

.ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR APPROXIMATELY 6058 ACRES OF LAND IN TRAVIS AND WILLIAMSON COUNTIES GENERALLY LOCATED NORTH AND EAST OF WEST PARMER LANE, WEST OF FM 1325, AND SOUTH AND SOUTHEAST OF RM 620 AND COMMONLY KNOWN AS THE ROBINSON PROPERTY AND CHANGING THE ZONING MAP FROM LIMITED INDUSTRIAL SERVICES PLANNED DEVELOPMENT AREA (LI-PDA) COMBINING DISTRICT, DEVELOPMENT RESERVE (DR) DISTRICT, AND INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Findings. The City Council has considered the planning and development issues for the Robinson Property, and has determined that high density mixed use development as proposed is appropriate for the area, and that the proposed planned unit development allows for flexibility in planning for the property while providing for significant benefits for the City including open space, the possibility of new urban design for certain portions of the property, and enhancing the municipal tax base and economy over the long term.

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from limited industrial services planned development area (LI-PDA) combining district, development reserve (DR) district, and interim rural residence (I-RR) district to planned unit development (PUD) district for the property described in File C814-04-0066 as several parcels of land consisting of approximately 6058 acres of land shown in Exhibit A (the "Property"). The Property, commonly known as the Robinson Property, is generally located north and west of Parmer Lane, west of FM 1325, and south and southeast of RM 620, in the City of Austin, Texas, in Travis and Williamson Counties and is generally identified on the zoning map attached as Exhibit B.

PART 3. This ordinance and the attached Exhibits A through L are the land use plan for the Robinson planned unit development (the "PUD") district created by this ordinance. Development in the PUD shall conform to the limitations and conditions set forth in the land use plan. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other applicable rules, regulations, and ordinances of the City apply to the PUD. To the extent applicable, the terms of that certain Robinson Ranch Annexation and Development Agreement, dated _____, 2004, apply to development of the Property.

PART 4. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

- Exhibit A: Description of Property
- Exhibit B: Zoning Map
- Exhibit C: Robinson PUD Land Use Plan
- Exhibit D: MXD Site Development Standards
- Exhibit E: TOD Site Development Standards
- Exhibit F: OS Site Development Standards
- Exhibit G: Use Summary Table
- Exhibit H: Compatibility Standards
- Exhibit I: Areas the Comply with Additional Setbacks
- Exhibit J: Grow Green Native and Adapted Landscape Plants
- Exhibit K: Invasive Species/Problem Plants
- Exhibit L: Architectural Principles

PART 5. Definitions.

(A) In this ordinance:

- (1) CAVE means a naturally occurring, humanly enterable cavity in the earth, in which no dimension of the entrance exceeds the length or depth of the cavity. Up to 10 cubic feet of material may be excavated to determine the dimensions.
- (2) DIRECTOR means the director of the Watershed Protection and Development Review Department or the director's designee.
- (3) MAJOR HEADWATERS means a drainage way with a drainage area of at least 32 acres which ultimately flows into Rattan Creek, Lake Creek, or Walnut Creek.
- (4) MAJOR LAND USE CATEGORY means the MXD, OS, or TOD land use categories.
- (5) MAJOR MASS TRANSIT FACILITY means an existing or transit-agency proposed rail station or bus rapid transit transfer station.
- (6) MAJOR RECHARGE FEATURE means a cave with a drainage area of at least two acres and at least 150 cubic feet in capacity.

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- (7) MAJOR TRANSPORTATION FACILITY means
- (a) a freeway, parkway, expressway, toll road, major arterial divided, major arterial undivided, or minor arterial as defined and contained in the Capital Area Metropolitan Planning Organization Transportation Plan, as amended; or
- (b) a railway.
- (8) MXD means the major land use category that includes any combination of residential, commercial, industrial, agricultural and civic uses.
- (9) OS means the open space major land use category.
- (10) SPECIFIC LAND USE CATEGORY means the following land use categories that are permitted under a major land use category:
- Single family (SF-ROB)
Townhouse/Condominium (THC-ROB)
Multifamily (MF-ROB)
Mixed use commercial 1 (CO-ROB1)
Mixed use commercial 2 (CO-ROB2)
Light industrial (LI-ROB)
Research and development (R&D-ROB)
Civic (CV-ROB)
Open space (OS-ROB)
- (11) TOD means the major land use category required for transit-oriented development and which may include any combination of residential, commercial, industrial, and civic uses.
- (12) TRANSIT-ORIENTED DEVELOPMENT means development whose design, configuration, and mix of uses emphasize a pedestrian-oriented environment and reinforces the use of mass transit (rail or bus rapid transit). Transit-oriented development is encouraged to mix residential, retail, office, open space, and public uses, within a comfortable walking distance, making it convenient for residents, workers, and shoppers to travel by mass transit, bicycle or foot, as well as by car. The arrangement of uses and buildings is designed to allow residents, workers, and shoppers

1 to walk or bicycle to mass transit and other destinations within the transit-
2 oriented development.

- 3
4 (B) All other terms in this ordinance have the meaning provided in the Code.

5
6 **PART 6. Use Regulations.**

- 7
8 (A) The location of the major land use categories is shown on Exhibit C. The
9 location is subject to the requirements of this section.
10
11 (B) Except for the Property developed under the TOD or OS major land use
12 categories, all of the Property shall be developed under the MXD major land
13 use category. The specific land use categories permitted under the MXD major
14 land use category are identified in Exhibit D.
15
16 (C) The area of the Property that is 2000 feet or less from a major mass transit
17 facility may be developed as a transit-oriented development under the TOD
18 major land use category. The specific land use categories permitted under the
19 TOD major land use category are identified in Exhibit E.
20
21 (D) The OS major land use category includes property in the following areas:
22 critical water quality zones; water quality transition zones; FEMA inundation
23 areas; and buffer zones for major headwaters. The areas in the OS major land
24 use category are determined by the boundaries of the areas as they exist on
25 _____ [the effective date of this ordinance]. Boundaries of the areas shall
26 be determined by reference to GIS data sources referred to on Exhibit C. The
27 specific land use category permitted under the OS major use category is
28 identified in Exhibit F.
29
30 (E) Permitted, conditional and prohibited uses applicable to each specific land use
31 category are identified on Exhibit G. Permitted and conditional uses in all
32 specific land use categories are subject to all City regulations not specifically
33 modified in Exhibits D, E, or F.
34
35 (F) This section applies to a use that is added to the Code as a permitted or
36 conditional use after _____ [the effective date of this ordinance].
37
38 (1) A commercial use shall be a permitted use under the CO-ROB1 and CO-
39 ROB2 specific land use categories.
40

(2) An industrial use shall be a permitted use under the CO-ROB2 specific land use category and a conditional use under the CO-ROB1 specific land use category.

(G) Except as provided in Sections (H), (I), and (J), uses and activities that existed on the Property before _____ [the effective date of this ordinance] may be maintained, extended, expanded, or relocated and shall not be considered development, as defined in the Code. The uses and activities include:

(1) quarrying; lime production and transportation; storage of materials and equipment for quarrying and lime production; and activities related to quarrying and lime production including excavating, filling, crushing and screening limestone;

(2) ranching and agricultural related operations;

(3) hunting, including the use of firearms, and recreational (non-commercial) firearm activities; and

(4) sale and use of fireworks.

(H) Notwithstanding Section (G)(3), hunting and recreational firearm activities are not permitted in the full purpose jurisdiction of the City.

(I) Notwithstanding Section (G)(4), the sale and use of fireworks shall comply with City regulations applicable within 5000 feet of the full purpose city limits.

(J) Notwithstanding Section (G), the uses identified in Section (G)(1) may not be expanded into a designated OS area or into the setback of a major recharge feature.

PART 7. Designation of a Specific Land Use Category.

(A) The initial designation of a specific land use category in a TOD or MXD area:

(1) may be made at any time before a preliminary plan application for the land covered by the designation has been filed (or an application for a final plat if a preliminary plan is not required) by mailing a certified letter to the director;

1 (2) must be made when a preliminary plan application is filed (or final plat
2 application if a preliminary plan is not required) if a designation has not
3 been declared for the land covered by the preliminary plan or final plat
4 application, by designating the use on the plan or plat; or

5
6 (3) if a preliminary plan or final plat is not required for a development, must
7 be made when a site plan application is filed for the land covered by the
8 site plan application (or an application for a building permit if a site plan
9 is not required) by designating the use on the site plan or building permit.

10
11 (B) This section applies to a change in a specific land use category designation.

12
13 (1) In a TOD or MXD area, a specific land use category designation may be
14 changed:

15
16 a. at any time before a preliminary plan application is filed (or a final
17 plat application if a preliminary plan is not required), by
18 submitting a certified letter to the director for the property covered
19 by the designation;

20
21 b. if a preliminary plan or final plat application is not required and a
22 site plan or building permit application has not been filed, by
23 submitting a certified letter to the director for the property covered
24 by the designation;

25
26 c. if a preliminary plan application is filed but not yet approved, by
27 amending the preliminary plan application showing the designation
28 for the affected property;

29
30 d. for land within an approved preliminary plan, by revising the
31 preliminary plan in accordance with Section 25-4-61 (*Changes to*
32 *an Approved Preliminary Plan*) of the City Code;

33
34 e. for land within an approved final plat, by submitting a certified
35 letter to the director for the property covered by the designation;

36
37 f. at anytime after a preliminary plan application (or final plat
38 application if a preliminary plan is not required) has been
39 withdrawn by an applicant or denied or disapproved by the City,
40 by submitting a certified letter to the director; or

1
2 g. if a preliminary plan or final plat was not required for development
3 and the property is covered by an approved site plan or building
4 permit, by filing an application for a new site plan or building
5 permit or a revision to an existing site plan or building permit in
6 accordance with Chapter 25-5 (*Site Plans*) of the Code.

7
8 (2) The designation of a specific land use category in an OS area may not be
9 changed.

10
11 (C) Different specific land use categories may be designated for different portions
12 of property in a MXD or TOD major land use category. A preliminary plan or
13 final plat may include multiple specific land use categories.

14
15 **PART 8.** The following site development regulations apply to the PUD instead of
16 otherwise applicable Code regulations in accordance with Section 25-2-411 (A) (*Planned*
17 *Unit Development District Regulations*) of the City Code. Implementation of some of the
18 standards or modifications may require the approval of another governmental entity.

19
20 (A) Subdivision Regulations.

21
22 Section 25-4-33(B) (*Original Tract Requirement*) of the City Code is modified
23 to provide that a portion of an original tract may be included in a subdivision
24 application if the director determines that:

- 25
26 a. subdividing only a portion of the original tract will not substantially
27 impair the orderly planning of roads, utilities, drainage or other public
28 facilities; and
29
30 b. the portion of the original tract that is contiguous to the area to be
31 subdivided has a 50 foot direct access to a public street or that applicant
32 has provided access to a public street by dedicating right of way that is at
33 least 50 feet wide.

34
35 (B) Site Development Regulations

36
37 (1) Site development standards applicable in a MXD, TOD, or OS major
38 land use category are established in Exhibits D, E, and F, respectively.
39

- 1 (2) Notwithstanding a yard setback established on Exhibit E, a garage or
2 carport must be setback not less than 20 feet from a property line.
- 3
- 4 (3) The compatibility standards of Exhibit H:
- 5
- 6 a. do not apply in a TOD area, except that development outside of the
7 perimeter area of the PUD triggers compatibility standards inside
8 of a TOD in accordance with Exhibit H; and
- 9
- 10 b. apply in a MXD and OS area.
- 11
- 12 (4) Except as otherwise provided in this subsection, the Director may grant a
13 variance to allow a site plan to include a public street or right-of-way as
14 part of the site, notwithstanding Section 25-1-21 (98) (*Definitions*) of the
15 City Code. However, a site may not include an arterial, freeway,
16 parkway, expressway, or toll road, as those roadways are defined and
17 contained in the Capital Area Metropolitan Planning Organization
18 Transportation Plan, as amended.
- 19
- 20 (5) For the purpose of the application filed in File No. C814-04-0066 only,
21 Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*) of
22 the City Code is modified to allow the property in the zoning case to
23 cross a right-of-way.
- 24
- 25 (6) This section applies to the areas of the Property identified in Exhibit I,
26 notwithstanding Section (B)(3).
- 27
- 28 a. For all buildings except those used for an industrial or single-family
29 residential use, the minimum building setback from the adjacent
30 single-family subdivisions is 100 feet.
- 31
- 32 b. For all buildings used for an industrial use, the minimum building
33 setback from the adjacent single-family subdivisions is 200 feet.
- 34
- 35 c. Improvements permitted within the building setbacks shall be
36 limited to fences, parking, driveways, landscaping, drainage,
37 sidewalks, utility improvements and improvements that may be
38 required by the City.
- 39

1 (7) This section applies to a Group H-occupancy as defined by the Building
2 and Fire Code. If determined necessary by the Austin Fire Department, a
3 200-foot setback shall be established between a residential dwelling and a
4 storage or loading area of a Group H-occupancy that manufactures, uses,
5 or generates flammable or combustible liquids and gases, and toxic
6 chemicals, notwithstanding Section (B)(3).

7
8 (8) All mechanical units shall be screened from street level pedestrian view.

9
10 (9) All electrical distribution lines, cable lines, and telephone lines shall be
11 installed underground in a TOD area.

12
13 (10) Mid-block passages that connect a street to the interior of a block and the
14 parking in a block are required in a TOD area.

15
16 (11) Building setbacks at street intersections shall be adequate to provide safe
17 pedestrian passage and safe site distances for vehicles.

18
19 (C) Transportation regulations

20
21 (1) This section applies to a traffic impact analysis conducted on the
22 Property.

23
24 a. In this section:

25
26 ORIGINAL DEVELOPMENT means development on the
27 Property other than the existing uses and activities described in
28 Section H of Part 6.

29
30 SUBSEQUENT DEVELOPMENT means the removal or
31 replacement of improvements that were the result of the original
32 development of the Property if the removal or replacement requires
33 the submission of a subdivision or site plan application.

34
35 b. Section 25-6-113 (*Traffic Impact Analysis Required*) of the City
36 Code is modified to provide that a traffic impact analysis (TIA) is
37 not required for original development of the Property, except as
38 provided in Section (C)(1)c. A traffic impact analysis as required
39 by the Code must be provided for subsequent development of the
40 Property.

1
2 c. A TIA provided with original development shall be limited in
3 scope for development that generates 2000 trips per day or more if
4 the director determines that a TIA is reasonably necessary to
5 determine solely the need for traffic signals or turn lanes in the
6 vicinity of the development.

7
8 (2) At the time subdivision construction plans are prepared, the developer, at
9 the developer's expense, shall install the necessary traffic signal
10 infrastructure, including conduit, pole foundations, and pull boxes to
11 accommodate the traffic signals at locations identified in the TIA. The
12 developer is not required to install mast arms and traffic signal heads.

13
14 (3) This section applies to the construction of driveways.

15
16 a. A driveway is permitted on each lot in a single-family residential
17 subdivision.

18
19 b. A driveway to a right-of-way that is maintained by the State may
20 be subject to access standards established by the Texas Department
21 of Transportation.

22
23 c. The City may prohibit a driveway if the director determines that
24 the driveway creates a traffic safety hazard.

25
26 d. In a MXD or TOD area, driveway access to a lot that is less than
27 40 feet in width shall be in the rear of the lot.

28
29 (4) The director may approve alternate urban street standards under Section
30 26-6-171 (*Standards for Design and Construction*) of the City Code and
31 the Transportation Criteria Manual.

32
33 (5) This section applies to sidewalks.

34
35 a. Sections 25-6-351 (*Sidewalk Installation in Subdivisions*) and 25-
36 6-352 (*Sidewalk Installation with Site Plans*) of the City Code are
37 modified to provide that:
38

- 1 i. a sidewalk is not required in an area that has been
2 subdivided if an alternate method of pedestrian access, such
3 as pedestrian/bicycle trail, is provided; and
4
5 ii. a sidewalk constructed on a private street is not required to
6 comply with the Transportation Criteria Manual regarding
7 width, location, and materials of the sidewalk.
8
9 b. An alternate method of access constructed under this section shall:
10
11 i. be at least four feet wide;
12
13 ii. be convenient to the persons who will use them;
14
15 iii. be constructed of durable materials; and
16
17 iv. comply with the Americans with Disabilities Act and
18 applicable laws of the State of Texas.

19
20 (D) Environmental Regulations

- 21
22 (1) The impervious cover limitations of Chapter 25-8 (*Environment*) do not
23 apply to the Property.
24
25 (2) The following provisions of the City Code are waived for the uses and
26 activities identified in Sections (G)(1) and (2) of Part 6:
27
28 a. Section 25-8-301 (*Construction of a Roadway or Driveway*);
29
30 b. Section 25-8-302 (*Construction of a Building or Parking Area*);
31
32 c. Section 25-8-321 (*Clearing of Vegetation*);
33
34 d. Section 25-8-322 (*Clearing for a Roadway*);
35
36 e. Section 25-8-341 (*Cut Requirements*);
37
38 f. Section 25-8-342 (*Fill Requirements*);
39
40 g. Section 25-8-343 (*Spoil Disposal*); and

- 1
- 2 h. Section 25-8-363 (*Blasting Prohibited*).
- 3
- 4 (3) Development in a water quality transition zone is limited to the
- 5 following:
- 6
- 7 a. the uses identified on Exhibit G for the OS-ROB specific land use
- 8 category;
- 9
- 10 b. development permitted under Section 25-8-261 (*Critical Water*
- 11 *Quality Zone Development*) of the City Code;
- 12
- 13 c. utility, roadway and railway crossings; and
- 14
- 15 d. water and wastewater utilities, if the design of the facilities and the
- 16 construction methods protect critical environmental features and
- 17 protect the diversion and alteration of the natural conveyance of
- 18 ground water.
- 19
- 20 (4) Sections 25-8-261 (*Critical Water Quality Zone Development*) and 25-8-
- 21 392 (*Critical Water Quality Zone*) of the City Code are modified to allow
- 22 a railway crossing in a critical water quality zone.
- 23
- 24 (5) This section applies to major headwaters.
- 25
- 26 a. A 50-foot buffer zone is established from the centerline of the
- 27 drainage way of major headwaters.
- 28
- 29 b. The following development is permitted in the buffer zone:
- 30
- 31 i. the uses identified on Exhibit G for the OS-ROB specific
- 32 land use category;
- 33
- 34 ii. water quality controls that consist of natural treatment
- 35 systems such as wet ponds, constructed wetlands or
- 36 vegetated filter strips; and
- 37
- 38 iii. utility and roadway crossings if the crossing cannot
- 39 reasonably be located elsewhere.
- 40

1 (6) This section applies to a major recharge feature.

2
3 a. Section 25-8-281 (*Critical Environmental Features*) of the City
4 Code is modified to provide that a buffer around a recharge feature
5 is only required if the feature is a major recharge feature as defined
6 in Part 4.

7
8 b. A buffer is not required around a major recharge feature that is
9 located 1,500 feet or less from the center of the intersection of two
10 major transportation facilities.

11
12 c. A buffer around a major recharge feature shall be established as
13 follows:

14
15 i. 100 feet from the edge of the opening; and

16
17 ii. 300 feet from a single point on the edge of the upstream
18 opening of the feature or the actual drainage area if the area
19 is less than 300 feet.

20
21 d. Notwithstanding Subsection (6)c., the owner and City may agree
22 on an alternate buffer if it provided enhanced protection of the
23 features.

24
25 (7) Section 25-8-281 (*Critical Environmental Features*) of the City Code is
26 modified to provide that a buffer around a bluff associated with a quarry
27 is not required.

28
29 (8) A cave listed in Federal Fish and Wildlife Permit No. PRT-788841 may
30 not be disturbed without the written consent of the U.S. Fish and Wildlife
31 Service as long as the U.S. Fish and Wildlife Service has jurisdiction.

32
33 **PART 9.** At the time an application for approval of a site plan is submitted for development
34 of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan
35 shall be submitted to the Watershed Protection and Development Review Department for
36 review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D)
37 and (F) of the Environmental Criteria Manual.

38
39 **PART 10.** At the time an application for approval of a site plan is submitted for
40 development of the Property, or any portion of the Property, a landscape plan shall be

1 submitted to the Watershed Protection and Development Review Department for review and
2 approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to
3 Central Texas or on the Grow Green Native and Adapted Landscape Plants list attached as
4 Exhibit J. Plants on the Invasive Species/Problem Plants list, attached as Exhibit K, may not
5 be included.

6
7 **PART 11.** The Architectural Principles attached as Exhibit L shall be guidelines for
8 development of the Property.

9
10 **PART 12.** This ordinance takes effect on _____, 2004

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14 **PASSED AND APPROVED**

15
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18 _____, 2004

19 Will Wynn
20 Mayor





21
22
23 **APPROVED:**

24 David Allan Smith
25 City Attorney

ATTEST:

Shirley A. Brown
City Clerk

LEGEND

-  Total PUD area (6,058.7 Ac)
-  PUD area in City of Austin Jurisdiction
-  PUD area to be annexed (6,281.6 Ac)
-  Area to be annexed not in PUD

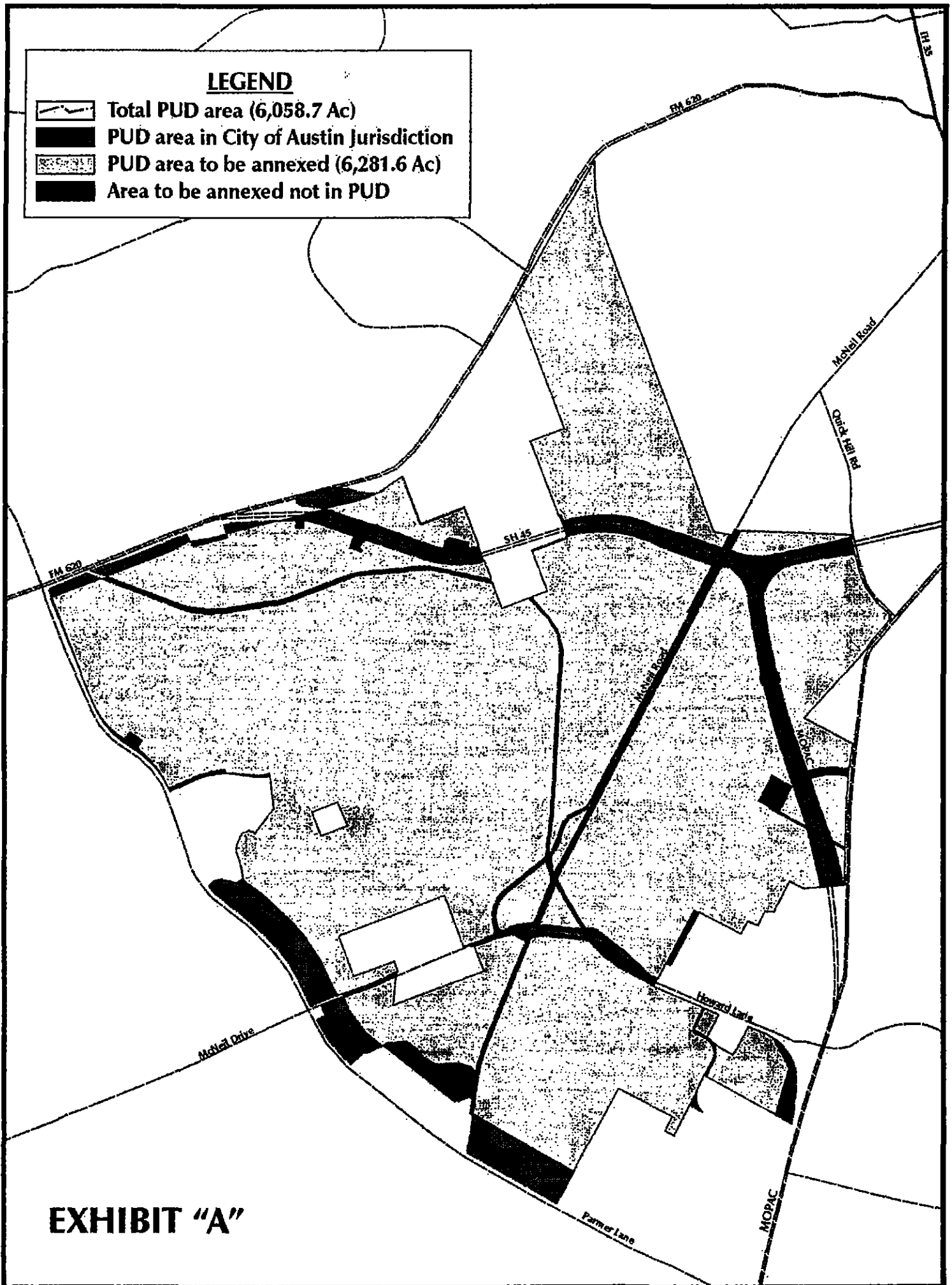


EXHIBIT "A"

PLANNED UNIT DEVELOPMENT

CASE #: C814-04-0066

ADDRESS: ROBINSON PROPERTY

DATE: 04-06

SUBJECT AREA (acres): 6058.700

INTLS: SM

N

1" = 3048'

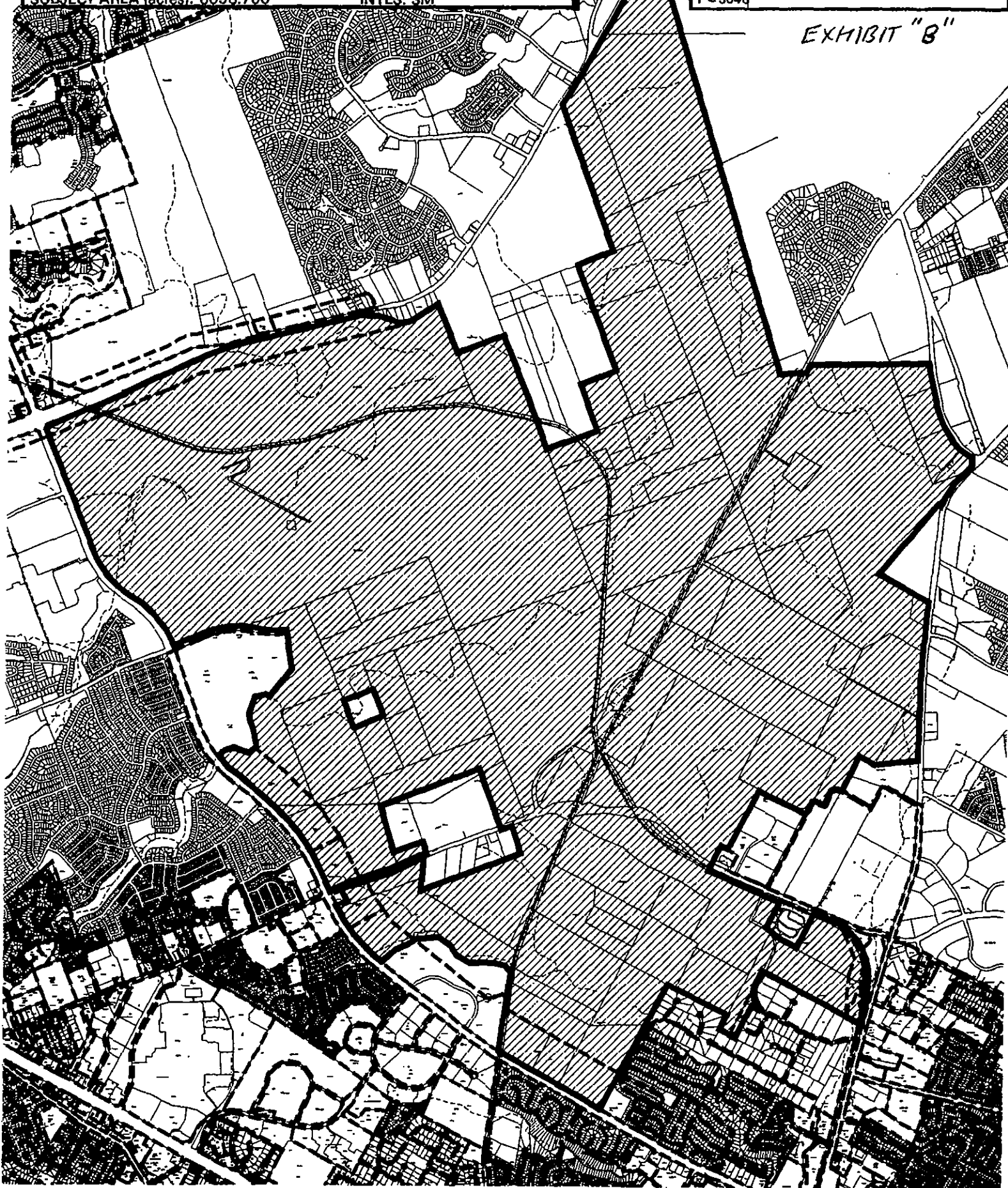
SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: G. GUERNSEY

EXHIBIT "B"



Acreage by Use Category



MXD

Mixed Use High Density

OR

TOD

Transit Oriented District

4,419.2 Ac 72.9%



O.S.

Open Space

1,639.5 Ac 27.1%

FEMA Q3 100-Year Floodplain Zone 100.7 Ac

Critical Water Quality Zone 749.2 Ac

Water Quality Transition Zone 749.3 Ac

32-Ac Minimum Tributary 50-Ft Buffer 40.3 Ac

Total PUD Area 6,058.7 Ac 100%

* All land use categories are within City of Austin jurisdiction

DATA SOURCES

Federal Emergency Management Agency, Q3 Flood Data, 1996

City of Austin GIS, Hydrography Lines, 1997

City of Austin GIS, 2-foot Contour Lines, 1997

City of Round Rock GIS InfoCenter, 2-foot Contour Lines, 1999

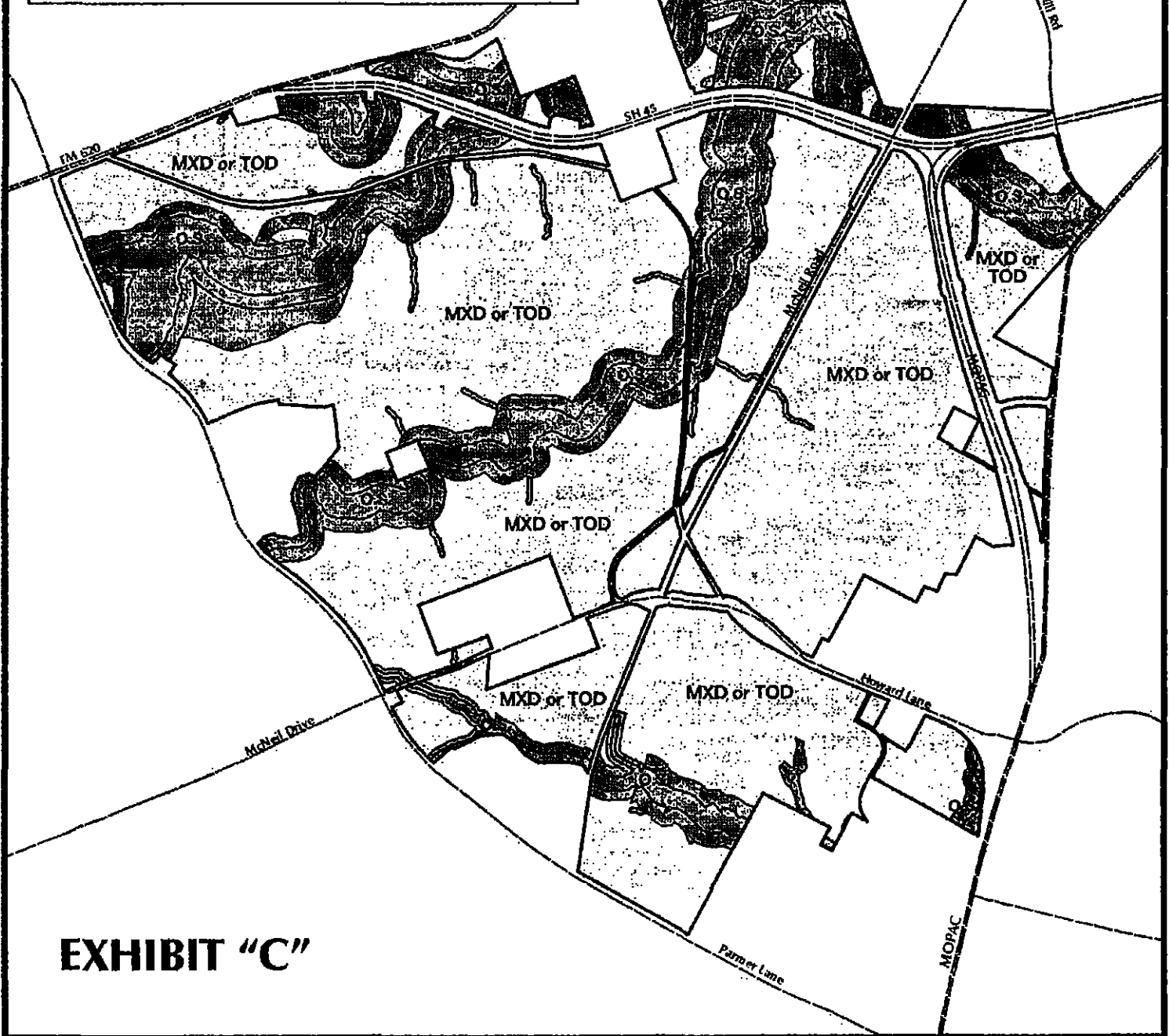


EXHIBIT "C"

EXHIBIT "D"

Robinson Ranch PUD MXD Major Land Use Category Site Development Standards

	Specific Land Use Categories Permitted within MXD						
	Mixed Use Commercial 2 (CO-ROB2)	Multi-Family (MF-ROB)	Townhome/Condominium (THC-ROB)	Single Family (SF-ROB)	Light Industrial (LI-ROB)	Research and Development (R&D-ROB)	Civic (CV-ROB)
Minimum Lot Size:	2,000 sf	2,000 sf	2,000 sf	3,000 sf	3,000 sf	3 Acre	3,000 sf
Minimum Lot Width:	0	20	20	30	30	200	30
Maximum Height:	N/A	100	40	40	120	120	120
Minimum Front Yard Setback:	0	10	10	10	10	20	10
Minimum Street Side Yard	0	5	5	5	10	10	5
Minimum Interior Side Yard	0	5	0	5	10	10	5
Minimum Rear Yard Setback:	0	5	5	5	10	10	5
Maximum Floor to Area Ratio:	6:1	6:1	3:1	N/A	3:1	3:1	N/A
Maximum Impervious Cover:	90%	80%	70%	60%	70%	70%	80%

Additional Standards

- CO-ROB2 is a mixed use Specific Land Use Category and all permitted and conditional residential, commercial, industrial, agricultural and civic uses identified under the CO-ROB2 designation on the Robinson Ranch Use Summary Table are permitted and conditional uses in any combination within an area designated as CO-ROB2.
- MF-ROB is a mixed use Specific Land Use Category and all permitted and conditional residential, commercial, industrial, agricultural and civic uses identified under the MF-ROB designation on the Robinson Ranch Use Summary Table are permitted and conditional uses in any combination within an area designated as MF-ROB; provided, however, at least fifty percent (50%) of the gross floor area, as defined in the City Code, of any development within an area designated as MF-ROB must contain residential uses, as described on the Robinson Ranch Use Summary Table.
- THC-ROB is a mixed use Specific Land Use Category and all permitted and conditional residential, commercial, industrial, agricultural and civic uses identified under the THC-ROB designation on the Robinson Ranch Use Summary Table are permitted and conditional uses in any combination within an area designated as THC-ROB; provided, however, at least fifty percent (50%) of the gross floor area, as defined in the City Code, of any development within an area designated as THC-ROB must contain residential uses, as described on the Robinson Ranch Use Summary Table.
- Driveway access to any lot within an area designated as MXD that is narrower than forty (40) feet in width shall be in the rear of such lot.
- A Group H-occupancy is an occupancy as defined by the Building and Fire Code, as adopted by the City of Austin. If determined necessary by the Austin Fire Department, a 200-foot setback shall be established between a residential dwelling and a storage or loading area of a Group H-occupancy that manufactures, uses or generates flammable/combustible liquids and gases, and toxic chemicals.
- A 200-foot building setback for industrial uses and a 100-foot building setback for all other uses except single family residential, shall be maintained from the existing residential subdivisions situated to the east of the Property. Improvements permitted within the building setbacks shall be limited to fences, parking, driveways, landscaping, drainage, sidewalks, utility improvements and improvements that may be required by the City of Austin or that are specifically authorized by the site development regulations for the Property.

Exhibit "E"

Robinson Ranch PUD TOD Major Land Use Category Site Development Standards

	Specific Land Use Categories Permitted within TOD			
	Mixed Use Commercial (CO-ROB1)	Multi-Family (MF-ROB)	Townhome/Condominium (THC-ROB)	Civic (CV-ROB)
Minimum Lot Size:	1,000 sf	2,000 sf	2,000 sf	3,000 sf
Minimum Lot Width:	20	30	20	30
Maximum Height:	n/a	200	40	200
Minimum Front Yard Setback:	0	0	0	0
Minimum Street Side Yard Setback:	0	0	0	0
Minimum Interior Side Yard Setback:	0	0	0	0
Minimum Rear Yard Setback:	0	0	0	0
Maximum Floor to Area Ratio:	12:1	12:1	12:1	12:1
Maximum Impervious Cover:	100%	90%	80%	90%

Additional Standards

1. CO-ROB1 is a mixed use Specific Land Use Category and all permitted and conditional residential, commercial, industrial, agricultural and civic uses identified under the CO-ROB1 designation on the Robinson Ranch Use Summary Table are permitted and conditional uses in any combination within an area designated as CO-ROB1.
2. MF-ROB is a mixed use Specific Land Use Category and all permitted and conditional residential, commercial, industrial, agricultural and civic uses identified under the MF-ROB designation on the Robinson Ranch Use Summary Table are permitted and conditional uses in any combination within an area designated as MF-ROB; provided, however, at least fifty percent (50%) of the gross floor area, as defined in the City Code, of any development within an area designated as MF-ROB must contain residential uses, as described on the Robinson Ranch Use Summary Table.
3. THC-ROB is a mixed use Specific Land Use Category and all permitted and conditional residential, commercial, industrial, agricultural and civic uses identified under the THC-ROB designation on the Robinson Ranch Use Summary Table are permitted and conditional uses in any combination within an area designated as THC-ROB; provided, however, at least fifty percent (50%) of the gross floor area, as defined in the City Code, of any development within an area designated as THC-ROB must contain residential uses, as described on the Robinson Ranch Use Summary Table.
4. Driveway access to any lot within an area designated as TOD that is narrower than forty (40) feet in width shall be in the rear of such lot.

Exhibit "F"

Robinson Ranch PUD
OS Major Land Use Category
Site Development Standards

	Specific Land Use Categories Permitted within TOD
	Open Space (OS-ROB)
Minimum Lot Size:	0
Minimum Lot Width:	0
Maximum Height:	0
Minimum Front Yard Setback:	0
Minimum Street Side Yard Setback:	0
Minimum Interior Side Yard Setback:	0
Minimum Rear Yard Setback:	0
Maximum Floor to Area Ratio:	N/A
Maximum Impervious Cover:	0%

Exhibit "G" Robinson Ranch Use Summary Table

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

* Limited to a maximum of 10,000 SF Gross Floor Area

RESIDENTIAL USES	SF-ROB	THC-ROB	MF-ROB	CO-ROB1	CO-ROB2	LI-ROB	R&D-ROB	CV-ROB	OS-ROB
Bed & Breakfast (Group 1)	P	P	P	P	P	--	--	C	--
Bed & Breakfast (Group 2)	C	P	P	P	P	--	--	C	--
Condominium Residential	--	P	P	P	P	--	--	C	--
Duplex Residential	--	P	P	--	P	--	--	C	--
Group Residential	--	--	P	P	P	--	--	C	--
Mobile Home Residential	--	C	P	--	P	--	--	P	--
Multifamily Residential	--	--	P	P	P	--	--	C	--
Retirement Housing (Small Site)	C	C	P	--	P	--	--	C	--
Retirement Housing (Large Site)	C	P	P	P	P	--	--	C	--
Single-Family Attached Residential	P	P	P	P	P	--	--	C	--
Single-Family Residential	P	P	P	--	P	--	--	C	--
Small Lot Single-Family Residential	P	P	P	--	P	--	--	C	--
Townhouse Residential	C	P	P	P	P	--	--	C	--
Two-Family Residential	P	P	P	--	P	--	--	C	--
COMMERCIAL USES	SF-ROB	THC-ROB	MF-ROB	CO-ROB1	CO-ROB2	LI-ROB	R&D-ROB	CV-ROB	OS-ROB
Administrative and Business Offices	--	P*	P*	P	P	P	P	--	--
Adult Oriented Business	--	--	C	P	P	P	P	--	--
Agricultural Sales and Services	--	--	C	P	P	P	P	--	--
Art and Craft Studio (Limited)	--	P*	P*	P	P	P	P	--	--
Art and Craft Studio (General)	--	P*	P*	P	P	P	P	--	--
Art and Craft Studio (Industrial)	--	--	C	P	P	P	P	--	--
Automotive Rentals	--	--	P*	P	P	P	P	--	--
Automotive Repair Services	--	--	P*	P	P	P	P	--	--
Automotive Sales	--	--	P*	P	P	P	P	--	--
Automotive Washing (of any type)	--	--	P*	P	P	P	P	--	--
Building Maintenance Services	--	--	P*	P	P	P	P	--	--
Business or Trade School	--	--	P*	P	P	P	P	--	--
Business Support Services	--	--	P*	P	P	P	P	--	--
Campground	--	C	C	P	P	P	P	P	--
Carriage Stable	--	C	P*	P	P	P	P	P	--
Cocktail Lounge	--	C	C	P	P	P	P	P	--
Commercial Blood Plasma Center	--	C	P*	P	P	P	P	--	--
Commercial Off-Street Parking	--	C	P*	P	P	P	P	--	--
Communications Services	--	C	P*	P	P	P	P	--	--
Construction Sales and Services	--	--	C	P	P	P	P	--	--

Exhibit "G" Robinson Ranch Use Summary Table

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

* Limited to a maximum of 10,000 SF Gross Floor Area

Consumer Convenience Services	--	C	C	P	P	P	P	--	--
Consumer Repair Services	--	C	P*	P	P	P	P	--	--
Convenience Storage	--	--	C	P	P	P	P	--	--
Drop-Off Recycling Collection Facility	--	--	--	P	P	P	P	P	--
Electronic Prototype Assembly	--	--	--	P	P	P	P	--	--
Equipment Repair Services	--	--	--	P	P	P	P	--	--
Equipment Sales	--	--	--	P	P	P	P	--	--
Exterminating Services	--	--	--	P	P	P	P	--	--
Financial Services	--	P*	P*	P	P	P	P	--	--
Food Sales	--	P*	P*	P	P	P	P	P	--
Funeral Services	--	C	C	P	P	P	P	P	--
General Retail Sales (Convenience)	--	P*	P*	P	P	P	P	--	--
General Retail Sales (General)	--	C	C	P	P	P	P	--	--
Hotel-Motel	--	C	C	P	P	P	P	--	--
Indoor Entertainment	--	P*	P*	P	P	P	P	P	--
Indoor Sports and Recreation	--	P*	P*	P	P	P	P	P	--
COMMERCIAL USES continued									
	SF-ROB	THC-ROB	MF-ROB	CO-ROB1	CO-ROB2	LI-ROB	RA-ROB	CV-ROB	OS-ROB
Kennels	--	--	--	P	P	P	P	--	--
Laundry Services	--	--	--	P	P	P	P	--	--
Liquor Sales	--	C	P*	P	P	P	P	P	--
Marina	--	C	C	P	P	P	P	P	--
Medical Offices -- exceeding 5000 sq. ft. gross floor area	--	C	C	P	P	P	P	--	--
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	--	C	P	P	P	P	P	--	--
Monument Retail Sales	--	--	C	P	P	P	P	--	--
Off-Site Accessory Parking	--	--	C	P	P	P	P	P	--
Outdoor Entertainment	--	--	C	P	P	P	P	P	C
Outdoor Sports and Recreation	--	--	C	P	P	P	P	P	C
Pawn Shop Services	--	--	P*	P	P	P	P	--	--
Personal Improvement Services	--	P*	P*	P	P	P	P	--	--
Personal Services	--	P*	P*	P	P	P	P	--	--
Pet Services	--	--	P*	P	P	P	P	--	--
Plant Nursery	--	P*	P*	P	P	P	P	--	--
Professional Office	--	P*	P*	P	P	P	P	--	--
Recreational Equipment Maint. & Stor.	--	C	C	P	P	P	P	--	--
Recreational Equipment Sales	--	--	C	P	P	P	P	--	--
Research Assembly Services	--	--	--	P	P	P	P	--	--
Research Services	--	--	--	P	P	P	P	--	--
Research Testing Services	--	--	--	P	P	P	P	--	--

Exhibit "G" Robinson Ranch Use Summary Table

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

* Limited to a maximum of 10,000 SF Gross Floor Area

Research Warehousing Services	-	-	-	P	P	P	P	-	-
Restaurant (General)	-	-	P*	P	P	P	P	-	-
Restaurant (Limited)	-	P*	P*	P	P	P	P	-	-
Scrap and Salvage	-	-	-	P	P	P	P	-	-
Service Station	-	C	P	P	P	P	P	-	-
Software Development	-	C	P*	P	P	P	P	-	-
Special Use Historic	C	C	C	P	P	P	P	P	-
Stables	-	-	C	P	P	P	P	P	-
Theater	-	-	P*	P	P	P	P	P	-
Vehicle Storage	-	-	C	P	P	P	P	-	-
Veterinary Services	-	-	C	P	P	P	P	-	-
INDUSTRIAL USES	SF-ROB	THC-ROB	MF-ROB	CO-ROB1	CO-ROB2	LI-ROB	R&D-ROB	CV-ROB	OS-ROB
Basic Industry	-	-	-	C	P	P	P	-	-
Custom Manufacturing	-	-	-	C	P	P	P	-	-
General Warehousing and Distribution	-	-	-	C	P	P	P	-	-
Light Manufacturing	-	-	-	C	P	P	P	-	-
Limited Warehousing and Distribution	-	-	-	C	P	P	P	-	-
Recycling Center	-	-	-	C	P	P	P	P	-
Resource Extraction	-	-	-	C	P	P	P	P	-
AGRICULTURAL USES	SF-ROB	THC-ROB	MF-ROB	CO-ROB1	CO-ROB2	LI-ROB	R&D-ROB	CV-ROB	OS-ROB
Urban Farm	P	P	P	P	P	P	P	P	-
All Other Agricultural Uses	-	-	C	P	P	P	P	P	-
CIVIC USES	SF-ROB	THC-ROB	MF-ROB	CO-ROB1	CO-ROB2	LI-ROB	R&D-ROB	CV-ROB	OS-ROB
Administrative Services	-	P*	P*	P	P	P	P	P	-
Aviation Facilities	-	C	C	P	P	P	P	P	-
Camp	-	C	P	P	P	P	P	P	-
Cemetery	-	C	C	P	P	P	P	P	-
Club or Lodge	C	C	P	P	P	P	P	P	-
College and University Facilities	C	C	C	P	P	P	P	P	-
Communication Service Facilities	P	P	P	P	P	P	P	P	-
Community Events	-	-	-	C	C	C	C	C	-
Community Recreation (Private)	C	C	C	P	P	P	P	P	P
Community Recreation (Public)	C	C	C	P	P	P	P	P	P
Congregate Living	-	C	P	P	P	P	P	-	-

Exhibit "G" Robinson Ranch Use Summary Table

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

* Limited to a maximum of 10,000 SF Gross Floor Area

Convalescent Services	--	C	C	P	P	P	P	P	--
Convention Center	--	C	C	P	P	P	P	P	--
Counseling Services	--	C	C	P	P	P	P	P	--
Cultural Services	C	C	C	P	P	P	P	P	--
Day Care Services (Commercial)	C	C	C	P	P	P	P	P	--
Day Care Services (General)	C	C	P	P	P	P	P	P	--
Day Care Services (Limited)	P	P	P	P	P	P	P	P	--
Detention Facilities	--	--	--	C	C	C	C	C	--
Employee Recreation	P	P	C	P	P	P	P	P	--
Family Home	P	P	P	P	P	P	P	P	--
Group Home, Class I (General)	P	P	P	P	P	P	P	P	--
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	--
Group Home, Class II	P	P	P	P	P	P	P	P	--
Guidance Services	--	C	C	P	P	P	P	P	--
Hospital Services (General)	--	C	C	P	P	P	P	P	--
Hospital Services (Limited)	--	C	C	P	P	P	P	P	--
Local Utility Services	P	P	P	P	P	P	P	P	P
Maintenance and Service Facilities	--	C	C	C	C	P	P	C	--
Major Public Facilities	--	C	C	C	C	C	C	C	--
Major Utility Facilities	--	C	C	C	C	C	C	C	--
Military Installations	--	C	C	C	C	C	C	C	--
Park and Recreation Services (General)	P	P	P	P	P	P	P	P	P
Park and Recreation Services (Special)	--	--	C	P	P	P	P	P	--
Postal Facilities	--	C	P	P	P	P	P	P	--
Private Primary Educational Facilities	P	P	P	P	P	P	P	P	--
Private Secondary Educational Facilities	C	C	C	P	P	P	P	P	--
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	--
Public Secondary Educational Facilities	C	C	C	P	P	P	P	P	--
Railroad Facilities	--	C	C	P	P	P	P	P	--
Religious Assembly	P	P	P	P	P	P	P	P	--
Residential Treatment	--	C	C	C	P	P	P	P	--
Safety Services	C	C	C	P	P	P	P	C	C
Telecommunication tower -- subject to SS 25-2-839 (13-2-235 and 13-2- 273)	P/C	P/C	P	P	P	P	P	P	--
Transitional Housing	--	C	C	C	C	C	C	C	--
Transportation Terminal	--	--	C	P	P	P	P	P	--
All other Civic Uses	--	--	C	C	C	C	C	C	--

EXHIBIT "H" - COMPATIBILITY STANDARDS

6-16-04.1

ARTICLE 10: COMPATIBILITY STANDARDS

DIVISION 1: GENERAL PROVISIONS

§ 25-2-1051 APPLICABILITY.

(A) Except as provided in Section 25-2-1052 (Exceptions), this article applies to a use in a **THC-ROB, MF-ROB, CO-ROB1, CO-ROB2, LI-ROB, R&D-ROB and CV-ROB district** and to a civic use described in Subsection (B) that is located on property:

- (1) across the street from or adjoining property:
 - (a) in a **SF-ROB or** an urban family residence (SF-5) or more restrictive zoning district;
 - (b) on which a use permitted in a **SF-ROB or** an SF-5 or more restrictive zoning district is located, other than a dwelling permitted by Section 25-2-894 (Accessory Uses For A Principal Commercial Use); or
 - (c) in a traditional neighborhood (TN) zoning district; or
- (2) located 540 feet or less from property in:
 - (a) a **SF-ROB or** an SF-5 or more restrictive zoning district;
 - (b) a TN district; or
 - (c) a development reserve (DR) zoning district.

(B) In Subsection (A), a civic use is a:

- (1) college and university facilities use;
- (2) community recreation (private) use;
- (3) community recreation (public) use;
- (4) day care services (commercial) use;
- (5) park and recreation services (special) use;
- (6) private primary educational facilities use;

- (7) a private secondary educational facilities use;
- (8) a public primary educational facilities use;
- (9) a public secondary educational facilities use; or
- (10) a religious assembly use.

(C) Under this article, residential property in a planned unit development (PUD) zoning district is treated as property in an SF-5 zoning district if the PUD land use plan establishes the density for the residential area at 12.44 units per acre or less.

Source: Sections 13-2-731(a) and (d) and 13-2-25(2).

§ 25-2-1052 EXCEPTIONS.

(A) This article does not apply to:

- (1) construction for a residential use permitted in a SF-ROB or an urban family residence (SF-5) or more restrictive zoning district;
- (2) property in a historic district;
- (3) a structural alteration that does not increase the square footage, area, or height of a building; or
- (4) a change of use that does not increase the amount of required off-street parking.

(B) This article does not apply if property that triggers the compatibility standards is located in a SF-ROB or an SF-5 or more restrictive zoning district and is:

- (1) in the 100-year floodplain, in a rural residence (RR) zoning district, and not developed with a single-family dwelling;
- (2) a buffer zone established before March 1, 1984;
- (3) a right-of-way, utility easement, or railroad line that is not located on property protected by this article; or
- (4) developed with a use not permitted in a SF-ROB or an SF-5 or more restrictive zoning district, if the use fronts on:
 - (a) an arterial street defined by the Transportation Plan; or
 - (b) an industrial street with a right-of-way of at least 80 feet.

(C) For a property that contains a structure in which a use permitted in **THC-ROB, MF-ROB, MF-ROB, CO-ROB1, CO-ROB2, LI-ROB, R&D-ROB and CV-ROB district or** an SF-6 or less restrictive district is located and a structure in which a use permitted in **a SF-ROB or** an SF-5 or more restrictive use is located, this article does not apply to that portion of the property that is closer to the structure containing the use permitted in **a SF-ROB or** an SF-5 or more restrictive district.

(D) This article does not apply to a passive use, including a park and hike and bike trail, in the 100 year flood plain if:

(1) the requirements of Chapter 25-8 (Environment) are met; and

(2) a license agreement to place the use in a dedicated drainage easement is obtained, if applicable.

(E) For an area used or developed as a residential infill or neighborhood urban center special use in a neighborhood plan combining district, this article applies only to the property along the perimeter of the area.

Source: Sections 13-2-731(b), (c) and (e) and 13-2-737; Ord. 000406-81.

DIVISION 2: DEVELOPMENT STANDARDS

§ 25-2-1061 STREET FRONTAGE FOR A CORNER SITE.

In Sections 25-2-1062 (Height Limitations And Setbacks For Small Sites) and 25-2-1063 (Height Limitations And Setbacks For Large Sites), street frontage for a corner site is measured along the more major street. If both streets are the same type, street frontage is measured along the shorter side of the site.

Source: Sections 13-2-733(a) and 13-2-734(b).

§ 25-2-1062 HEIGHT LIMITATIONS AND SETBACKS FOR SMALL SITES.

(A) This section applies to a site that has:

(1) an area that does not exceed 20,000 square feet; and

(2) a street frontage that does not exceed 100 feet.

(B) If a site has a street frontage of 50 feet or less, a person may not construct a structure 15 feet or less from property:

(1) in **a SF-ROB or** an urban family residence (SF-5) or more restrictive zoning district; or

(2) on which a use permitted in **a SF-ROB or** an SF-5 or more restrictive zoning district is located.

(C) If a site has a street frontage that is more than 50 feet, but that does not exceed 100 feet, the side and rear setback requirements are as follows:

Length of Street Frontage (Feet)	Side and Rear Setback (Feet)
50.01 to 52.50	15.0
52.51 to 54.99	15.5
55.00 to 57.50	16.0
57.51 to 59.99	16.5
60.00 to 62.50	17.0
62.51 to 64.99	17.5
65.00 to 67.50	18.0
67.51 to 69.99	18.5
70.00 to 72.50	19.0
72.51 to 74.99	19.5
75.00 to 77.50	20.0
77.51 to 79.99	20.5
80.00 to 82.50	21.0
82.51 to 84.99	21.5
85.00 to 87.50	22.0
87.51 to 89.99	22.5
90.00 to 92.50	23.0
92.51 to 94.99	23.5
95.00 to 97.50	24.0
97.51 to 99.99	24.5
100	25.0

(D) A person may not construct a structure that exceeds a height of:

(1) two stories or 30 feet if the structure is 50 feet or less from property:

(a) in **a SF-ROB or** an SF-5 or more restrictive zoning district;
or

(b) on which a use permitted in **a SF-ROB or** an SF-5 or more restrictive zoning district is located; or

(2) three stories or 40 feet if the structure is more than 50 feet and not more than 100 feet from property:

(a) in **a SF-ROB or** an SF-5 or more restrictive zoning district;
or

(b) on which a use permitted in a SF-ROB or an SF-5 or more restrictive zoning district is located;

(3) for a structure more than 100 feet but not more than 300 feet from property zoned SF-ROB or SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-ROB, or SF-5 or more restrictive; or

(4) for a structure more than 300 feet but not more than 540 feet from property zoned SF-ROB or SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-ROB or SF-5 or more restrictive.

Source: Section 13-2-733; Ord. 000309-39.

§ 25-2-1063 HEIGHT LIMITATIONS AND SETBACKS FOR LARGE SITES.

(A) This section applies to a site that has:

(1) an area that exceeds 20,000 square feet; or

(2) a street frontage that exceeds 100 feet.

(B) A person may not construct a structure 25 feet or less from property:

(1) in a SF-ROB or an urban family residence (SF-5) or more restrictive zoning district; or

(2) on which a use permitted in a SF-ROB or an SF-5 or more restrictive zoning district is located.

(C) A person may not construct a structure that exceeds a height of:

(1) two stories or 30 feet if the structure is 50 feet or less from property:

(a) in a SF-ROB or an SF-5 or more restrictive zoning district;
or

(b) on which a use permitted in a SF-ROB or an SF-5 or more restrictive zoning district is located; or

(2) three stories or 40 feet if the structure is more than 50 feet and not more than 100 feet from property:

(a) in a SF-ROB or an SF-5 or more restrictive zoning district;
or

(b) on which a use permitted in **a SF-ROB or** an SF-5 or more restrictive zoning district is located;

(3) for a structure more than 100 feet but not more than 300 feet from property zoned **SF-ROB or** SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned **SF-ROB or** SF-5 or more restrictive; or

(4) for a structure more than 300 feet but not more than 540 feet from property zoned **SF-ROB or** SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned **SF-ROB or** SF-5 or more restrictive.

Source: Section 13-2-734; Ord. 000309-39.

§ 25-2-1064 FRONT SETBACK.

A building must have a front building line setback of at least 25 feet from a right-of-way if the tract on which the building is constructed:

(1) adjoins property:

(a) in **a SF-ROB or** an urban family residence (SF-5) or more restrictive zoning district; or

(b) on which a use permitted in **a SF-ROB or** a SF-5 or more restrictive district is located; and

(2) fronts on the same street as the adjoining property.

Source: Section 13-2-736(a).

§ 25-2-1065 SCALE AND CLUSTERING REQUIREMENTS.

(A) The massing of buildings and the appropriate scale relationship of a building to another building may be accomplished by:

(1) avoiding the use of a continuous or unbroken wall plane;

(2) using an architectural feature or element that:

(a) creates a variety of scale relationships;

(b) creates the appearance or feeling of a residential scale; or

(c) is sympathetic to a structure on an adjoining property; or

(3) using material consistently throughout a project and that is human in scale; or

(4) using a design technique or element that:

(a) creates a human scale appropriate for a residential use; or

(b) prevents the construction of a structure in close proximity to a single-family residence zoning district that is:

(i) significantly more massive than a structure in a single-family residence zoning district; or

(ii) antithetical to an appropriate human scale; and

(c) allows the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.

(B) Except for good cause, the first tier of buildings in a multi-family or mixed use project must be clustered in a group that is not more than 50 feet wide, as measured along the side of the buildings that are most parallel to the property line of the site.

(C) The depth of the first tier of buildings described under Subsection (B) may not exceed:

(1) two units; or

(2) 60 feet.

(D) A building must be at least 10 feet apart from another building, as measured from wall face to wall face.

(E) Subsections (B), (C), and (D) do not apply to a:

(1) private or public primary educational facility;

(2) private or public secondary educational facility; or

(3) a college or university.

(F) In Subsection (B), good cause may be shown by compliance with Subsection (A).

Source: Section 13-2-735(c) and (d); Ord. 000309-39.

§ 25-2-1066 SCREENING REQUIREMENTS.

(A) A person constructing a building shall screen each area on a property that is used for a following activity from the view of adjacent property that is in **a SF-ROB or** an urban residence (SF-5) or more restrictive zoning district:

- (1) off-street parking;
- (2) the placement of mechanical equipment;
- (3) storage; or
- (4) refuse collection.

(B) A person may comply with Subsection (A) by providing a yard, fence, berm, or vegetation. If a fence is provided, the height of the fence may not exceed six feet, except as otherwise permitted by Section 25-2-899 (Fences As Accessory Uses).

(C) The owner must maintain a fence, berm, or vegetation provided under this section.

Source: Section 13-2-736(c).

§ 25-2-1067 DESIGN REGULATIONS.

(A) Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:

(1) in **a SF-ROB or** an urban family residence (SF-5) or more restrictive zoning district; or

(2) on which a use permitted in **a SF-ROB or** an SF-5 or more restrictive zoning district is located.

(B) The noise level of mechanical equipment may not exceed 70 db at the property line.

(C) A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:

(1) in **a SF-ROB or** an SF-5 or more restrictive zoning district; or

(2) on which a use permitted in **a SF-ROB or** an SF-5 or more restrictive zoning district is located.

(D) The location of and access to a permanently placed refuse receptacle, including a dumpster, must comply with guidelines published by the Department of Public Works and Transportation. The Watershed Protection and Development Review

Department shall review and must approve the location of and access to each refuse receptacle on a property.

(E) A highly reflective surface, including reflective glass and a reflective metal roof with a pitch that exceeds a run of seven to a rise of 12, may not be used, unless the reflective surface is a solar panel or copper or painted metal roof.

(F) An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining property:

(1) in **a SF-ROB or** an SF-5 or more restrictive zoning district; or

(2) on which a use permitted in **a SF-ROB or** an SF-5 or more restrictive zoning district is located.

(G) Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:

(1) in **a SF-ROB or** an SF-5 or more restrictive zoning district; or

(2) on which a use permitted in **a SF-ROB or** an SF-5 or more restrictive zoning district is located.

(H) If a site on which a parking area or driveway is constructed is less than 125 feet wide, the width and setback for the parking area or driveway must comply with the following schedule:

Total Site Width	Avg. Parking Width	Setback for Parking	Setback for Driveways
0 to 52.99'	45'	5'	0'
53 to 55.99'	46'	6'	1'
56 to 58.99'	47'	7'	2'
59 to 61.99'	48'	8'	3'
62 to 64.99'	49'	9'	4'
65 to 67.99'	50'	10'	5'
68 to 70.99'	51'	11'	6'
71 to 73.99'	52'	12'	7'
74 to 76.99'	53'	13'	8'
77 to 79.99'	54'	14'	9'
80 to 82.99'	55'	15'	10'
83 to 85.99'	56'	16'	11'
86 to 88.99'	57'	17'	12'
89 to 91.99'	58'	18'	13'
92 to 94.99'	59'	19'	14'
95 to 97.99'	60'	20'	15'
98 to 100.99'	61'	21'	16'

101 to 103.99'	62'	22'	17'
104 to 106.99'	63'	23'	18'
107 to 109.99'	64'	24'	19'
110 to 112.99'	65'	25'	20'
113 to 115.99'	67'	25'	21'
116 to 118.99'	69'	25'	22'
119 to 121.99'	71'	25'	23'
122 to 124.99'	73'	25'	24'

Source: Section 13-2-738(a) through (f); Ord. 010329-18.

§ 25-2-1068 CONSTRUCTION OF PARKING LOTS AND DRIVEWAYS BY CIVIC USES PROHIBITED.

(A) Except as provided by Subsection (B), a parking lot or driveway may not be constructed to serve a civic use described in Section 25-2-6 (Civic Uses Described) if:

- (1) construction of the parking lot or driveway requires the removal of a single-family residential use; or
- (2) the civic use provides secondary access from the civic use through a lot.

(B) Subsection (A) does not apply if at least 50 percent of the property adjoining the lot on which the parking lot or driveway is located is in a **THC-ROB, MF-ROB, MF-ROB, CO-ROB1, CO-ROB2, LI-ROB, R&D-ROB and CV-ROB district**, or a townhouse and condominium residence (SF-6) or more restrictive zoning district. Property that adjoins the rear of the lot, property owned by the owner of the civic use, and right-of-way are not considered in making a determination under this subsection.
Source: Section 13-2-738(g).

DIVISION 3: WAIVERS

§ 25-2-1081 LAND USE COMMISSION OR COUNCIL WAIVER.

(A) Except as provided by Subsections (B) and (C), the Land Use Commission, or Council on appeal from a Land Use Commission decision, may waive a requirement of this article if the Land Use Commission or Council determine that a waiver is appropriate and will not harm the surrounding area.

(B) The Land Use Commission or Council may not approve a waiver that reduces a required setback to less than five feet.

(C) The Land Use Commission or the Council may approve a waiver of a height restriction imposed by Section 25-2-1062 (Height Limitations And Setbacks For Small Sites) and 25-2-1063 (Height Limitations And Setbacks For Large Sites) only if:

(1) there is an existing structure located between the proposed structure and the closest property to the proposed structure that triggers the compatibility standards; or

(2) the proposed development is located on and completely surrounded by property in a downtown mixed use (DMU) zoning district and the person applying for the waiver has:

(a) provided notice of the requested waiver, by certified mail with return receipt requested, to the owner of each property that adjoins or is across the street from the proposed development and on which a use permitted in an urban residence (SF-5) or more restrictive zoning district is located; and

(b) submitted the return receipts to the director.

(D) A waiver approved under Subsection (C)(1) may not permit the construction of a structure that exceeds the height of the existing structure.

(E) This section does not prohibit the Board of Zoning Adjustment from granting a variance from a requirement of this article under Section 25-2-473 (Variance Requirements).

Source: Section 13-2-739; Ord. 010607-8.

§ 25-2-1082 ADMINISTRATIVE WAIVER FOR PROPERTY IN DEVELOPMENT RESERVE (DR) DISTRICT.

(A) This section applies only to property to which the compatibility standards apply because the property is 540 feet or less from a development reserve (DR) zoning district.

(B) The director may waive the application of this article to property that is not located more than 1,000 feet from a roadway, if property in the development reserve (DR) district that triggers the compatibility standards has frontage on a road classified by the Transportation Plan as a minor arterial or larger roadway.

(C) Before waiving the application of this article under this section, the director must review for property 540 feet or less from the property for which the waiver is sought:

(1) each existing land use and proposed development; and

(2) each approved preliminary subdivision plan or final subdivision plat.

(D) The director shall issue notice of the director's decision on the waiver under Section 25-1-133(B) (Notice Of Applications And Administrative Decisions). The granting or denial of a waiver under this section may be appealed to the Land Use Commission.

Source: Section 13-2-731(a)(4); Ord. 000309-39; Ord. 010607-8.

Legend



Areas that must comply with additional building setbacks for uses other than single family residential.

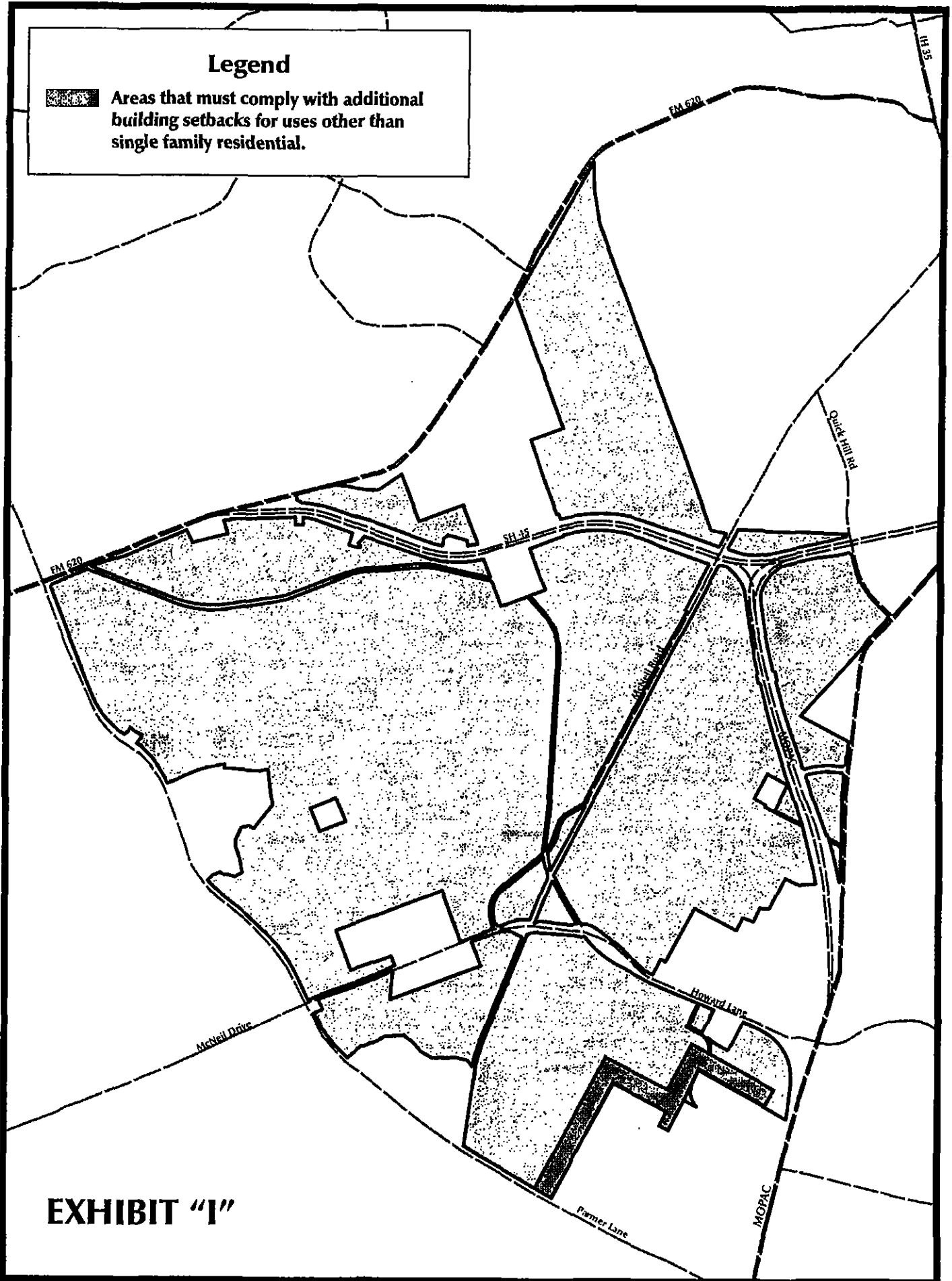


EXHIBIT "I"

EXHIBIT J

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucoides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchit Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Caolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis</i> 'mexicana'
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis</i> var. 'texensis'
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina</i> var. <i>eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

Shrubs

- Abelia, Glossy *Abelia grandiflora*
 Agarita *Berberis trifoliata*
 Agave (Century Plant) *Agave sp.*
 American Beautyberry *Callicarpa americana*
 Artemisia *Artemisia 'Powis Castle'*
 Barbados Cherry *Malpighia glabra*
 Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
 Basket Grass (Sacahuista) *Nolina texana*
 Black Dalea *Dalea frutescens*
 Bush Germander *Teucrium fruticans*
 Butterfly Bush *Buddleja davidii*
 Butterfly Bush, Woolly *Buddleja marrubifolia*
 Coralberry *Symphoricarpos orbiculatus*
 Cotoneaster *Cotoneaster sp.*
 Eleagnus *Eleagnus pungens*
 Esperanza/Yellow Bells *Tecoma stans*
 Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
 Fragrant Mimosa *Mimosa borealis*
 Holly, Burford *Ilex cornuta 'Burfordii'*
 Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
 Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
 Jasmine, Primrose *Jasminum mesnyi*
 Kidneywood *Eysenhardtia texana*
 Lantana, Native *Lantana horrida*
 Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
 Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
 Mock Orange *Philadelphus coronarius*
 Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
 Oleander *Nerium oleander*
 Palmetto *Sabal minor*
 Prickly Pear *Opuntia engelmannii var. lindheimeri*
 Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
 Rose, Lamarne *Rosa 'Lamarne'*
 Rose, Livin' Easy *Rosa 'Livin' Easy'*
 Rose, Marie Pavie *Rosa 'Marie Pavie'*
 Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
 Rose, Mutabilis *Rosa 'Mutabilis'*
 Rose, Nearly Wild *Rosa 'Nearly Wild'*
 Rose, Old Blush *Rosa 'Old Blush'*
 Rose, Perle d'or *Rosa 'Perle d'or'*
 Rock Rose *Pavonia lusiopetala*
 Rosemary *Rosmarinus officinalis*
 Sage, Mountain *Salvia regia*
 Sage, Texas (Cenizo) *Leucophyllum frutescens*
 Senna, Lindheimer *Cassia lindheimeriana*
 Southern Wax Myrtle *Myrica cerifera*
 Sumac, Evergreen *Rhus virens*
 Sumac, Fragrant (Aromatic) *Rhus aromatica*
 Texas Sotol *Dasyilirion texanum*
 Turk's Cap *Malvaviscus arboreus*
 Yucca, Paleleaf *Yucca pallida*
 Yucca, Red *Hesperaloe parviflora*
 Yucca, softleaf *Yucca recurvifolia*
 Yucca, Twistleaf *Yucca rupicola*

Perennials

Black-eyed Susan *Rudbeckia hirta*
 Bulbine *B. frutescens* or *caulescens*
 Bush Morning Glory *Ipomoea fistulosa*
 Butterfly Weed *Asclepias tuberosa*
 Butterfly Weed 'Mexican' *Asclepias curassivica*
 Cast Iron Plant *Aspidistra elatior*
 Chile Pequin *Capsicum annuum*
 Cigar Plant *Cuphea micropetala*
 Columbine, Red *Aquilegia canadensis*
 Columbine, Yellow *Aquilegia chrysantha* 'Texas Gold'
 Coreopsis *Coreopsis lanceolata*
 Daisy, Blackfoot *Melampodium leucanthum*
 Daisy, Copper Canyon *Tagetes lemmonii*
 Damiantia *Crysactina mexicana*
 Fall Aster *Aster oblongifolius*
 Fern, River *Thelypteris kunthii*
 Firebush *Hamelia patens*
 Gaura *Gaura lindheimeri*
 Gayfeather *Liatris mucronata*
 Gregg Dalea *Dalea greggii*
 Hibiscus, Perennial *Hibiscus moscheutos*, *Hibiscus coccineus*
 Honeysuckle, Mexican *Justicia spicigera*
 Hymenoxys (Four Nerve Daisy) *Tetranneuris scaposa*
 Indigo Spires *Salvia 'Indigo Spires'*
 Iris, Bearded *Iris albicans*
 Iris, Butterfly/Bicolor (African) *Dietes sp.*
 Lamb's Ear *Stachys byzantina*
 Lantana *Lantana x hybrida* (many varieties)

Lantana, Trailing *Lantana montevidensis*
 Marigold, Mexican Mint *Tagetes lucida*
 Obedient Plant, Fall *Physostegia virginiana*
 Oregano, Mexican *Polioanthus longiflora*
 Penstemon *Penstemon sp.*
 Phlox, Fragrant *Phlox pilosa*
 Pink Skullcap *Scutellaria suffrutescens*
 Plumbago *Plumbago auriculata*
 Poinciana, Red Bird of Paradise, Pride of Barbados
Caesalpinia pulcherrima
 Primrose, Missouri *Oenothera macrocarpa*
 Purple Coneflower *Echinacea purpurea*
 Ruellia *Ruellia brittoniana*
 Sage, Cedar *Salvia roemeriana*
 Sage, Jerusalem *Phlomis fruticosa*
 Sage, Majestic *Salvia guaranitica*
 Sage, Mealy Blue *Salvia farinacea*
 Sage, Mexican Bush *Salvia leucantha*
 Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
 Sage, Russian *Perovskia atricapsifolia*
 Sage, Scarlet or 'Tropical' *Salvia coccinea*
 Salvia, Gregg (Cherry Sage) *Salvia greggii*
 Shrimp Plant *Justicia brandegeana*
 Texas Betony *Stachys coccinea*
 Verbena, Prairie *Verbena bipinnatifida*
 Yarrow *Achillea millefolium*
 Zexmenia *Wedelia texana*

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
 Bluestem, Bushy *Andropogon glomeratus*
 Bluestem, Little *Schizachyrium scoparium*
 Fountain Grass, Dwarf *Pennisetum alopecuroides*
 Indian Grass *Sorghastrum nutans*
 Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
 Muhly, Bamboo *Muhlenbergia dumosa*
 Muhly, Big *Muhlenbergia lindheimeri*
 Muhly, Deer *Muhlenbergia rigens*
 Muhly, Gulf *Muhlenbergia capillaris*
 Muhly, Seep *Muhlenbergia reverchonii*
 Sideoats Grama *Bouteloua curtipendula*
 Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
 Carolina Jessamine *Gelsemium sempervirens*
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
 Lady Banksia Rose *Rosa banksiae*
 Passion Vine *Passiflora incarnata*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
 Frogfruit *Phyla incisa*
 Horseherb *Calypocarpus vialis*
 Leadwort *Plumbago Ceratostigma plumbaginoides*
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
 Oregano *Origanum vulgare*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina chamaecyparissus*
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Woolly Stemodia *Stemodia lanata*
 (*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
 Buffalo '609', 'Stampede', 'Prairie'
 St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'

Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
 Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

EXHIBIT K

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven

EXHIBIT L

Robinson Ranch

Architectural Principles – These principles shall guide the design of streets, buildings and other spaces in the MXD and TOD Major Land Use Categories. They provide a framework which when combined with high quality architecture will achieve successful design results. These principles are not limiting or prescriptive. They are not exhaustive and may be augmented by additional principles that positively contribute to the goals of these principles. For purposes of these principles, buildings are either “*fabric*” buildings or “*monumental*” buildings. *Monumental* buildings are few in number and include civic buildings and other specially prominent buildings due to their location or use. All other buildings are considered “*fabric*” buildings. *Fabric* buildings occupy almost all of the street frontage and will provide most of the street definition. Numerous sources have contributed to this list, but significantly helpful sources include Great Streets by Allan B. Jacobs and The New Urbanism by Peter Katz.

- Simple Forms – *Fabric* buildings should be simple in form and overall massing. *Fabric* buildings define street edges. Richness in overall composition will result from the juxtaposition of simple forms of neighboring buildings with one another. *Monumental* buildings may be more complex and unique in their form but must respect regional architecture and design principals.
- Indigenous Materials – Indigenous materials historically found and widely used in the region throughout the past century should be utilized in all buildings (whether residential or non-residential). Materials used should be environmentally responsible. Wall materials may be but not limited to: concrete, masonry, native stone, real stucco and limited metal panels. Sloped or curved roofs may include but not limited to galvanized metal - standing steam seam.
- Heft – Buildings should generally be substantial and not delicate in form. Wall thickness should be expressed. Windows and doors should be deep-set.
- Deep Shade – Building designs should respond to the intense Texas sun. Significant roof overhangs, porches and shading devices (awnings, canopies, colonnades, etc.) should be employed where appropriate. Additionally, façade details that create attractive shade and shadow should be utilized.
- Diversity & Complementarities of Design with Neighboring Buildings – Design diversity is encouraged but must be executed in a manner which is complementary, not clashing or competitive with neighboring buildings.
- Quality of Design & Construction – Buildings should be designed and built to last for a long time. Materials and workmanship must therefore be of the highest quality. Designs should reasonably anticipate future renovations and use changes which will accommodate the desired natural turnover and regeneration of users and uses in the neighborhood.

- Vertical Architecture – Long continuous façade planes in any single building are discouraged. Above the ground floor, major breaks in the horizontal plane of the façade should occur at least every 100 feet. Major horizontal plane breaks are insets that extend from at least the bottom of the third floor to the top of the façade. In addition, long façades should be articulated through grouping of windows and the use of bays and projecting pilasters, as well as changes in material.
- Spaces Between Adjacent Buildings – As a general rule, the less space between separate buildings on a street, the greater the definition of the street. Spacing between buildings should be minimized. However, when a detached condition occurs this should be made useful, preferably as a pedestrian or vehicular passage, landscaped yard or pocket parks.
- Façade Articulation – Complex building façades containing breaks which capture and highlight the movement of the sunlight across the building face are encouraged. These breaks should generally follow a classical ordering and run in a horizontal direction. Major and minor breaks should be utilized. Major breaks are protrusions from the façade of greater than six inches (such as cornice lines, spandrels between the first and second floor, balconies, etc.). Minor breaks are protrusions of less than six inches (such as window sills and lintels) which cast smaller shadows.
- Roofs – Commercial roofs should be predominately flat with sloped roof architectural features. Residential roofs should be predominately sloped with flat accent roofs. Sloped roofs should be no greater than 8:12 pitch and no wider than 50 feet from eave to eave. Curved roofs should be no taller than 16 feet above the plate or cornice line. All mechanical units shall be screened from street level pedestrian view.
- Consistent First Floor Heights – Above a given block the first floor heights should be similar in adjacent buildings, particularly as reflected in the exterior spandrel between the first and second floor. On commercial streets the range should be between 12 feet and 16 feet, and if they vary in adjacent buildings they should not do so by more than 1 foot. Likewise, heights of canopies and colonnades covering the sidewalks should match from building to building along a given block front, with maximum heights of 14 feet.
- Street Level Entries and Openings – Commercial entries along the street should be recessed at least 2 feet from the building face. Residential entries may be recessed or covered with a protective rain covering.
- Windows – Windows in TOD buildings should be predominately vertical in proportion. They should have clear glass which is not heavily tinted or reflective. Generally, windows should express the interior function. No more than 50% of a façade area may be glass. The buildings should look substantial, not like glass curtain wall volumes.
- Pedestrian-Friendly, Street-Level Façade Composition in TOD:
 - Storefront spacing: Along all commercial fronts, the appearance of many small stores and businesses is desirable. At least one building entry or passage should occupy

every 25 feet on average in any block, but no further than 40 feet apart along any commercial façade.

- Transparency at the edges: Numerous windows and building entries at the street level provide a sense of habitation and invitation to the pedestrian and are encouraged in all street-front façades. Blank stretches of wall (those without windows or entries) on street level, street-facing façades should be minimized. Stretches of 10 feet are acceptable. In any event, the blank stretches should not occupy more than 20 % of the linear frontage of a building.
 - Porches: Where first floors are residential in use, first floor porches, elevated at least 18 inches above the sidewalk and facing the street, are encouraged.
 - Sidewalk coverings: Canopies and colonnades providing sun and rain protection to pedestrians are encouraged. Canopies or awnings are encouraged on the north face of a building while colonnades are preferred on the south.
- Pedestrian-Friendly, Street-Level Facade Composition in MXD:
 - Porches: Where first floors are residential in use, first floor porches, elevated at least 18 inches above the sidewalk and facing the street, are encouraged.
 - Sidewalk coverings: Canopies and colonnades providing sun and rain protection to pedestrians are encouraged. Canopies or awnings are encouraged on the north face of a building while colonnades are preferred on the south.
 - Street Edges and Build-to Lines – A major factor in creating a defined street space is the establishment of a strong edge condition. This is mainly created by buildings but also by landscaping and walls or fences. All lots will have designated build-to lines. Buildings must be built to the build-to lines along the portion of the building which faces the street or other spaces with designated build-to lines. Some setbacks are allowed and are measured from the build-to lines. Build-to lines also establish the “street edge” along which walls, fences or landscaping must be placed where buildings are not placed. Driveways and pedestrian passageways may break the street edge. Building setbacks at street intersections shall be adequate to provide safe pedestrian passage along with safe site distances for vehicles.
 - Street Trees – Shade trees planted in an orderly fashion along streets add to the definition, comfort and safety of the street. Deciduous shade trees are recommended. Tree types may be varied by street to create variety and a greater sense of place.
 - Beginnings and Endings of Streets – The beginnings and endings of streets should be clear and well defined. Elements announcing the beginning and end include such items as symbolic gates, statues, fountains, parks, plazas and architecturally significant buildings.
 - Many Buildings Rather Than Few – In general, many buildings along a given street block are better than a few. Where two building façades abut there should be a vertical line indicating where one building ends and the other begins.

- Diversity of Uses – Diversity of uses is encouraged throughout MXD and TOD. Mixing uses vertically within buildings is encouraged in all buildings other than those designated residential only.
- Prominent Civic Buildings and Public Outdoor Places – Civic buildings and outdoor places provide common identity for all residents of the development and thereby help build community. Locations for these should be established and set aside if they are not built in the beginning. Other civic places and public outdoor spaces are encouraged. Civic buildings should be objects and where appropriate may not adhere to the build-to lines. They should be more highly articulate, more substantial and perhaps built of nicer materials than “fabric” buildings. Public art is encouraged in and on civic buildings as well as on public outdoor spaces. This may include statues, fountains, murals and architectural elements as well as other art forms.
- Mid-block Passages – Mid-block passages which connect the street to the interior of blocks and the parking therein are encouraged in MXD and required in TOD. These passages may be enclosed or open air but must remain open to public passage. In general, pedestrian circulation must be encouraged and enhanced and in no case should buildings cut off a pedestrian path being created as a part of the fabric of the town.
- Paving Materials – Roadways and parking lots will be concrete or asphalt with brick cross walks and concrete curbs. Entire sections of important roadways may be brick. Sidewalks will be concrete and/or brick. Other paved areas such as courtyards and plazas may be brick, concrete or stone as appropriate.
- Utilities – All local service (such as powerlines, cable, telephone) utilities should be underground in TOD areas and will be located when possible in service lanes.
- Sustainability – The development should support environmental stewardship through the following:
 - Optimization of energy and natural resources
 - Cleaner and better air quality, water and land
 - Protection of the natural environment
 - Connection with nature and a relation to the site through existing topography, water features, trees, etc.
 - Lower disposal costs through recycling and reusing materials
 - Lower health costs through a reduction in the use of toxic materials
 - Mitigate storm water runoff and heat gain to the built environment
- Landscape – Landscaping should support the nature of a planned townscape, with plant materials augmenting the character of the street or open space.
 - Use plant materials which are native to the region and that are sustainable without significant maintenance or irrigation (refer to the City of Austin Grow Green Native and Adapted Landscape Plants)