




MEMORANDUM

TO: James Shieh, Chair
Planning Commission Members

FROM: Wendy Rhoades, Principal Planner 
Planning and Zoning Department

DATE: July 5, 2018

RE: **C14-2018-0053 – Sales Inventory Lot for New and / or Used Vehicles**
Request for Postponement by the Applicant

The Applicant has requested a postponement of the above-referenced rezoning case from the July 10, 2018 Planning Commission hearing to the August 14, 2018 hearing date.

This will allow additional time for the Applicant to consider the Staff recommendation.

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0053 – Sales Inventory Lot for
New and / or Used Vehicles

P.C. DATE: July 10, 2018

ADDRESS: 817 North Bluff Drive

DISTRICT AREA: 2

OWNER: Capitol Chevrolet (Robert Ruiz)

AGENT: Peloton Land Solutions
(Jose Castillo)

ZONING FROM: GR-NP

TO: CS-NP

AREA: 1.38 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning. The Conditional Overlay 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, exterminating services, equipment repair services, equipment sales, kennels, laundry services, limited warehousing and distribution, maintenance and service facilities, monument retail sales, residential treatment, transitional housing, and transportation terminal.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of North Bluff Drive in accordance with the Transportation Criteria Manual.

PLANNING COMMISSION RECOMMENDATION:

July 10, 2018:

ISSUES:

The Applicant is in agreement with the Staff recommendation. The Applicant has also met to discuss this case with the South Congress Combined Neighborhood Plan Contact Team.

DEPARTMENT COMMENTS:

The subject lot contains a recently developed vehicle storage use and a commercial driveway serving adjacent retail and restaurant uses fronting West William Cannon Drive. The vehicle storage use is connected with the automobile sales use across North Bluff Drive.

Automobiles are retrieved from the subject property by employees of the automobile sales use, and it is not accessible by the general public. The property has been zoned community commercial – neighborhood plan (GR- NP) district since Council approval of the Sweetbriar Neighborhood Plan rezonings in August 2005. Primary access to the property is to North

Bluff Drive, a residential collector street, although the lot has “flag” access to William Cannon Drive. The surrounding area includes a mix of residential and commercial land uses. There are convenience-oriented commercial service uses located at the intersection of North Bluff Drive and William Cannon Drive, and with the exception of an automobile dealership on the east side of North Bluff Drive, this segment of North Bluff Drive generally retains a residential character, and there is a 15-unit condominium development under construction adjacent to the north. Williamson Creek is further to the north. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B (Recorded Plat) and C (Site Plan in Process).

The Applicant proposes to rezone the property to the general commercial services – neighborhood plan (CS-NP) district as the first step in permitting the vehicle storage use. The site plan in process shows an approximate 15-foot wide vegetative buffer along the north property line as well as a detention pond adjacent to the condominiums under construction.

Staff recommends CS-CO-NP zoning based on the following conditions of the Property: 1) the vehicle storage use is associated with the automotive sales lot across North Bluff Drive and is a low intensive, low traffic generating land use; and 2) the Conditional Overlay prohibits the more intensive land uses in the CS zoning district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Vehicle storage; Commercial driveway serving adjacent restaurants and auto parts store
<i>North</i>	SF-6-NP	Under construction for 15 two-story, single family condominiums
<i>South</i>	GR-NP	Fast food restaurants; Service station
<i>East</i>	LR-MU-CO-NP; GR-CO-NP; SF-3-H-NP; GR-NP; CS-NP	Undeveloped; Automobile dealership; Lodge; Single family residence; Fast food restaurants; Automotive repair
<i>West</i>	LO-NP; MF-2-NP; GR-MU-CO-NP	Apartments

NEIGHBORHOOD PLANNING AREA: South Congress **TIA:** Is not required
Combined NPA (Sweetbriar)

WATERSHED: Williamson Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assn.

646 – Circle S. Ridge Neighborhood Association

742 – Austin Independent School District

1173 – South Congress Combined Neighborhood Plan Contact Team

1228 – Sierra Club, Austin Regional Group 1363 – SEL Texas
 1408 - Go! Austin / Vamos! Austin (GAVA) – Dove Springs
 1424 – Preservation Austin 1429 – Go! Austin / Vamos! Austin (GAVA)
 1431 – Indian Hills Neighborhood Watch 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1531 – South Austin Neighborhood Alliance
 1550 – Homeless Neighborhood Association 1578 – South Park Neighbors

SCHOOLS:

Pleasant Hill Elementary School Bedichek Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0157 – North Bluff – 813 North Bluff Drive	GR-MU-CO-NP to SF-6-NP	To Grant	Apvd SF-6-NP (3-24-2016).
C14-07-0016 – La Vista on North Bluff – 807 North Bluff Dr	SF-4A-NP to MF-3-NP	To Grant SF-6-NP	Apvd SF-6-NP as recommended by PC (6-21-2007).
C14-03-0063 – Capitol Chevrolet – 6106 and 6318 IH-35 S; 600 and 814 North Bluff Dr	RR; NO-CO; GR-CO to GR	To Grant RR in its existing configuration, and GR-CO with 45' max. height and prohibited uses. Restrictive Covenant for the TIA.	Apvd RR; GR-CO, as recommended by ZAP (11-20-2003).
C14-03-0064 – Capitol Chevrolet – 704 North Bluff Dr	SF-3 to GR-CO	Withdrawn by the Applicant	Not applicable
C14-01-0069 – North Bluff Drive Rezoning – 500 North Bluff Dr	SF-3 to MF-2	To Grant MF-2-CO with CO for a 25' vegetative buffer along North Bluff Dr	Apvd MF-2-CO as recommended by PC (8-9-2001).
C14-99-0055(RCA) – Capitol Chevrolet – 600 North Bluff Dr	Restrictive Covenant Amendment to remove access restrictions to North Bluff Drive	To Grant an amendment of the Restrictive Covenant to delete conditions #1 and #2, pertaining to driveway access on North Bluff Dr	Apvd the Restrictive Covenant Amendment, as recommended by the ZAP (10-23-2003).
C14-99-0055 – Capitol Chevrolet – Geo South – 704 North Bluff Dr	SF-3 to GR & NO	To Grant GR-CO for Tract 1 and NO-CO for Tract 2 with a 10' vegetative buffer	Apvd GR-CO for Tract 1; NO-CO for Tract 2; RR for Tract 3. 10' landscaped

		adjacent to North Bluff Drive; RR for Tract 3. Additional conditions agreed to between the Applicant and the Neighborhood Association: 60 db at the property line, 10' buffer along N. Bluff to be a landscaped buffer, and that vehicle storage, auto washing, repair, rentals are permitted only as accessory uses to the principal use of automotive sales	buffer along North Bluff and same along adjacent SF-3-H property; 60% impervious cover; shielded lighting; prohibit Congregate Living and Residential Treatment on NO-CO; 40' height on Tract 1. <u>Restrictive Covenant</u> limits property to 1 driveway along North Bluff Dr, with mechanized gate for security purposes and for employees only; prohibits access for delivery trucks for loading or unloading purposes; prohibits portable buildings or mobile homes except for those used for auto sales; noise level at property not to exceed 60 decibels (5-13-1999).
--	--	---	---

RELATED CASES:*Sweetbriar Neighborhood Plan*

The Sweetbriar Neighborhood Plan Area was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 28, 2005. The property is designated as Commercial on the Future Land Use Map and an –NP combining district was added as part of the Neighborhood Plan Rezonings (C14-05-0105 – Ordinance No. 20050818-Z002). As part of the Sweetbriar Neighborhood Plan Rezonings, the Cottage Lot, Urban Home, Secondary Apartment, Corner Store and Residential Infill tools were adopted for lots in residential districts in the North Bluff Subdistrict area.

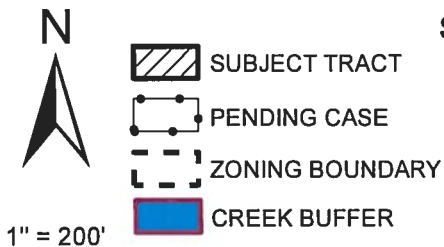
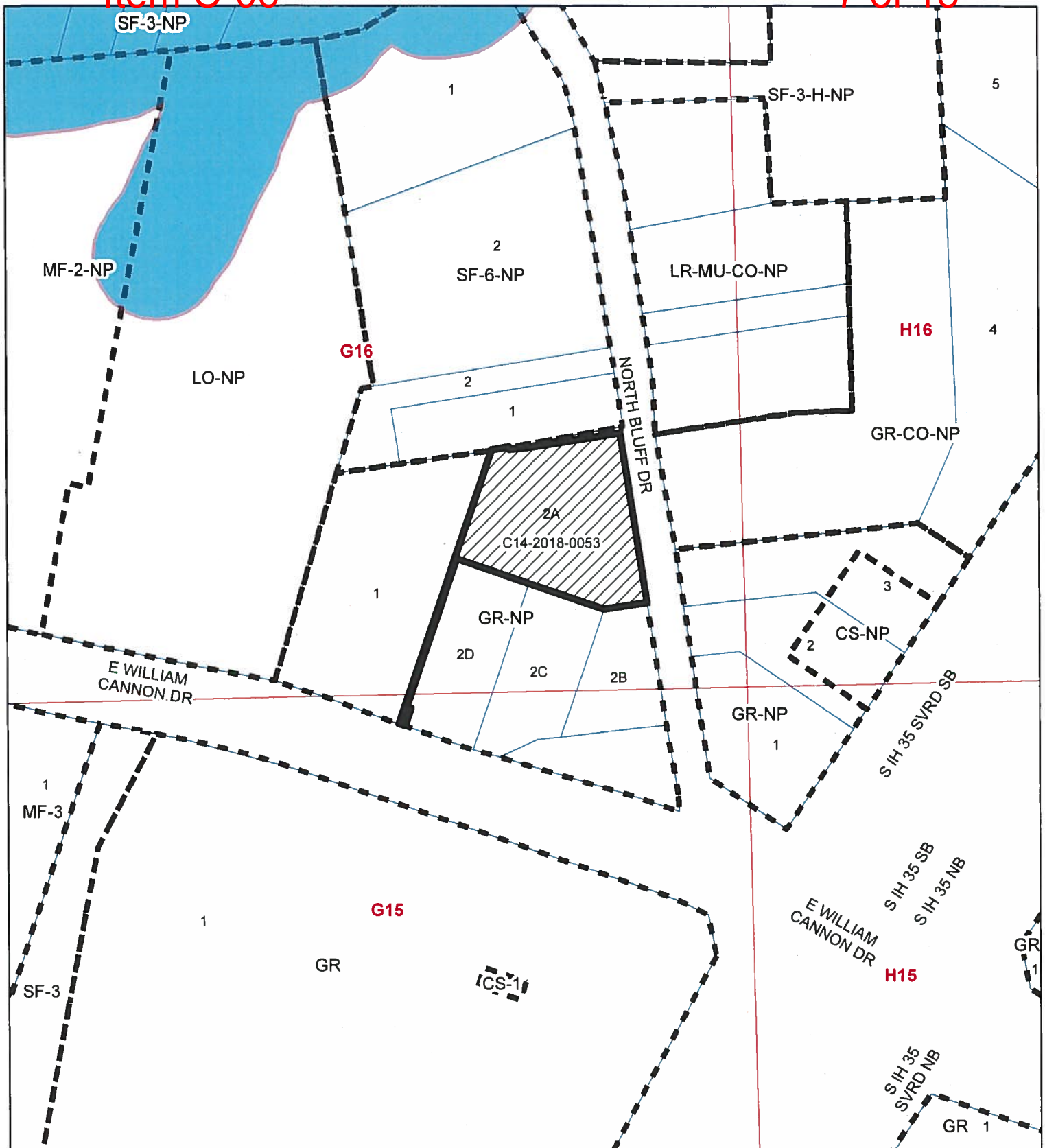
Subdivision

The property is platted as the Amended Plat of Lots 2A and 2D Resubdivision of Lot 2, Wattinger Subdivision, recorded in September 1991 (C8-91-0091.0A). Please refer to Exhibit C.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
North Bluff Drive	55 feet	29 feet	Collector	No	No	Yes
East William Cannon Drive	120 feet	80 feet	Arterial	Yes	Yes, shared lane	Yes

CITY COUNCIL DATE: August 23, 2018**ACTION:****ORDINANCE READINGS:** 1st 2nd 3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 512-974-7719



Sales Inventory Lot for New and/or Used Vehicles

ZONING CASE#: C14-2018-0053

LOCATION: 817 NORTHBLUFF DR.

SUBJECT AREA: 1.38 ACRES

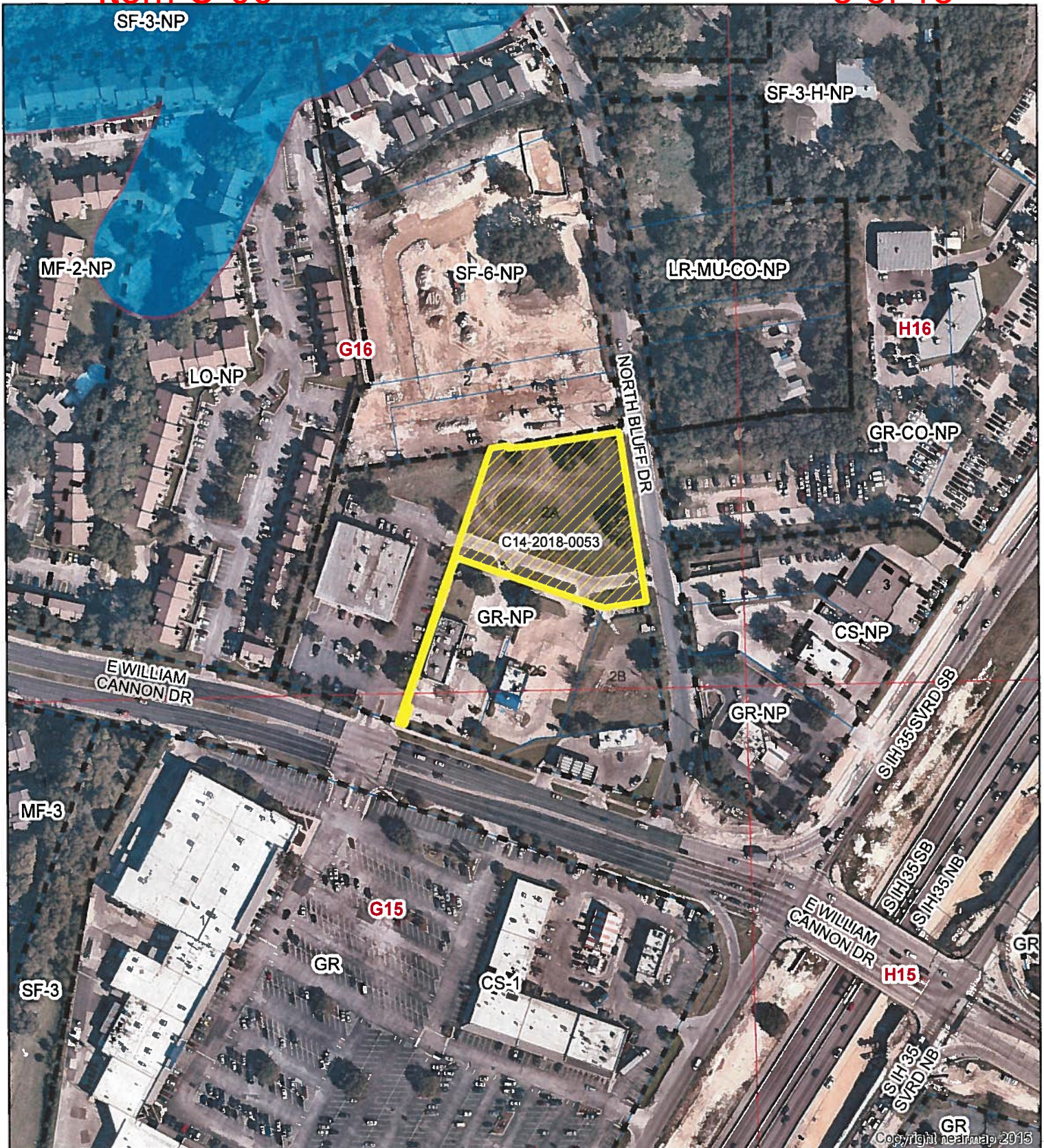
GRID: G16

MANAGER: WENDY RHOADES

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A





1" = 200'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFER

Sales Inventory Lot for New and/or Used Vehicles

ZONING CASE#: C14-2018-0053
 LOCATION: 817 NORTHBLUFF DR.
 SUBJECT AREA: 1.38 ACRES
 GRID: G16
 MANAGER: WENDY RHOADES

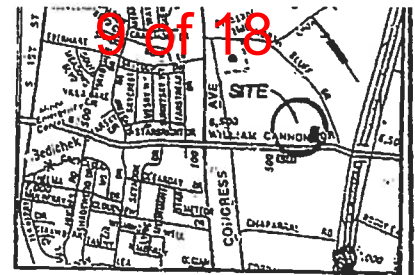
Exhibit A-1

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

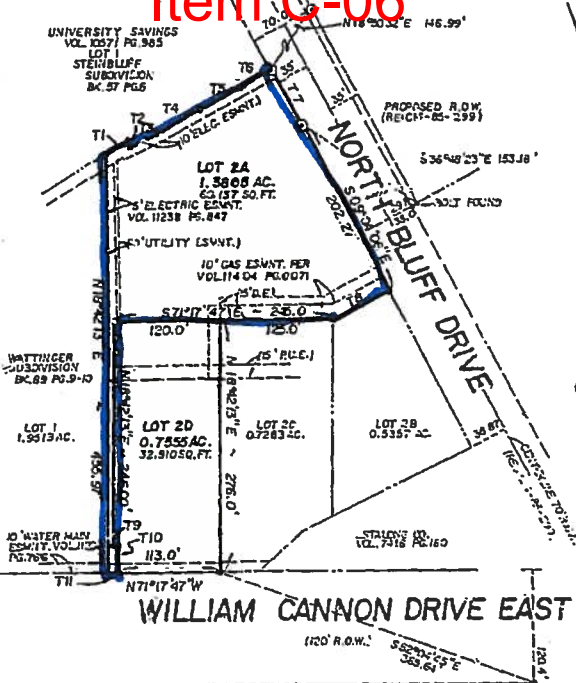


Item C-06

AMENDED PLAT OF LOTS 2A AND 2D RESUBDIVISION OF LOT 2 WATTINGER SUBDIVISION



VICINITY MAP
NO SCALE



- LEGEND
- IRON ROD FOUND
 - IRON ROD SET
 - △ NAIL FOUND
 - CONC. MONUMENT SET
 - ⊙ IRON ROD FOUND WITH ALUMINUM CAP
 - () DENOTES RECORD INFORMATION

TANGENT TABLE

T1	N 80°39'28"E	27.84'
T2	S 08°22'45"E	4.00'
T3	N 94°16'58"E	34.07'
T4	N 80°02'58"E	50.00'
T5	N 80°57'58"E	50.00'
T6	N 60°02'58"E	42.48'
T7	S 09°37'22"E	68.04'
T8	N 80°55'54"E	69.43'
T9	N 71°17'17"W	7.00'
T10	N 8°42'19"E	30.00'
T11	N 79°17'47"W	10.00'

STATE OF TEXAS
COUNTY OF TRAVIS

The 100 year flood plain is contained within the drainage easements shown hereon. A portion of this tract is within the boundaries of the 100 year flood plain as per the Federal Flood Insurance Administration FIRM No. 480624 0080 B, dated September 2, 1981 Austin, Texas, Travis County.

I, Alan G. Abbe, an authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 13 of the Austin City Code as amended, is true and correct to the best of my knowledge.

Alan G. Abbe
Alan G. Abbe
Professional Engineer No. 26997



ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Department of Planning and Development, City of Austin, County of Travis, this the 17th day of September, 1991 A.D.

Michael J. Heitz
MICHAEL J. HEITZ, ALA, ACTING DIRECTOR
Department of Planning and Development

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the 17th day of September, A.D. 1991 at 9:15 o'clock A.M. and duly recorded on the 17th day of September, A.D. 1991 at 9:15 o'clock A.M. in the Plat Records of said County and State, in Book No. 90, Page(s) 1314.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, the 17th day of September, 1991, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

W. Terrell
W. TERRELL DEPUTY



FILED FOR RECORD at 9:15 o'clock A.M., this the 17th day of Sept., 1991, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

W. Terrell
W. TERRELL DEPUTY



STATE OF TEXAS:
COUNTY OF TRAVIS: KNOWN ALL MEN BY THESE PRESENTS:

That North Bluff and William Cannon Inc., a corporation having its home office in the City of Houston, Harris County, Texas, a corporation organized under the laws of the State of Texas, acting herein by and through its secretary Treasurer, Robert Elberger, owner of that certain 2.136 acre tract located in the William Cannon Survey No. 19 in the City of Austin, Travis County, Texas, by deed of record in Vol. 11173, Page 623, of the deed records of Travis County, Texas, being all of Lot 2A, and Lot 2D, Resubdivision of Lot 2, Wattinger Subdivision a subdivision of record in Book 89, Page 142 of the Plat Records of Travis County, Texas, do hereby amend said subdivision and the sole purpose of relocating lot lines, pursuant to Section 212.016 of the Local Government Code, in accordance with the plat shown hereon, to be known as AMENDED PLAT OF LOTS 2A AND 2D RESUBDIVISION OF LOT 2 WATTINGER SUBDIVISION, subject to any easements and or restrictions heretofore granted and not released, and do hereby dedicate to the public the use of the streets and easements shown hereon.

WITNESS MY HAND THIS THE 27 DAY OF August, 1991 A.D.

Robert Elberger
Robert Elberger, Secretary Treasurer
2401 Fonguin View Drive, Suite 500
Houston, Texas 77057

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Robert Elberger, Secretary Treasurer, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purposes therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 27 DAY OF August, 1991 A.D.

Johnnie S. Terrell
Notary Public in and for Travis County, Texas
Harris
7/23/95
My Commission Expires

I, Alan G. Abbe, an authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Austin City Code as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

As surveyed by:

A.B. SURVEYING CO.

Alan G. Abbe
Alan G. Abbe
Registered Public Surveyor No. 2331
7306 Old Bee Caves Road
Austin, Texas 78735



EXHIBIT B
RECORDED PLAT

AB SURVEYING CO.
BOUNDARY RECOVERY • SUBDIVISION PLATTING • CONSTRUCTION LAYOUT
TOPOGRAPHIC MAPPING • COMMERCIAL & RESIDENTIAL SURVEYS
512-288-1574

7306 OLD BEE CAVES RD. P.O. BOX 33280-285
AUSTIN, TEXAS 78735 AUSTIN, TEXAS 78764
SURVEY No. 91-0295 DATE: JULY 1991

C8-91-0091.0A

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services – conditional overlay – neighborhood plan (CS-CO-NP) combining district zoning. The Conditional Overlay 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, exterminating services, equipment repair services, equipment sales, kennels, laundry services, limited warehousing and distribution, maintenance and service facilities, monument retail sales, residential treatment, transitional housing, and transportation terminal.

If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of North Bluff Drive in accordance with the Transportation Criteria Manual.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities. CO – Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

Staff recommends CS-CO-NP zoning based on the following conditions of the Property: 1) the vehicle storage use is associated with the automotive sales lot across North Bluff Drive and is a low intensive, low traffic generating land use; and 2) the Conditional Overlay prohibits the more intensive land uses in the CS zoning district.

EXISTING CONDITIONS**Site Characteristics**

The site contains a vehicle storage use and slopes gently to the north, towards Williamson Creek.

Impervious Cover

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

Comprehensive Planning

This rezoning case is located on the west side of North Bluff Drive, and minimal frontage on the north side of E. William Cannon Drive (via a flag lot), on an undeveloped property that is approximately 1.38 acres in size and covered in scrub grass and has a few small trees. North Bluff Drive is a narrow rural road and has no public sidewalks. The property is located in the South Congress Combined Neighborhood Planning Area (Sweetbriar) and 400 ft. west of IH-35.

Surrounding land uses includes undeveloped land, two large apartment complexes, single family houses, an elementary school, and a movie theater to the north; restaurants, an auto parts store, a gas station/convenience store, an auto parts store, and a large shopping center to the south; a large auto dealership, a car repair shop, a single family house, IH-35, and several large apartment complexes to the east; and several large apartment complexes, various retail uses and restaurants to the west.

The proposed use is sales inventory/vehicle storage for the Capitol Chevrolet dealership, which is located across the street from this property, going east. GR zoning does not allow vehicle storage, while CS zoning does.

