

6-17-04
#38

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C814-04-0061 (Ribelin Ranch PUD)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as R.M. 2222 Road from I-RR, Interim-Rural Residence District, zoning to PUD, Planned Unit Development District, zoning.

The site would be subject to the following conditions:

1. The development of the site will be subject to the attached Land Use Plan, Exhibit "A".
2. The applicant shall place a note or table on the Land Use Plan showing the maximum intensity/density of the proposed uses for the PUD in accordance with the determinations made through the Traffic Impact Analysis (TIA) for this site.
3. The PUD will be subject to GO-MU (General Office-Mixed Use District) development standards for Tract 1A and GR-MU (Community Commercial-Mixed Use District) development standards for Tract 1B. The development of Single-Family Residential uses on Tracts 1A, shall comply with SF-3 (Family Residence District) development standards.
4. The applicant will adopt Grown Green and IPM standards as part of the PUD zoning case.
5. The staff recommends the requested alterations (modifications, variances, and waivers) to the Land Development Code requirements for the items 3, 4, 5, 6, 15 (portion concerning Sec. 25-2-423), 17, 25, 26, 28, and 31.
6. The staff recommends the following alterations (modifications, variances, and waivers) to the Land Development Code requirements listed in Exhibit "B", with conditions:

- a) Item # 7 - "Administrative approval of cut and fill up to eight feet is granted."

Staff conditions: Eight feet cut and fill is permitted for construction of detention and water quality facilities. Except as otherwise provided, the Director of Watershed Protection and Development Review (WPDR) may approve an administrative variance for cut and fill between 4 feet and (up to) eight feet.

- b) Item # 9 - "Preliminary plans and final plats may occur in one or more phases or sections. A variance from Sec. 25-4-33 to permit preliminary and final plats which do not include entirety of the original tract to be submitted and approved."

Staff conditions: At the time of subdivision, the applicant shall provide a 30-foot permanent access easement to Tracts 2A, 2B, and 2C, unless alternate access is provided.