter with storm sewer facilities extended in front of the property;
 - c. Additional right-of-way (amount to be confirmed during the design phase of the project) for compliance with the ASMP guidelines;
 - d. Any required drainage improvements warranted by an increase in development.



2. The second element is confirming the capacity of utility infrastructure and determining if improvements will be required to service the future development. This is achieved by submitting a Service Extension Request (SER) to Austin Water based on the proposed use(s).
3. Upon completion of all other required plans (i.e., re-subdivision, Site Plan, etc.), a Building Permit will be required for any structure within the property.

H. Concept Plan Options

Based on the various redevelopment options discussed in Section G, 2 concepts have been provided to depict potential lotting and unit counts. The 2 concepts focus on the highest use of Option 1 (combination of 1A and 1B) and Option 2. These 2 options consider the 2 Tracts developed as 1 project.

The table also provides conceptual unit / lot counts for individual Tract development under Options 1A, 1B, 1C, and 2. While possible, redevelopment under Option 3 and 4 were omitted from the following analysis due the high number of variations and the viability of commercial or retail development at this location.

The various constraints are summarized below.

1. LDC25-4-157 – 30 dwelling units maximum off a single access point
2. IFC, Section D107.1 – more than 30 dwelling units require 2 separate and approved fire apparatus access roads. **EXCEPTION – if all units are equipped throughout with an approved automatic sprinkler system.**
3. Impervious cover and building coverage limitations per zoning.
4. IFC, Section 503.1.1 – fire access roads shall be within 150' of all portions of the first story of all buildings.
5. Water quality and detention will be required for new impervious cover. Open space areas are shown on the southwest and southeast corners of the site. Additional engineering is required to confirm sizing.
6. City of Austin will require a permit to remove, prune, or impact the critical root zone of any tree 19" or larger. Invasive species (hackberries, ligustrums, etc) do not require mitigation but will require a permit as applicable.



TABLE H1 – CONCEPT PLAN SUMMARY^{3,4}

	TRACT 1				TRACT2				TRACTS 1 AND 2 DEVELOPED AS SINGLE PROJECT		
AREA (AC)	1.741				1.976				3.716		
OPTION	1A	1B	1C	2	1A	1B	1C	2	OPTION 1 (SF-3, 1A/1B)	OPTION 1 (SF-3, 1C)	OPTION 2 (SF-6)
HOME TYPE (SEE NOTE 6)	SF	SF	SF	TH	SF	SF	SF	TH	SF	SF	TH
COA ZONING CHANGE REQUIRED	NO	NO	NO	YES	NO	NO	NO	YES	NO	NO	YES
COA RE-SUBDIVISION	YES	YES	YES	NO	YES	YES	YES	NO	YES	YES	YES (SEE NOTE 1)
SUBDIVISION CONSTRUCTION DRAWINGS (Public Road, Ponds, and Utilities)	NO	NO	NO	NA	NO	NO	NO	NA	YES	YES	NA
COA SITE PLAN (Private Drive, Ponds, and Utilities)	NO	NO	NO	YES	NO	NO	NO	YES	NO	NO	YES
SINGLE FAMILY LOTS	5	3	6	1	8	4	10	1	23	45	1
DWELLING UNITS (SEE NOTES 3, 7)	5	9	6	11	8	12	10	21	43-47 (SEE NOTE 5)	45 (SEE NOTE 8)	39 (SEE NOTE 2)



Notes:

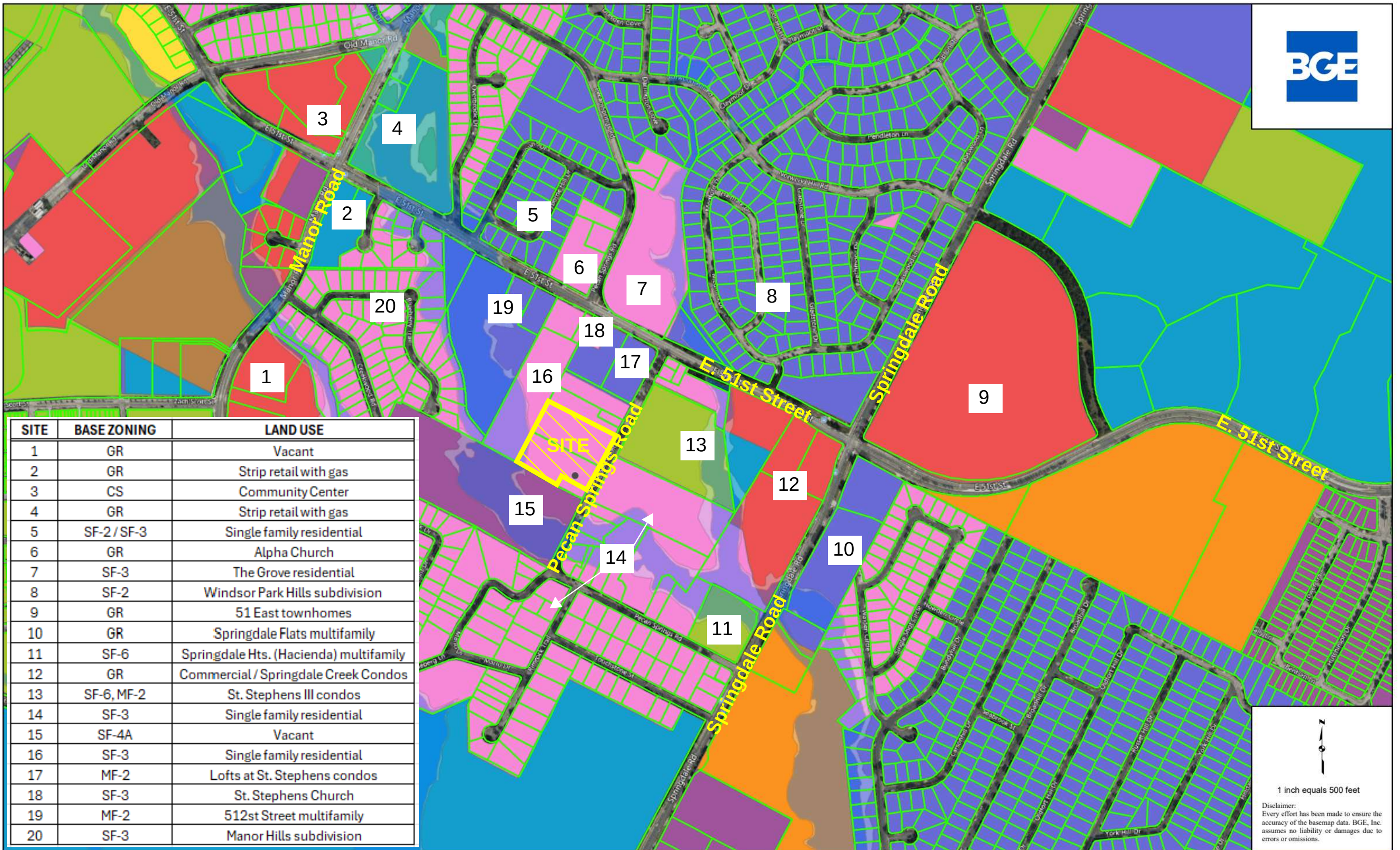
1. Leaving the lots in their current configuration would require separate water and waste water connections for each lot.
2. The number of units for Option 2 is dependent on the size and unit configuration of each building. The option shows 39 units using a 1-unit building (each unit is 25'x40').
3. The options are almost unlimited with variations of lot dimensions, product sizes and configurations. These represent the upper end of the potential unit counts without significant increases in infrastructure costs or requiring Board of Adjustment approval for a variance to LDC25-4-157 limiting the number of units off a single access.
4. Additional submittals / approvals will be required for either option (Environmental, Service Extension Requests, etc). This table provides only submittal requirements for zoning, subdivision, and site plans.
5. All units not fronting Pecan Springs Road will require approved fire sprinkler system (for unit totals 42-47)
6. SF – SINGLE FAMILY, TH – TOWNHOME / CONDOMINIUM
7. Additional fire protection may be required for units built over 150 LF from Pecan Springs for individual Tract development under Options 1A, 1B, and 1C.
8. All units not fronting Pecan Springs Road will require approved fire sprinkler system (for unit totals of 39-45). Due to the narrow lot width, it is recommended to utilize shared driveways to limit street cuts and maximize driveway spacing.



