

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0061 – Townbridge Homes Rezoning    **Z.A.P. DATE:** October 6, 2015

**ADDRESS:** 7513 and 7603 Cooper Lane

**DISTRICT AREA:** 2

**OWNER/APPLICANT:** Townbridge Homes, LLC  
(Aaron Levy)

**AGENT:** Thrower Design  
(Ron Thrower)

**ZONING FROM:** DR; SF-2

**TO:** SF-6

**AREA:** 4.67 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay limits development to a maximum of 30 stand-alone units (6.43 units per acre).

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

October 6, 2015: *APPROVED SF-6-CO DISTRICT ZONING AS STAFF RECOMMENDED, WITH ADDITIONAL CONDITIONS REQUIRING A 10-FOOT WIDE VEGETATIVE BUFFER, PEDESTRIAN AND BICYCLE CONNECTIONS ALONG THE NORTH, SOUTH AND EAST PROPERTY LINES.*

*[B. EVANS; J. KIOLBASSA – 2ND] (9-1) G. ROJAS – NAY; 1 VACANCY ON THE COMMISSION*

**NOTE:** *DIRECT STAFF TO ATTACH A MEMO TO ACCOMPANY THIS CASE TO COUNCIL REGARDING THE MECHANISMS NEEDED TO BRING COOPER LANE UP TO COLLECTOR LEVEL STANDARDS, GIVEN THE AMOUNT OF DEVELOPMENT OCCURRING AND THE TIMING OF THESE IMPROVEMENTS.*

### **ISSUES:**

The Applicant is in agreement with the Staff recommendation and is also willing to prohibit the use of gated access on the property. The Applicant has also been in discussion with the adjacent property owner to the south. Please refer to attached correspondence at the back of the Staff packet.

A memo from the Austin Transportation Department about the process to upgrade Cooper Lane to collector street standards is provided as Attachment A.

### **DEPARTMENT COMMENTS:**

The subject rezoning area consists of two platted lots and an unplatted tract that contain one single family residence; the majority is zoned development reserve (DR) and the remainder

single family residence – standard lot (SF-2) district. Access is taken to Cooper Lane which is classified as a residential collector street. Single family residences on large lots are to the north (SF-2; DR); undeveloped land with South 1<sup>st</sup> Street frontage is to the east (DR); and single family residences on large lots and tracts are to the south (DR). Single family residences and associated outbuildings, including warehouse structures with a rural character are located on large tracts on the west side of Cooper Lane (DR), as well as a telecommunications tower and a church (SF-6-CO; NO-MU-CO). An unnamed natural channel extends in proximity to the northeast corner of the property. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View).

The Applicant proposes to rezone the property to the townhouse and condominium residence (SF-6) district, to be constructed as stand-alone units. Staff estimates that applying SF-2 zoning to the property's entire acreage would yield approximately 32 single family residential lots. While SF-6 zoning would allow for the ability to introduce a different type of housing to the area, stand-alone units (i.e. not more than one unit per building) have more of a single family appearance than multiple units per building, and can be compatible with the existing single family residences in the vicinity. A similarly situated property to the north was approved for SF-6-CO with the CO for a maximum of 65 units on 9.86 acres in August 2014. To that end, the Staff supports a maximum of 30 stand-alone units which would provide for a similar density of residential development that has a single family character.

#### **EXISTING ZONING AND LAND USES:**

|              | <b>ZONING</b>                  | <b>LAND USES</b>                                                                                                          |
|--------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <i>Site</i>  | DR; SF-2                       | One single family residence                                                                                               |
| <i>North</i> | DR; SF-2                       | Undeveloped; Single family residences                                                                                     |
| <i>South</i> | DR                             | Single family residences on large tracts; Warehouses                                                                      |
| <i>East</i>  | DR                             | Undeveloped                                                                                                               |
| <i>West</i>  | SF-2-CO; DR; NO-MU-CO; SF-2-CO | Undeveloped; Pipeline easement; Religious assembly; Telecommunications tower; Residences and outbuildings on large tracts |

**AREA STUDY:** N / A

**TIA / NTA:** Is not required

**WATERSHED:** South Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

#### **NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association

39 – Matthews Lane Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

742 – Austin Independent School District

1228 – Sierra Club, Austin Regional Group

1236 – The Real Estate Council of Austin, Inc.

