

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0081 – Hetherly Tract

Z.A.P. DATE: October 21, 2014

ADDRESS: 11821 – 12124 South IH 35 Service Road Northbound

OWNER: South IH 35 Investors, LP
(C. W. Hetherly, Jr.)

AGENT: Graves, Dougherty, Hearon &
Moody, P.C. (Peter J. Cesaro)

ZONING FROM: CS-MU-CO

TO: CS-MU-CO, to change a condition of zoning
by removing the daily vehicle trip limit

AREA: 58.3885 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning. The Conditional Overlay: 1) makes the following uses conditional: custom manufacturing; drop-off recycling collection facility; food preparation; plant nursery; and special use historic, and 2) prohibits the following uses: adult-oriented businesses; agricultural sales and services; building maintenance services; campground; commercial blood plasma center; construction sales and services; convenience storage; electronic prototype assembly; electronic testing; equipment repair services; equipment sales; kennels; laundry services; maintenance and service facilities; monument retail sales; pawn shop services; transitional housing; transportation terminal; vehicle storage; and veterinary services.

If the Applicant's request for CS-MU-CO district zoning is granted, then it is recommended that a Restrictive Covenant which includes all recommendations listed in the Traffic Impact Analysis memorandum, dated October 15, 2014, as provided in Attachment A, accompany the zoning change.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 21, 2014: *APPROVED CS-MU-CO DISTRICT ZONING WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED, BY CONSENT*
[C. BANKS; B. BAKER – 2ND] P. SEEGER, R. MCDANIEL – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The proposed area consists of undeveloped acreage located on the northbound frontage lane of IH 35, and is zoned general commercial services – mixed use – conditional overlay (CS-

MU-CO) combining district zoning subsequent to annexation into the full-purpose City limits in April 2009. There is a religious assembly use adjacent to the north property line, and further north there is undeveloped land known as the Cascades at Onion Creek MUD consisting of 100-year flood plain and planned for single family residential, multi-family residential and commercial land uses typical of suburban development (RR-CO; MF-2-CO; I-RR), and agricultural land to the east and south (County). The State Highway 45 and IH-35 intersection is more than $\frac{3}{4}$ of a mile to the south. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Vicinity Map showing approximate location of SH 45).

The Applicant has proposed to change the CO in order to remove the 2,000 daily vehicle trip limit that was approved with the 2008 zoning case. The proposed uses include 42 single family residences and, 255 condominium units to be located on the east side of the site, and, 2 hotels (a total of 288 rooms), 24,500 square feet of retail uses, 3,500 square foot fast food restaurant and a convenience store with 12 fueling stations to be oriented towards the IH 35 service road. Access to the property is proposed via two collector streets located at the north and south points of the site. Staff supports the removal of the 2,000 daily vehicle trip limit as the traffic impacts from the development described above has been addressed, and will be referenced in a public Restrictive Covenant that covers the conditions of a Traffic Impact Analysis.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO	Undeveloped
<i>North</i>	County; MF-2-CO; RR-CO; I-RR	Religious assembly; Undeveloped and known as the Cascades at Onion Creek MUD No. 1 for single family residential, multifamily residential and commercial
<i>South</i>	County	Undeveloped
<i>East</i>	County	Agricultural
<i>West</i>	N/A	Northbound frontage lanes of IH 35

AREA STUDY: N/A

TIA: Is required – Please refer to Attachment A

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

627 – Onion Creek Homeowners Association 742 – Austin Independent School District
 1037 – Homeless Neighborhood Association 1075 – Bike Austin
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

