

SECOND AND THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2018-0102 Pioneer Hill MF-1 Rezoning

DISTRICT: 1

REQUEST: Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive, and 10611 Tildon Avenue (Walnut Creek Watershed). Applicant request: from multifamily residence-limited density-conditional overlay (MF-1-CO) combining district zoning to small lot-single family residential (SF-4A) district zoning. First reading approved on March 28, 2019. Vote: 11-0.

DEPARTMENT COMMENTS: No conditions were added by Council.

OWNER: Continental Homes of Texas LP

AGENT: Pape-Dawson Engineers (Terry S. Reynolds)

DATE OF FIRST READING: First reading approved on March 28, 2019.

CITY COUNCIL HEARING DATES:

April 11, 2019:

March 28, 2019: To grant SF-4 zoning on first reading only, on consent. (11-0). [Renteria- 1st, Flannigan- 2nd]

CITY COUNCIL ACTION: 1st reading- 03/28/2019

ORDINANCE NUMBER:

ASSIGNED STAFF: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0102
Pioneer Hill MF-1-CO Rezoning

DISTRICT: 1

ZONING FROM: MF-1-CO-CO

TO: SF-4A, As amended

ADDRESS: 2100, 2102, 2104, 2106, 2108, 2110, 2200, 2202, 2204, 2206, 2208 and 2210 Arborside Drive, and 10611 Tildon Avenue

SITE AREA: 16.85 Acres

PROPERTY OWNERS:
Continental Homes of Texas, LP

AGENT:
Pape-Dawson Engineers, Inc.
(Terry Reynolds)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:

Staff supports the Applicant's request for rezoning from MF-1-CO to SF-4A with the condition that the Applicant comply with conditions outlined in the attached TIA Waiver memorandum. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

March 19, 2019: To grant SF-4A district zoning, on consent (6-0) [A. Denklin- 1st, B. Evans- 2nd; N. Barrera-Ramirez, J. Kiolbassa, S. Lavani, E. Ray- Absent]

March 5, 2019: To grant postponement to March 19, 2019, on consent (9-0) [Evans-1st, Lavani-2nd, 2 Vacancies]

CITY COUNCIL ACTION:

April 11, 2019:

March 28, 2019: To grant SF-4 zoning on first reading only, on consent. (11-0). [Renteria- 1st, Flannigan- 2nd]

ORDINANCE NUMBER:

ISSUES:

The proposed rezoning tract was originally zoned from Interim Rural Residential (I-RR) district to Tradition Neighborhood District (TND) zoning district in 2003-2004. The proposed rezoning tract is 16.85 acres out of the original 277.393 acre Pioneer Hill TND project which included a mix of residential, commercial, and industrial land uses. The rezoning tract was Tract 1 which allowed “Mixed Residential” uses. In the years since the TND was approved, the area has been rezoned to change conditions of the TND, and then finally to eliminate the TND zoning for most of the original area. When the subject tract was rezoned from TND in 2011, it changed to MF-1-CO-CO, with the intent that it would allow a mix of residential land uses ranging from single family residential to townhome/condominium and more. ***Please see Exhibit C- 2011 Applicant Letter.*** However, the site development requirements of the MF-1-CO district preclude development with these land uses.

CASE MANAGER COMMENTS:

The subject property is located within the boundaries of Pioneer Hill, which is located on the east side of Dessau Lane, north of Rundberg Lane and south of East Braker Lane. The rezoning tract is located north of Arborside Drive between Tildon Avenue and Fulton Avenue. A portion of the tract has been platted for small-lot single family use. The remainder is currently undeveloped, but a preliminary plan is under review for small-lot single family development. The surrounding area is zoned SF-6-CO and is a mix of undeveloped tracts, standard residential lots and other small-lot residential tracts. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

The property is currently zoned MF-1-CO-CO, which would not allow development of small lot residential use. MF-1-CO has a minimum lot size of 8,000 square feet, while SF-4A has a minimum of 3,600 square feet. The conditional overlay (CO) on the tract establishes a vehicular trip limit and prohibits the following land uses: Bed & breakfast (Group 1 and 2) Multifamily residential, Urban farm, Communication service facilities, Community events, Public primary educational facilities, Club or lodge, Public secondary educational facilities, College or university facilities, Private primary educational facilities, Cultural services, Private secondary educational facilities, Local utility services, and Safety services. If rezoned, Staff does not recommend maintaining the trip limit or prohibited uses, since SF-4A is less intensive zoning district. Also, based on the location of the tract and the fact that is currently being subdivided for residences, development of many of the prohibited land uses is unlikely.