1340 – Austin Heritage Tree Foundation

1363 – SEL Texas

1374 – Friends of Williams Elementary

1424 – Preservation Austin                      1429 – Go!Austin / Vamos!Austin (GAVA) – 78745  
 1440 – South Boggy Creek Environmental Association  
 1447 – Friends of the Emma Barrientos MACC  
 1494 – South Boggy Creek Neighborhood Association                      1528 – Bike Austin

**SCHOOLS:**

Williams Elementary School

Bedichek Middle School

Crockett High School

**CASE HISTORIES:**

| NUMBER                                                                                        | REQUEST                                    | COMMISSION                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CITY COUNCIL                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C14-2015-0129 –<br>7804 Cooper Ln                                                             | SF-2-CO to SF-3                            | Scheduled for 12-1-2015                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Scheduled for 12-10-2015                                                                                                                                                                                                              |
| C14-2014-0052 –<br>Cooper Lane<br>Rezoning – 7405,<br>7409 and 7415<br>Cooper Ln              | DR; SF-2 to SF-6-CO, as amended            | To Grant SF-6-CO w/CO for a max of 65 units, 25' vegetative buffer along the north property line, restrict uses to sf, townhouse/condo, and the conds. of the Neighborhood Traffic Analysis, and add'l conds. for full access to Sir Gawain, sidewalks to Sir Gawain and Cooper Ln, stub-out to property to south between Lots 43 and 54 (refer to Concept Plan), traffic calming device on private street close to Sir Gawain, and secondary entrance/exit to Cooper Ln. | Apvd as SF-6-CO with a Restrictive Covenant as Commission recommended (8-28-2014). <u>Note:</u> Site plan apvd for 65 two-story condo units w/drives, sidewalks, utilities, drainage and other associated improvements on 9.86 acres. |
| C14-2014-0049 –<br>Cooper Villas –<br>7805 Cooper Ln                                          | CS-CO to MF-1                              | To Grant MF-1-CO w/CO prohibiting residential uses                                                                                                                                                                                                                                                                                                                                                                                                                        | Apvd MF-1-CO as ZAP recommended (6-26-2014).                                                                                                                                                                                          |
| C14-05-0161 –<br>Prunty Tracts –<br>7720 S 1st St;<br>7801-7805 Cooper Ln; 630-640 Dittmar Rd | DR; LO to CS for Tract 1; MF-1 for Tract 2 | To Grant CS-CO for convenience storage and plant nursery and all W/LO uses on Tract 1, and MF-1-CO for Tract 2; 2,000 trips across Tracts 1 & 2                                                                                                                                                                                                                                                                                                                           | Apvd CS-CO and MF-1-CO as ZAP recommended (12-15-2005). <u>Note:</u> Site Plan apvd for 41 one-story condo units w/parking, pond, rain garden, pool                                                                                   |

|                                                                        |            |                                                                                                                                                                                  |                                                           |
|------------------------------------------------------------------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
|                                                                        |            |                                                                                                                                                                                  | & amenity center on 3.82 acres.                           |
| C14-02-0069 –<br>New Life Assembly<br>of God, Inc. – 7612<br>Cooper Ln | DR to LO   | To Grant NO-MU-CO<br>w/CO limited to day<br>care (general) and<br>permitted SF-2 uses<br>with building and<br>impervious cover<br>limited to SF-2<br>development<br>regulations. | Apvd NO-MU-CO as<br>ZAP recommended (8-<br>29-2002).      |
| C14-02-0039 –<br>Della – 7600 ½<br>Cooper Ln                           | DR to SF-6 | To Grant SF-6-CO, to<br>allow for a<br>telecommunications<br>tower, with SF-2<br>development standards.                                                                          | Apvd SF-6-CO zoning<br>as ZAP recommended<br>(6-27-2002). |
| C14-02-0018 –<br>Della – 7600 ½<br>Cooper Ln                           | DR to MF-1 | Withdrawn                                                                                                                                                                        | N/A                                                       |

**RELATED CASES:**

The SF-2 and the northern DR portions of the rezoning area are platted as the Lots 1 and 2 of the Resubdivision of Tract 1, Willie C. Garcia Subdivision, recorded on June 1972 (C8s-72-151). The southern DR zoned portion is presently unplatted.

A subdivision for 2 lots is currently in process for the rezoning area (C8-2015-0201.0A – Deer Run Subdivision). Please refer to Exhibit B.

**ABUTTING STREETS:**

| Name           | ROW     | Pavement | Classification                                      | Sidewalks | Bike Route                       | Capital<br>Metro<br>(within ¼<br>mile) |
|----------------|---------|----------|-----------------------------------------------------|-----------|----------------------------------|----------------------------------------|
| Cooper<br>Lane | 60 feet | 22 feet  | Residential<br>Collector<br>(2,297 vpd,<br>04/2014) | No        | Yes, Shared Lane,<br>Route 82.34 | No                                     |

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a shared lane is recommended along Cooper Lane.

