ZONING CHANGE REVIEW SHEET

**CASE:** C14-2020-0054 (Naples)  
**Z.A.P. DATE:** July 7, 2020

**ADDRESS:** 9710-9718 Anderson Mill Road

**OWNER/APPLICANT:** Pohl Partners, Inc. (Jennie Braasch)

**AGENT:** ZFB, Ltd. (William Pohl, General Partner)

**ZONING FROM:** CS-MU-CO  
**TO:** CS-MU-CO*  
**AREA:** 7.8733 acres

* The applicant is requesting a rezoning to change the conditional overlay conditions for this property (Please see Applicant’s Request Letter – Exhibit C). Specifically, to remove the following four items from the current zoning ordinance, Ordinance No. 20130620-080 (Exhibit D).

1) Part 2. F. The maximum height, as defined in City Code, of a building or structure on the property may not exceed two stories or 30 feet.
2) Part 2. G. Development of the Property may not exceed 12 residential units per acre.
3) Part 2. H. Development of the Property may not exceed 60 residential units.
4) Part 2. I. Remove Multifamily residential from the prohibited uses.

**SUMMARY STAFF RECOMMENDATION:**

The staff recommendation is to grant CS-MU-CO, General Commercial Services-Mixed Use-Conditional Overlay, district zoning to amend the current zoning ordinance on the property, Ordinance No. 20130620-080, to remove the maximum two stories or 30 feet height limit for the property, to remove the 12 residential units per acre limitation, to remove the maximum of 60 residential unit limitation, and to add back Multifamily residential as a permitted use on the property.

**ZONING AND PLATTING COMMISSION:**

7/07/20:

**ISSUES:**

The zoning staff is aware of the critical environmental features on this site (please see Hydrologist Review comments below). The setbacks from these features will be addressed at the time of subdivision or site plan review in the development process.
DEPARTMENT COMMENTS:

This property was annexed into the full purpose jurisdiction of the City of Austin on December 31, 2008, under annexation case C7A-08-009. A proposed site plan (SPC-2008-0090D) for a convenience storage use was filed more than 90 days before the annexation, thereby establishing a Continuation of Land Use pursuant to the Texas Local Government Code § 43.002:

(a) A municipality may not, after annexing an area, prohibit a person from:

(1) continuing to use land in the area in the manner in which the land was being used on the date the annexation proceedings were instituted if the land use was legal at that time; or

(2) beginning to use land in the area in the manner that was planned for the land before the 90th day before the effective date of the annexation if:

(A) one or more licenses, certificates, permits, approvals, or other forms of authorization by a governmental entity were required by law for the planned land use; and

(B) a completed application for the initial authorization was filed with the governmental entity before the date the annexation proceedings were instituted.

Because the site plan was filed within the appropriate timeframe before annexation, the existing uses were determined on the property and considered grandfathered. Therefore, in the initial zoning case, C14-2008-0234, the staff recommended the continuation of these uses under the CS district for this site. The staff also recommended a conditional overlay that prohibited any uses allowed in the CS zoning district other than the current established use and recommended permitting uses allowed in the LO zoning district that are also permitted in CS district zoning (see below). In this case, the staff recommends and the “MU” mixed use combining district to the “CS” zoning while continuing the existing conditional overlay for this property. Thereby permitting the following uses on this site:

Convenience Storage
Bed & Breakfast (Group 1)
Bed & Breakfast (Group 2)
Condominium Residential
Duplex Residential
Group Residential
Multifamily Residential
Single-Family Attached Residential
Single-Family Residential
Small Lot Single-Family Residential
Townhouse Residential
Two-Family Residential
Short-Term Rental
Administrative and Business Offices
Art Gallery
Art Workshop
Communication Services
Medical Offices (exceeding 5000 sq. ft.)
Medical Offices (not exceeding 5000 sq. ft.)
Professional Office
Software Development
Communications Service Facilities
Counseling Services
Cultural Services
Day Care Services (Limited, General, Commercial)
Family Home
Group Home, Class I (Limited, General)
Local Utility Services
Private Primary Educational Facilities
Public Primary Educational Facilities
Public Secondary Educational Facilities
Religious Assembly
Safety Services

During the previous zoning case C14-2013-0012, the staff was supportive of the applicant’s request to add the Mixed Use Combining District to the existing zoning because the addition of the ability to develop residential uses to the site allowed for less intensive development on the property adjacent to a single-family residential neighborhood to the north, a day care facility to the east and a religious assembly use to the west.

Therefore, the staff is supportive of the applicant’s current request to amend the zoning ordinance for this property, Ordinance 20130620-080, to remove the maximum two stories or 30 feet height limit for the property, to remove the 12 residential units per acre limitation, to remove the maximum of 60 residential units limitation, and to add back Multifamily residential as a permitted use on the property.

This request is reasonable given the property’s location/frontage on a major retail corridor/arterial roadway, Anderson Mill Road, and the surrounding residential (SF-2), office (LO, LO-CO) and commercial (LR-CO, GR) uses and zoning. The proposed amendment to the existing conditional overlay will permit the applicant to develop multifamily residential units at this location which will provide for additional housing opportunities in this area of the city.

The applicant agrees with the staff’s recommendation.
EXISTING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>Site</th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>CS-MU-CO</td>
<td>Undeveloped Area, Barn</td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>SF-2</td>
<td>Single-Family Residential Neighborhood (Acres West)</td>
</tr>
<tr>
<td>LO, LR-CO, SF-6,</td>
<td>Office (Oak Park Office Center), Banu TV Repair, Retail Center (Arboretum Park: Trillium Montessori, One on One Physical Therapy, Homecare Assistance, Korey Howell Photography, Salon, Republic Spine &amp; Pain, Farmers Insurance, Tender Laser Care, Vital Sleep), Condominiums (Arboretum Park Cottages)</td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>I-RR, LO-CO, DR</td>
<td>Billboard, Service Station (Valero), Day Care Facility (Xplorer), Funeral Home (Chapel of the Hills Funeral Home)</td>
</tr>
<tr>
<td>West</td>
<td>I-RR, LO-CO</td>
<td>Undeveloped Tract, Cell Tower, Parking Area (for Bethany Methodist Church)</td>
</tr>
</tbody>
</table>

AREA STUDY: N/A

WATERSHED: Lake Creek, Bull Creek

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Acres West Homeowners Association
Anderson Mill Neighborhood Association
Bike Austin
Bull Creek Foundation
Cottages at Lake Creek Home Owners Association
Friends of Austin Neighborhoods
Long Canyon Homeowners Association
Long Canyon Phase II & LLL Homeowners Association, Inc.
Mountain Neighborhood Association (MNA)
Neighborhood Empowerment Foundation
SELTExAS
Sierra Club, Austin Regional Group
Spicewood Springs Road Tunnel Coalition
2222 Coalition of Neighborhood Associations, Inc.

SCHOOLS: Round Rock I.S.D.

Hill Elementary School
Murchison Middle School
Anderson High School
### CASE HISTORIES:

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2013-0012 (Hooper Communities: 9710-9718 Anderson Mill Road)</td>
<td>CS-CO, I-RR to CS-MU-CO</td>
<td>6/04/13: Approved staff’s recommendation of CS-MU-CO zoning that includes the following conditions: 1) The permitted “CS” district uses will be limited to Convenience Storage and all uses permitted in “LO” (Limited Office) district zoning that are also permitted in “CS” district zoning; 2) Limit development on the site to less than 2,000 vehicle trips per day; 3) A Convenience Storage use on the property will be limited to one story in height; 4) Mechanical equipment and dumpsters on the property shall be screened from the view of the adjacent single family residential properties to the north; 5) Exterior lighting must be hooded or shielded so that the light source is not directly visible from the adjacent single family residential properties to the north; and 6) An eight foot high solid fence shall be provided and maintained along the north property line that runs between the property and the adjacent single family residential properties. In addition, the Commission added the following with the following conditions agreed to by the applicant and the neighborhood as read into the record: 1) Under the ‘MU’ Combining District-prohibit civic uses, multi-family residential use and short-term rentals; 2) Limit the maximum height to two stories</td>
<td>6/20/13: Approved CS-MU-CO zoning on consent on all 3 readings (7-0); C. Riley-1st, B. Spelman-2nd.</td>
</tr>
<tr>
<td>Council Item</td>
<td>Action</td>
<td>Date</td>
<td>Approval Details</td>
</tr>
<tr>
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</tr>
<tr>
<td>C14-2008-0234 (ZFB, Ltd. Rezoning: 9710-9718 Anderson Mill Road)</td>
<td>I-RR to CS</td>
<td>4/07/09: Approved CS-CO zoning on consent (7-0)</td>
<td>6/11/09: Approved CS-CO zoning with the following conditions: 1) One story convenience storage as the only (CS) commercial services use, 2) Permit all other (LO) limited office type uses, 3) Require a 2,000 trip limitation per day. The additional permitted uses were as follows: art gallery and software development. A right-of-way of 114 feet for Anderson Mill road if zoning is granted. Direction was given to staff to bring the item back for second and third readings on June 18, 2009. A friendly amendment was made by Council Member Morrison to add as additional conditional uses screening mechanical equipment on the roof and to have compatibility standard for screening and lighting. The friendly amendment was accepted by Council Member Leffingwell, the maker of the motion, and Council Member Shade, who seconded the motion. Vote: 6-0, S. Cole-absent); L Leffingwell-1st, R. Shade-2nd.</td>
</tr>
<tr>
<td>C14-2007-0191 (Anderson Mill Children’s Courtyard Day Care: 9706 Anderson Mill Road)</td>
<td>DR to GR</td>
<td>11/20/07: Approved staff recommendation of LO-CO zoning, with a CO to limit the development intensity for the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 57 feet of right-of-way from the existing centerline of Anderson Mill Road (7-0, S. Hale-absent); 1st reading</td>
<td>12/06/07: Approved ZAP recommendation of LO-CO zoning on Council Member Martinez’ motion, Council Member Martinez’ motion, Council Member Leffingwell’s second (7-0); 1st reading</td>
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<td>DR to GR</td>
<td>11/20/07: Approved staff recommendation of LO-CO zoning, with a CO to limit the development intensity for the entire site to less than 2,000 vehicle trips per day and a street deed to dedicate 57 feet of right-of-way from the existing centerline of Anderson Mill Road (7-0, S. Hale-absent); 1st reading</td>
<td>12/06/07: Approved ZAP recommendation of LO-CO zoning on Council Member Martinez’ motion, Council Member Martinez’ motion, Council Member Leffingwell’s second (7-0); 1st reading</td>
</tr>
<tr>
<td>Code: C14-06-0002</td>
<td>Zoning: SF-1 to LR</td>
<td>Details: 5/02/06: Approved LR-CO district zoning; limited to Financial Services, Pet Services, Restaurant (Limited), General Retail Sales (Convenience), and Personal Services as the only ‘LR’ district uses; permit all other ‘LO’ district uses, prohibit Drive-In Services, Food Sales, and Service Station uses; limit development intensity on the site to less than 2,000 vehicles</td>
<td>Notes: 6/08/06: Approved LR-CO district zoning by consent (7-0)</td>
</tr>
<tr>
<td>Doc ID</td>
<td>Action</td>
<td>Date</td>
<td>Details</td>
</tr>
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<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>C14-05-0109</td>
<td>Approved staff’s recommendation for LR-CO zoning (The CO will limit the development intensity for the entire site to less than 2,000 vehicle trips per day. In addition, if the requested zoning is granted, the staff also recommends that 57-feet of right-of-way should be dedicated in accordance with the Roadway Plan through a street deed.), with an added condition to prohibit Drive-Through Services, by consent (8-0, K. Jackson-absent)</td>
<td>8/16/05: Approved staff’s recommendation for LR-CO zoning (8-0, J. Martinez-absent) 9/29/05: Approved LR-CO by consent (7-0); all 3 readings</td>
<td></td>
</tr>
<tr>
<td>C14-02-0140</td>
<td>RR to SF-6</td>
<td>3/4/03: Approved SF-6-CO zoning with following conditions: 1) A fifteen-foot (15’) vegetative buffer strip within the compatibility setback along the south and west property lines; 2) Fencing along the south and west property lines; 3) A unit limit of 12 residential units; (8-0, M. Whaley-absent)</td>
<td>4/03/03: Granted SF-6-CO on all 3 readings (5-0-2, Wynn/Goodman of dias)</td>
</tr>
<tr>
<td>C14-02-0134</td>
<td>LR-CO to SF-6</td>
<td>9/24/02: Approved staff’s recommendation of SF-6 zoning, by consent (5-0, D. Castaneda, B. Baker- absent)</td>
<td>10/24/02: Granted SF-6 on 1st reading – Staff to report back on flooding complaints: What s been done and what the applicant can do to help mitigate the situation. (5-0, Garcia-off dais, Dunkerley- absent) 2/27/03: Approved (7-0); 2nd/3rd readings</td>
</tr>
<tr>
<td>C14-01-0142</td>
<td>RR, SF-1 to LR</td>
<td>1/22/02: Approved staff’s rec. on LR-CO zoning. (8-0, A. Adams-absent)</td>
<td>2/28/02: Approved LR-CO zoning by consent on first reading (6-0-1, Thomas-off dais) 3/21/02: Approved LR-CO (7-0); 2nd/3rd readings.</td>
</tr>
<tr>
<td>C14-99-2033</td>
<td>RR to LO</td>
<td>10/05/99: Approved LO-CO allowing only ‘NO’ uses w/ ‘LO’ site regulations (8-0)</td>
<td>11/04/99: Approved PC rec. of LO-CO on 1st reading (6-0); subject to current watershed regulations</td>
</tr>
<tr>
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<td>REQUEST</td>
<td>CITY COUNCIL</td>
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the adjacent single family residential properties
to the north; and 6) An eight foot high solid
fence shall be provided and maintained along the
north property line that runs between the
property and the adjacent single family
residential properties. In addition, the
Commission added the following with the
following conditions agreed to by the applicant
and the neighborhood as read into the record:

2) Under the ‘MU’ Combining District-
prohibit civic uses, multi-family
residential use and
short-term rentals; 2) Limit the
maximum height to two stories (30 ft.);
3) Limit the
maximum density to 60 dwelling units
or 12 per acre and 4) Note that the
Buyer has agreed
to prohibit 2nd floor open space
(balconies) through a private restrictive
covenant
(Vote: 6-0, G. Rojas-absent);
P. Seeger-1st, S. Compton-2nd.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ROW</th>
<th>PAVMENT</th>
<th>CLASSIFICATION</th>
<th>DAILY TRAFFIC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anderson Mill Road</td>
<td>93’</td>
<td>50’</td>
<td>Major Arterial</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**CITY COUNCIL DATE:**

**ACTION:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057,
sherri.sirwaitis@austintexas.gov
STAFF RECOMMENDATION

The staff recommendation is to grant CS-MU-CO, General Commercial Services-Mixed Use-Conditional Overlay, district zoning to amend the current zoning ordinance on the property, Ordinance No. 20130620-080, to remove the maximum two stories or 30 feet height limit for the property, to remove the 12 residential units per acre limitation, to remove the maximum of 60 residential unit limitation, and to add back Multifamily residential as a permitted use on the property.

BASIS FOR RECOMMENDATION

1. **Zoning should allow for reasonable use of the property.**

   Because the site plan was filed within the appropriate timeframe before annexation, the existing uses were determined on the property. Therefore, in 2009 the staff recommended the continuation of these uses under CS, as well as uses allowed under both CS and LO zoning. In 2013, the staff further recommended adding MU, Mixed Use Combining District zoning to the site to allow for less intensive development on the property adjacent to the single-family residential neighborhood to the north, a day care facility to the east and a religious assembly use to the west.

   The applicant’s request in this rezoning application to add Multifamily Residential as a permitted use, to remove the residential unit limitations, and to remove the two stories or 30 feet height limitation to allow up to 60 feet in height as permitted by the CS base zoning district will allow for the development a multifamily complex on the property to allow for up to 250 residential units.

   The proposed revision in the conditions in the CS-MU-CO zoning are reasonable given the property’s location/frontage on a major retail corridor/arterial roadway, Anderson Mill Road, and the surrounding residential (SF-2), office (LO, LO-CO) and commercial (LR-CO, GR) uses and zoning. The property is located near the 183 & McNeil Neighborhood Center and the Lakeline Regional Center and is adjacent to numerous office and commercial services. The proposed amendment to the existing conditional overlay will permit the applicant to develop multifamily residential units at this location which will provide for additional housing opportunities in this area of the city.