1 inch equals 200 feet

Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

4806 & 4902 Pecan Springs Road Exhibit A



SITE	BASE ZONING	LAND USE
1	GR	Vacant
2	GR	Strip retail with gas
3	CS	Community Center
4	GR	Strip retail with gas
5	SF-2 / SF-3	Single family residential
6	GR	Alpha Church
7	SF-3	The Grove residential
8	SF-2	Windsor Park Hills subdivision
9	GR	51 East townhomes
10	GR	Springdale Flats multifamily
11	SF-6	Springdale Hts. (Hacienda) multifamily
12	GR	Commercial / Springdale Creek Condos
13	SF-6, MF-2	St. Stephens III condos
14	SF-3	Single family residential
15	SF-4A	Vacant
16	SF-3	Single family residential
17	MF-2	Lofts at St. Stephens condos
18	SF-3	St. Stephens Church
19	MF-2	512st Street multifamily
20	SF-3	Manor Hills subdivision

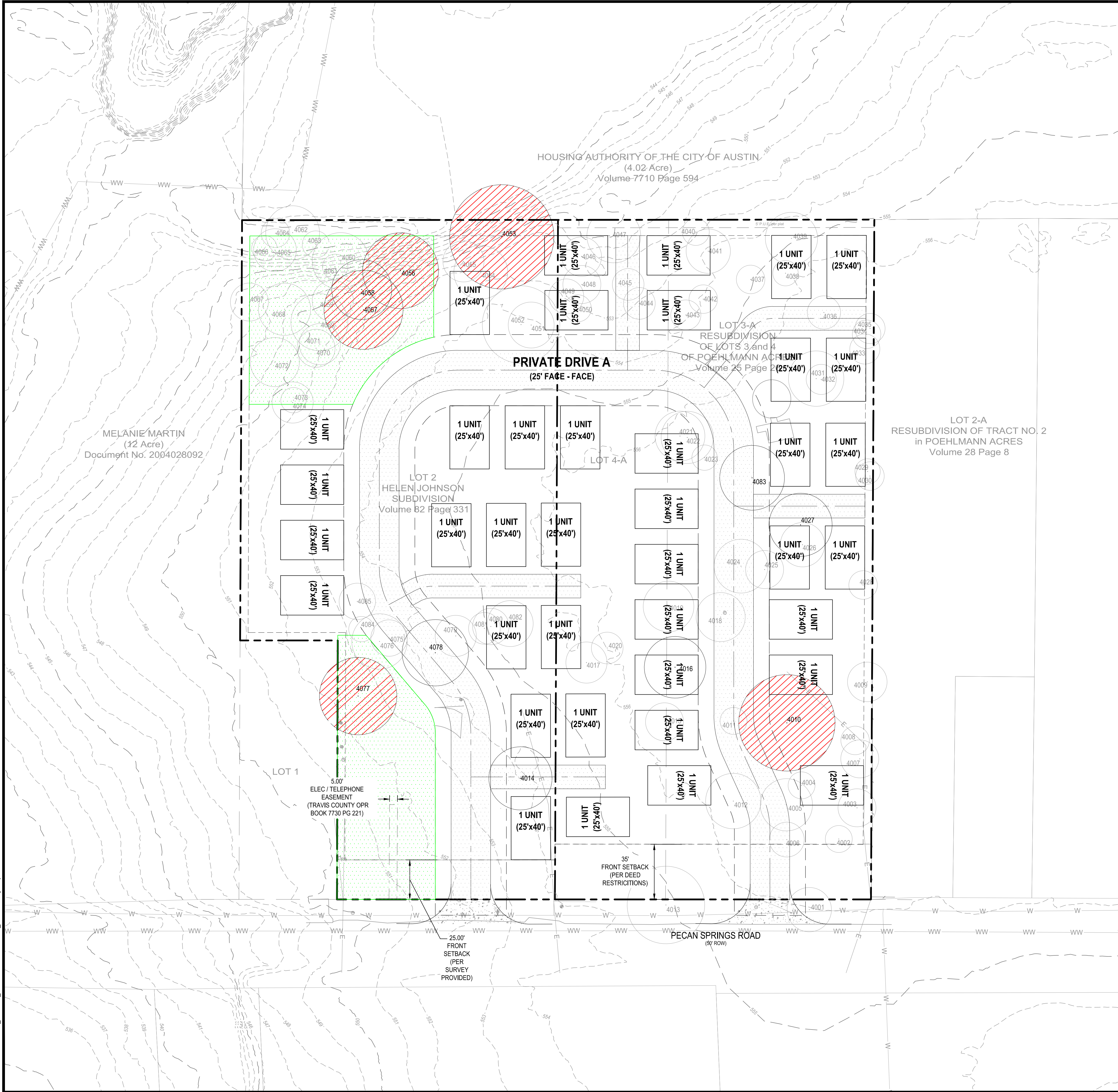


1 inch equals 500 feet

Disclaimer:
Every effort has been made to ensure the accuracy of the basemap data. BGE, Inc. assumes no liability or damages due to errors or omissions.

4806 & 4902 Pecan Springs Road Zoning and Land Use Ex. B

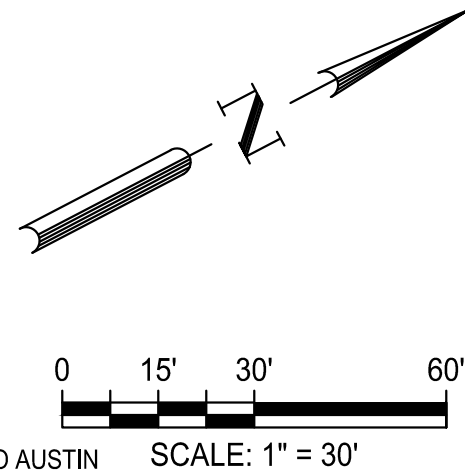
C:\00016443\001\SV1_CADD\05_EXH\CONCEPT PLAN-2_06-05-26.dwg Layout: OPTION 2 Plotted: 6/5/2026 1:50:06 PM



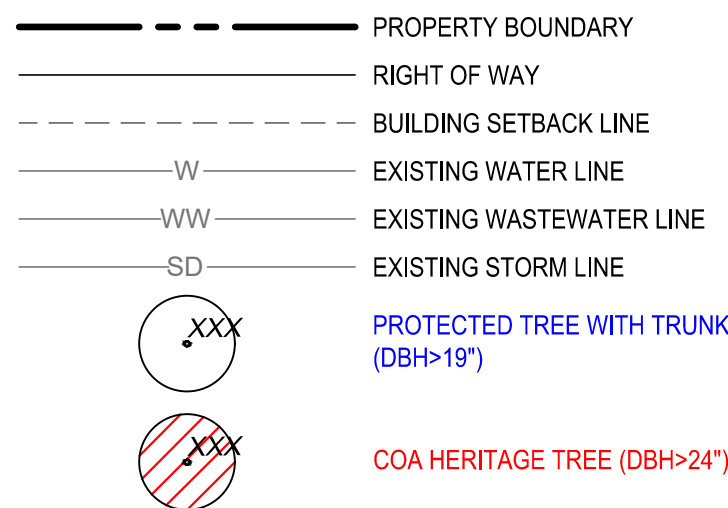
CONCEPT SUMMARY			
	USE	# UNITS	IMPERVIOUS COVER (AC)
	OPEN SPACE / DRAINAGE	-	0.100
	SINGLE FAMILY (CONDO)	39	1.253
	PRIVATE DRIVES	-	0.684
	IMPERVIOUS TOTAL	-	2.037
	ALLOWABLE (55%)	-	2.944
	TOTAL AREA		3.716

NOTES:

- CONCEPT PLAN WILL REQUIRE SUBMITTING A SERVICE EXTENSION REQUEST (SER) TO AUSTIN WATER TO CONFIRM AVAILABLE CAPACITY. OFFSITE EXTENSIONS MAY BE REQUIRED.
- THIS CONCEPT PLAN DOES NOT IMPLY APPROVAL OF ANY KIND FROM THE CITY OF AUSTIN. ADDITIONAL APPLICATIONS WILL BE REQUIRED.
- OPEN SPACE AREAS SHOWN WILL INCLUDE WATER QUALITY / DETENTION FACILITIES. DESIGN OF THESE FACILITIES MAY ALTER THE SIZE REQUIRED.
- OPTION 2 UTILIZES SF-6 ZONING WITH 1 UNIT BUILDINGS.
- TREE 4083 (20.5" CEDAR ELM), 4058 (19" MULTI STEM CEDAR), 4016 (MULTI STEM), 4014 (20" ASH), 4078 (MULTI STEM), AND 4027 (20" CEDAR ELM) ARE CONSIDERED PROTECTED TREES AND WILL REQUIRE PERMITS TO REMOVE. PRIOR TO FINALIZING LAND PLAN, ALL PROTECTED TREES, HERITAGE TREES, AND EXEMPT SPECIES SHOULD BE CONFIRMED WITH THE CITY OF AUSTIN ARBORIST.



LEGEND



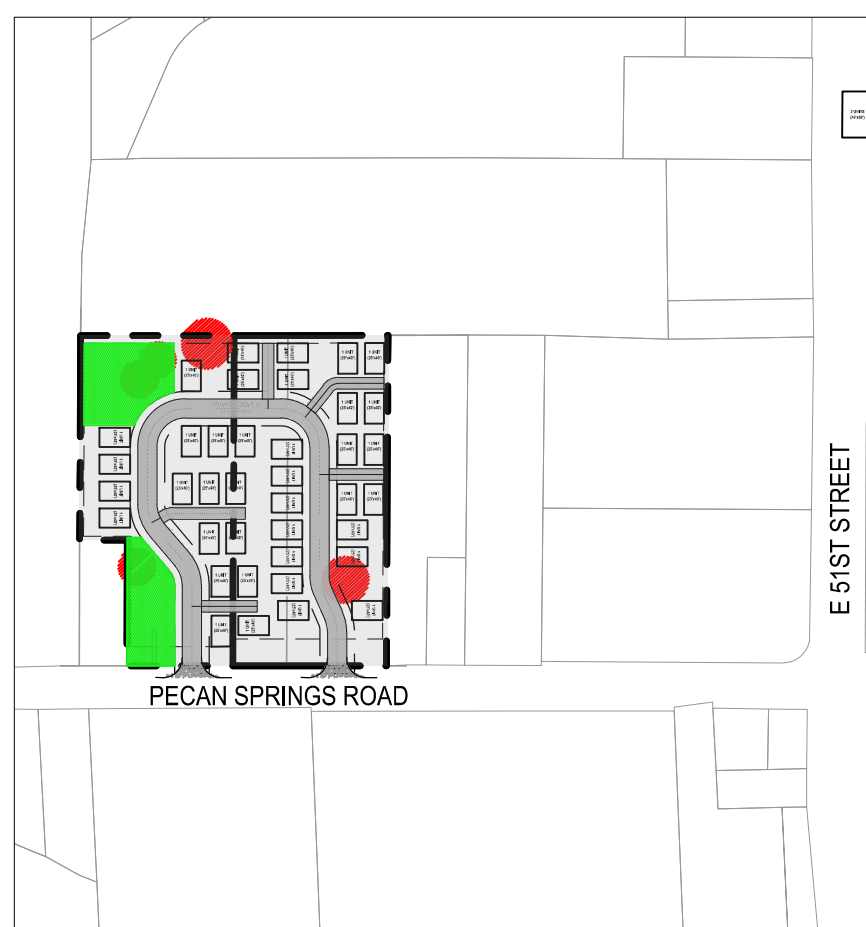
TREE LIST

- 4001 14" Cedar Elm
4002 8.5" Mesquite
4003 12" Hackberry
4004 8.5" Hackberry
4005 16.5" Cedar Elm
4006 11" Cedar Elm
4007 12" Arizona Ash
4008 9" Hackberry
4009 12.5" Hackberry
4010 30.5" Cedar Elm
4011 8.5" Monterey Oak
4012 17.5" Pecan
4013 15" and 17" Mesquite (24.5" total)
4014 20" Arizona Ash
4015 12" Drake Elm
4016 four-3", three-4" and two-5" Ligustrum (19.5" total)
4017 two-3" and three-5" Live Oak (13" total)
4018 15.5" Arizona Ash
4019 three-4" and three-5" Ligustrum (16" total)
4020 6" and 7" Hackberry (10" total)
4021 6.5" and 12.5" Cedar Elm (15.75" total)
4022 16.5" Cedar Elm
4023 8.5" Cedar Elm
4024 17" Post Oak
4025 12" Post Oak
4026 14" Cedar Elm
4027 20" Cedar Elm
4028 9" Cedar Elm
4029 8" Live Oak
4030 9" Live Oak
4031 11" Live Oak
4032 7", 8" and 10" Cedar (17.5" total)
4033 9.5" Cedar
4034 9" Live Oak
4035 9.5" Live Oak
4036 10.5" Cedar Elm (13" total)
4037 9" Live Oak
4038 8" Cedar Elm
4039 3", two-4", two-5" and 6" Ligustrum (16.5" total)
4040 8.5" Cedar Elm
4041 14" Post Oak
4042 9" Live Oak
4043 9.5" Live Oak

TREE LIST

- 4044 4" and 8" Cedar Elm (10" total)
4045 10" Cedar Elm
4046 12.5" Cedar Elm
4047 two-3", two-5" and 9" Cedar Elm
4048 12" Cedar Elm
4049 11" Cedar Elm
4050 8.5" Live Oak
4051 3", two-4" and 9" Cedar (14.5" total)
4052 two-5", 7", 10" and 11" Cedar (14.5" total)
4053 33" Live Oak
4054 two-3", two-4" and 10" Ligustrum (17" total)
4055 three-4 and 7" Ligustrum (13" total)
4056 two-16" Cedar Elm (24" total)
4057 two-8", 10" and 12" Cedar (25" total)
4058 6" and three-8" Cedar (19" total)
4059 two-4" and 9" Cedar (13" total)
4060 18" Live Oak
4061 8" Cedar Elm
4062 8" and 13" Cedar Elm (17" total)
4063 8.5" Cedar Elm
4064 9" Cedar Elm
4065 13.5" Cedar Elm
4066 8" Cedar Elm
4067 12" Cedar
4068 two-11" Cedar (16.5" total)
4069 three-4" and 12" Cedar (18" total)
4070 two-3" and 10" Cedar (13" total)
4071 three-6" Cedar (12" total)
4072 4", 5", 6" and 8" Cedar (15.5" total)
4073 8" Live Oak
4074 13" Live Oak
4075 11.5" Hackberry
4076 three-5" and 10" Crape Myrtle (17.5" total)
4077 four-4", 5", two-6" and 8" Ligustrum (24.5" total)
4078 two-4", 5", 8" and 10" Ligustrum (21" total)
4079 8" and 9" Cedar Elm (13" total)
4080 3", 4" and 8" Hackberry (11.5" total)
4081 3", 4" and 6.5" Hackberry (10" total)
4082 two-3", two-4" and two-5" Ligustrum (14.5" total)
4083 20.5" Cedar Elm
4084 8" Hackberry
4085 11.5" Cedar Elm

KEY MAP



JOB NO.		SUBMITTAL DATE		DESIGNED BY		DRAWN BY		CHECKED BY		DESCRIPTION	
BGE JOB NO. 16443-00		SUBMITTAL DATE: 6/5/2026		DESIGNED BY: DAZ		DRAWN BY: DAZ		CHECKED BY: DM			
BGE, Inc. 1701 Directors Blvd., Suite 1000 Austin, TX 78746 Tel: 512.949.4400 • www.bgeinc.com TDE Registration No. E-1146		4806-4902 PECAN SPRINGS ROAD AUSTIN, TEXAS		OPTION 2 CONCEPT PLAN		SHEET EXH					