**CITY COUNCIL DATE:** November 12, 2015

**ACTION:** Approved a Postponement to November 19, 2015 (10-0, Council Member Pool was off the dais).

November 19, 2015

**ORDINANCE READINGS:** 1<sup>st</sup>

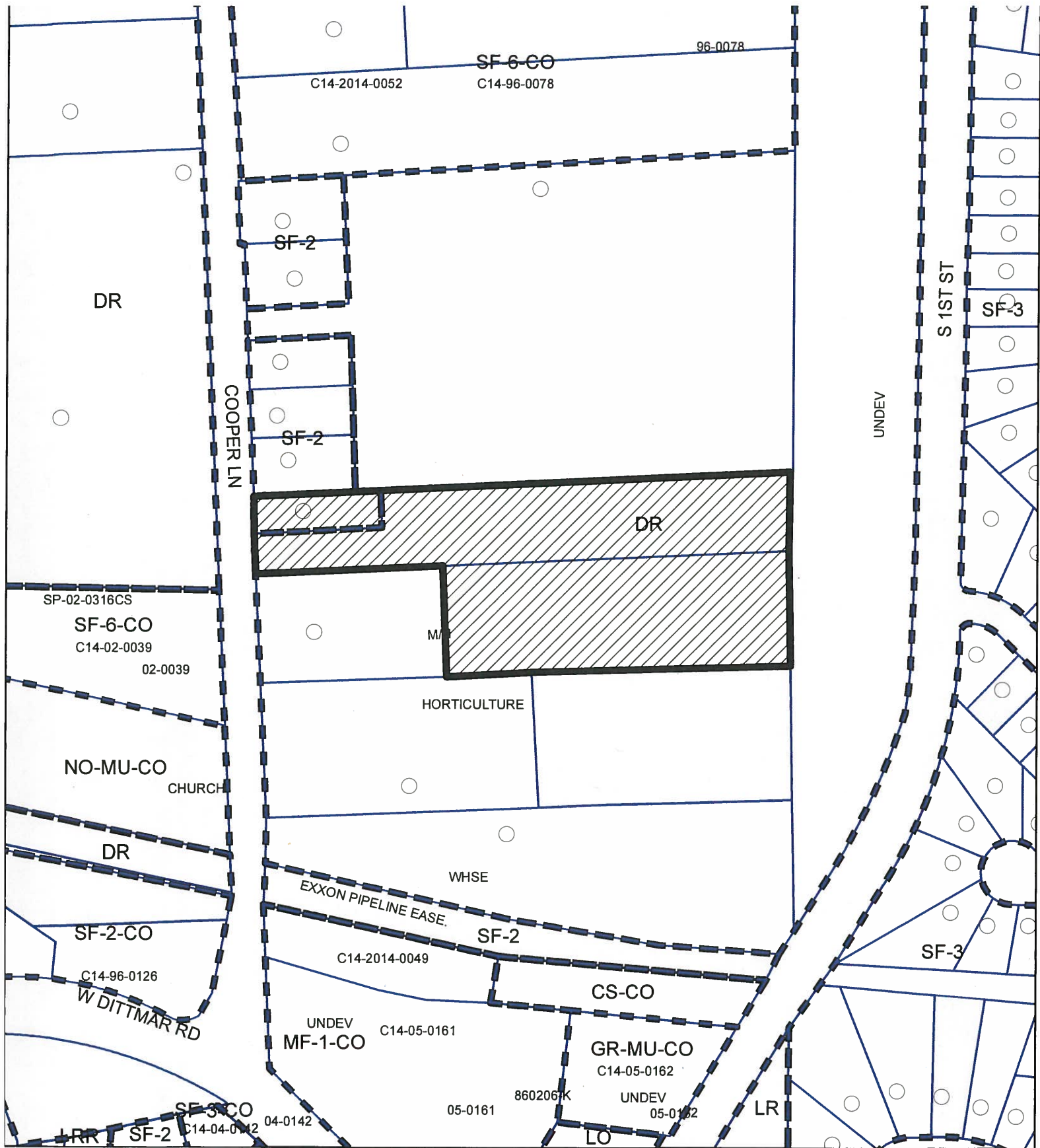
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

## ZONING

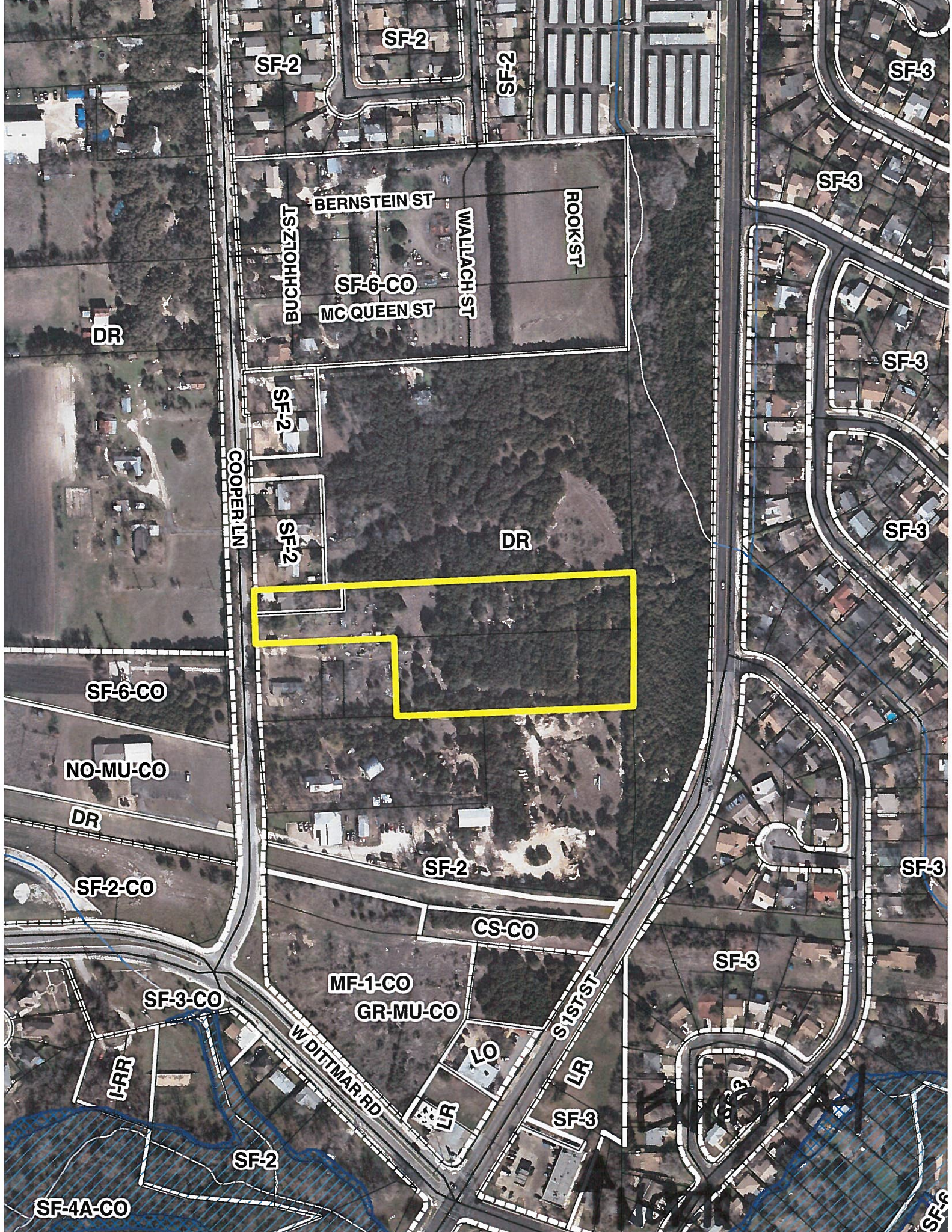
Zoning Case: C14-2015-0061

*EXHIBIT A*

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.