EXISTING CONDITIONS

**Site Characteristics**

The property in question is a moderately vegetated tract of land that contains a barn structure. To the north, there are single-family residential uses. To the east there is a service station, a day care facility and a funeral home. The property to the west consists of and undeveloped tract of land, a telecommunications tower, and a parking area for the Bethany Methodist Church. To the south, across Anderson Mill Road, there is are retail and office centers.
Comprehensive Planning

This zoning case is located on the north side of Anderson Mill Road, on a property that is 7.87 acres in size, which contains a barn. The property is located 1.13 miles from the 183 & McNeil Neighborhood Center and 1.05 miles from the Lakeline Regional Center. Surrounding land uses include a single family subdivision to the north; to the south are numerous office and medical office buildings, a tutoring center and a private school; to the east is a gas station, a preschool, an aquarium and a funeral home; and to the west is a church and its campus grounds. The proposed use is a 250 multi-family apartment complex, where all the units will be priced as affordable. The applicant is also requesting the removal of the following conditional overlays on the property:
1. The maximum height, as defined in City Code, of a building or structure on the property may not exceed two stories or 30 feet.
2. Development of the Property may not exceed 12 residential units per acre.
3. Development of the Property may not exceed 60 residential units.
4. Remove Multifamily residential from the prohibited uses.

Connectivity

Public sidewalks are located sparsely along this section of Anderson Mills Road (they are only in front of the adjacent church). There is a Cap Metro transit stop located within 300 feet of the subject property. There are no bike lanes or urban trails located within a quarter of a mile of this site. The mobility options in this area are fair, while local neighborhood goods and services (retail, restaurants, schools and medical uses) in the area are good.

Imagine Austin

The 183 & McNeil Neighborhood Center and the Lakeline Regional Center are located just over a mile away to the north and south of the subject property. Like many Imagine Austin Centers, these centers are represented by a circle that reflects the general location where the center should be located in the future. The center’s actual boundaries would need to be clarified through a small area planning process. Regional, town centers, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places.

As for Anderson Mill Road, while it is not designated as an Activity Corridor, it acts as a major arterial road in this area of Austin, contains a variety of goods, services, civic uses and housing and is located less than 1,000 feet from Highway 183.

The following Imagine Austin policies are applicable to this case:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **HN P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multigenerational families.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. While this project provides much needed affordable; has local goods and services within a mile of the site; and limited mobility options; the project does not provide a true mixed use of uses under the mixed used zoning category, and therefore it only partially supports the Imagine Austin Comprehensive Plan.
**Hydrologist Review**

There is a sinkhole with a large catchment area and two other sinkholes that are located on this site. Please contact this reviewer at the site plan or subdivision submittal phase to discuss protection of these critical environmental features.

**Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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:

<table>
<thead>
<tr>
<th>Development Classification</th>
<th>% of Gross Site Area</th>
<th>% of Gross Site Area with Transfers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-Family Residential (min. lot size 5750 sq. ft.)</td>
<td>45%</td>
<td>50%</td>
</tr>
<tr>
<td>One or Two Family Residential (lot size &lt; 5750 sq. ft.)</td>
<td>55%</td>
<td>60%</td>
</tr>
<tr>
<td>Multifamily Residential</td>
<td>60%</td>
<td>65%</td>
</tr>
<tr>
<td>Commercial</td>
<td>65%</td>
<td>70%</td>
</tr>
</tbody>
</table>

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.

At this time, site specific information is unavailable regarding 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.

At this time, no information has been provided as to whether this property has any Is that preempt current water quality or Code requirements.

**Site Plan**

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.

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 landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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

**Transportation**

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 120 feet of right-of-way for Anderson Mill Road. It is recommended that 60 feet of right-of-way from the existing centerline should be dedicated for Anderson Mill Road at the time of subdivision or site plan. A traffic impact analysis should be deferred to the site plan application when land uses and intensities will be finalized.

<table>
<thead>
<tr>
<th>Name</th>
<th>Existing ROW</th>
<th>ASMP Required ROW</th>
<th>Pavement</th>
<th>ASMP Classification</th>
<th>Sidewalks</th>
<th>Bicycle Route</th>
<th>Capital Metro (within ¼ mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anderson Mill Road</td>
<td>93’</td>
<td>120’</td>
<td>50’</td>
<td>3</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**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 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.

Site is currently served by an On-Site Sewage Facility. With the change of use, the owner must connect the site to city wastewater service through the cutover process. For more information pertaining to the wastewater cutover process, contact the AW OSSF team at OSSF@austintexas.gov or call 512-972-0050. The cutover process may also initiate a required review by the Industrial Waste Division and/or the Cross Connection Division depending on building usage.
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.