Blazier Elementary School Paredes Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C12M-2013-0001 – Cascades at Onion Creek Municipal Utility District No. 1 – 12000 S IH 35 Service Rd NB	A Consent Agreement for single family, multi-family and commercial development on 223.68 acres	To Grant	Apvd (08-07-2014).
C814-2012-0085 – Estancia Hill Country PUD – 12814 IH 35 S, FM 1327 (Puryear Rd) at S IH 35 Service Rd SB	I-RR to PUD for a 593.6 acre mixed use project: up to 737 single family residences, 1,550 multi-family 1 units, 1.65 million s.f of office / commercial uses, 400,000 s.f. of retail, > 100 acres of open space, a 2 acre CoA Fire / EMS station site and a 9 acre site for a multi-modal transportation facility	To Grant PUD with conditions of the Environmental Board and the Traffic Impact Analysis	Apvd PUD as Commission rec. (06-20-2013).
C14-06-0191 – Fox Hill – 11421-11717 S IH-35 Service Rd NB	I-RR to RR for Tract 1; MF-2-CO for Tract 2	To Grant RR-CO for Tract 1 with CO limiting permitted improvements to drainage, underground utility improvements, hike and bike trails, etc. and MF-2-CO for Tract 2, with the CO limiting development to 12	Apvd RR-CO for Tract 1 and MF-2-CO for Tract 2 as Commission rec (04-19-2007).

		u.p.a., and the conditions of the TIA	
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RELATED CASES:

The property was annexed into the Full-purpose City limits on April 13, 2009 (C7A-09-001). On April 2, 2009, Council approved a zoning change from I-RR to CS-MU-CO district zoning with the Conditional Overlay limiting daily vehicle trips to 2,000 and establishing a list of conditional and prohibited uses. Please refer to Exhibit C. There are no pending subdivision or site plan applications on the subject property.

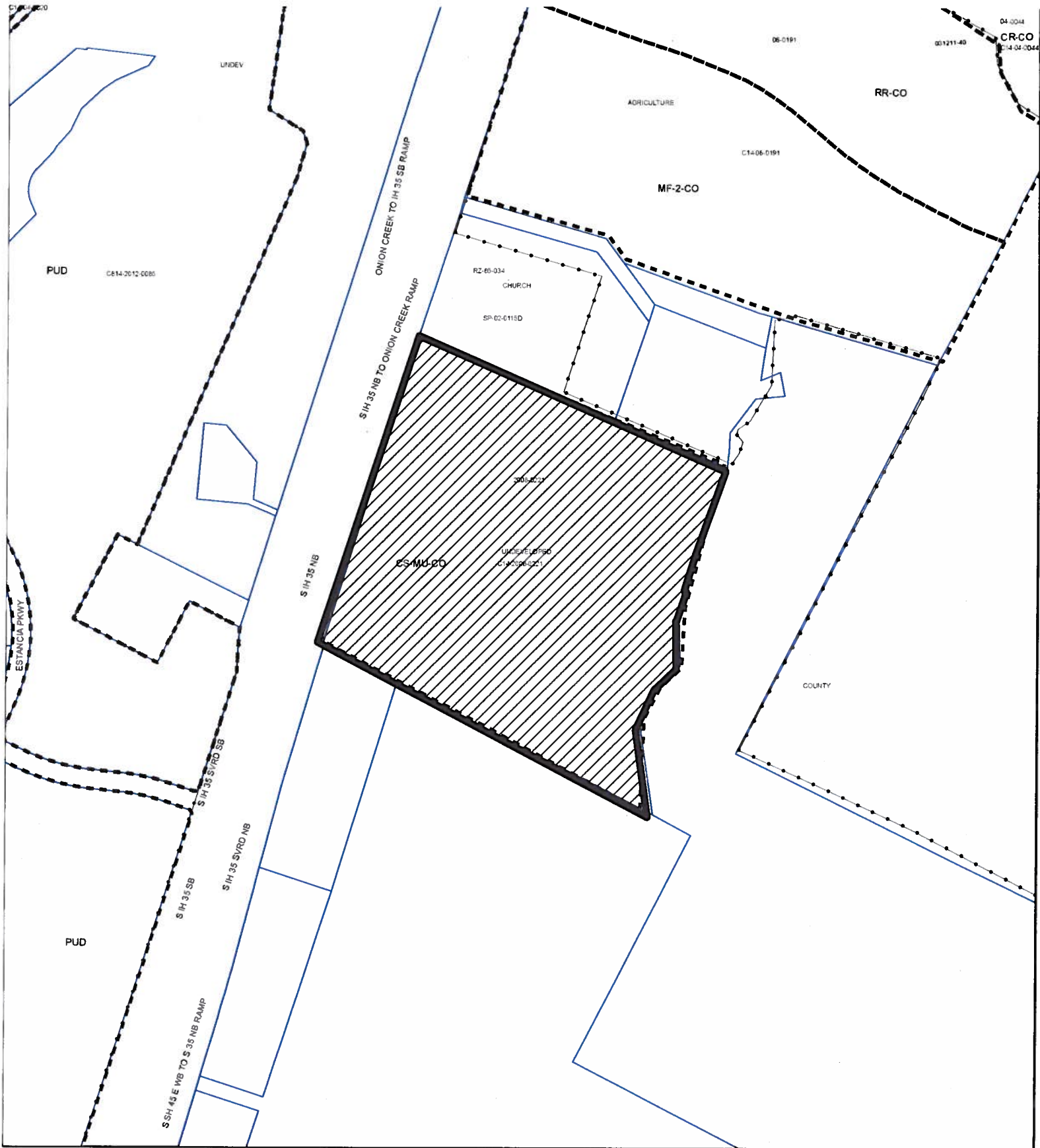
ABUTTING STREETS:




Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
IH 35 Service Road Northbound	400 feet	Varies	Highway	No	No	No

CITY COUNCIL DATE: November 6, 2014**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2014-0081

Exhibit A

1" = 600'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



MF-2

CR-CO I-SI

RR-CO

MF-2-CO

PUD

CS-MU-CO

PUD

S IH 35 NB

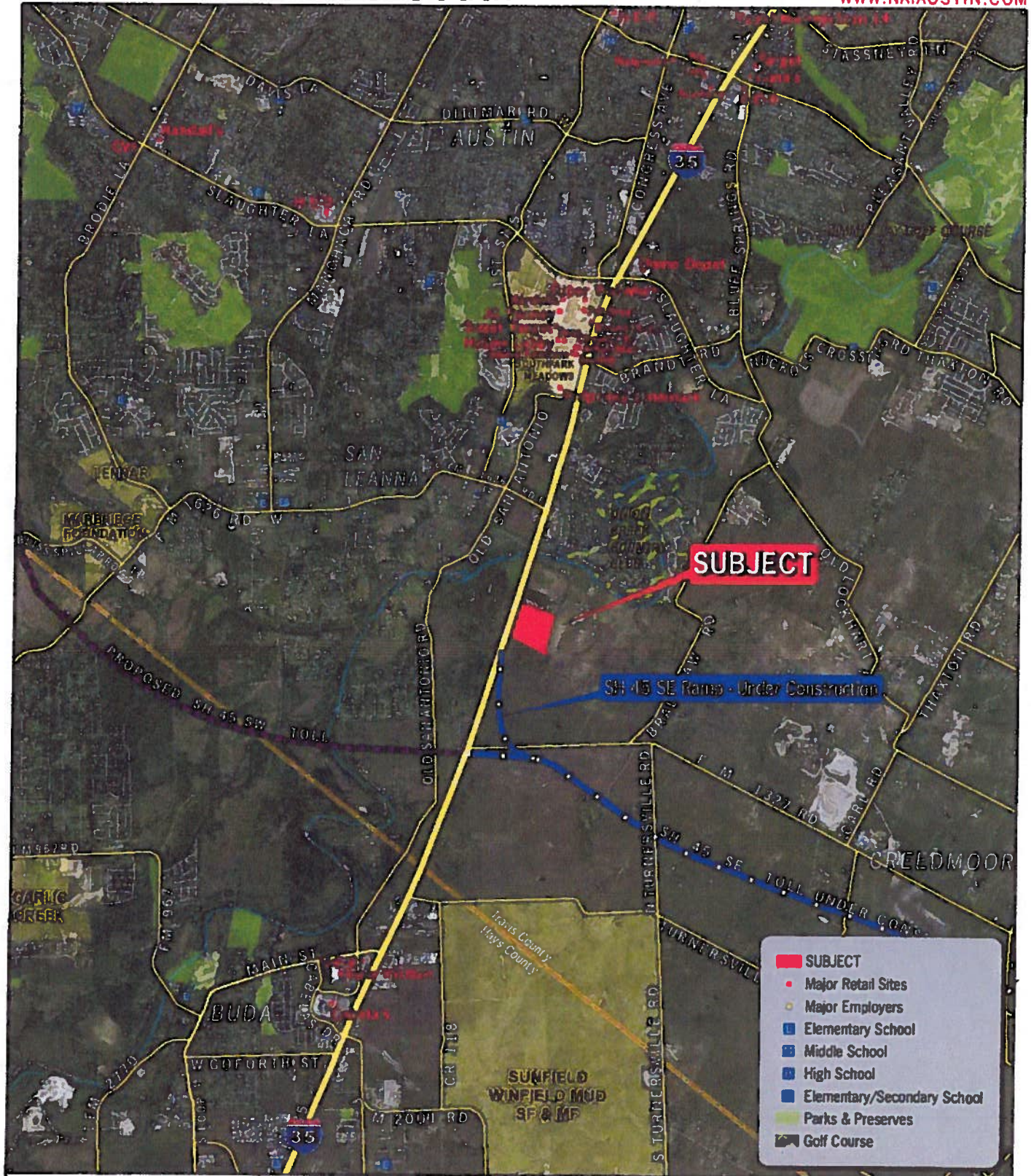
ONION CREEK
TO IH 35
SB RAMP
TO ONION
CREEK RAMP

