ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0049 (Pioneer Hill)

Z.A.P. DATE: June 21, 2011
July 19, 2011

ADDRESS: 9900-10324 Dessau Road

OWNER/APPLICANT: Continental Homes of Texas, LP/D.R. Horton (Richard N. Maier), Estate of Fred Morse (Scott Morse)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: TND	**TO:**	**AREA:**
	Tract 1: MF-1	16.85 acres
	Tract 2: SF-6	191.43 acres
	Tract 3: MF-3	23.83 acres
	Tract 4: GR	6.20 acres
	Tract 5: LI	30.63 acres
		268.94 total acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends the applicant's request to rezone the property to MF-1 district zoning for Tract 1, SF-6 district zoning for Tract 2, MF-3 district zoning for Tract 3, GR district zoning for Tract 4 and LI district zoning for Tracts 5A and 5B with the following conditions:

1) A conditional overlay that states that the property shall not exceed 17,670 vehicle trips per day in accordance with the original TIA.

2) The conditional overlay will prohibit the following uses on the Tracts listed below:

Tract 1	Tract 2
Bed & Breakfast (Group 1)	Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)	Bed & Breakfast (Group 2)
Multifamily Residential	Communication Service Facilities
Urban Farm	Community Events
Communication Service Facilities	Public Primary Educational Facilities
Community Events	Public Secondary Educational Facilities
Public Primary Educational Facilities	Special Use Historic
Public Secondary Educational Facilities	Urban Farm
Special Use Historic	Club or Lodge
Club or Lodge	College or University Facilities
College or University Facilities	Cultural Services
Cultural Services	Local Utility Services
Local Utility Services	Private Primary Educational Facilities
Private Primary Educational Facilities	Private Secondary Educational Facilities
Private Secondary Educational Facilities	Safety Services
Safety Services	

Tract 4

Automotive Sales
Automotive Washing (of any type)
Bail Bond Services
Outdoor Entertainment
Plant Nursery
Research Services
Special Use Historic
Urban Farm
Hospital Services (General)

Tracts 5A & 5B

Agricultural Sales
Automotive Repair Services
Automotive Sales
Automotive Washing (of any type)
Bail Bond Services
Campground
Commercial Off-Street Parking
Construction Sales and Services
Convenience Storage
Drop-Off Recycling Collection Facility
Equipment Repair Services
Equipment Sales
Exterminating Services
Hotel-Motel
Indoor Entertainment
Kennels
Laundry Services
Liquor Sales
Monument Retail Sales
Outdoor Entertainment
Printing and Publishing
Scrap and Salvage
Vehicle Storage
Veterinary Services
Basic Industry
Recycling Center
Resource Extraction
Club or Lodge
Congregate Living
Maintenance and Service Facilities
Railroad Facilities
Residential Treatment
Transitional Housing
Transportation Terminal

3) The conditional overlay will include a 100-foot wide buffer zone between the property developed with residential uses on Tract 2 and the following commercial, industrial and civic uses on Tract 5A & 5B:

Commercial Uses	Industrial Uses
Research Services	Limited Warehousing and Distribution
	Custom Manufacturing

The 100-foot buffer zone shall be measured from the property line for property developed with residential uses 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 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 a property line of a lot with residential uses.

4) The conditional overlay will include a 200-foot wide buffer zone between the property developed with residential uses on Tract 2 and the following specific industrial uses on Tract 5A & 5B:

   Industrial Uses
   General Warehousing and Distribution
   Light Manufacturing

   The 200-foot buffer zone shall be measured from the property line of property developed with residential uses to a building with a specific industrial use (listed above).

   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 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 a property line of a lot with residential uses.

5) A twenty-five foot vegetative buffer to provide screening shall screen shall be established and maintained between property developed with residential uses and any of the commercial or industrial uses listed in items #3 and #4. This twenty-five foot vegetative screen may be placed within the proposed 100-foot and 200-foot setback buffers listed in items #3 or #4 above.

   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.

6) The applicant agrees to a public restrictive covenant that will be signed prior to 3rd reading of this case at City Council that includes the following conditions:
   a) The applicant will install a channelized island ("pork chop") at the intersection of Meadowmere Drive and southbound Dessau Road to only allow right-in/right-out turns from Meadowmere Drive. Prior to the approval of the subdivision plat, the applicant should post fiscal for the estimated cost to construct the channelized island ("pork chop"). This improvement will be funded 100 percent by the applicant. The applicant should submit construction drawings with a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.
   b) A directional sign shall be provided at the intersection of Dessau Road and the proposed Crest Park Loop to specify that egress from the Property (Pioneer Hill) will be for right and left turns only.

ZONING & PLATTING COMMISSION RECOMMENDATION:

6/21/11: Postponed by the Zoning and Platting Commission to July 19, 2011 (4-0, C. Banks, D. Tiemann-absent); P. Seeger-1st, S. Baldridge-2nd.

7/19/11: Approved staff's recommendation for rezoning with following additional conditions: 1) Add Special Use Historic as a permitted use on all Tracts; 2) Change item #4 from a 200-foot buffer zone to a 150-foot buffer zone (4-2, G. Rojas and S. Baldridge-No); G. Bourgeois-1st, B. Baker-2nd.

DEPARTMENT COMMENTS:

The property in question is currently an undeveloped tract of land with a gentle rolling topography. This site was annexed by the City of Austin on July 17, 2003. The City Council approved the first Traditional Neighborhood District (TND) on this property on August 5, 2004. The original project contained a mix of single-family and multi-family residential, office, commercial, industrial civic and parkland uses. The following is a table of the uses approved in the TND zoning:

Mixed Residential Area-1	132.27 acres	47.5%
Mixed Residential Area-2	23.83 acres	9.0%
Neighborhood Center Area	15.29 acres	5.0%
Workshop Area	29.28 acres	11.0%
Public Parkland	76.72 acres	27.5%
TOTAL GROSS SITE AREA	277.39 acres	100.0%

Through the initial TND case, the applicant requested 38 modifications, variances, clarifications and waivers to Land Development Code requirements for the TND development.

In 2008, the applicants requested an amendment to the approved TND to ask for 10 additional variances to the TND requirements in the City of Austin Land Development Code. The applicant wanted to modify the TND ordinance and land use plan to alter the mix of housing types within the TND, to remove the requirement for a square within the Neighborhood Center Area (NCA), to remove the civic use area within the Mixed Residential Area 1(MRA1) that is currently designated for a Manor ISD school site, to amend the subdivision procedure requirement that states that, "a plat for no more than 50% of the land in the MRA1 may be approved until construction of the community center has started", to alter the TND requirement that every lot in the MRA1 should abut an alley to state that, "Only lots fronting the main boulevard are required to have alley access.", to relocate the community meeting hall within the MRA1 portion of the TND, to delete the open space requirement for a one acre square in a TND for 100 acres or more, to delete the northern right in/right out only entrance/exit to the TND off of Dessau Road, to modify the TND conditions that state that at least 80% of the residential units within the MRA must be located within 2,000 square feet of the Neighborhood Center Area boundary, and to change the requirement that a garage entry may not face the street unless it is at least 20-feet behind the front building face of the principle structure. On January 1, 2009, the City Council approved the proposed amendment to the TND zoning, with conditions (Current TND Land Use Plan-Attachment A).

In this case, the applicants are requesting to remove the TND zoning and rezone the property to conventional zoning districts (Please see Request Letter-Attachment B). The following is a table of the proposed tracts and zoning categories for this property:

Tract Number	Proposed Zoning District	Area
Tract 1	MF-1, Multifamily Residence-Limited Density, district zoning	16.85 acres
Tract 2	SF-6, Townhouse & Condominium Residence, district zoning	191.43 acres
Tract 3	MF-3, Multifamily Residence-Medium Density, district zoning	23.83 acres
Tract 4	GR, Community Commercial, district zoning	6.20 acres
Tracts 5A & 5B	LI, Limited Industrial, district zoning	30.63 acres
TOTAL GROSS SITE AREA		268.94 acres

The staff recommends MF-1-CO, Multifamily Residence-Limited Density-Conditional Overlay, district zoning for Tract 1, SF-6-CO, Townhouse & Condominium Residence-Conditional Overlay, district zoning for Tract 2, MF-3-CO, Multifamily Residence-Medium Density-Conditional Overlay, district zoning for Tract 3, GR-CO, Community Commercial-Conditional Overlay, district zoning for Tract 4, and LI-CO, Limited Industrial-Conditional Overlay, district zoning for Tracts 5A & 5B. The staff's recommendation includes a 100-foot wide buffer zone between specific commercial and industrial uses and a 200-foot wide buffer zone between the General Warehousing and Distribution and Light Manufacturing industrial uses on Tract 5A & 5B from developed residential uses on Tract 2. In addition, a twenty-five foot vegetative screen shall be placed between developed residential uses and any commercial or industrial uses listed in items #3 and #4 above. This twenty-five foot vegetative screen may be placed within the proposed 100-foot and 200-foot buffer zones. The proposed buffer zones and vegetative screen will provide a transition and separation between intensive commercial and industrial that are permitted on Tracts 5A & 5B from the proposed residential uses on Tract 2. The current TND land use plan has public open space/parkland areas that provide separation between the Mixed Residential Area 1 (now proposed Tract 2) and the Workshop Area (now proposed Tracts 5A & 5B). This recommendation is in accordance with the previous TND conditions and with the staff's recommendations in other zoning cases in the city where industrial zoning and uses were permitted adjacent to single-family residential uses.

The staff recommends approval of the proposed rezoning because the requested zoning districts in this case correspond to the uses and layout currently approved in the TND land use plan. The proposed residential zoning for Tracts 1, 2, and 3 will allow for a mixture of residential housing opportunities in this area of the city. The proposed GR district zoning for Tract 3 fronts onto an arterial roadway, Dessau Road, and will provide commercial services to the surrounding residential developments. Tracts 5A and 5B are located adjacent to Brown Lane and are compatible with developed uses in the existing industrial park to the south. The staff's recommendation includes a conditional overlay with a list of prohibited uses for Tracts 1, 2, 3, 4, and 5A & 5B that are consistent with the prohibited uses in these designated areas within the current TND zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	SF-2, SF-1, P, DR-H	Undeveloped Tract, Single-Family Residential Neighborhood, Parkland, Undeveloped Tract
South	County	Single-Family Residences, Industrial and Warehouse Uses

East	DR, I-RR	City of Austin Parkland
West	SF-3, RR, SF-2	Single-Family Residential Neighborhood, Drainage Channel

AREA STUDY: N/A

TIA: Required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Neighborhoods Council
Austin Monorail Project
Austin Parks Foundation
League of Bicycling Voters
Heritage Hills/Windsor Hills Combined COA
Heritage Hills/Windsor Hills Combined Neighborhood Contact Team
Home Builders Association of Greater Austin
Homeless Neighborhood Association
Manor ISD Population and Survey Analysts
North Growth Corridor Alliance
Pioneer Crossing West Homeowners Association
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.
Windsor Hills Neighborhood Association

SCHOOLS:

Barrington Elementary School
Graham Elementary School
Hart Elementary School
Dobie Middle School
Lanier High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0001.01 (Pioneer Hill TND Amendment #1: Dessau Road)	TND to TND	9/16/08: Approved staff's recommendation for the TND amendment with the following change in the conditions: the designated Manor ISD School-Civic Site within the MRA-1 shall be held for a civic use for a period of 3-years. The	10/23/08: Approved 1st reading for TND to change condition of zoning and include agreement that a portion of land be designated for a Manor school site until 8/1/2012 if site not utilized by then, could revert to residential/

		10.81 acre Manor ISD School-Civic Site will remain/still be shown on the TND land use plan. However there will be an insert or note on the LUP that states that if this property is not purchased for a civic use within the designated 3-year time period, then this area reverts to the applicant's requested use as shown on their proposal (5-2, D. Tiemann, C. Hammond-No); K. Jackson1st, R. Evans-2nd.	parkland use (7-0) 1/15/09: Approved TND amendment to change condition of zoning, add condition to allow only right turn in and right turn out upon leaving property (6-0); 2nd/3rd readings
C14T-03-0001 (Pioneer Hill TND: East Dessau Road)	I-RR to TND	3/16/04: Postponed to April 6, 2004 at the request of the Neighborhood (8-0, K. Jackson-absent); J. Martinez-1st, J. Cortez-2nd. 4/6/04: Approved staff's recommendation for TND zoning (7-0, K. Jackson-absent); M. Whaley-1st, J. Martinez-2nd.	5/06/04: Granted TND zoning on 1st reading (7-0) 8/05/04: Approved (5-0, Mayor Pro Tem J. Goodman & B. McCracken-off the dias)
C14-01-0128.SH	SF-2 to LO	10/16/01: Approved LO-MU-CO w/ conditions (8-1, VA-No)	11/01/01: Approved ZAP rec. for LO-MU-CO (5-0-2, BG/DT-Abstained); 1st reading 11/08/01: Approved LO-MU-CO (5-1-1, DT-No, BG-Abstain); 2nd reading -Case Expired-
C14-01-0117.SH	Withdrawn & resubmitted as case C14-01-0128.SH	N/A	N/A
C14-95-0159	TR1: SF-3 to LR-CO TR2: SF-3 to LI-CO	11/28/95: LR-CO & LI-CO w/conditions (8-0)	1/4/96: Approve LR-CO (TR1) & LI-CO (TR2) subject to conditions (5-0); all 3 readings

C14-95-0097	SF-3 to LI, GO	8/29/95: Approved GO-CO & LI-CO w/ conditions (5-0)	9/29/95: Approved GO-CO & LI-CO w/ conditions (5-0); all 3 readings
C14-94-0005	I-RR to LI	3/1/94: Approved staff alternate rec. of LI-CO w/IPM (6-0)	3/24/94: Approved LI-CO (5-0); 1st reading 6/9/94: Approved LI-CO (5-0); 2nd/3rd readings

RELATED CASES: C14T-03-0001 (Pioneer Hill TND Zoning Case)
C14-03-0001.01 (Pioneer Hill TND Amendment #1)

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Dessau Road	120'	2@30'	Major Arterial	20,161 vpd
Brown Lane	-	-	Collector	2,000 vpd

CITY COUNCIL DATE: **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 974-3057
EMAIL: sherri.sirwaitis@ci.austin.tx.us

STAFF RECOMMENDATION

Staff recommends the applicant's request to rezone the property to MF-1 district zoning for Tract 1, SF-6 district zoning for Tract 2, MF-3 district zoning for Tract 3, GR district zoning for Tract 4 and LI district zoning for Tracts 5A and 5B with the following conditions:

1) A conditional overlay that states that the property shall not exceed 17,670 vehicle trips per day in accordance with the original TIA.

2) The conditional overlay will prohibit the following uses on the Tracts listed below:

Tract 1
Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)
Multifamily Residential
Urban Farm
Communication Service Facilities
Community Events
Public Primary Educational Facilities
Public Secondary Educational Facilities
Special Use Historic
Club or Lodge
College or University Facilities
Cultural Services
Local Utility Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Safety Services

Tract 2
Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)
Communication Service Facilities
Community Events
Public Primary Educational Facilities
Public Secondary Educational Facilities
Special Use Historic
Urban Farm
Club or Lodge
College or University Facilities
Cultural Services
Local Utility Services
Private Primary Educational Facilities
Private Secondary Educational Facilities
Safety Services

Tract 4
Automotive Sales
Automotive Washing (of any type)
Bail Bond Services
Outdoor Entertainment
Plant Nursery
Research Services
Special Use Historic
Urban Farm
Hospital Services (General)

Tracts 5A & 5B
Agricultural Sales
Automotive Repair Services
Automotive Sales
Automotive Washing (of any type)
Bail Bond Services
Campground
Commercial Off-Street Parking
Construction Sales and Services
Convenience Storage
Drop-Off Recycling Collection Facility
Equipment Repair Services
Equipment Sales
Exterminating Services
Hotel-Motel
Indoor Entertainment
Kennels
Laundry Services
Liquor Sales
Monument Retail Sales
Outdoor Entertainment
Printing and Publishing
Scrap and Salvage
Vehicle Storage
Veterinary Services

Basic Industry
Recycling Center
Resource Extraction
Club or Lodge
Congregate Living
Maintenance and Service Facilities
Railroad Facilities
Residential Treatment
Transitional Housing
Transportation Terminal

3) The conditional overlay will include a 100-foot wide buffer zone between the property developed with residential uses on Tract 2 and the following commercial, industrial and civic uses on Tract 5A & 5B:

Commercial Uses	Industrial Uses
Research Services	Limited Warehousing and Distribution
	Custom Manufacturing

The 100-foot buffer zone shall be measured from the property line for property developed with residential uses 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 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 a property line of a lot with residential uses.

4) The conditional overlay will include a 200-foot wide buffer zone between the property developed with residential uses on Tract 2 and the following specific industrial uses on Tract 5A & 5B:

Industrial Uses
General Warehousing and Distribution
Light Manufacturing

The 200-foot buffer zone shall be measured from the property line of property developed with residential uses to a building with a specific industrial use (listed above).

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 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 100 feet of a property line of a lot with residential uses.

5) A twenty-five foot vegetative buffer to provide screening shall screen shall be established and maintained between property developed with residential uses and any of the commercial or industrial uses listed in items #3 and #4. This twenty-five foot vegetative screen may be placed within the proposed 100-foot and 200-foot setback buffers listed in items #3 or #4 above.

   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.

6) The applicant agrees to a public restrictive covenant that will be signed prior to 3rd reading of this case at City Council that includes the following conditions:
   a. The applicant will install a channelized island ("pork chop") at the intersection of Meadowmere Drive and southbound Dessau Road to only allow right-in/right-out turns from Meadowmere Drive. Prior to the approval of the subdivision plat, the applicant should post fiscal for the estimated cost to construct the channelized island ("pork chop"). This improvement will be funded 100 percent by the applicant. The applicant should submit construction drawings with a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.
   b. A directional sign shall be provided at the intersection of Dessau Road and the proposed Crest Park Loop to specify that egress from the Property (Pioneer Hill) will be for right and left turns only.

BASIS FOR RECOMMENDATION

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

Tract 1: Multifamily residence limited density (MF-1) district is the designation for a multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

Tract 2: Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

Tract 3: Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

Tract 4: Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Tract 5: Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed residential zoning districts for Tracts 1, 2, and 3 are located adjacent to Walnut Creek and parkland areas to the east. There is an existing residential development located to the north of this property. The proposed MF-1-CO, SF-6-CO, and MF-3-CO zoning districts will permit a mixture of residential uses within a single development and will allow for a variety of housing opportunities in this area of the city.

The proposed GR-CO district zoning for Tract 3 fronts onto an arterial roadway, Dessau Road, and will provide commercial services to the surrounding residential developments.

The proposed LI-CO district zoning for Tracts 5A and 5B is compatible with developed commercial and industrial uses along Brown Lane in the industrial park to the south.

3. *Granting of the request should result in an equal treatment of similarly situated properties.*

The requested zoning districts in this case correspond to the uses and layout currently approved in the TND land use plan and ordinance.

The staff's recommendation includes setback buffer zones and a 25-foot vegetative screen to provide a separation between the intensive commercial and industrial that are permitted on Tracts 5A & 5B from the proposed residential uses to be developed on Tract 2. This recommendation is in accordance with the previous TND conditions and with the staff's recommendations in other zoning cases in the city where industrial zoning and uses were permitted adjacent to single-family residential uses.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped with a gentle rolling topography and no severe slopes. There appear to be some topographical and environmental constraints.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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.

According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Impervious Cover

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

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

Site Plan

Commercial development on the proposed GR and LI portions of this tract may be subject to Subchapter E of the Land Development Code (Commercial Design Standards). A determination of applicability and additional comments relating to Subchapter E design criteria will be provided upon submittal of the site development permit.

Commercial and multi-family portions of the proposed development may be subject to compatibility standards. Along the property lines adjoining single-family zoned properties, 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.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of vehicle parking, mechanical equipment, storage, and refuse collection.

Further comments will be provided upon submittal of the site plans.

Stormwater Detention

At the time of subdivision, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be

mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

No additional right-of-way is needed at this time.

The traffic impact analysis for this site was waived because the applicant agrees to comply with the conditions of the TIA originally approved with case C14T-03.0001.01. If the requested zoning is granted, development should be limited through a conditional overlay to not exceed 17,670 vehicle trips per day in accordance with the original TIA [LDC, 25-6-117].

The applicant has agreed to install a channelized island ("pork chop") at the intersection of Meadowmere Drive and southbound Dessau Road to only allow right-in/right-out turns from Meadowmere Drive. Prior to the approval of the subdivisionplat, the applicant should post fiscal for the estimated cost to construct the channelized island ("pork chop"). This improvement will be funded 100 percent by the applicant. The applicant should submit construction drawings with a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

As identified in the existing ordinance, a directional sign shall be provided at the intersection of Dessau Road and the proposed Crest Park Loop to specify that egress from the Property (Pioneer Hill) will be for right and left turns only.

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Dessau Road	Varies	MAD 6	Arterial	Yes	No	Yes

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 bythe land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

C14-95-0097	SF-3 to LI, GO	8/29/95: Approved GO-CO & LI-CO w/ conditions (5-0)	9/29/95: Approved GO-CO & LI-CO w/ conditions (5-0); all 3 readings
C14-94-0005	I-RR to LI	3/1/94: Approved staff alternate rec. of LI-CO w/IPM (6-0)	3/24/94: Approved LI-CO (5-0); 1st reading 6/9/94: Approved LI-CO (5-0); 2nd/3rd readings

RELATED CASES: C14T-03-0001 (Pioneer Hill TND Zoning Case)
C14-03-0001.01 (Pioneer Hill TND Amendment #1)

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Dessau Road	120'	2@30'	Major Arterial	20,161 vpd
Brown Lane	-	-	Collector	2,000 vpd

CITY COUNCIL DATE: July 28, 2011 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 974-3057
EMAIL: sherri.sirwaitis@ci.austin.tx.us