SF-2

SF-2

SF-2

SF-3

SF-3

BERNSTEIN ST

BUCHHORN ST

SF-6-CO

MC QUEEN ST

WALLACH ST

ROOK ST

DR

SF-2

SF-2

DR

SF-3

SF-3

COOPER LN

SF-6-CO

NO-MU-CO

DR

SF-2-CO

SF-2

CS-CO

SF-3

SF-3

MF-1-CO

GR-MU-CO

SF-3-CO

LRR

SF-2

SF-4A-CO

LO

LR

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SF-3

W DITTMAR RD

S 1ST ST

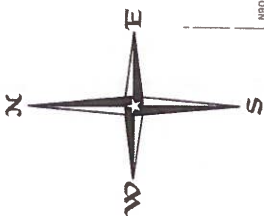
SF-3

# DEER RUN SUBDIVISION

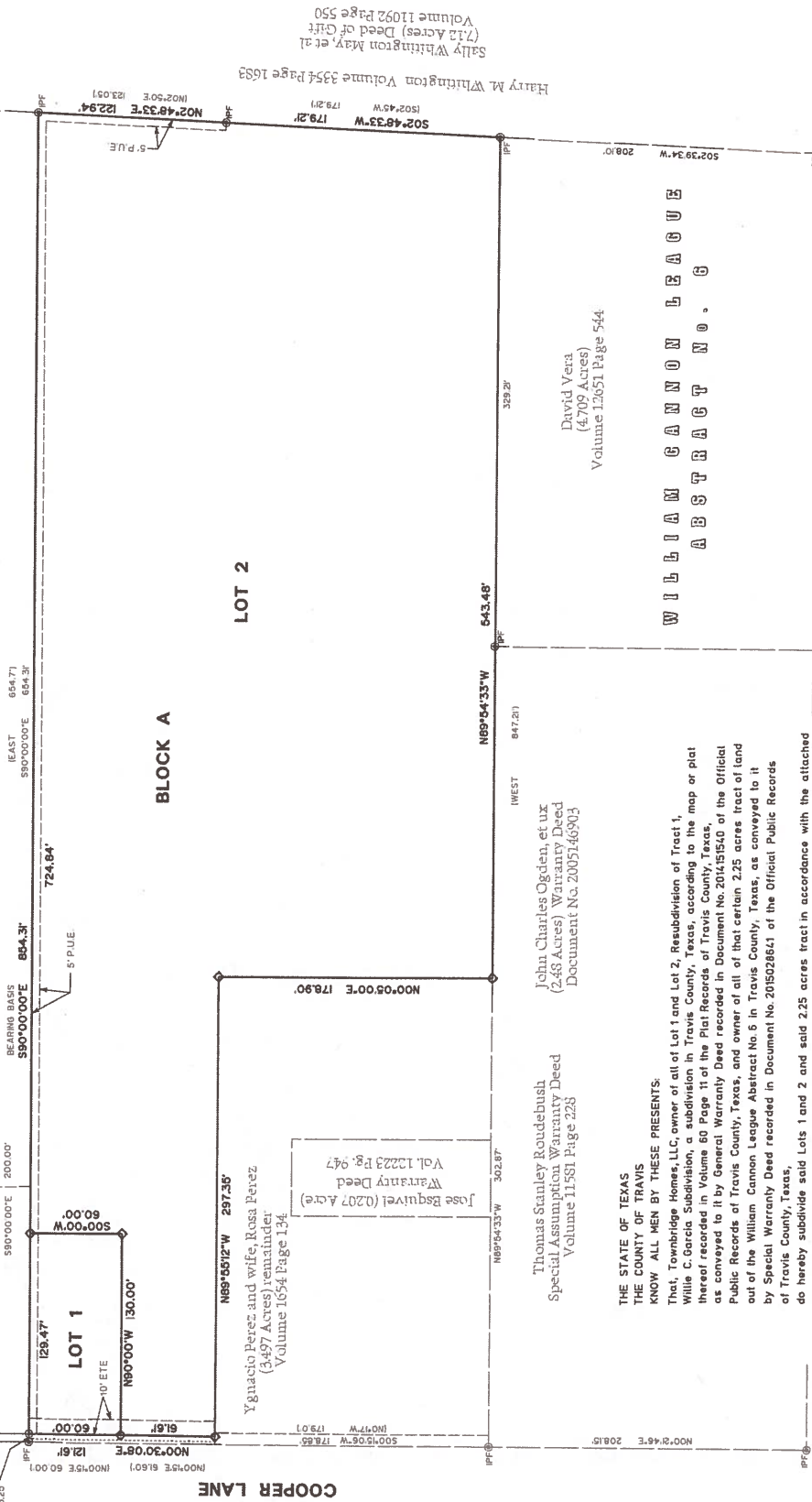
Plat Preparation Date: September 16, 2015  
Application Submittal Date:

**LOT SUMMARY**  
Total Number of Lots = 2  
Lot 1 = 7.784 Square Feet = 0.178 Acres  
Lot 2 = 194,329 Square Feet = 4.461 Acres  
Total Area = 202,113 Square Feet = 4.639 Acres

LOT 5-A  
RESUBDIVISION LOT 2, COOPER LANE ADDITION  
Volume 62 Page 85



LOT 3-A  
LOT 4-A  
LOT 1  
LOT 2



BLOCK A

LOT 2

502°48'33\"W 179.2'

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John Charles Ogden, et ux  
(2.48 Acres) Warranty Deed  
Document No. 2005146903

Thomas Stanley Roubush  
Special Assumption Warranty Deed  
Volume 11381 Page 228

Ygnacio Perez and wife, Rosa Perez  
(3.497 Acres) remainder  
Volume 1654 Page 134

Jose Basquiel (0.207 Acre)  
Warranty Deed  
Vol. 12223 Pg. 947

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

That, Townbridge Homes, LLC, owner of all of Lot 1 and Lot 2, Resubdivision of Tract 1, Willie C. Garcia Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 60 Page 11 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2014151540 of the Official Public Records of Travis County, Texas, and owner of all of that certain 2.25 acres tract of land out of the William Cannon League Abstract No. 6 in Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document No. 2015028661 of the Official Public Records of Travis County, Texas, do hereby subdivide said Lots 1 and 2 and said 2.25 acres tract in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## DEER RUN SUBDIVISION

subject to any easements and/or restrictions heretofore granted, and not released.  
WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_ A.D. 2015.

