

Howard Lane/Dessau Road. The buffer zone shall contain a four to six foot high undulating berm and a minimum of three shade trees and four ornamental trees trees per 100 linear feet along the Harris Ridge right-of-way.. Construction of the berm shall begin prior to or concurrent with the construction of any building or parking lot within the area between Harris Ridge Boulevard and the existing row of trees located approximately 300 feet to 600 feet west of Harris Ridge Boulevard. Construction of the berm shall be diligently continued to completion.

Improvements permitted within the buffer zone shall be limited to fences, drainage, sidewalks, utility improvements and improvements that may be required by the City of Austin or that are specifically authorized by the site development regulations for the Property.

- 3) A 200-foot building setback shall be maintained from the existing right-of-way line of Harris Ridge Boulevard and between Howard Lane/Dessau Road and Parmer Lane. Improvements permitted within the setback shall be limited to fences, parking, driveways, landscaping, drainage, sidewalks, utility improvements and improvements that may be required by the City of Austin or that are specifically authorized by the site development regulations for the Property.
- 4) A 300-foot setback, inclusive of the 200-foot building setback established in Subsection C(3) of this section, shall be maintained along Harris Ridge Boulevard from Parmer Lane to Howard Lane/Dessau Road. No structure shall be built to a height greater than 37 feet within the area. Utility improvements may be constructed within the setback.
- 5) All distances shall be measured from the right-of-way lines that existed on November 14, 1997, or that are shown on the preliminary plan for Harris Ridge (City of Austin File No. C8-84-0150).

Section 4. Landscaping

A. Street Yard Requirements

Street yard requirement calculations shall be based on the gross site area of the entire Property. Alternative compliance for truck staging areas shall be allowed.

B. Tree Protection

The owner of the Property is not required to replace a tree that is less than 19 inches in diameter after the tree is removed. The owner of the Property is required to replace each tree that is 19 inches or greater in diameter inch for inch, after the tree is removed. A surveyed tree that is eight inches or greater in diameter that is permanently preserved within the Property shall be counted toward the replacement of a tree that is 19 inches or greater in diameter that is removed.

Section 5. Transportation**A. Traffic Impact Analysis**

No traffic impact analysis shall be required in connection with any zoning, subdivision, site development permit, or other city permit or approval with respect to the Property. No off-site traffic improvements shall be required in connection with any development.

B. Access.

There shall be no curb cuts for vehicular access from the Property to Harris Ridge Boulevard between Josh Ridge Boulevard and Howard Lane. All vehicular access to the Property shall be from other adjacent public streets or through other portions of the Property.

C. Off-Street Parking

- 1) Off-street parking may be provided at any location on the Property, regardless of proximity to a particular building.
- 2) There shall be at least one off-street parking space per 300 square feet of office or administrative activity space designed for human occupancy. There shall be at least one off-street parking space per 1,000 square feet of indoor manufacturing space designed for human occupancy.
- 3) There shall be at least one off-street loading space per 140,000 square feet of occupied office, administrative, and indoor manufacturing space.
- 4) For manufacturing and related support and test/sort areas, the number of square feet in the unoccupied mechanical, electrical, machine, air return and interstitial,

utility, service and similar spaces shall not be included in determining parking and loading space computations.

- 5) Accessory uses, including kitchen, cafeteria, dining, auditorium and similar spaces, recreational facilities, and day-care center and other similar facilities, shall not be included in the areas used to determine the required parking and loading space computations.
- 6) Bicycle parking may be provided as deemed appropriate by the owner of the Property.

Section 6. Water Quality

- A. The Director of the Watershed Protection Utility ("Director") or its successor department may grant a variance to authorize up to 20 feet of cut and fill to construct parking areas, driveways, temporary spoil sites, buildings, and loading docks between buildings. The Director may grant a variance to authorize up to 12 feet of cut and fill to construct a landscape berm. The provisions of Section 13-2-506 of the City Code apply to the variances requested under this section.
- B. Existing stock ponds with wetland characteristics located on the Property may be removed if mitigation is provided. Mitigation may occur within on-site or off-site wet pond water quality controls within the same drainage area or an equivalent mitigation strategy approved by the Director may be used.

Section 7. Master Plan

The owner of the Property shall track zoning impervious cover, building coverage, floor to area ratios, street yard compliance and off-street parking as development occurs on the Property. Current data on the standards shall be provided with each site plan that is submitted to the City for approval.

Section 8. Amendments to City Code

If the City Code is amended to authorize the director of a City department to administratively approve an amendment to or variance of any matters contained herein, the Owner of the Property shall be entitled to obtain an amendment or variance through the administrative process and shall not be required to seek Planning Commission or City Council approval of the amendment or variance.

Austin American-Statesman

PO#: 980430P
 Ad ID#: 5BM400600
 Acct#: 5124992499
 Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
 PO BOX 1088
 AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
 COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
 State of Texas, on this day personally appeared:

SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
 published in said County and State that is generally circulated in Travis, Hays, Burnet
 and Williamson Counties, who being duly-sworn by me, states that the attached
 advertisement was published in said newspaper on the following dates, to wit:

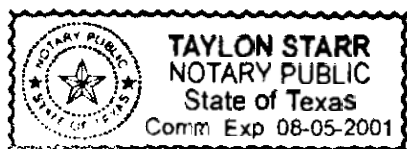
First Published:	5/14/98	Last Published:	5/14/98
Times Published:	1	Classification:	9980
Lines:	26	Cost:	\$72.54

and that the attached is a true copy of said advertisement.

ORDINANCE NO. 980430-P
 AN ORDINANCE REZONING AND
 CHANGING THE ZONING MAP AC-
 CORDING TO CHAPTER 132 OF
 THE CITY CODE ON APPROXIMATELY
 80 ACRES OF LAND OUT OF THE
 ALEXANDER WALTERS SURVEY NO.
 67, IN TRAVIS COUNTY, TEXAS FROM
 "U" LIMITED INDUSTRIAL DISTRICT
 AND "UPDA" LIMITED INDUSTRIAL
 SERVICES DISTRICT PLANNED DEVELOP-
 MENT AREA COMBINING DIS-
 TRICT DEVELOPMENT RESERVE
 DISTRICT TO "UPDA" LIMITED IN-
 DUSTRIAL SERVICES DISTRICT
 PLANNED DEVELOPMENT AREA
 COVERING DISTRICT GENERALLY
 KNOWN AS THE DELL PARKER
 NORTH DEVELOPMENT, LOCALLY
 KNOWN AS 301 EAST HOWARD
 LANE, IN THE CITY OF AUSTIN, TRAVIS
 COUNTY, TEXAS.

Mayor Kirk Watson
 City of Austin

SWORN AND SUBSCRIBED TO BEFORE ME, this the 14th day of May 1998



Taylon Starr
 Notary Public in and for
 TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0167

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: February 21, 2023, Zoning and Platting Commission

Janie Hamilton

Your Name (please print)

☒ I am in favor
☒ I object

Your address(es) affected by this application (optional)

Janie Hamilton

Signature

2/12/23

Date

Daytime Telephone (Optional): 512-989-3729

Comments: Life is stressful enough. We just want peace & quiet in our neighborhood. It's bad enough we have ^{loud} music already playing on Saturday for the soccer players. They play their drums when our neighborhood can hear. We also have cars/traffic cutting through Harris Ridge from Howard to Palmer + visa versa. The last thing we need is more noise with bands/music playing near our subdivision. It's not beneficial to anyone. If people want ^{loud} music, go to 6th Street.

If you use this form to comment, it may be returned to:

City of Austin, Housing & Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov