ZONING CHANGE REVIEW SHEET

CASE: C14-03-0116.03 – 3101 Metlink Drive Rezoning **P.C. DATE:** April 12, 2016

ADDRESS: 3101 Metlink Drive

OWNER: Met Center NTCTEX, Ltd. (Howard Yancy)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: LI-PDA-NP

TO: LI-PDA-NP, to exempt all uses except general retail sales (convenience and general), and restaurant (general and limited) uses from City Code 25-12, Article 8, Subchapter E – Design Standards and Mixed Use, also known as Commercial Design Standards.

AREA: 14.08 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning as requested.

PLANNING COMMISSION RECOMMENDATION:

April 12, 2016:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject lot consists of undeveloped property located at the northeast corner of Metropolis Drive and Metlink Drive. It is within a planned development area known as Colorado Crossing and is zoned limited industrial services – planned development area – neighborhood plan (LI-PDA-NP). There are administrative business office, research services and warehouse uses and single family homes and manufactured homes across the railroad tracks to the north (LI-NP; SF-2-NP), undeveloped land to the east (LI-PDA-NP); a hospital (general) and undeveloped industrial land to the south (both within the existing PDA), and office and warehouse uses to the west (LI-PDA-NP). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant is seeking an amendment to the planned development area approved for Colorado Crossing (LI-PDA-NP) as it applies to one lot in an area known as Met Center II (properties generally located along both sides of Metropolis Drive). The specific request is

to exempt all uses except general retail sales (convenience and general) and restaurant (general and limited) uses from the application of the Subchapter E of the Commercial Design Standards, and incorporate this provision into the ordinance. Although the Commercial Design Standards (CDS) do not apply to industrial uses, they do apply to industrial uses with more than 25% office space, and this latter type of development is contemplated for this lot.

In February 2009, Council approved an amendment to the remainder of the 291 acre Met Center II area that applied this provision. At the time, a site plan for a data center on this lot was active and predated the adoption of Commercial Design Standards, hence the amendment did not include this lot. That site plan has since expired. Similar to other properties in the Met Center II area, the proposed use of the property has specific building configuration and enhanced security requirements that require the buildings to be set further back from the street. The proposed PDA amendment is consistent with the remainder of the Met Center II area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-PDA-NP	Undeveloped
North	SF-2-NP; LI-NP	Union Pacific Railroad tracks; Single family residences; Industrial/warehouse
South	LI-PDA-NP	Undeveloped; Hospital (general)
East	LI-PDA-NP	Undeveloped
West	LI-PDA-NP; LI-NP	Industrial/warehouse use; Insurance office

NEIGHBORHOOD PLANNING AREA: Southeast Austin Combined (Southeast)

TIA: Waived – This site is subject to the previously approved Traffic Impact Analysis and recorded traffic phasing agreement and restrictive covenant prepared with C14-00-2041 – Lockheed Tract (Document # 2001046447). A TIA Addendum may be required with the site plan application.

WATERSHEDS: Carson Creek; Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods (SCAN)
511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
634 – Montopolis Area Neighborhood Alliance
774 – Del Valle Independent School District
1228 – Sierra Club, Austin Regional Group
1258 – Del Valle Community Coalition
1316 – Southeast Combined Neighborhood Contact Team
1340 – Austin Heritage Tree Foundation
1363 – SEL Texas

1408 – Go! Austin/Vamos! Austin – Dove Springs
1438 – Dove Springs Neighborhood Association 1441 – Dove Springs Proud
1528 – Bike Austin 1530 – Friends of Austin Neighborhoods

SCHOOLS:

The subject rezoning area is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-98-0017 – Singlefoot Duplex – 2805 Singlefoot Ln	SF-2 to SF-3	To Grant SF-3	Apvd SF-3 (4-09-1998).
C14-94-0157 – Met Center II – 7400-7700 E Ben White Blvd; 2101-2119 and 2201-2219 Hoeke Ln	DR to RR, LI	To Grant RR and LI-CO with conditions	Apvd LI w/Restrictive Covenant establishing no site plan apvl showing access to East Riverside Dr, Hoeke Ln, and Palma Verde Dr until these streets are upgraded to industrial collector street standards (11-02-1995).

RELATED CASES:

In October 2008, the Applicant requested to exempt all uses except residential uses and general retail sales (convenience and general) uses from the application of the Subchapter E of the Commercial Design Standards on 291 acres (C14-03-0116.01 – Met Center II PDA Amendment). The City Council approved the Applicant's request on February 12, 2009.

In August 2009, the Applicant requested to permit the uses of Hospital Services (Limited) and Hospital Services (General) for 290 acres within the Met Center II project boundary (C14-03-0116.02– Met Center II – PDA Amendment #2).

An administrative site plan for a 75,500 square foot data center and associated parking was approved in August 2007 (SP-2007-0483C – CheckFree Data Center). The site plan expired in October 2010.

The property is platted as Lot 2-A, Block A of the Re-Subdivision of Met Center II, Section 1, recorded in June, 2007 (C8-2007-0062.0A).

The Southeast Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on October 10, 2002 (C14-02-0128.03, Ordinance 021010-12c).

ABUTTING STREETS:

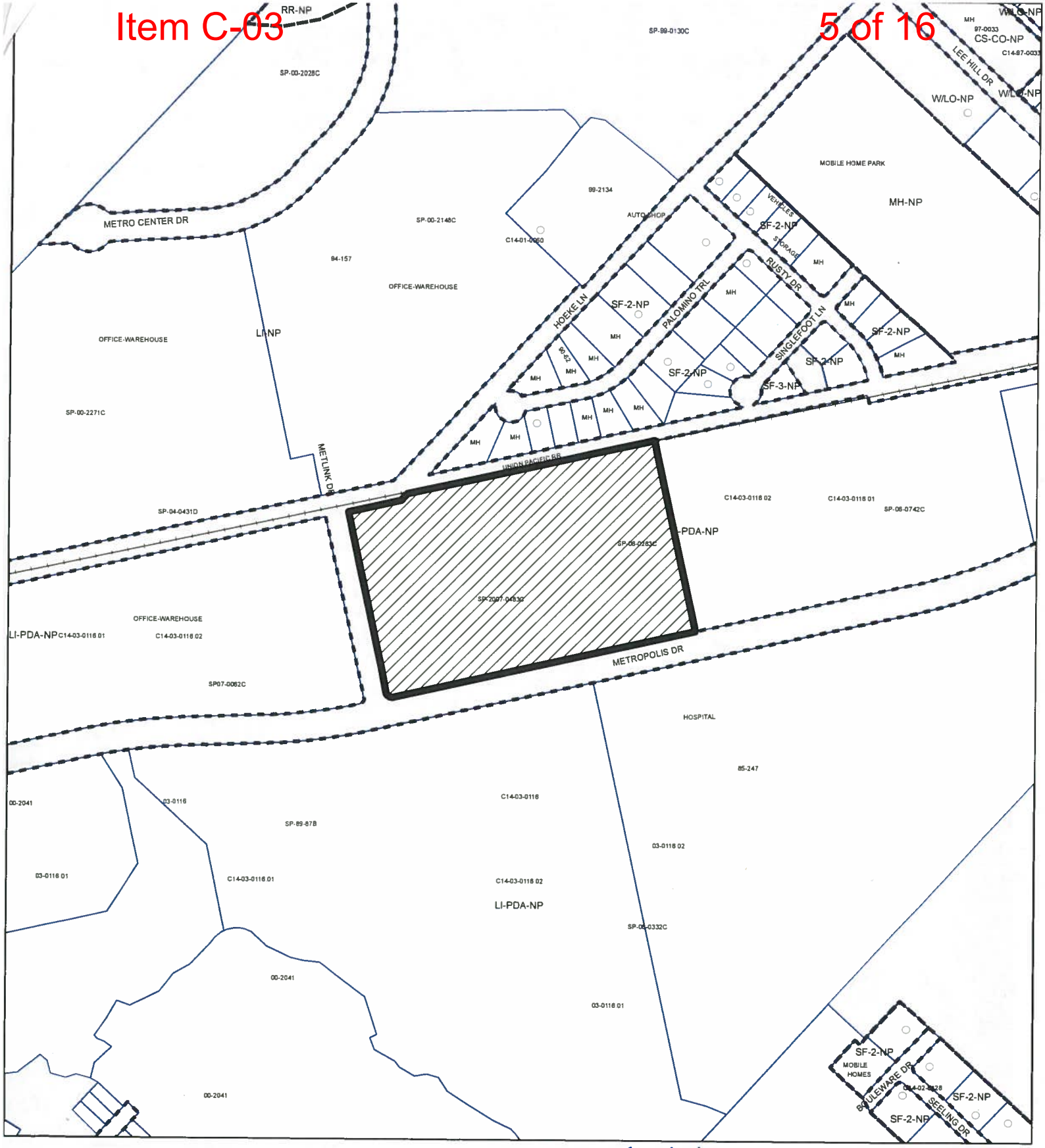
Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Metropolis Drive	90 feet	2 @ 24 feet	Collector	No	Yes	Yes, Route 228
Metlink Drive	70 feet	48 feet	Collector	No	Yes, along west side	No