Aaron Levy, Managing Member of  
Townbridge Homes, LLC  
P.O. Box 90638  
Austin, Texas 78709

SCALE: 1\" = 50'



### Legend

- 1/2\" Iron Rod Found
- 1/2\" Iron Pipe Found (unless noted)
- 1/2\" Iron Rod Set with plastic cap
- 1/2\" Iron Rod Set with plastic cap
- 600' Nail Found (Record Dimension)
- ..... Sidewalk
- ETC = Electric and Telecommunications Easement

EXHIBIT B  
SUBDIVISION IN  
PROCESS

C8-2015-0201.OA

941012A.dgn

ETC = Electric and Telecommunications Easement

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority on this the \_\_\_\_ day of \_\_\_\_\_ A.D., 2015, did personally appear, Aaron Levy, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_



## MEMORANDUM

**TO:** Zoning and Platting Commission Members

**FROM:** Gordon Derr, P.E., Assistant Director  
Austin Transportation Department

**DATE:** November 5, 2015

**SUBJECT:** Cooper Lane Improvements

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### Summary and Recommendations

Cooper Lane, from William Cannon Drive to Dittmar Road (approximately 3,000 feet) has been identified as a Substandard Street per the Public Works Department 2014 Rolling Needs Assessment. No funding has been identified for this upgrade. A current development project will widen a section of Cooper Lane. Pending amendment changes to the existing Code, future development can be required to complete the upgrade, subject to rough proportionality.

### Background

On October 6, 2015, the Zoning and Platting Commission requested that the Austin Transportation Department (ATD) provide details on the process to upgrade Cooper Lane to collector street standards. This request is in response to concerns regarding the on-going development along Cooper Lane including the current zoning case for Townbridge Homes (C14-2015-0061). The current zoning case for Townbridge Homes is for the development of approximately 30 condominiums along Cooper Lane. Per current Code, the estimated trip generation for the site is less than the threshold to require a Traffic Impact Analysis (TIA) or a Neighborhood Traffic Analysis (NTA). The following summarize the existing conditions on Cooper Lane and recommended mechanisms for upgrading Cooper Lane to current City standards.

### Existing Conditions

Cooper Lane is a two-lane roadway between William Cannon Drive and Dittmar Road. Cooper Lane is classified as a residential collector street based on its design standards consistent with the City's *Transportation Criteria Manual*. Currently, the section of Cooper Lane from William Cannon Drive to Matthews Lane (approximately 2,000 feet) consists of 40 feet of pavement with curb and gutter and continuous sidewalks along the west side of Cooper Lane. A short 350' section of sidewalk is present on the east side just south of William Cannon Drive.

South of Matthews Lane to Dittmar Road (approximately 3,000 feet), the width of Cooper Lane narrows to between 20-30 feet without curb and gutter. No continuous sidewalks exist along this segment of Cooper Lane.

### Assessment and Recommendations to Upgrade Cooper Lane

In order to upgrade Cooper Lane to neighborhood collector street standards, widening would be required for the section south of Matthews Lane to Dittmar Road. Total pavement width of 40 feet is recommended within 64 feet of right-of-way. Sidewalks are recommended to be constructed on both sides of the roadway.

*Delivering a safe, reliable, and sustainable transportation system  
that enhances the environment and economic strength of the region.*

ATTACHMENT A

ATD staff foresees several options for completing the update of Cooper Lane to current City standards.

1. Current Development

As part of a current project, a section of Cooper Lane is being upgraded to provide a southbound left-turn lane into the proposed residential site at 7405 Cooper Lane, known as Cooper Lane Condominiums (SP-2014-0475C). This upgrade includes the dedication of 30 feet of right-of-way along Cooper Lane, construction of a southbound left-turn lane into the site, and construction of a sidewalk along the frontage of the property. The project consists of 65 condominium units and is currently under construction.

2. Future Development

The current zoning case for Townbridge Homes is for the development of condominiums along Cooper Lane. Per current Code, because this development is estimated to generate less than 2,000 trips per day, a TIA is not required. At the time of site plan, the Development Services Department (DSD) can determine if a NTA is required. The requirement of an NTA is the estimated trip generation of 300 trips per day accessing a neighborhood street. Without an NTA or TIA, it is difficult for staff to require mitigation for traffic impacts. This is a current 'blind spot' in the application of City Code. ATD and DSD staff has initiated the following concurrent efforts to address these issues:

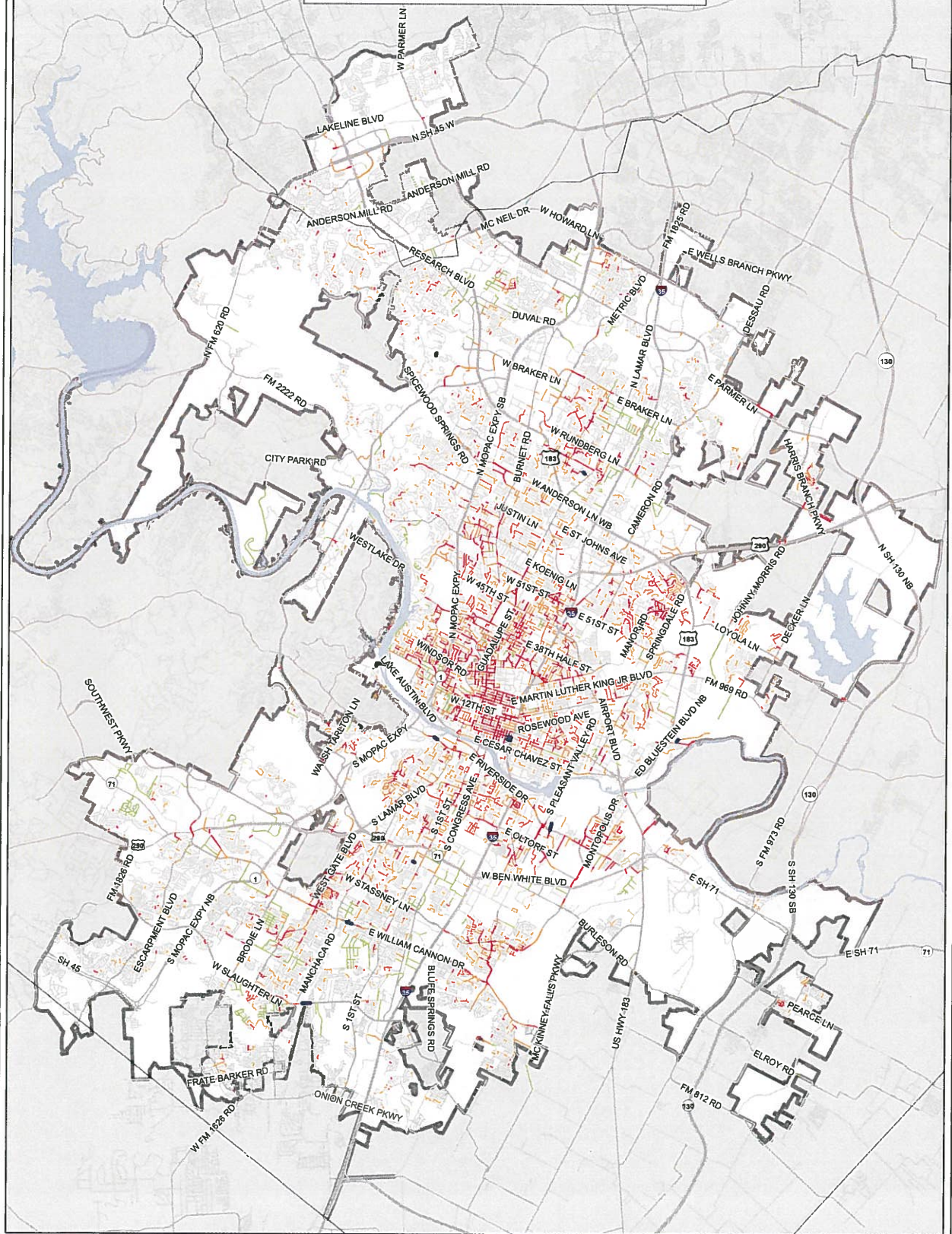
- ACTIVE: Code amendment initiated to reestablish our broad authority to require developers "offset the traffic effects generated by the proposed development" (LDC 25-6-55(E)) even without a TIA or NTA.
- ACTIVE: Code amendment to eliminate the practice of collecting only a 'pro rata share' for traffic mitigation improvements.
- ACTIVE: Data compilation and analysis effort to better manage and spend transportation fiscal already collected.
- PLANNED: Overhaul of TIA process, including trip generation threshold trigger, scoping, and study and recommendation methodologies.
- PLANNED: Establishment of Transportation Impact Fee.

Pending the approval of code amendments, as future development occurs along Cooper Lane, the City may require an upgrade of Cooper Lane to current City standards. This would be subject to rough proportionality based on the intensity of the proposed development.

3. Public Works Project

The Public Works Department manages several capital programs including Substandard Streets. Cooper Lane has been identified as a Substandard Street in the most recent 2014 Rolling Needs Assessments Street Network Infrastructure Priorities. There are numerous substandard streets and bridges within the City of Austin as shown in the attached map. While Cooper Lane has been identified, there is currently no funding for this upgrade. ATD staff will coordinate with Public Works staff to determine when funds may be identified for the upgrade of Cooper Lane.

# 2014 Rolling Needs Assessment Public Works Department Street Network Infrastructure Priorities



Plotted on: February 27, 2015

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 map has been produced by the Public Works Department, Asset Management Office, for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

- Bridge, Culvert, and Structure Candidates
- Street Reconstruction Candidates
- Street Rehabilitation Candidates
- Substandard Street Candidates
- Austin Full Purpose Jurisdiction
- County Boundary



1:140,000



**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay limits development to a maximum of 30 stand-alone units (6.43 units per acre).

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

*3. Zoning should be consistent with approved and existing residential densities.*

SF-6 zoning would allow for the ability to introduce a different type of housing to the area, stand-alone units (i.e. not more than one unit per building) have more of a single family appearance than multiple units per building, and can be compatible with the existing single family residences in the vicinity. A similarly situated property to the north was approved for SF-6-CO with the CO for a maximum of 65 units on 9.86 acres in August 2014. To that end, the Staff supports a maximum of 30 stand-alone units which would provide for a similar density of residential development that has a single family character.

**EXISTING CONDITIONS****Site Characteristics**

The site is developed with one single family residence and is otherwise undeveloped. The property slopes gently to the east towards an unnamed natural channel that flows in proximity to the eastern property line.

**Impervious Cover**

The maximum impervious cover allowed by SF-6 zoning district is 55%, a consistent figure between the *zoning and watershed* regulations.

**Comprehensive Planning**

This zoning case is located on the east side of Cooper Lane and is not located within the boundaries of a neighborhood planning area. A single family house is situated on this **4.67 acre** parcel and is surrounded by a single family house and undeveloped land to the north, a

single family house to the south, and undeveloped land to the east and west. The proposed use is a condominium project.

### **Imagine Austin**

The comparative scale of the site relative to nearby residential uses, as well as the site not being located along an Activity Corridor (although S. 1<sup>st</sup> Street is located approximately 175 ft. to the east, which is identified as an activity corridor) or within an Activity Center, this case 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 South Boggy 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<br>(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 no floodplain within or adjacent to 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.

**Transportation**

A Traffic Impact Analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

A Neighborhood Traffic Analysis is not required for this case because the applicant has indicated that no more than 35 condo units are being proposed. This does not exceed the threshold of 300 vehicle trips per day [LDC, Sec. 25-6-114].

Additional right-of-way may be required at the time of subdivision and/or site plan.

If the requested zoning is recommended for this site, stub out internal drives to the north and south for future connection will be required at the time of site plan.

If the requested zoning is recommended for this site, a pedestrian access easement that will connect to the east of the property for future pedestrian connection to 1<sup>st</sup> Street and the bus stop(s) will be required at the time of site plan.

**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**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Along the north, south, and east property lines, the following standards apply:

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

- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

## **Rhoades, Wendy**

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**From:** Molly McDonald-Ogden [REDACTED]  
**Sent:** Thursday, October 01, 2015 8:57 AM  
**To:** ront@throwerdesign.com; Rhoades, Wendy  
**Subject:** Proposed Condition of Zoning Change for Townbridge Homes, 7603 Cooper Lane, Austin, TX

Hello, Wendy and Ron. I appreciated my telephone conversations with both of yesterday. This email concerns adding a condition to the upcoming proposed zoning change on the Townbridge Homes property. Ron, you agreed to discuss with the property owner the following:

Protect and maintain a vegetative buffer, especially trees, along and near the property line we share on your south border. Because you intend to build second story homes and because our property is a residence, we ask that maintaining such a vegetative buffer be a condition of the zoning change approval process.

Also, at this stage, you may not know the kind of perimeter fencing you'll want to have for the development. As a courtesy, my husband Jon and I would like the property owner/building contractor to engage with us before installing a fence on the shared property line, as that can have a huge impact on the vegetative buffer. We are not opposed to reasonable fencing—coyotes do work the area—but we'd like to have collaborative input. My husband has a lot of experience in these matters as a Certified Arborist with 30 years of experience.

At the Commission meeting, I will be raising the anticipated traffic issues anticipated from the three new developments. Wendy, I look forward to hearing about any traffic impact studies you've located, especially concerning access points at Cooper/Dittmar and Cooper/WmCannon. These two points could become a crisis for traffic flow on Cooper for the reasons I've mentioned in our discussions.

Thank you. We hope to gain some nice neighbors when Townbridge Homes is built.  
Molly McDonald-Ogden

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**Molly McDonald-Ogden**  
**7611 Cooper Lane**  
**Austin, TX 78745**  
**512-422-0717**