ZONING CASE#: C14-2020-0054

Created: 5/20/2020
ZONING CASE#: C14-2020-0054
LOCATION: 9710 and 9718 Anderson Mill Rd
SUBJECT AREA: 7.8733 ACRES
GRID: F37
MANAGER: Sherri Sirwaitis

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.
Zoning Request

The current ordinance number for Lots 1, Z.F.B. Subdivision in the City of Austin, Williamson County, Texas, according to the map or plat of record in Cabinet 86, slide 228 of the Plat Records of Williamson County, Texas (“the Property”) is 20130620-080.

This tract is located at 9710-9718 Anderson Mill Road which is west of Highway 183.

The requested zoning change is to remove four items from the current zoning ordinance.

This request is for the removal of the following:

1) Part 2. F. The maximum height, as defined in City Code, of a building or structure on the property may not exceed two stories or 30 feet.

2) Part 2. G. Development of the Property may not exceed 12 residential units per acre.

3) Part 2. H. Development of the Property may not exceed 60 residential units.

4) Part 2. I. Remove Multifamily residential from the prohibited uses.

Thank you for your consideration,

ZFB, Ltd Partners
AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
PROPERTY LOCATED AT 9710-9718 ANDERSON MILL ROAD AND
CHANGING THE ZONING MAP FROM GENERAL COMMERCIAL SERVICES
-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT AND INTERIM-
RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL
SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING
DISTRICT.

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 from general commercial services-conditional overlay (CS-CO)
combining district and interim-rural residence (I-RR) district to general commercial
services-mixed use-conditional overlay (CS-MU-CO) combining district on the property
described in Zoning Case No. C14-2013-0012, on file at the Planning and Development
Review Department, as follows:

Lots 1, Z.F.B. Subdivision, a subdivision in the City of Austin, Williamson
County, Texas, according to the map or plat of record in Cabinet 86, Slide 228 of
the Plat Records of Williamson County, Texas (the “Property”),
locally known as 9710-9718 Anderson Mill Road in the City of Austin, Williamson
County, Texas, and generally identified in the map attached as Exhibit “A”.

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 2,000 trips per day.

B. A building or structure for a convenience storage use on the Property may not
exceed one story or 20 feet in height.

C. Mechanical equipment and dumpsters on the Property shall be screened from
the view of the adjacent single family residential property to the north.
D. Exterior lighting must be hooded or shielded so that the light source is not directly visible from the adjacent single family residential property to the north.

E. An eight foot high solid fence shall be provided and maintained along the north property line that runs between the Property and the adjacent single family residential property.

F. The maximum height, as defined in City Code, of a building or structure on the Property may not exceed two stories or 30 feet.

G. Development of the Property may not exceed 12 residential units per acre

H. Development of the Property may not exceed 60 residential units.

I. The following uses are prohibited uses of the Property:

Multifamily residential  
Agricultural sales and services  
Automotive rentals  
Automotive sales  
Bail bond services  
Business or trade school  
Campground  
Commercial off-street parking  
Consumer convenience services  
Electronic testing  
Electronic prototype assembly  
Equipment sales  
Financial services  
Food sales  
General retail sales (convenience)  
Hotel-motel  
Indoor sports and recreation  
Laundry services  
Off-site accessory parking  
Outdoor sports and recreation  
Pedicab storage and dispatch  
Personal services  
Plant nursery  

Short-term rental  
Alternative financial services  
Automotive repair services  
Automotive washing (of any type)  
Business maintenance services  
Business support services  
Commercial blood plasma center  
Construction sales and services  
Consumer repair services  
Drop-off recycling collection facility  
Equipment repair services  
Exterminating services  
Food preparation  
Funeral services  
General retail sales (general)  
Indoor entertainment  
Kennels  
Monument retail sales  
Outdoor entertainment  
Pawn shop services  
Personal improvement services  
Pet services  
Printing and publishing
Research services
Restaurant (limited)
Theater
Veterinary services
Limited warehousing and distribution
College and university facilities
Community recreation (private)
Congregate living
Guidance services
Hospital services (limited)
Transitional housing
Private secondary educational facilities

Restaurant (general)
Service station
Vehicle storage
Custom manufacturing
Club or lodge
Community events
Community recreation (public)
Convalescent services
Hospital services (general)
Maintenance and service facilities
Residential treatment
Transportation terminal

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on July 1, 2013.

PASSED AND APPROVED

June 20, 2013

Leffingwell
Mayor

APPROVED: Karen M. Kennard
City Attorney

ATTEST: Jannette S. Goodall
City Clerk