The rezoning tract was included in a Traffic Impact Analysis (TIA) that was approved in 2002 and amended in 2003 and 2011. The proposed rezoning complies with the established TIA, and the Applicant will be required to contribute toward improvements identified in the TIA and attached memorandum. ***Please see Exhibit E—TIA Waiver Memorandum.***

Staff supports the proposed rezoning because it will allow the Applicant to continue the development of small or standard sized residential tracts. This will match the surrounding single family neighborhood and reflect the intended development pattern from the original TND zoning area.

BASIS OF RECOMMENDATION:

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

The Applicant has platted a portion of the rezoning tract, as well as most of the surrounding neighborhood, with single family lots between 3,600 and 6,000 square feet. This is consistent with the SF-4A district purpose statement: "Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics."

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The surrounding residential areas are platted with small and standard sized single family lots. SF-4A will be consistent with these land uses.

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

The surrounding residential areas are platted with small and standard sized single family lots. SF-4A will be consistent with the surrounding densities.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-1-CO-CO	Small lot single family residential, Undeveloped
North	SF-6-CO, SF-1, P, I-RR, PUD	Undeveloped, Single family residential, Urban farm
South	SF-6-CO	Small lot single family residential, Single family residential
East	SF-6-CO, P, TND, I-RR	Undeveloped, Small lot single family residential
West	SF-6-CO, SF-2, MF-3-CO	Undeveloped

SCHOOLS:

Jordan Elementary School

Sadler Means Young Women's Leadership Academy/Garcia Young Men's Leadership Academy

LBJ High School

TIA: See attached memorandum

WATERSHED: Walnut Creek (Suburban)

NEIGHBORHOOD ORGANIZATIONS:

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Growth Corridor Alliance

Bike Austin

SELTexas

Austin Neighborhoods Council

Friends of Austin Neighborhoods

Harris Branch Master Association, Inc.

Sierra Club

EXISTING STREET CHARACTERISTICS:

The tract does not front public right-of-way. Therefore, there are not existing street characteristics. Right-of-way dedication will be reviewed at the time of the subdivision and site plan applications.

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING:

Connectivity- Public sidewalk are located along both sides of Dessau Road. There are no urban trails, bike lanes, or public transit stops located within a half a mile of this site. There are sidewalk within the Pioneer Hill residential area to the south. The Walkscore for this site is 14/100, Car Dependent, meaning almost all errands require a car.

Imagine Austin- The Imagine Austin Growth Concept Map identifies this project as being located east of an Activity Corridor (Dessau Road). Activity Corridors are designated for additional people and jobs above what currently exists on the ground. Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They 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.

The following Imagine Austin policies are applicable to this case:

- ☐ LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- ☐ LUT P4. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- ☐ HN P10. Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed and the Colorado River Watershed, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Zoning district impervious cover limits apply in the Urban Watershed classification. Under current suburban watershed regulations, development or redevelopment on the portion of the site located in the Suburban Watershed classification 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%

2. According to floodplain maps there is no floodplain within or adjacent to the project location.

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

4. 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.

5. 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

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

TRANSPORTATION

TR1. The site is subject to the approved TIA with zoning case # C14T-02-0001 and C14T-03-0001. Provide a TIA Waiver letter from a Certified Engineer (Traffic Engineer) indicating how many trips have been used, how many trips are left, etc. Additionally, provide a copy of fiscal receipts to ensure the site complies with the required mitigations. Additional mitigations may be required if the conditions in the TIA have changed.

TR2. The tract does not front public right-of-way. Therefore, there are not existing street characteristics. Right-of-way dedication will be reviewed at the time of the subdivision and site plan applications.

TR3. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR4. Right-of-way dedication and facility construction may be required for urban trails and bicycle facilities at the time of the subdivision and site plan applications in accordance with LDC 25-6-55 and LDC 25-6-101.

TR5. FYI – Right-of-way dedication is required to comply with block length standards at the time of the subdivision application in accordance with the Land Development Code 25-4-153.

TR6. FYI – It is recommended that the sidewalks be provided along both sides of the private drives, streets, and internal circulation routes connecting to the public right-of-way to improve walkability and connectivity. The sidewalk dimensions shall comply with the TCM and shall be constructed in accordance with the latest ADA standards.

WATER UTILITY





WW1. 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 Austin Water 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Exhibit
- C. 2011 Applicant Letter
- D. Zoning Ordinance
- E. TIA Waiver Memorandum



1" = 400'

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

PIONEER HILL MF-1 REZONING
 ZONING CASE#: C14-2018-0102
 LOCATION: 10017-1/2 DESSAU RD.
 SUBJECT AREA: 16.85 ACRES
 GRID: N30
 MANAGER: HEATHER CHAFFIN



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.

Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

EXHIBIT
C

March 30, 2011

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Rezoning of Pioneer Hill TND

Dear Greg:

I represent the D.R. Horton and the Estate of Fred Morse, owners of Pioneer Hill TND. As you know this is the only TND in the City of Austin, which was adopted in 2004, but remains undeveloped. While the TND concept is a great idea, unfortunately, some of the design elements of the TND ordinance make the project too costly. Therefore, in order to have a financially feasible project, my clients would like to convert the approved TND to conventional zoning and subdivision.

The purpose of the TND ordinance, which is to encourage a mixed use, compact development that is sensitive to the characteristics of the land will be adhered to under conventional zoning and subdivision. However some of the design elements of the TND ordinance such as alleys, squares and plazas, which have proven to be cost prohibitive, will not be included.

Below is a comparison of how the proposed rezoning districts correspond to the approved TND.

<u>Rezoning Request/Acreage</u>	<u>Approved TND</u>
Tract 1: MF-1 (16.85 acres)	Area 1 - Mixed Residential (130.47 acres)
Tract 2: SF-6 (191.43 acres)	Area 1 - Mixed Residential
Tract 3: MF-3 (23.83 acres)	Area 2 - Multi-family (23.83 acres)
Tract 4: GR (6.2 acres)	Neigh. Center Area (12.44 acres)
Tract 5: LI (30.63 acres)	Workshop Area (LI uses listed in zoning ordinances 040805-45 & 20090115-095)
Open space/parkland (part of tracts) Designation will occur at subdivision	Open space/parkland: 72.86 acres
Total acreage: 268.94	Total acreage: 268.8874

Greg Guernsey, Director
Planning and Development Review Department
Re: Rezoning of Pioneer Hill TND
Page 2

Rezoning Justification

The requested zoning districts correspond to the uses and densities approved and envisioned in the Pioneer Hill TND. Tract 1(MF-1) - will allow for mixed residential, including, single family, two-family, townhouses and/or retirement housing. Tract 2 (SF-6) is planned for single family, two-family and townhouses. Tract 3 (MF-3) is intended for multi family use. The MF-3 zoning district accommodates the approved impervious cover of 65% and FAR of 0.75 under the Pioneer Hill TND and also provides the most flexibility in achieving a unit mix of 1, 2 and 3 bedroom units in accordance with section 25-2 -562 of the Land Development Code, which is provided below.

§ 25-2-562 MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT REGULATIONS.

- (A) This section applies in an MF-3 district.
- (B) The minimum site area for each dwelling unit is:
 - (1) 1,200 square feet, for an efficiency dwelling unit;
 - (2) 1,500 square feet, for a one bedroom dwelling unit; and
 - (3) 1,800 square feet, for a dwelling unit with two or more bedrooms.
- (C) The minimum open space for each dwelling unit is 150 square feet.

Tract 4 (GR) will provide retail uses intended to serve this community of several residents and is consistent with the objectives of the TND ordinance, which calls for a self sufficient community that provides services needed by its residents. Tract 5 (LI) is an employment center with uses that allow for a wide spectrum of employment opportunities. The approved Pioneer Hill TND ordinance allows 49 Limited Industrial uses (see land use exhibit attached to ordinances # 040805-45 and 20090115-095).

To assist you in the review of our rezoning request, I have attached the following documents:

Greg Guernsey, Director
Planning and Development Review Department
Re: Rezoning of Pioneer Hill TND
Page 3

1. A general land use map showing the proposed rezoning districts that correspond to the approved TND. Please note that each tract under this rezoning case includes open space/parkland that will be appropriately designated at the time of subdivision in accordance with the parkland dedication ordinance.
2. Original 2004 TND zoning ordinance.
3. Amended 2009 TND zoning ordinance.

Please let me know if you have any questions or need additional information. We look forward to a positive staff recommendation.