Connectivity

A public sidewalk is located on William Cannon Drive but not on North Bluff Drive. A Cap Metro transit stop is located within 400 ft. of the frontage area on William Cannon Drive. The Walkscore for this site is 63/100, **Somewhat Walkable**, meaning some errands may be accomplished on foot. There is no existing urban trail located within a ½ of this site.

South Congress Combined Neighborhood Plan (SCCNPA)

The SCCNPA Future Land Use Map (FLUM) classifies this portion of the planning areas as ‘**Commercial**’ and GR and CS zoning are permitted under this land use category. The Commercial future land use category is intended for retail sales, services, motels/hotels, and all recreational services that are predominately privately owned and operated for profit. This FLUM category is intended to encourage employment centers, commercial activities, and other non-residential development.

The following design guidelines, text and policies are taken from the SCNP and are applicable to this case:

North Bluff Subdistrict: (p 47)

Located in the southeast corner of the SCCNPA, the North Bluff Drive/Crow Lane area is experiencing increasing development pressures due to the availability of undeveloped or easily redeveloped tracts. By the end of this decade, much of this land is likely to be developed. Regardless of the type of development—residential,

commercial, or mixed-use—special care should be taken to preserve as much of the area's scenic character as possible. (p 47)

Objective 1.5 - Retain the scenic nature of the North Bluff Drive/Crow Lane area.

Recommendation 7 - Allow the residential infill and neighborhood corner store options in the North Bluff Drive/Crow Lane area.

Recommendation 9 - Apply the mixed-use future land use designation to commercial properties on arterial roads to encourage combined residential and commercial projects, resulting in increased housing options and more housing units (p 49)

Interstate Highway 35 Frontage Road and William Cannon Drive (p 77)

The current configuration of the intersection of William Cannon Drive and the southbound frontage road of Interstate Highway 35 does not provide safe access for pedestrians and bicyclists to the retail centers south of William Cannon Drive or those on the east side of Interstate Highway 35. Planned and future residential development along nearby North Bluff Drive could generate increased pedestrian, bicycle, and automobile traffic to these commercial areas.

Recommendation 3 - Ensure that there are adequate pedestrian and bicycle facilities to serve the area around the intersection of William Cannon Drive and North Bluff Drive and the intersection of William Cannon Drive and Interstate Highway 35

Sweetbriar Neighborhood Planning Area (p 80)

Build a sidewalk along North Bluff Drive (preferably the south side) from South Congress Avenue to William Cannon Drive.

Objective 4.4 - Improve traffic flow, safety, and ease of travel throughout the area while discouraging the use of neighborhood streets by through traffic. (p 82)

Recommendation 19 - Undertake a study of the intersection of William Cannon Drive and North Bluff Lane to improve safety, visibility and functionality for motorists.

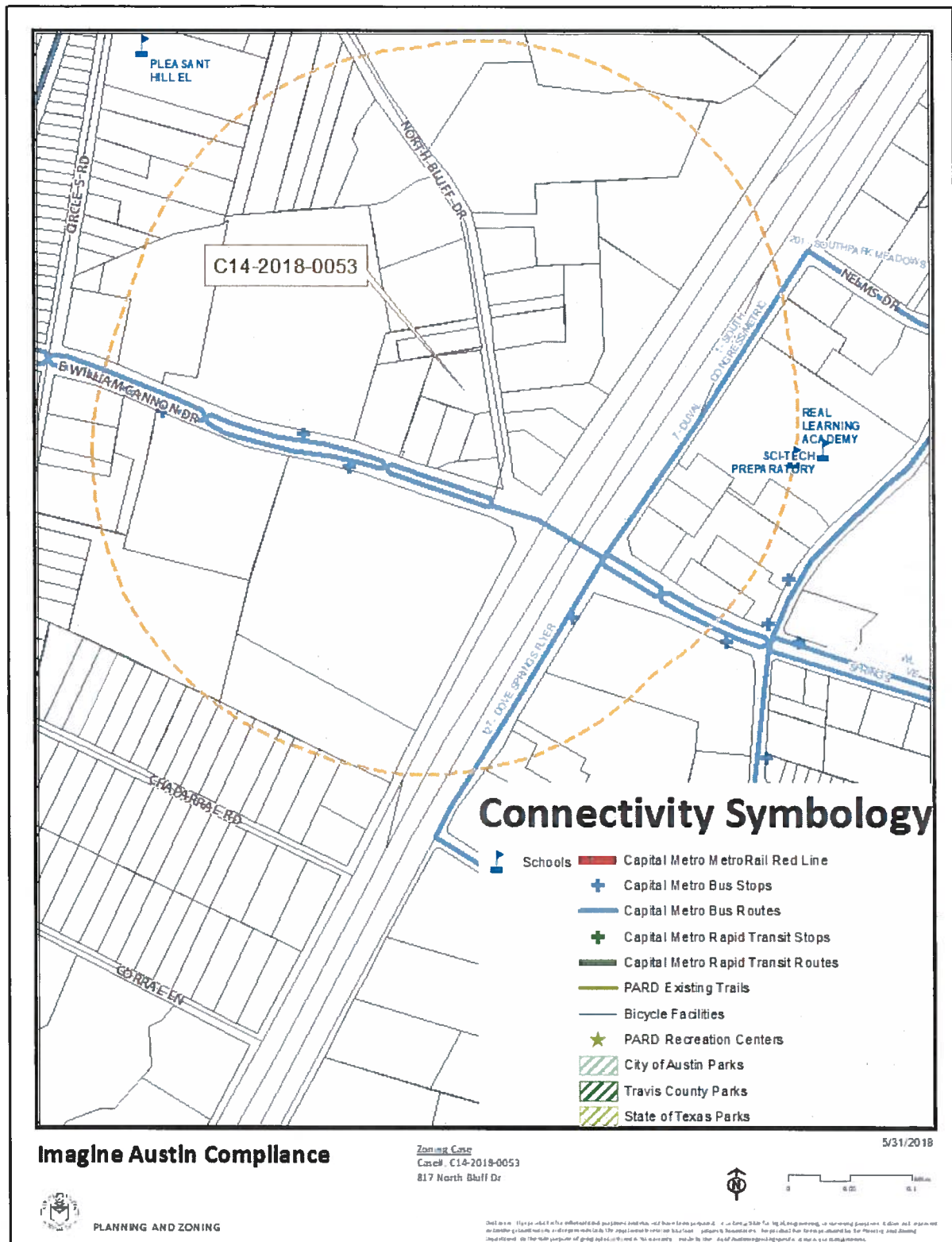
Recommendation 24 - Investigate widening North Bluff Drive to accommodate the increased in traffic from development.

The SCCNPA appears to support retaining the scenic nature of North Bluff Drive but not allowing commercial intrusion all along this street except near the intersection of William Cannon Drive and including this property. The SCCNPA also strongly supports the installation of public sidewalks, and the widening of the road because it is too narrow and dangerous to walk along. Because the SCCNPA specifies 'Commercial' for this portion of the planning area, this proposed project appears to support the neighborhood plan.

Imagine Austin

This property is located along an Activity Corridor. **Activity Corridors** are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. While Activity Corridors support a

wide range of commercial business, including auto sales, based on the comparative scale of this site relative to other commercial uses with a quarter mile of this site, including the auto sales and auto repair, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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 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.

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.

Site Plan and Compatibility Standards

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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.

Transportation

Per LDC 25-6-101 (Ordinance No. 20170302-077), this site is required to provide mitigation for traffic impact with the site plan application. Please contact Scott James (Scott.James@austintexas.gov) to discuss the required mitigation for this site. A traffic impact analysis or a traffic study may be required after further review of the site plan.

North Bluff Drive is classified as a residential collector and requires 60 feet of right-of-way in accordance with the Transportation Criteria Manual (TCM). If the requested zoning is recommended for this site, 30 feet of right-of-way should be dedicated from the centerline of North Bluff Drive in accordance with the TCM [LDC 25-6-55; TCM, Tables 1-7, 1-12].

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

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for William Cannon Drive. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

FYI – This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (William Cannon Drive). Staff will contact Bryan Golden (bryan.golden@austintexas.gov) from Corridor Planning Office and ATD area engineer for streetscape coordination. Find additional information about the Corridor Mobility Program here: <https://data.austintexas.gov/stories/s/Corridor-Mobility-Program/gukj-e8fh/>

FYI – sidewalks, driveways, and other transportation improvements shall comply with the Land Development Code and Transportation Criteria manual. Sidewalk construction is required, and reconstruction or removal of the existing driveway may be required at the time of the site plan application.

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be

required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.