STAND VANDERBRO PKWY

EXHIBIT A1
↑ NORTH

58.45 Acres IH-35 South

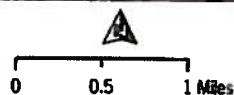
AUSTIN, TEXAS
WWW.NAIAUSTIN.COM



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3/14/2008
512-346-5180

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NAI Austin
Commercial Real Estate Services, Worldwide.

EXHIBIT B

ORDINANCE NO. 20090402-051

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 11821-12124 SOUTH IH-35 SERVICE ROAD NORTHBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2008-0221, on file at the Neighborhood Planning and Zoning Department, as follows:

A 58.3885 acre tract of land, more or less, out of the Santiago Del Valle Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 11821-12124 South IH-35 Service Road Northbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. The following uses are conditional uses of the Property:

Custom manufacturing
Food preparation
Plant nursery

Drop-off recycling collection facility
Special use historic

C. The following uses are prohibited uses of the Property:

Adult-oriented businesses	Agricultural sales and services
Building maintenance services	Campground
Commercial blood plasma center	Construction sales and services
Convenience storage	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Kennels
Laundry service	Maintenance and service facilities
Monument retail sales	Pawn shop services
Transitional housing	Transportation terminal
Vehicle storage	Veterinary services

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use (MU) combining district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on April 13, 2009.

PASSED AND APPROVED

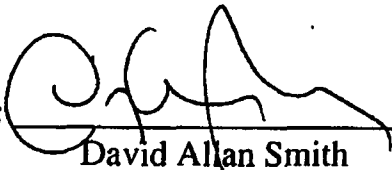
_____, April 2, 2009

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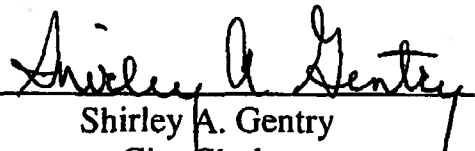
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk



Date: October 15, 2014
To: Wendy Rhoades, Case Manager
CC: Robert J. Halls, AICP, Halls & Associates
Reference: Hetherly Tract TIA (Zoning Case: C14-2014-0081)

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Hetherly Tract TIA (Zoning Case C14-2014-0081), dated August 7, 2014, prepared by JM Engineering, LLC, and offers the following comments:

TRIP GENERATION

The Hetherly Tract development is a 58.39-acre site located in south Austin on the east side of IH-35 NB Frontage Road approximately 1-mile north of FM 1327.

The property is currently undeveloped and zoned CS-MU-CO. The proposed development is to consist of 25,500 SF of shopping center, 2 hotels each with 144 rooms, a convenience store with 12 fueling stations, 3,500 SF of fast-food restaurant with drive-through, 42 single-family dwelling units, and 255 condominium units. The estimated completion of the project is expected in the year 2019.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE, Trip Generation, 9th Edition), the development will generate approximately 16,293 unadjusted average daily trips (ADT).

The table below shows the unadjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Shopping Center (ITE Code 820)	25,500 SF	3,553	55	34	145	156
2 Hotels (ITE Code 310)	288 Rooms	2,568	96	70	98	104
Fast-food Restaurant w/drive-through (ITE Code 934)	3,500 SF	1,736	81	78	59	55
Convenience Store w/Fueling Stations (ITE Code 853)	12 Fueling Stations	6,511	100	99	115	114
Single-family (ITE Code 210)	42 Units	473	10	29	30	18
Condominium (ITE Code 230)	255 Units	1,452	19	90	87	43
Total		16,293	361	400	534	490

ASSUMPTIONS

1. Background traffic volumes for 2019 included estimated traffic volumes for the following projects:

Whitehouse Tract (SP-2013-0394D)

ATTACHMENT A

Enclave at Estancia/Estancia PUD (SP-2013-0002D/C814-2012-0085.01)
Cascades MUD (C12M-2013-0001)
Bridgewood Onion Creek (SPC-2012-0239C)
Cascades at Onion Creek II Subdivision (C8J-2012-0048 & C8J-2012-0048.1A)
Cascades at Onion Creek Subdivision (C8J-2007-0130.02)
Double Creek Village Phase I and II (C14-04-0020)

2. Pass-by reductions of 34%, 50%, and 66%, respectively, were assumed for the shopping center, fast-food restaurant, and convenience store land uses during the PM peak period based on data provided in ITE Trip Generation, 9th Edition. Pass-by reductions of 49% and 63%, respectively, were assumed for the fast-food restaurant and convenience store during the AM peak period.
3. A 15% reduction was taken for internal capture for the shopping center, hotels, convenience store, and fast-food restaurant during the AM and PM peak periods based on data provided in ITE Trip Generation, 9th Edition.
4. No reductions were taken for transit use as there are no Capital Metro bus routes within ½ mile of the Hetherly Tract on the east side of IH-35.
5. Based on the TIA's scope of work, traffic counts were taken at various key locations to establish the circulation characteristics of the roadways in the study area. The traffic counts taken in conjunction with data from the City of Austin and CAMPO formed the basis for the future traffic assumptions in the study area.

EXISTING AND PLANNED ROADWAYS

IH-35 – This roadway forms the western boundary of the site. The Austin Metropolitan Area Transportation Plan (AMATP) and the CAMPO 2035 Transportation Plan classify IH-35 as a six-lane freeway in the site's vicinity area. The AMATP and the CAMPO Transportation Plan recommend IH-35 to be upgraded to an eight-lane freeway by 2025. The IH-35 Frontage Roads are generally built with two lanes in the study area.

SH-45 (FM 1327) – SH-45 Toll Road and FM 1327 are state-maintained roadways located to the south of the property at approximately a 1-mile distance. SH-45 is classified as a six-lane divided Toll Parkway in the AMATP and CAMPO 2035 Transportation Plan. FM 1327 is a two-lane farm-to-market road and is part of CAMPO's regional bike system. Currently, there are no planned improvements to improve either SH-45 or FM 1327 in the vicinity of the site.

Onion Creek Parkway – Onion Creek Parkway is located approximately ½ mile to the north of the site and is classified as a collector roadway built with a generally divided cross-section on both sides of IH-35. Onion Creek Parkway is not part of the Austin or CAMPO's bicycle route plan. Currently, there are no planned improvements to this road in the vicinity of the site.

Puryear Road – Puryear Road is currently a two-lane undivided rural roadway that acts as the westerly extension of FM 1327 at the IH-35 West Frontage Road. Currently, there are no planned improvements to this road in the vicinity of the site.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 7 intersections, 5 of which are signalized.

Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service						
Intersection	2014 Existing		2019 Site + Forecasted (with improv.)		2019 Site + Forecasted (w/o improv.)	
	AM	PM	AM	PM	AM	PM
IH-35 ESR and SH-45 SSR*	A	A	B	A	B	A
Puryear Road/IH-35 WSR/FM 1327*	A	A	B	C	B	C
Ih-35 ESR and FM 1327*	A	E	A	B	A	B
Onion Creek Pkwy./IH-35 WSR*	B	A	E	F	E	F
Onion Creek Pkwy./IH-35 ESR*	E	A	F	F	F	F
Hetherly Drive and IH-35 East Service Road			A	C	-	-
North Drive and IH-35 East Service Road			A	A	-	-

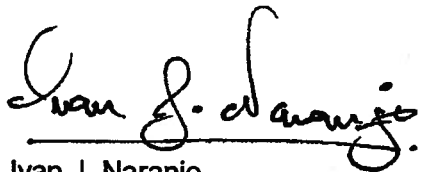
* = SIGNALIZED

- = NO IMPROVEMENT IS NEEDED

RECOMMENDATIONS

- 1) The rights-of-way for Hetherly Drive and North Drive, two proposed collector roadways within the development, will be determined and dedicated during the subdivision stage.
- 2) The recommended improvement for this development is to construct a NB deceleration/right-turn lane at Hetherly Drive. The developer is responsible for 100% of the cost for these improvements and these shall be built as part of the Hetherly Drive construction during site development.
- 3) All driveways should be constructed as recommended in the approved TIA and in accordance with the Transportation Criteria Manual.
- 4) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you should have any questions or require additional information, please contact me at 974-7649.



Ivan J. Naranjo
Sr. Planner ~ Transportation Review Staff
City of Austin – Planning and Development Review Department



EXHIBIT VIII

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- ☒ Austin Independent School District
- ☐ Leander Independent School District
- ☐ Pflugerville Independent School District
- ☐ Hays County Independent School District
- ☐ Del Valle Independent School District
- ☐ Round Rock Independent School District
- ☐ Manor Independent School District



If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.

ATTACHMENT B

ZONING



EDUCATIONAL IMPACT ANALYSIS FORM Part B

OFFICE USE ONLY

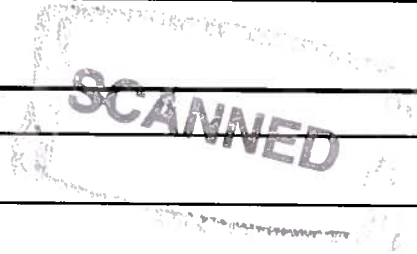
CASEMANAGER: WENDY RHODES
APPLICANT/AGENT: GRAVES, DOUGHERTY, HEARON & MOODY, PC (PETER CESARO)
CASENUMBER: C14-2014-0081
PROJECTNAME: HETHERLY TRACT
PROJECTADDRESS: 11821-12124 S IH-35 SERVICE RD NORTHBOUND
PROPOSEDUSE: 42 SINGLE FAMILY RESIDENCES AND 255 CONDOMINIUM UNITS

EXISTING RESIDENTIAL UNITS

ExistingNumberofResidentialUnits: 0
Numberofexistingresidentialunitstobedemolished: 0
Ageofunitstobedemolished: NA

PROPOSED DEVELOPMENT

GrossProjectAcreage: 58.3885 acres
Numberoflots: to be determined
Lotsperacre: to be determined



PROPOSED RESIDENTIAL UNITS

ProposednumberofResidentialUnits: approximately 297
Sizeofproposedunitsinsquarefeet(specifyrange):
Numberofbedroomsperunit: varying bedrooms between townhouse and single family residential

ZONING

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range):	to be determined at a later stage
Estimated rental rates (if applicable):	NA
Range of monthly rental rates to be demolished:	NA to
Estimated increase in rental rates (specify percentage of increase):	0
If project is multifamily, will a tax credit be applied for as part of the Smart Housing TM Program?	NA
Number of Certified Affordable Dwelling Units (Proposed or Existing)	NA

OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT

(Open to the public – attach location plan)

Parks/Greenbelts:	Union Creek
Recreation Centers:	none close
Public Schools:	none close

PARKLAND DEDICATION *To be determined at subdivision and/or Site Plan stage

Parkland dedication required?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
If yes, please indicate if applicant plan to request fee in lieu or provide parkland.		
Fee:	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Land:	<input type="checkbox"/> YES	<input type="checkbox"/> NO

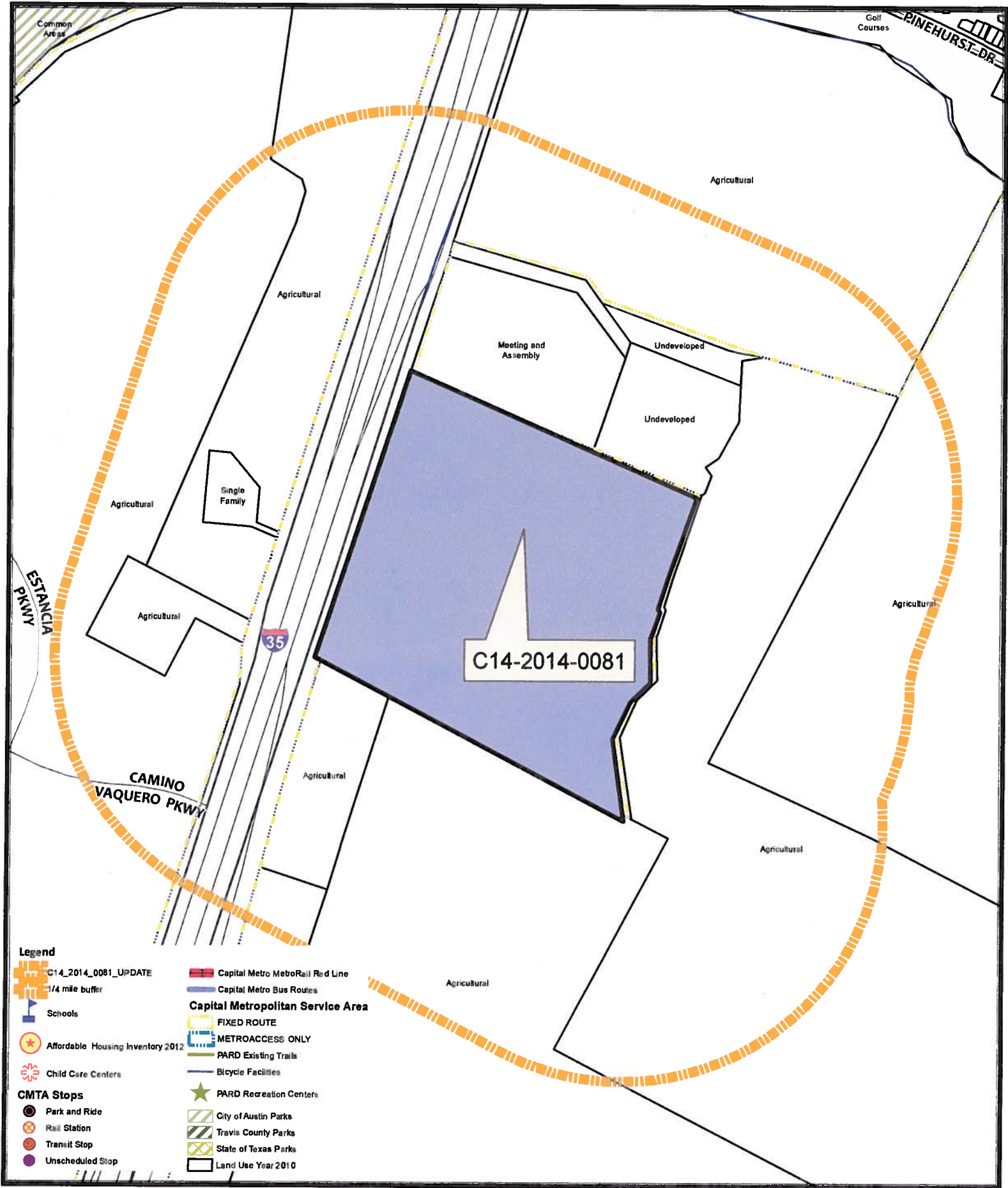
ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for child care services?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	<input checked="" type="checkbox"/> Unknown at this time
Amount of open space required in acres:			
Amount of open space provided in acres:			
Other proposed amenities: (pools, clubhouse, recreation area):			

TRANSPORTATION LINKAGES

Closest Public Transit Location:	William Cannon at I 35
Pedestrian/Bike Routes:	roadways, could be incorporated in the development plan

SCANNED



Zoning Case

Case#: C14-2014-0081
 Address: 12001 S. IH35 Service Rd. NB
 Case Name: Hetherly Tract
 58.3885 Acres

Neighborhood Planning Area: No
 School District: Austin ISD
 Manager: Wendy Rhoades

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



10/14/2014

Educational Impact Assessment

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning. The Conditional Overlay: 1) makes the following uses conditional: custom manufacturing; drop-off recycling collection facility; food preparation; plant nursery; and special use historic, and 2) prohibits the following uses: adult-oriented businesses; agricultural sales and services; building maintenance services; campground; commercial blood plasma center; construction sales and services; convenience storage; electronic prototype assembly; electronic testing; equipment repair services; equipment sales; kennels; laundry services; maintenance and service facilities; monument retail sales; pawn shop services; transitional housing; transportation terminal; vehicle storage; and veterinary services.

If the Applicant's request for CS-MU-CO district zoning is granted, then it is recommended that a Restrictive Covenant which includes all recommendations listed in the Traffic Impact Analysis memorandum, dated October 15, 2014, as provided in Attachment A, accompany the zoning change.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The proposed CS, general commercial services district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

The property has access to the northbound frontage lanes of IH 35, a major arterial roadway.

- 2. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways.*

Staff supports the removal of the 2,000 daily vehicle trip limit as the traffic impacts from the development described above has been addressed, and will be referenced in a public Restrictive Covenant that covers the conditions of a Traffic Impact Analysis.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and has steep slopes on the northern side of the property.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district is 80%, which is based on the more restrictive watershed regulations.

Comprehensive Planning

This zoning case is located on the east side of IH-35 in south Austin, along the IH-35 frontage road. The property is approximately 58.3 acres in size and is not located within the boundaries of an area with an adopted neighborhood plan. The proposal is to amend the conditional use overlay regarding the trip count.

Imagine Austin

This site not located along an Activity Corridor or within an Activity Center, and the proposal also falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At

this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Transportation

A traffic impact analysis (TIA) is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Commercial Design Standards and Mixed Use.

Single-family and duplex development will be subject to Residential Design Standards.

Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.