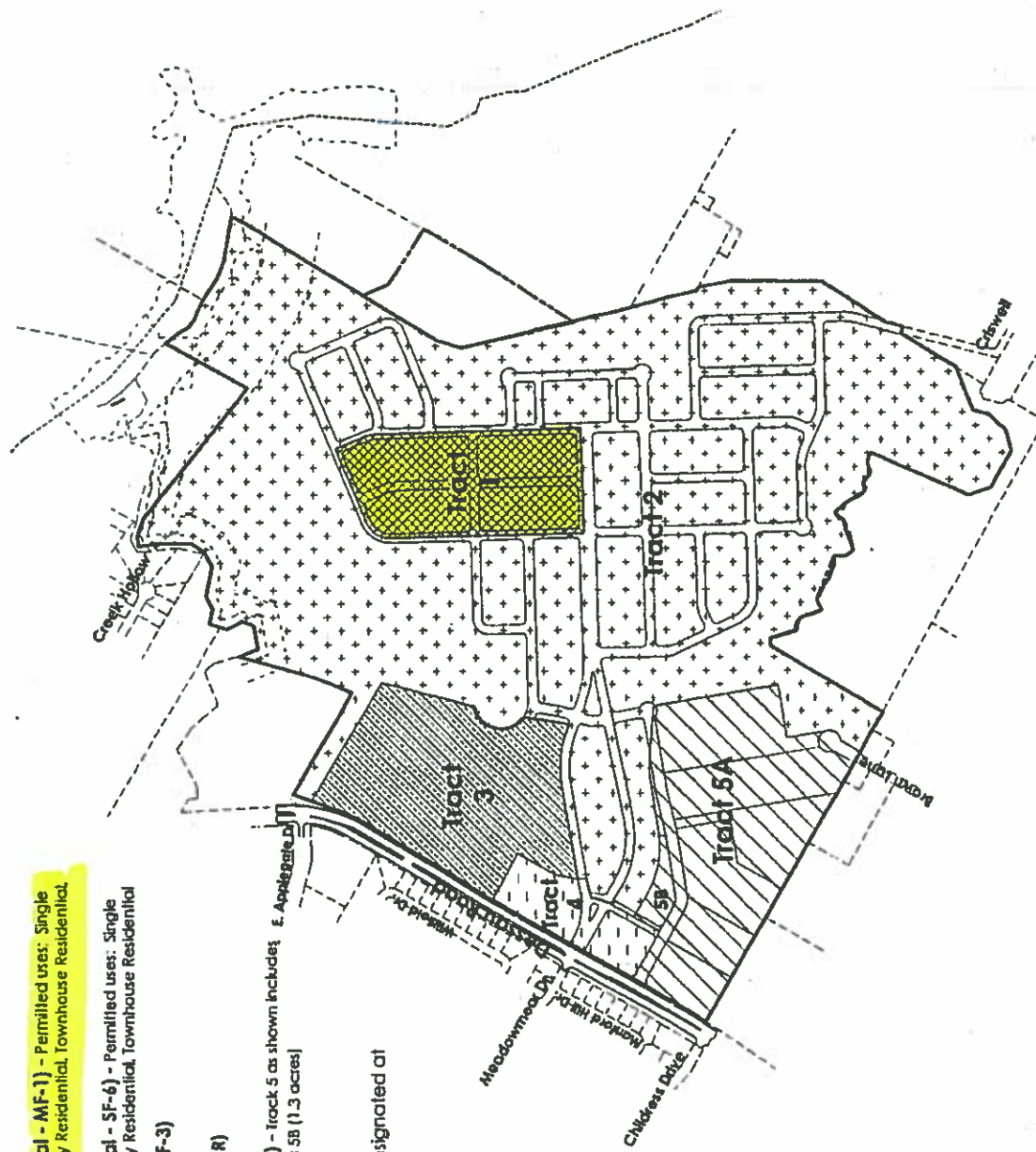
Sincerely,



Alice Glasco

Cc: George Adams, Assistant Director
Jerry Rusthoven, Zoning Division Manager
Sherri Sirwaitis, Senior Planner
Richard N. Maier D.R. Horton
Kate McDonald, D.R. Horton
Scott N. Morse, Estate of Fred Morse
B.J. Cornelius, Site Specifics

Attachments



Tract 1 (Mixed Residential - MF-1) - Permitted uses: Single Family Residential, Two-Family Residential, Townhouse Residential, Retirement Housing

Tract 2 (Mixed Residential - SF-6) - Permitted uses: Single Family Residential, Two-Family Residential, Townhouse Residential

Tract 3 (Multi-Family - MF-3)

Tract 4 (Commercial - GR)

Tract 5 (Employment - U) - Tract 5 as shown includes Tract 5A (29.33 AC) and Tract 5B (1.3 acres)

Total: 268.94 AC

NOTE: Open space/parkland will be designated at the time of subdivision.



Pioneer Hill

General Land-Use Map

April 28, 2011

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY FORMERLY KNOWN AS PIONEER HILL TND LOCATED AT 9900-10324 DESSAU ROAD FROM TRADITIONAL NEIGHBORHOOD DISTRICT (TND) TO VARIOUS ZONING DISTRICTS ON APPROXIMATELY 269 ACRES OF LAND.