CITY COUNCIL DATE: May 12, 2016 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 512-974-7719
e-mail: wendy.rhoades@austintexas.gov



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING EXHIBIT A

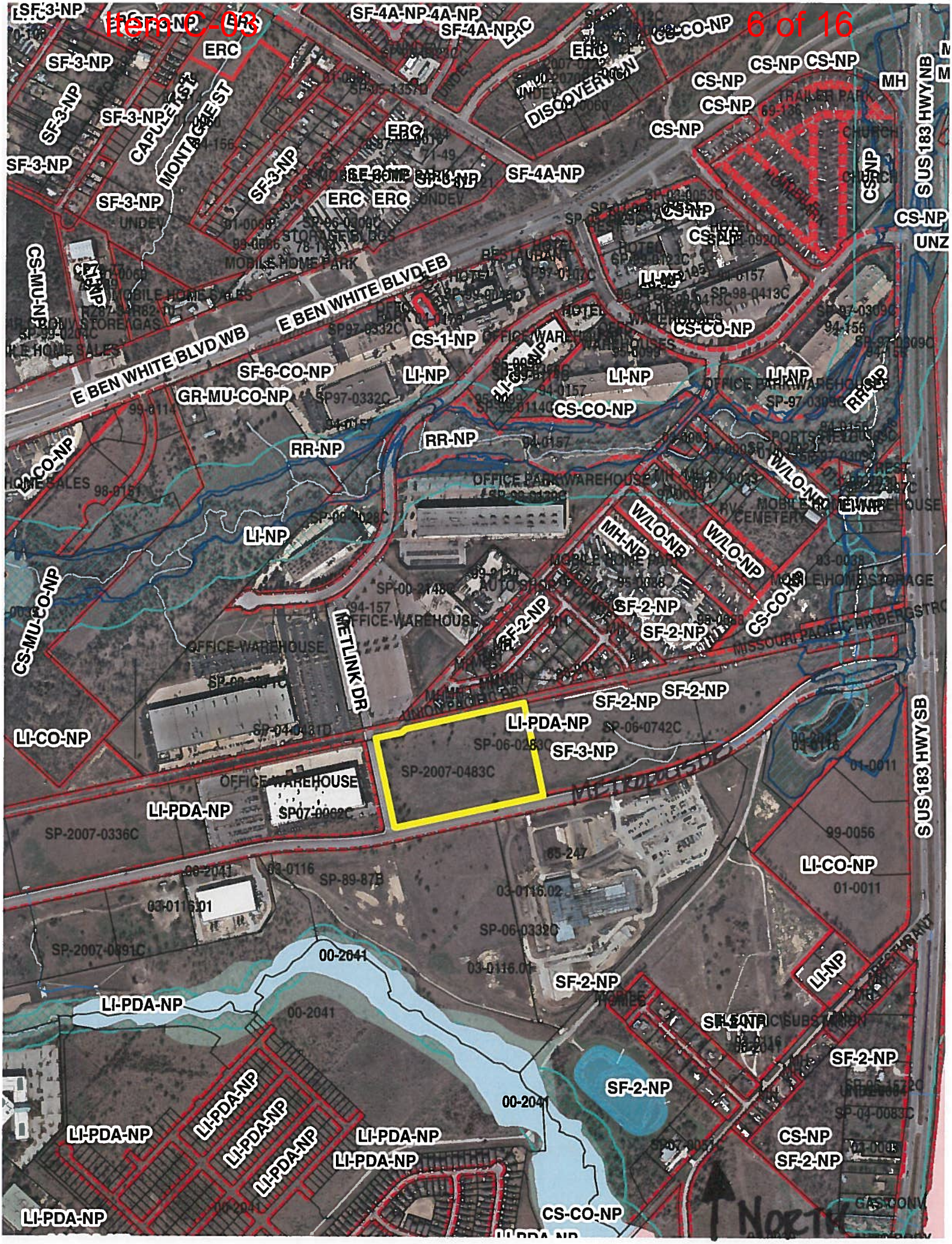
ZONING CASE#: C14-03-0116.03

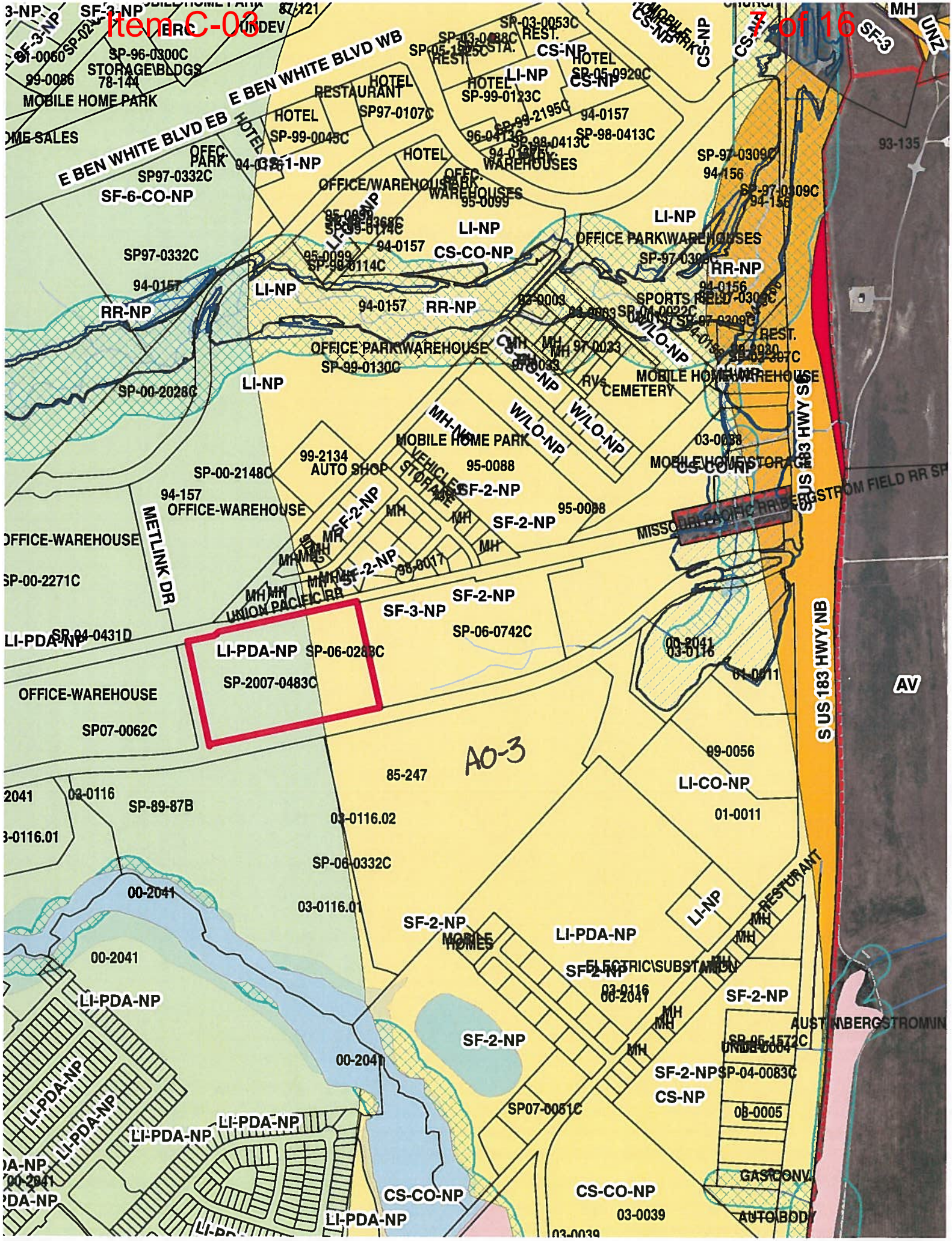
1 " = 400 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

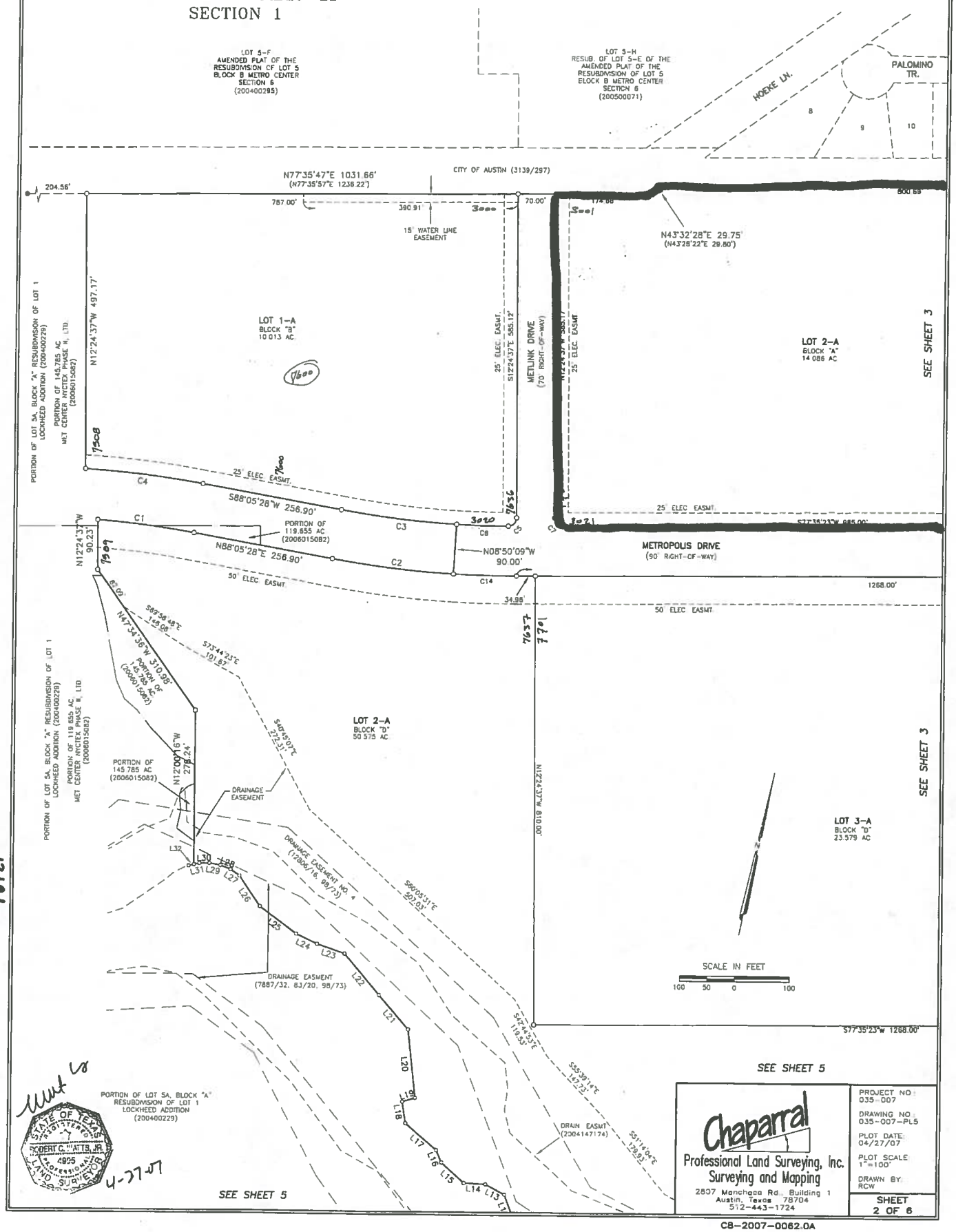
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839


SF-3-NP
ERC
SF-4A-NP
CS-CO-NP
CS-NP
MH
S US 183 HWY NB
DISCOVERY LN
CAPULET ST
MONTAGUE ST
SF-4A-NP
E BEN WHITE BLVD EB
E BEN WHITE BLVD WB
CS-MU-NP
LI-NP
CS-1-NP
SF-6-CO-NP
GR-MU-CO-NP
RR-NP
CS-CO-NP
W/LO-NP
MH-NP
SF-2-NP
METLINK DR
LI-PDA-NP
LI-CO-NP
SP-2007-0483C
SP-2007-0336C
SP-2007-0891C
SP-06-0742C
SP-06-0332C
SP-89-87B
00-2041
03-0116.01
03-0116.02
01-0011
99-0056
S US 183 HWY SB
NORTH


E BEN WHITE BLVD WB
E BEN WHITE BLVD EB
MOBILE HOME PARK
STORAGE\BLDGS
SP-96-0300C
78-144
99-0086
SP97-0332C
SF-6-CO-NP
HOTEL
RESTAURANT
SP97-0107C
SP-99-0045C
SP-03-0053C
SP-99-0123C
SP-99-2195C
SP-98-0413C
94-0157
SP-05-0920C
CS-NP
LI-NP
OFFICE/WAREHOUSE
WAREHOUSES
95-0099
CS-CO-NP
OFFICE PARK\WAREHOUSES
SP-97-0309C
94-156
RR-NP
SPORTS FIELD
SP-04-0022C
W/LO-NP
REST.
OFFICE PARK\WAREHOUSE
SP-99-0130C
SP-00-2028C
CEMETERY
MOBILE HOME\WAREHOUSE
MH-NP
MOBILE HOME PARK
99-2134
AUTO SHOP
SP-00-2148C
95-0088
MOBILE HOME\STORAGE
03-0038
94-157
OFFICE-WAREHOUSE
METLINK DR
SF-2-NP
SP-00-2271C
98-0017
UNION PACIFIC RR
SF-3-NP
SP-06-0742C
LI-PDA-NP
SP-04-0431D
SP-06-0288C
SP-2007-0483C
SP07-0062C
MISSOURI PACIFIC RR
BERGSTROM FIELD RR SP
S US 183 HWY SB
S US 183 HWY NB
AV
AO-3
85-247
99-0056
LI-CO-NP
01-0011
SP-89-87B
03-0116.02
03-0116.01
SP-06-0332C
00-2041
MOBILE HOMES
ELECTRIC\SUBSTATION
RESTAURANT
AUSTIN\BERGSTROM\IN
SP-05-1572C
SP-04-0083C
SP07-0051C
03-0005
GAS\CONV.
AUTO\BODY
03-0039
CS-CO-NP
SF-3
UNZ
MH

RE-SUBDIVISION OF MET CENTER II SECTION 1



C8-2007-0062.0A

13141

EXHIBIT B
RECORDED PLAT

PHOTOGRAPHIC MYLAR

RE-SUBDIVISION OF MET CENTER II SECTION 1

SCALE IN FEET
100 50 0 100

PALOMINO TR.
JETVIEW SUBDIVISION (11/2)
RUSTY DR.
DONALD LEWIS 13.0 AC. (6030/654)
N77°35'47"E 1493.25' (N77°35'41"E 1493.11')
CITY OF AUSTIN (3139/297)
S12°41'29"E 24.93' (S12°38'50"E 24.89')
800.89'
892.55'
N77°35'47"E 852.75'
822.61'
N77°35'17"E 1145.52'
N77°35'23"E 208.43'
215.65'
40' DRAINAGE EASEMENT
S12°41'29"E 24.93'
50' WIDE PETROLEUM PIPELINE EASEMENT (790/277, 792/67, 876/144, 83/20, 98/73, 4624/896, 4661/1534, 7998/675, 11932/387, 12284/3020, 12284/3055)
10' WIDE UNDERGROUND COMMUNICATIONS AND TELEPHONE EASEMENT (2000022124)
SEE SHEET 2
LOT 2-A BLOCK "A" 14.086 AC.
S12°24'37"E 816.71'
LOT 3-A BLOCK "A" 15.517 AC.
N12°24'37"W 483.50'
SEE SHEET 4
25' ELEC. EASMT.
S77°35'23"W 896.36'
METROPOLIS DRIVE (90' RIGHT-OF-WAY)
N12°24'37"W 90.00'
S77°35'23"W 1766.34'
483.38'
58.00'
50' ELEC. EASMT.
10' WIDE UNDERGROUND COMMUNICATIONS AND TELEPHONE EASEMENT (2000022124)
50' WIDE PETROLEUM PIPELINE EASEMENT (790/277, 792/67, 876/144, 83/20, 98/73, 4624/896, 4661/1534, 7998/675, 11932/387, 12284/3020, 12284/3055)
LOT 3-A BLOCK "D" 23.579 AC.
S12°24'37"E 810.00'
LOT 2-A BLOCK "D" 50.575 AC.
SEE SHEET 2
SEE SHEET 4
N47°24'40"W 158.12' (N47°24'49"W 158.12')
3"W 1268.00'
20' ELECTRICAL AND TELECOM. EASEMENT (2004000229)
50' WIDE PIPELINE EASEMENT (2441/378)
10' WIDE SOUTHWESTERN BELL TELEPHONE COMPANY EASEMENT (10161/396, 98/73)
COMMON FACILITIES RECIPROCAL EASEMENT (12640/11)
S42°35'08"W 209.28' (S42°35'16"W 998.16')
PORTION OF LOT 5A, BLOCK "A" RESUBDIVISION OF LOT 1 LOCKHEED ADDITION (200400229)

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR ROBERT C. WATTS, JR. 4995
6-6-07

SHEET 5

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
2807 Manchaca Rd., Building 1
Austin, Texas 78704
512-443-1724

PROJECT NO.: 035-007
DRAWING NO.: 035-007-PL5
PLOT DATE: 06/06/07
PLOT SCALE: 1"=100'
DRAWN BY: RCW
SHEET 3 OF 6

C8-2007-0062.0A

13191

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning as requested.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The LI, limited industrial services district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site. The PDA, planned development area combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

Similar to other properties in the Met Center II area, the proposed use of the property has specific building configuration and enhanced security requirements that require the buildings to be set further back from the street. The proposed PDA amendment is consistent with the remainder of the Met Center II area.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and relatively flat. There are several trees along the west and north property lines. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the LI base zoning district would be 80% which is based on the more restrictive zoning regulations.

Comprehensive Planning

This rezoning case is located on the northeast corner of Metlink Drive and Metropolis Drive, on an undeveloped 14.08 acre parcel. The subject property is located within the boundaries of the Southeast Combined Neighborhood Planning Area and more specifically within the Southeast NP. Surrounding land uses includes a large parking lot used by an insurance call center, and single family housing to the north; a large Veteran's Affairs hospital/clinic and undeveloped land to the south; undeveloped land to the east; and an office/warehouse to the west. The proposed use is an office/warehouse with a request to exempt this project from Subchapter E standards.

Connectivity: The property does have a public sidewalk along the north side of Metropolis Drive (which abuts this property) and no public sidewalks on east side Metlink Drive (which does not abut this property). There is also a public transit stop located in front of the VA Clinic on Metropolis Drive.

Southeast Combined Neighborhood Plan (SECNP)
The SECNP Future Land Use Map (FLUM) classifies this portion of the planning area as **'Industrial'** which is reserved for manufacturing and related uses that provide employment to the area but is generally not compatible with other areas with a lower intensity use. Industry includes general warehousing, manufacturing, research and development, and storage of hazardous materials. Zone LI is permitted under the Industrial FLUM category. The following design guidelines, text and policies are taken from the SECNP and are applicable to this case:

SECNP Voluntary Design Guidelines for Industrial Districts (p 32)
OBJECTIVE 1: Minimize the visual impact of industrial properties from other districts and public spaces in the neighborhood planning area.

Guideline 1.1: Industrial properties are encouraged to setback from street frontages as much as possible. Berms and landscaped buffers should be used to screen unattractive activities from the street and adjacent non-industrial districts.

Guideline 1.2: Landscaped buffers along street frontages should include shaded sidewalks or trails.

Guideline 1.3: Where inhabited portions of buildings exist (such as office and lunch rooms) they are encouraged to face the street, and have windows and doors directly accessible to the street.

Guideline 1.4: Parking and shipping/receiving areas should be treated to the same standard as commercial districts.

SECNP Policies and Text:
The Southeast Planning Area is primarily industrial yet has pockets of residential areas throughout and some commercial nodes along the major corridors. A great majority of the land in this area is undeveloped, but currently zoned industrial. Due to the airport overlay zone and the proximity of the entire area to the airport, the future land use scenario makes no accommodation for residential uses except for the addition of some commercial/mixed - use. A significant amount of future land uses are slated for industrial development with corresponding increases in the amount of land suited for commercial and warehouse/limited office type development. (p 46)

Industrial Zones (p. 55)
A distinctive element of the existing land use landscape within the Planning Areas is that there are defined districts with large amounts of existing industrial development, and numerous undeveloped properties with industrial zoning. The fact that this part of southeast Austin is surrounded by major Southeast Combined Neighborhood Plan transportation corridors, has a large amount of undeveloped land, and is in close proximity to the airport makes it a very attractive location for industrial development.

The McKinney and Southeast NPAs host the majority of this type of construction, much of this in the form of large industrial office parks. Instead of rejecting industrial-type development around their homes, residents in the Franklin Park and McKinney NPAs have been successful at communicating and cooperating with nearby industrial property owners. Area residents have traditionally been amenable to those types of industrial uses that don't interfere with neighborhood activities or infringe upon their quality of life.

Goal 4: Ensure that existing residential and industrial zoned properties co-exist in a compatible manner. (p. 56)

> **Objective 4.1**: Provide appropriate buffer zones between residential and industrial zoned properties.

Goal 5 - Create land use and zoning recommendations that reflect the existing industrial nature of parts of the planning area. (p 56)

US 183/Austin Bergstrom Int'l Airport Corridor -- With the coming of the airport and a vast amount of growth and development to the south, Hwy 183 will continue to receive more and more traffic volume. The portion of this highway that lies within the Southeast NPA is largely undeveloped and promises to experience significant growth and changes in land use in the coming years. The existence of airport overlay zones prescribes that future residential development in the Southeast area will be minimal. The AO - 3 zone restricts new residential development unless it occurs on a residentially-zoned lot that was already platted prior to the enactment of the Zoning Overlay Ordinance. This zone covers an expanse of territory approximately one - half mile from the airport boundary. The Controlled Compatible Land Use Area imposes restrictions on certain types of activities that could interfere with aviation activities (refer to the City of Austin Code Chapter 25-13). The Plan acknowledges the various needs in and around this area, including those of the airport. The land use and zoning recommendations reflect the need to accommodate uses that will facilitate and complement airport activities and provide services to those that use the airport. (pgs 56-57)

Goal 6 - Accommodate a range of land uses that will support the needs of the airport, commuters along US Highway 183, nearby residents, and businesses in the Southeast area, while updating land uses to be compatible with the airport overlay zone (AO-3) ordinance. (p 57)

> **Objective 6.1** - Provide opportunities for the development of a wider range of land uses via rezonings and/or change of land use designation.
>
> > **Action Item 11** - Upzone DR-zoned properties in the Southeast Area to allow for a mixture of retail, office and limited industrial-type uses.
> >
> > **Action Item 12** - On the future land use map show residentially-zoned property within the AO-3 airport zone as having a use (commercial, warehouse, office, limited industrial) compatible with the ordinance's land use restrictions for the area.

The goals, policies, actions and text in the SECNP appears to support office/warehouse and compatible commercial uses in this area, while also acting as a source of jobs and industry in the planning area. The SECNP Voluntary Design Guidelines recommends that any industrial development that is located in industrial areas provide appropriate landscaping, shaded sidewalks (including along Metlink Road), pushing the building back from the road and providing windows in the office areas. Providing landscaping, buffering, and sidewalks is especially needed in this area since there are many houses located to the north of this project area, which directly abut this property.

Imagine Austin
The Imagine Austin Growth Concept Map identifies this property as being located within a "**Job Center**." Page 107 of the IACP states, "**Job centers accommodate those businesses not well-suited for residential or environmentally sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International Airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Growth Concept Map offers transportation choices such as light rail and bus rapid transit to increase commuter options.**" The following IACP policy also supports business parks: **LUT P20**. Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

The following IACP policies are also 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 include 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.

Based on the property: (1) being located in a designated industrial area on the SECNP FLUM and within a 'Job Center' as specified on the Imagine Austin Growth Concept Map, where industrial uses are encouraged; and (2) the Imagine Austin Plan policies referenced above, which supports locating office/warehouses in Job Centers, staff believes that the proposed warehouse/office project is partially supported by the Imagine Austin Comprehensive Plan. Staff highly encourages the developer to review the SECNP design guidelines to incorporate architectural features into this proposed office/warehouse building and also provide a public sidewalk along with landscaping along Metlink Drive, and street frontage landscaping along Metropolis Drive to provide shade, beauty, and public access to pedestrians.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek and the Onion Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds 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:

Development Classification	*% of Gross Site Area*	*% of Gross 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%

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

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.

AIRPORT OVERLAY
The site is located within Austin-Bergstrom Overlay {CCLUA and AO-3}. No use will be allow that create electrical interference with navigational signals or radio communications

between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. For more information, contact Kane Carpenter, Airport Planner at 512-530-6621. Approval from ABIA is required prior to site plan approval.

COMPATIBILITY STANDARDS
The site is subject to compatibility standards. Along the **north** property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

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

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee

once the landowner makes an application for a City of Austin water and wastewater utility tap permit.