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 on the property (the "Property") described in Zoning Case No. C14-2011-0049, on file at the Planning and Development Review Department, as follows:

Tract One: From traditional neighborhood district (TND) to multifamily residence limited density-conditional overlay (MF-1-CO) combining district.

A 16.85 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From traditional neighborhood district (TND) to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district.

A 191.43 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance; and,

Tract Three: From traditional neighborhood district (TND) to multifamily residence medium density-conditional overlay (MF-3-CO) combining district.

A 23.83 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance; and,

Tract Four: From traditional neighborhood district (TND) to community commercial-conditional overlay (GR-CO) combining district.

A 6.20 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance; and,

Tract Five-A: From traditional neighborhood district (TND) to limited industrial service-conditional overlay (LI-CO) combining district.

A 29.33 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance; and,

Tract Five-B: From traditional neighborhood district (TND) to limited industrial service-conditional overlay (LI-CO) combining district.

A 1.30 acre tract of land, more or less, out of the James O. Rice Survey No. 31, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance; and,

locally known as 9900-10324 Dessau Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "G".

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 17,670 trips per day.

B. The following uses are prohibited uses of Tract One:

Bed & breakfast (Group 1)

Multifamily residential

Communication service facilities

Public primary educational facilities

Public secondary educational facilities

Private primary educational facilities

Private secondary educational facilities

Safety services

Bed & breakfast (Group 2)

Urban farm

Community events

Club or lodge

College or university facilities

Cultural services

Local utility services

C. The following uses are prohibited uses of Tract Two:

Bed & breakfast (Group 1)	Bed & breakfast (Group 2)
Safety services	Urban farm
Communication service facilities	Community events
Public primary educational facilities	Club or lodge
Public secondary educational facilities	College or university facilities
Private primary educational facilities	Cultural services
Private secondary educational facilities	Local utility services

D. The following uses are prohibited uses of Tract Four:

Automotive sales	Bail bond services
Automotive washing (of any type)	Outdoor entertainment
Plant nursery	Research services
Urban farm	Hospital services (general)

E. The following uses are prohibited uses of Tracts Five-A and Five-B:

Agricultural sales & services	Automotive sales
Automotive repair services	Bail bond services
Automotive washing (of any type)	Campground
Commercial off-street parking	Construction sales & services
Convenience storage	Equipment repair services
Equipment sales	Exterminating services
Drop-off recycling collection facility	Hotel-motel
Indoor entertainment	Kennels
Laundry service	Liquor sales
Monument retail sales	Outdoor entertainment
Printing & publishing	Scrap & salvage
Vehicle storage	Veterinary services
Basic industry	Recycling center
Resource extraction	Club or lodge
Congregate living	Railroad facilities
Maintenance & service facilities	Residential treatment
Transitional housing	Transportation terminal

- F. A 100-foot wide buffer zone shall be established between property developed with a residential use on Tract Two and the following commercial, industrial and civic uses on Tracts Five-A and Five-B:

Research services

Limited warehousing & distribution

Custom manufacturing

The 100-foot wide buffer zone shall be measured from the property line of a property developed with a residential use to a building with a commercial, industrial or civic use.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

A driveway, access easement, or private street that serves a building with a commercial, industrial, or civic use, may not be constructed within 50 feet of the property line of a lot with a residential use.

- G. A 150-foot wide buffer zone shall be established between property developed with a residential use on Tract Two and the following specific industrial uses on Tracts Five-A and Five-B:

General warehousing & distribution

Light manufacturing

The 150-foot wide buffer zone shall be measured from the property line of a property developed with a residential use to a building with the above identified specific industrial uses.

Improvements permitted within the buffer zone are limited to streets, access easements, driveways, parking facilities, solid fences, pedestrian trails, hike and bike pathways, recreational facilities, detention and water quality re-irrigation facilities, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

A driveway, access easement, or private street that serves a building with a commercial, industrial, or civic use, may not be constructed within 50 feet of the property line of a lot with a residential use.

- H. A 25-foot wide vegetative buffer to provide screening shall be established and maintained between property developed with a residential use and any of the commercial or industrial uses identified in Sections F and G. The vegetative buffer may be placed with the 100-foot and 150-foot setback buffers described in Section F and G.

Improvements permitted within this vegetative buffer are limited to hike and bike trails, drainage, underground utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.

Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 26, 2011.

PASSED AND APPROVED

December 15, 2011

§
§
§



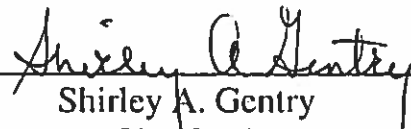
Lee Leffingwell
Mayor

APPROVED:



Karen M. Kennard
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk