Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-12
AGENDA DATE: Thu 06/17/2004

SUBJECT: C814-04-0066 - Robinson Properties - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as several parcels of land generally located north and east of West Parmer Lane, west of FM 1325, south and southeast of RM 620, and further described as approximately 6300 acres, more or less, of land out of the of the Thomas P. Davy Survey No. 3, the Jacob M.Harrell Survey, the Malcolm M. Hornsby Survey No. 2, the Malcolm M. Hornsby Survey No. 4, the William Gorham Survey No. 1, the R.P. Trabue Survey, the Michael Pevetoe Survey, the Louis Kincheloe Survey No. 60, the Richard West Survey and unplatted land located in Williamson County, TX; the William J. Baker Survey No. 10, the John McQueen Survey, the Phillip J. Allen Survey, the William W. Hornsby Survey No. 22, the William W. Hornsby Survey No. 77, the Malcolm M. Hornsby Survey No. 76 , the Arthur Garner Survey and unplatted land located in Williamson and Travis County, TX; and the Louis Kincheloe Survey No. 21, the Francisco Garcia Survey No. 60, the Peter Conrad Survey No. 112, the Memucan Hunt Survey No. 105, the Memucan Hunt Survey No. 107 and unplatted land located in Travis County, TX. (Lake Creek, Rattan Creek and Walnut Creek Watersheds) from interim-rural residence (I-RR) district zoning, limited industrial services-planned development area (LI-PDA) combining district zoning and development reserve (DR) district zoning to planned unit development (PUD) district zoning. Zoning and Platting Commission Recommendation: To be considered by the Commission on June 15, 2004. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Greg Guernsey, 974-2387

REQUESTING DEPARTMENT:	Neighborhood Planning and Zoning	**DIRECTOR'S AUTHORIZATION:** Greg Guernsey

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ZONING CHANGE REVIEW SHEET

CASE: C814-04-0066

Z&P COMM. DATE: 5-18-04
6-1-04
6-15-04

ADDRESS: Several parcels of land (known as the "Robinson Properties") generally located north and east of West Parmer Lane, west of FM 1325, south and southeast of RM 620.

APPLICANT: City of Austin

AGENT: Neighborhood Planning and Zoning Department

PROPERTY OWNER (S): Robinson Ranch, Austin White Lime, Robinson Ranch Limited Partnership, Robinson Land Limited, et al.

ZONING FROM: I-RR*, LI-PDA, DR
*Upon annexation of existing ETJ areas

TO: PUD

AREA: Approximately 6,032.4 acres (approximately 9.425 square miles).

SUMMARY STAFF RECOMMENDATION:

Staff recommends Planned Unit Development district (PUD) zoning, subject to the land uses and site development standards outlined in the Robinson Ranch Use Summary Tables (Exhibit "B") and the site development standards (Exhibit "D", "E" & "F") with conditions and the following: 1) compliance with compatibility standards with respect to City of Austin properties adjacent to the PUD and within the MXD portion of the PUD; 2) additional building setbacks from certain residential subdivisions located at the southeast corner of the PUD (north of Parmer Land and west of FM 1325); 3) a minimum 200-foot wide setback will be provided between any residential dwelling and certain hazard "H" occupancy uses defined by the Uniform Building Code, as amended and the Uniform Fire Code, as amended; 4) allow the continuation of existing quarry & lime production activities, ranching and agricultural activities, fireworks sales (only in limited purpose jurisdiction), and hunting and non-commercial firearm activities (only in limited purpose jurisdiction).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 18, 2004: To continue the public hearing to June 1, 2004 meeting. Vote: 8-0. In addition, the ZAP Commission appointed a subcommittee by Chairperson Baker to review the proposed annexation and development agreement, and the proposed Robinson Property PUD. The three member subcommittee members are B. Baker, K. Jackson & J. Donisi. The subcommittee will be posted for May 24, 2004, May 25, 2004 & May 26, 2004.

June 1, 2004: To continue the public hearing to June 15, 2004 meeting. Vote: 8-0. J.P. absent. Subcommittee will meet on Monday, June 7th and Tuesday, June 8th. (Also, scheduled to meet on Monday, June 14th.)

June 15, 2004:

EXHIBITS:

Exhibit "A" Current shape description of the Robinson Property PUD
Exhibit "B" Use Summary Table
Exhibit "C" Land Use Plan
Exhibit "D" MXD Site Development Standards
Exhibit "E" TOD Site Development Standards
Exhibit "F" OS Site Development Standards
Exhibit "H" MXD Compatibility Standards
Exhibit "I" Boundary Areas to comply additional setbacks beyond compatibility standards.
Exhibit "L" Environmental Board recommendation.

DEPARTMENT COMMENTS:

The property owner(s) are have agreed to limited purpose annexation, which is being processed by the City concurrently with this zoning/rezoning request. The majority of the PUD is currently located within the City of Austin's 2-mile and 5-mile extraterritorial jurisdiction (ETJ) and not subject to the City of Austin's zoning use regulations. The remaining portion of the PUD along the north side (500 feet wide) of West Parmer Lane is already limited purpose annexed and zoned limited industrial services-planned development agreement (LI-PDA) combining district zoning. The existing LI-PDA zoning currently allows a variety of commercial, industrial, residential and civic land. Since being zoned LI-PDA zoning in 1998, a Freestyle (formerly Motorola) manufacturing facility, a Stepping Stone daycare, a Chevron gas station/MacDonald's restaurant, a condominium and an apartment complex have all been developed. Upon final subdivision plat approval or site plan approval, or building permit approval if neither plat or plan are not required within the PUD, the affected area may be full purpose annexed by the City of Austin without objection from the property owner(s) for full purpose annexation.

An annexation and development agreement is also being negotiated. The annexation and development agreement for the Robinson Properties was recommended Environmental Board with conditions on May 5, 2004. The Environmental Board recommendations for conditions are outlined in the attached memorandum. (see Exhibit "L").

Additional information regarding the Robinson Properties annexation and development agreement, including a draft of the agreement may be found at the following City web site: *www.ci.austin.tx.us/news/2004/robinson_ranch.htm*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR*, LI-PDA and DR *upon annexation of existing ETJ areas	Ranching and agricultural operations; quarry, lime production, office and residential uses
North & Northwest	City of Round Rock ETJ (County), City of Austin ETJ (County) and DR, CS-CO, LI and GR (limited purpose annexed)	Veterinary clinic, roller rink, restaurants, auto services, banks, hair salon, other commercial development, residential subdivisions, and other various land uses along RM 620
South and Southwest	SF-2, GR-CO, LI, LI-PDA, SF-2, RR, and City of Austin ETJ (County), *including North Austin MUD No. 1.*	Freescale (formerly Motorola) facility, day care, gas station/limited drive-through restaurant, condominiums, apartments, regional insurance office, residential subdivisions, food sales, gas station-convenience stores, industrial park, office, commercial, and undeveloped tracts.

	ZONING	LAND USES
East	SF-2, RR, IP, LI-CO, LI, City of Austin ETJ (County)	Residential subdivisions, amusement park, industrial park, Abbott Labs, apartments,
Property surrounded by PUD	City of Austin ETJ (County)	McNeil High School (R.R.I.S.D), churches, commercial uses, convenience storage, post office, undeveloped tracts, wood lot.

AREA STUDY: No.

TIA: Not required (*City initiated case*)

WATERSHED: Lake, Rattan and Walnut Creek Watersheds

DESIRED DEVELOPMENT ZONE: Yes.

CAPITOL VIEW CORRIDOR: No.

HILL COUNTRY ROADWAY: No.

NEIGHBORHOOD ORGANIZATIONS:

Milwood Neighborhood Association #44
River Oaks Lakes Estates Neighborhood # 64
McNeil Drive Neighborhood Assn. #244
McNeil Estates Neighborhood Group #270
Neigh. Assn. Of Williamson County # 454
Davis Springs HOA #604
Preston Oaks Owners Assn. #999
Northwood Neighborhood Assn. #52
North Growth Corridor Alliance #114
Rattan Creek Neighborhood Assn. #265
Parmer/Avery Island Neigh. Assn. #313
Riviera Springs Comm. Dev. Assn. #485
Avery Ranch Neigh. Assn. #701

SCHOOLS: Round Rock Independent School District.
Austin Independent School District (near the southeast portion of the PUD adjacent to the Preston Oaks, Northwood, McNeil Estates and Hidden Estates subdivisions).

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-02-0184 (on Parmer Lane at McNeil)	GR to CS-1	To grant CS-1-CO zoning w/conditions.	To grant CS-1-CO, with no off-site consumption only (proposed liquor store in existing retail center)
C14-02-0100 (on RM 620 @ Parmer Lane	GR to CS-1	To grant CS-1-CO	To grant CS-1-CO, no adult uses [proposed liquor store in existing (HEB) retail center]
C14-99-0048 (Howard @ Merrilltown.	I-RR to LI	To grant LI-CO zoning.	To grant LI-CO, with vehicle trip (warehouse.-office use)
C14-98-0103 (446 acres along Parmer Lane)	I-RR to LI-PDA	To grant CBD-CURE w/ conditions.	To grant LI-PDA, subj. to prohibit uses, 100-200 ft. non-single family bldg. setbacks, vehicle access prohibitions (except for single family uses).
C14-97-0030 (along RM620)	DR to CS-CO	To grant CS-CO with conditions.	To grant CS-CO, with vehicle trip limit & use prohibitions.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
S.H. 45 (future)	0	0	Tollway	0
RM 620 North	140'	48'-50'	Major Arterial	39,000 (2002)
Loop 1/MoPac (future)	0	0	Major Arterial	0
FM 1325	120'	72'	Major Arterial	18,700 (2002)
West Parmer Lane	200'	2 @ 236'	Major Arterial	44,000 (2002)
Anderson Mill Road	0	0	Major Arterial	0
McNeil Road	90'	40' to 2 @ 24'	Major Arterial	7,810 (1997)
Howard Lane (SH45 to McNeil)	0	0	Major Arterial	0
Howard Lane (McNeil to Loop 1)	100'	2 @ 24'	Major Arterial	14,010 (1997)

CITY COUNCIL DATE & ACTION:

June 10, 2004: Postponed at request of Staff to June 17, 2004. Vote: 7-0.

June 17, 2004:

ORDINANCE READINGS:

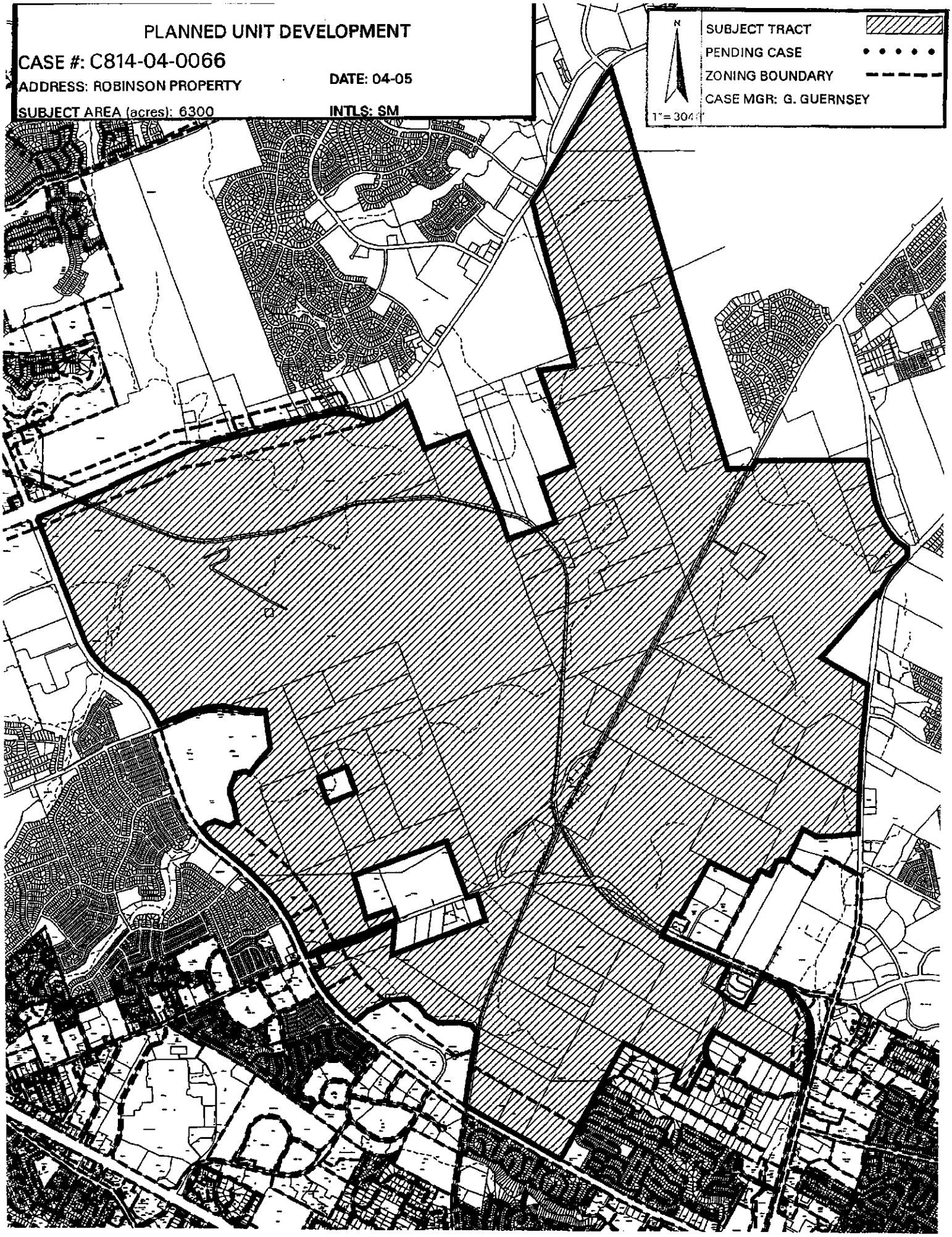
1st

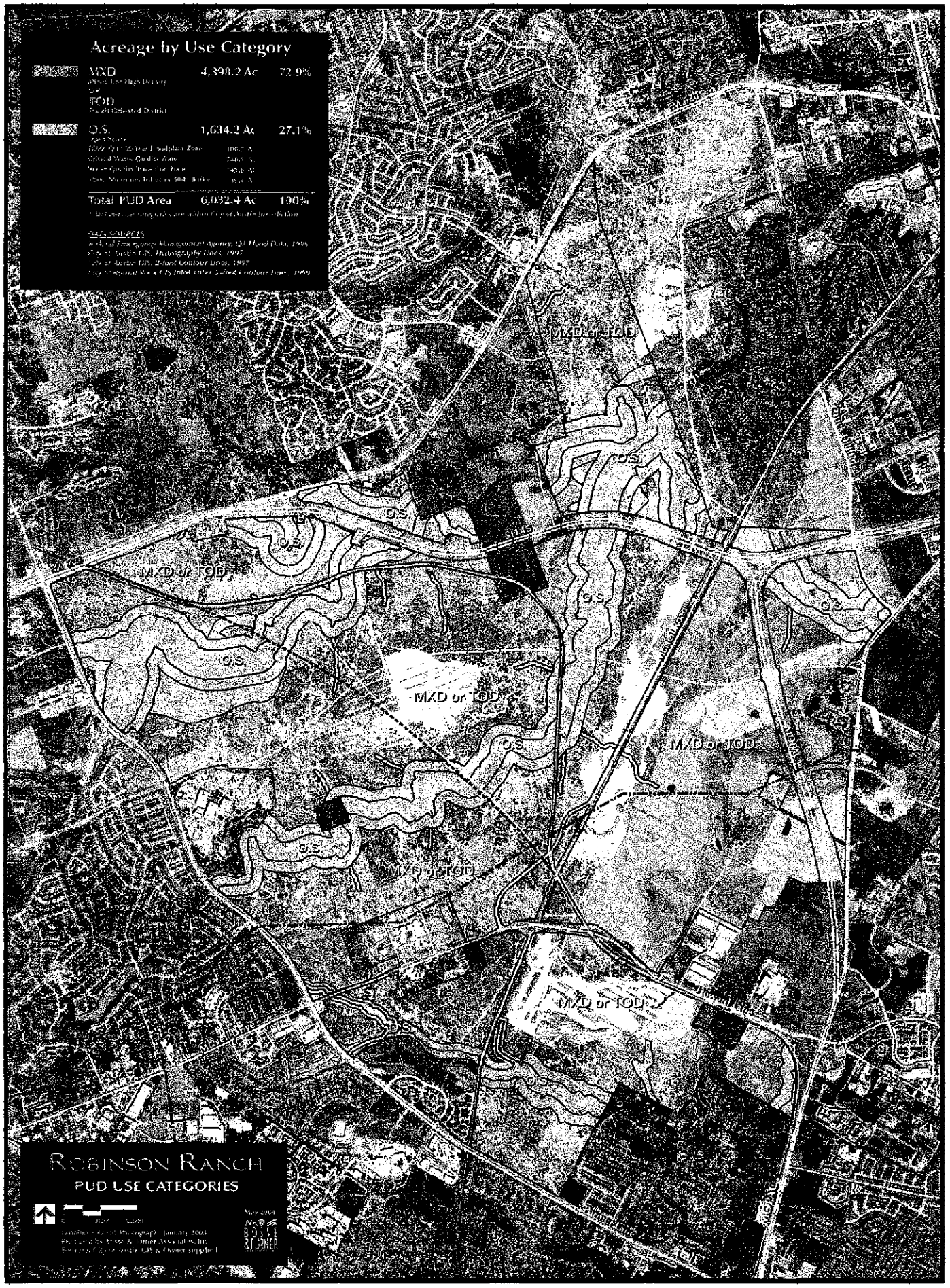
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Gregory Guernsey **PHONE:** 974-2387
EMAIL: Greg.Guernsey@ci.austin.tx.us


PLANNED UNIT DEVELOPMENT
CASE #: C814-04-0066
ADDRESS: ROBINSON PROPERTY
DATE: 04-05
SUBJECT AREA (acres): 6300
INTLS: SM
N
SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: G. GUERNSEY


Acreage by Use Category
MXD
4,398.2 Ac
72.9%
OR
TOD
O.S.
1,634.2 Ac
27.1%
Total PUD Area
6,032.4 Ac
100%
MXD or TOD
O.S.
ROBINSON RANCH
PUD USE CATEGORIES

STAFF RECOMMENDATION **C814-04-0066**

Staff recommends Planned Unit Development district (PUD) zoning, subject to the land uses and site development standards outlined in the Robinson Ranch Use Summary Tables (Exhibit "B") and the site development standards (Exhibit "D", "E" & "F") and the following:

1. The PUD will be subject to compatibility standards triggered by the SF-ROB district and SF-5 or more restrictive uses (and certain other civic uses outlined in the Land Development Code) within in the MXD district; and by SF-5 or more restrictive zoning or uses (and certain other civic uses outlined in the Land Development Code) outside the proposed PUD (see Exhibit "H")

2. A 200 foot industrial building setback and a 100 foot non-single family residential building setback is provided from the existing residential subdivisions (Preston Oaks, Northwood, McNeil Estates, Plaza Granado, Atkinson Acres, Hidden Estates, C.L. Sikes, Oak Craft, Dudley Estate, et. al.) located southeast of the PUD (north of Parmer Lane and West of FM1325), with exceptions for surface parking, driveways, landscaping, drainage, sidewalks, utility improvements and other improvements required by the City of Austin, as modified by compatibility standards.

3. A minimum 200-foot wide setback will be provided between any residential dwelling and certain hazard ("H") – occupancy uses defined by the Uniform Building Code, as amended and the Uniform Fire Code, as amended. Specifically, this setback would be for storage areas or loading areas of "H" Occupancy uses defined as flammable / combustible liquids and gases, and / or toxic chemicals, and residential uses, as determined by the Austin Fire Department.

4. In recognition of the existing land uses on the property, the PUD will allow continuation of current uses and activities occurring with the PUD which include: 1) office uses, 2) quarrying, lime production and transportation, storage of materials and equipment for quarrying and lime production, and all related activities, including but not limited to excavating, filling, crushing and screening; 3) ranching and agricultural related operations; 4) hunting (including the use of firearms) and recreational (non-commercial) firearm activities within the limited purpose jurisdiction; and (iv) sales and use of fireworks within the limited purpose jurisdiction in compliance with all applicable state law requirements as adopted by the City.

PUD Overview

The proposed Robinson Property PUD is approximately 6,032.4 acres and located in the northwest corner of the City of Austin's planning jurisdiction. The majority of the PUD is currently located within the City of Austin's 2-mile and 5-mile extraterritorial jurisdiction (ETJ) and not subject to the City of Austin's zoning use regulations. Upon annexation the properties will be zoned interim rural residential (I-RR) district and is already developed with a quarry and lime production operation, a working ranch, residential homes, and offices.

Land Use

Within the proposed PUD there are three major land use categories, that include a Transit-Oriented Development (TOD) district, a major mixed land use (MXD) district, and an open space (OS) district.

The proposed PUD describes the Transit-Oriented Development as a district that is encouraged to be of a design, configuration and mix of uses that emphasize a pedestrian-oriented environment and that

reinforce the use of mass transit (rail or bus rapid transit). The TOD 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 also encouraged to allow residents, workers and shoppers to walk or bicycle to mass transit and other destinations within the TOD. A TOD would only be required within 1,320 feet (1/4 mile) of a major mass transit facility which is defined as an existing for transit agency proposed rail station or bus rapid transit transfer station. From a distance of 1,320 feet up to 2000 feet of a major mass transit facility, a TOD would be optional. The TOD would be the most intense land use category in the PUD and would allow the dense residential uses, the major of commercial land use types and mixed use buildings, but would exclude land intensive detached single family homes, duplexes and two-family residential uses (garage apartments). The TOD would allow unlimited building height for commercial uses, 12 to 1 floor-to-area ratios, zero setbacks and up to 100% impervious cover. The TOD district would not be subject to compatibility standards.

The MXD district, in combination with the TOD district would comprise about 71.1% (4,325.6 acres) of the PUD; however, the majority of the PUD would be designated as MXD. The MXD district would allow all types of residential, commercial, industrial and civic land uses, and would be subject to compatibility standards. The MXD district allows unlimited commercial building height and industrial building height of 120 feet, up to 6 to 1 floor-to-area ratios, setbacks which vary from zero to 10 feet and impervious cover between 60% to 90%.

The OS district would comprise about 27.1% (1,634.2 acres) of the PUD and would include property located within the Critical Water Quality Zone (CWTZ), Water Quality Transition Zone (WQTZ), 100-year flood plain and certain 50 foot buffer areas with a 32 acre contributing drainage area. The OS district would allow a limited number of passive uses and no impervious cover. No impervious cover is proposed within the OS district, except for certain utility, roadway and railroad crossings.

Environmental/Water Quality

The PUD is located over the Northern Edwards Aquifer Recharge Zone. It is located in the Lake, Rattan and Walnut Creek watersheds, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The PUD is also located within the Desired Developed Zone. It has been estimated that the maximum impervious cover at final build out will be approximately 50% to 60% of the property. According to FEMA flood plain maps, there is flood plain with the PUD and it will be set aside within the OS district.

The property owner through the PUD has agreed to protect the natural character of waterways by providing for the following:

- No development in Critical Water Quality Zones and Water Quality Transition Zones of all three creeks on the tract.

- New protection for headwaters. Fifty (50) foot buffers provided on both sides of small waterways with drainage areas of 32 acres or more, providing 100 foot wide headwater protection corridors.

- No impervious cover is proposed in current 100 year FEMA flood plain areas, except for passive recreation uses; and utility, roadway and railroad crossings

In return for increased waterway protection, recharge feature protections have been modified in the following ways: Setbacks are not required for small recharge features or sinkholes, which lie outside the stream buffer areas. Major recharge features are protected with up gradient buffers of 300'

maximum and down gradient buffer of 100' maximum throughout the tract with the exception of areas within 1500' of the intersection of major roadways in the CAMPO plan.

The property owner will protect springs, wetlands, rim rocks and bluffs as per the current Land Development Code. In addition, the property owner will provide water quality controls in accordance with current Land Development Code.

Standard landscaping and tree protection will be required in accordance with Chapter 25-2 and 25-8 as modified, for all development.

BASIS FOR RECOMMENDATION

1. Zoning should be consistent with the purpose statement of the district sought.

Planned unit development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD.

The proposed PUD will encourage and allow a mixture of residential, commercial, industrial, and civic uses that will be planned as a single contiguous project under unified control. The preservation of 27.1% (1,634.2 acres) of open space, the provisions to insure waterway protection and the protection of certain significant environmental cave features will preserve the natural environment of the PUD site. The proposed TOD will encourage high density development around major mass transit facilities will allow and encourage innovative development of the PUD. Finally, the infrastructure is adequate to serve the PUD by being in the Austin Water Utility's service area and part of the Utility's Long Range Pan. The roadway infrastructure is also adequate to serve the PUD, since it site bisected by two State highways (SH 45 and Loop1/MoPac), two major rail lines (Union Pacific RR, Austin NW RR), and will be crossed by three major arterial roadways (Anderson Mill Road, McNeil Road & Howard Lane). The PUD is also bounded by other major arterial roadways that form the perimeter of the property to the northwest, south, and southeast (Parmer Lane and RM620).

A PUD district designation provides greater design flexibility by the permitting modifications to site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations.

The PUD meets the above criteria by the creation of use and site development standards in the Robinson Ranch use summary tables (Exhibit "B") and the site development standards (Exhibit "D", "E" & "F") that allows mixture of land uses and increased development intensity, while: 1) preserving the compatibility of development within the PUD through setbacks that protect residential land uses from industrial uses, 2) providing enhanced building setbacks from the majority single family uses that currently abut the PUD, and 3) maintaining the use of compatibility standards over the majority of the PUD (MXD district) and along the perimeter of the PUD .

A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

The subject tract is approximately 6032.4 acre, or approximately 9.425 square miles.

2. **Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.**

Due to the immense size of the PUD, the number of major arterial roadways or State highways that ring it, the provision to maintain compatibility standards and certain additional building setbacks from neighboring single family uses along the edge of the PUD (that are offered little or no land use protections today); this PUD does promote compatibility with the adjacent and nearby uses and should not result in greater detrimental impacts to the adjacent neighborhoods.

3. **Zoning should promote the goal of environmental protection.**

The following benefits show a level of waterway protection and open space provision superior to that required by current code:

- Over 1,634 acres (27.1%) of land will be designated undeveloped open space.
- No development is allowed in Critical Water Quality Zones and Water Quality Transition Zones of the three creeks on the tract. This results in minimum 500' wide buffers on Lake Creek, Rattan Creek and the lower reaches of Walnut Creek. Current code would require a minimum 200 foot no development buffer in the Critical Zone on either side of these creeks and would allow development on thirty percent of the Transition Zone as close as 200 feet from the creek.
- The buffer requirements will provide 1000 –1400 foot wide undeveloped stream corridors for 13.1 stream miles.
- New protection for headwaters. Fifty (50) foot buffers provided on both sides of small waterways with drainage areas of 32 acres or more. Current code provides protection only for streams that drain 320 acres or more.
- No impervious cover in current 100 year FEMA flood plain, except for passive recreation uses; and utility, roadway and railroad crossings
- Although small recharge features are not provided setbacks in the agreement, the enhanced stream buffers, headwater protection and FEMA floodplain restrictions will protect features where the most significant volumes of recharge are likely to occur
- Although watershed impervious cover limits are not applied, estimated impervious cover levels are approximately the same as would result from the watershed based limits

EXISTING CONDITIONS

Site Characteristics

The property is fairly flat with areas of dense tree cover to almost no tree cover. Two flood control dams (Ganzart Lake & Smith Lake) and three major creeks are located on the tract. The property is currently used for an active quarry operation; lime production; ranching/agricultural operations; office and single family residential uses.

Transportation

The property is bisected by State Highway 45 along the northern portion of the PUD and by proposed Loop 1/MoPac Expressway along the eastern portion of the PUD. The property is also bisected by

two major railroads, the north-south Union Pacific RR (proposed commuter rail regional service line) and the east-west Austin & NW RR (Capitol Metro's proposed commuter rail urban service line). The property is also bisected by several major arterial roadways, including Anderson Mill Road, McNeil Road and Howard Lane; and boarded by West Parmer Lane, RM 620 and FM 1325.

The adopted 2025 CAMPO and AMATP transportation plans will have capacity to accommodate significant development on the Robinson Property, as well as significant regional travel demand.

Environmental

The site includes Lake Creek and Rattan Creek that drain to the Brazos River Basin and Walnut Creek that drains to the Colorado River Basin. These watersheds are classified as Suburban watersheds and are located over the Northern Edwards Aquifer Recharge Zone in northwest Travis County and southern Williamson County. The tract is in the Desired Development Zone.

According to FEMA flood plain maps, there is 100-year flood plain within the proposed PUD.

At this time, site specific information within the majority of the PUD is unavailable regarding existing trees and other vegetation, areas of steep slopes, or other environmental features such as bluffs, springs, canyons rimrock, caves, sinkholes and wetlands.

Under existing conditions the site is subject to City of Austin watershed regulations and State Edwards Rules as well as U.S. Fish and Wildlife Service protections for endangered species.

Water and Wastewater

The City intends to serve the tract with City of Austin water and wastewater utility service. If water or wastewater utility improvements are required, the landowner will be responsible for all cost and for providing the utility improvements.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

6,032.4
Total PUD Area (~~6,084.4~~ Ac)
IH 35
FM 620
McNeil Road
Quick Hill Rd
SH 45
FM 620
McNeil Road
MoPAC
Howard Lane
McNeil Drive
Parmer Lane
MOPAC

EXHIBIT "A"

Exhibit "B" 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-6 ROB	TH ROB	MF ROB	OR ROB	CO ROB	LI ROB	RR ROB	CV ROB	SP 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-6 ROB	TH ROB	MF ROB	OR ROB	CO ROB	LI ROB	RR ROB	CV ROB	SP 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	--	--

Exhibit "B" 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**

Construction Sales and Services	--	--	C	P	P	P	P	--	--
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	**CL-ROB**	**NC-ROB**	**MR-ROB**	**CG-ROB**	**CB-ROB**	**LI-ROB**	**RSC-ROB**	**SV-ROB**	**CS-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	--	--

Exhibit "B" 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 Testing Services	--	--	--	P	P	P	P	--	--
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

Exhibit "B" 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**

Congregate Living	--	C	P	P	P	P	P	--	--
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	--

Acreage by Use Category

MXD Mixed Use High Density OR **TOD** Transit Oriented District	4,398.2 Ac	72.9%
O.S. Open Space	1,634.2 Ac	27.1%
FEMA Q3 100-Year Floodplain Zone	100.7 Ac	
Critical Water Quality Zone	748.5 Ac	
Water Quality Transition Zone	745.6 Ac	
32-Ac Minimum Tributary 50-Ft Buffer	39.4 Ac	
Total PUD Area	6,032.4 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

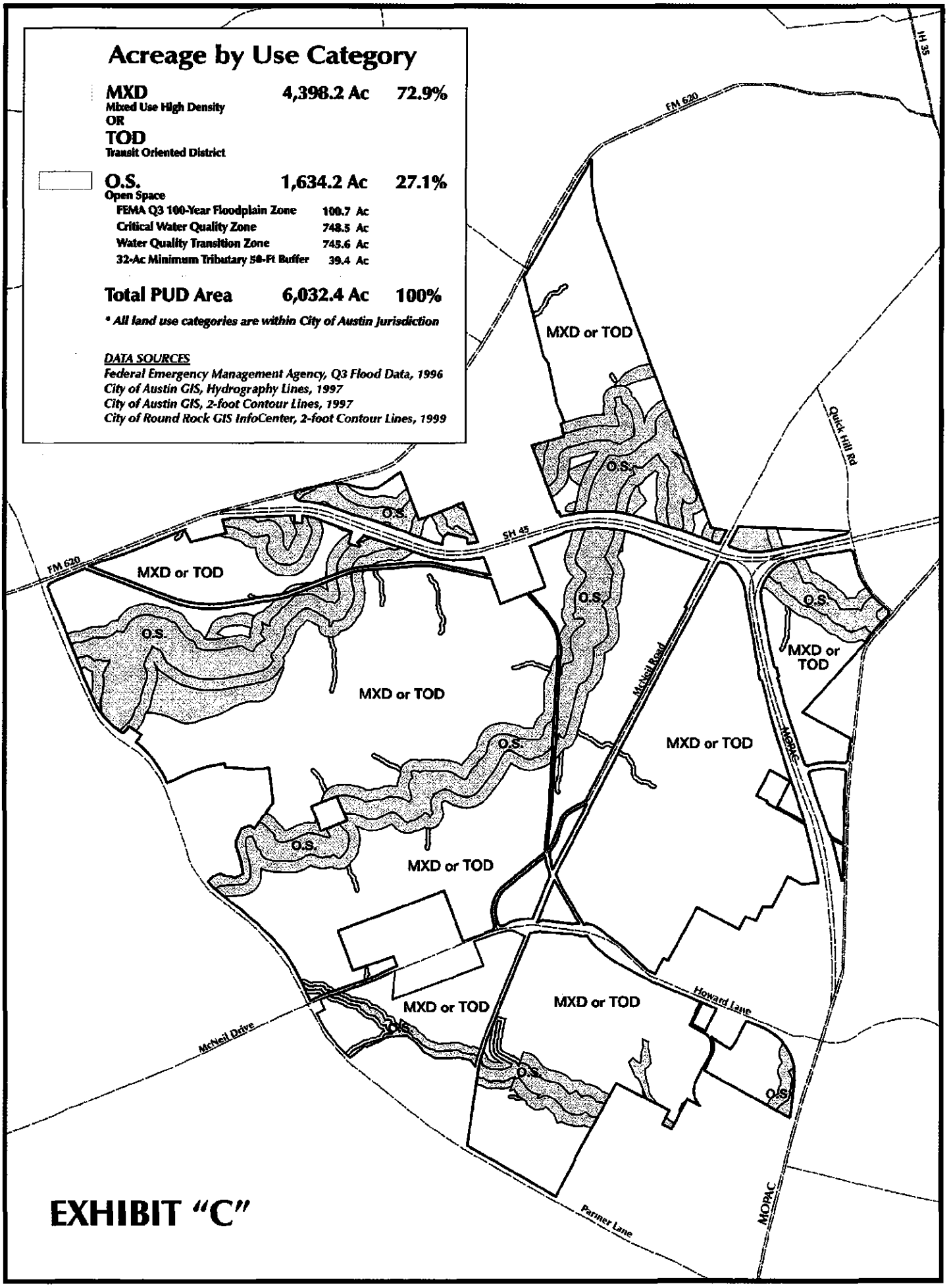


EXHIBIT "C"

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

1. 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.

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 MXD that is narrower than forty (40) feet in width shall be in the rear of such lot.

5. 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.

6. 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 SideYard 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 "H" – MXD Compatibility Standards

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, MF-ROB, 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 **a SF-ROB or** 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.

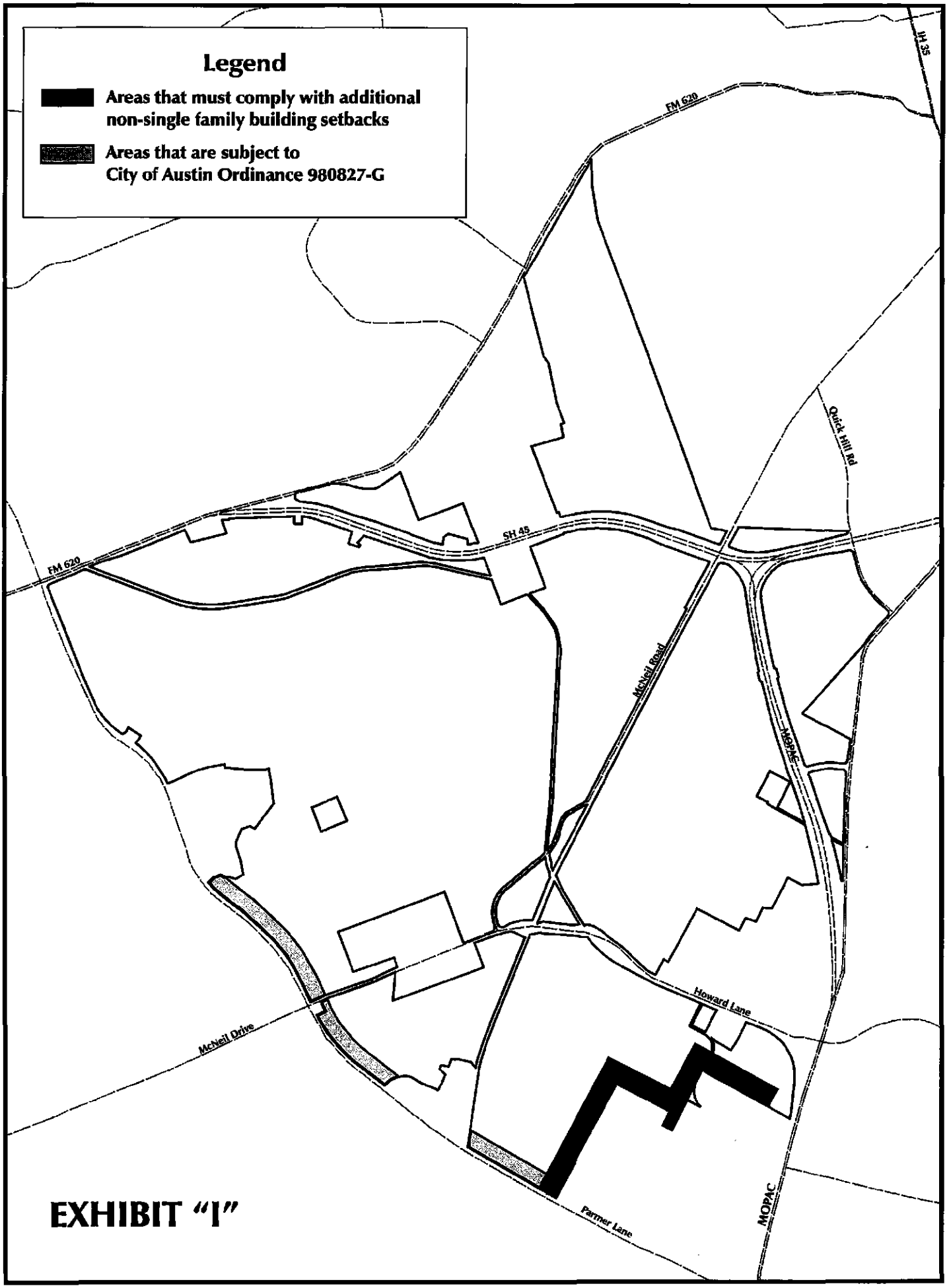

Legend
Areas that must comply with additional non-single family building setbacks
Areas that are subject to City of Austin Ordinance 980827-G
IH 35
FM 620
Quick Hill Rd
SH 45
FM 620
McNeil Road
MOPAC
Howard Lane
McNeil Drive
Parmer Lane
MOPAC

EXHIBIT "I"

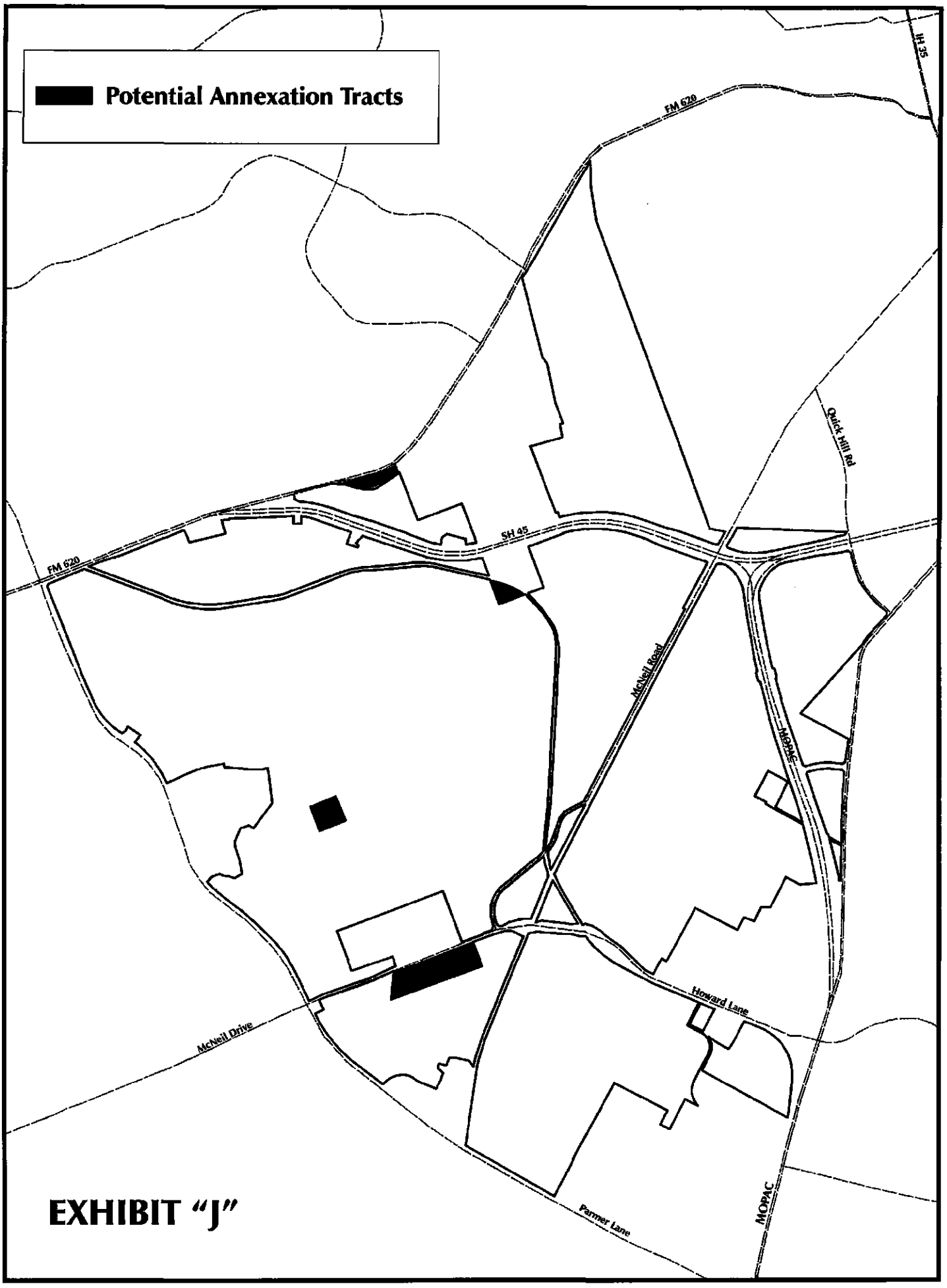

Potential Annexation Tracts
FM 620
IH 35
Quick Hill Rd
SH 45
FM 620
McNeil Road
MOPAC
Howard Lane
McNeil Drive
Parmer Lane
MOPAC

EXHIBIT "J"

EXHIBIT "L"

ENVIRONMENTAL BOARD MOTION 050504-C2

Date: May 5, 2004

Subject: Robinson Ranch Development and Annexation Agreement

Motioned By: Mary Ruth Holder Seconded By: Bill Curra

Recommendation

The Environmental Board recommends conditional approval of the Robinson Ranch annexation agreement.

Conditions

1. All provisions in the draft PUD Environmental Protection Plan are incorporated in the agreement.

2. Stormwater treatment systems will be designed to avoid point discharges, promote sheet flow over undeveloped vegetated open space to further enhance water quality, and minimize/mitigate loss of volumetric recharge to the aquifer.

3. Stormwater treatment for all roads should be provided.

4. No provision in the agreement will alter COA requirements for compliance with its federal 10a permit.

5. Operating quarries will not require cut and fill or construction on slopes variances until time of redevelopment.

6. Open space areas should be dedicated as public parkland or, where appropriate, managed as wildlife habitat. If some open space is privately administered, a public trail easement through it will be required.

Continued on next page

7. Open space areas will have utility easements limited to crossing only. (The Board is cognizant that in extraordinary situations it may be necessary or desirable to locate easements for underground utilities other than for crossing in transition zones, and that an amendment or variance process where the easement does not impact Critical Environmental Features could be provided in the agreement.)

8. Open space uses will be passive recreational uses only. Such uses include hiking and biking (non-motorized).

9. Temporary erosion controls and sedimentation management practices will be in accordance with the COA Environmental Criteria Manual as amended and in effect at the time of development.

10. Landscaping in all public areas will be native or in accordance with recommendations of the COA Grow Green program. The same requirement is recommended for incorporation into all commercial parcels at the time of development.

11. An IPM plan will be incorporated into each parcel as developed in order to provide maximum protection of the aquifer from toxic chemicals and other pollutants.

12. Use of coal tar base sealants or other pavement sealants will be prohibited if and when such prohibition is incorporated into the Land Development Code.

13. All health and safety code requirements, and all building code requirements will, at any time comply with code in effect at that time.

Rationale

The Board is concerned with regard to setback protection of small karst features, and also karst features within 1500 ft. of transportation nodes (none of which are given setback protection). However, the negative effects of this restriction will be at least partially offset by prohibition of development in the transition zones of major waterways, and the setbacks from small waterways (drainage areas 32 acres or more), which would not be protected under current code. There is also the expectation that many of the unprotected karst features can be addressed at the development stage by modification of drainage and/or strategic location of structures. The Board of course encourages this practice to the maximum extent possible.

The augmented major waterway setbacks also provide a unique opportunity to provide a large, contiguous greenbelt that will protect the riparian ecosystem and associated plant and animal species in perpetuity.

The Board also recognizes the importance of timely implementation of the annexation agreement in that many or most of the protections contained in the Environmental Protection Plan could be lost entirely if COA authority over development is diminished. The annexation agreement provides COA with the necessary flexibility to effect the entire annexation in a timely fashion.

Continued on next page

Vote 6-0-0-2

For: Anderson, Curra, Holder, Leffingwell, Maxwell, Moncada,

Against: None

Abstain: None

Absent: Ascot, Riley

Approved By:

Lee Leffingwell, Chair

Robinson Ranch Regional Transportation Issues Analysis

Department of Transportation, Planning and Sustainability,

City of Austin

April 2004

Potential Development Scenario for Robinson Ranch Annexation Area

In order to evaluate the ability of the planned transportation system capacity to accommodate traffic generated by future land use in the annexation area, TPSD & NPZD staff produced a hypothetical development scenario. It is based on potential build-out under a mix of proposed zoning classifications: Traditional Neighborhood Development (TND) to the extent feasible, transit oriented development, Resource Extraction, Regional Mixed Use Node, Community Mixed Use Node, Neighborhood Mixed Use, and Mixed Density Residential This allows estimating one of the many possible Robinson Ranch growth futures by traffic analysis zone (TSZ) in terms of both residential units and non-residential square footage. The detailed analysis is summarized in Attachment 1. Map 1 displays the scenario visually with zoning in color-coded categories.

Future Transportation Infrastructure

Regional transportation modeling networks for 2025 adopted roadways and transit systems have been provided by CAMPO. The regional roadway network in the Robinson Ranch study area is generally consistent with the City Council adopted 2025 Austin Metropolitan Area Transportation Plan (AMATP), and the 2025 CAMPO Plan. The roadways and long-range improvements are identified in Attachment 2. Map 2 shows possible rail locations, arterial roadway connections and potential transit rail stations within Robinson Ranch, assuming the evolving long-range transit plans of Capital Metro Transportation Authority, Austin-San Antonio Inter-Regional Commuter Rail District, and CAMPO.

Robinson Ranch Development Potential Compared to Regional Population & Employment Forecasts

Comparison indicates that staff estimated development potential and CAMPO 2025 population and employment forecasts in the Robinson Ranch TSZs are similar. Table 1 summarizes the CAMPO 2025 population and employment forecasts, and the staff development potential units and non-residential square footage.

Table 1 Comparison of Estimated Development Potential

	2025 Population	2025 Units	2025 Employment	2025 Estimated Total Sq. Ft.	2025 Estimated Office + R&D Sq. Ft.	2025 Estimated Retail & Service Sq. Ft.
CAMPO 2025 Forecast	61,854	**26,499**	26,378	**9,386,200**	3,495,000	5,891,200
TPSD/NPZD Development Scenario	na	**24,136**	na	**9,097,622**	3,225,047	5,872,575

The 2025 CAMPO model runs reflect the aggregate levels of residential units and office, R&D, and retail development envisioned in the proposed zoning categories, and therefore, comparable levels of traffic generation. They have an additional advantage over a traditional traffic impact analysis because the trip distribution is based on regional travel behavior and trip patterns. Most importantly, the model runs include mode choice analysis, so results of assigned traffic on roadways also reflect a fully implemented rail and expanded bus system competing with roadways to satisfy travel demand.

2025 Roadway System Performance

Figures 1 and 2 show the 2025 average daily traffic (ADT) projections for Robinson Ranch area roadways. Each map also measures system performance by colors depicting forecast volume-to-capacity (v/c) ratios. As the v/c ratio increases, exceeding the 1.0 – 1.5 range, it is an indication of vehicle travel that may be in excess of planned roadway capacity. These estimates of the future relationship between vehicle demand and roadway capacity are averaged for a 24-hour period and do not reflect anticipated operating conditions at intersections. In more short-term analyses, such as Traffic Impact Analysis (TIA), intersection capacity, and the turning movements through an intersection, are the ultimate measures of performance. With a built-out land use scenario and a planning horizon of 2025, 24-hour period average mid-block estimated capacity is the most reasonable level of analysis.

As indicated in Figure, for non-toll and non-high occupancy vehicle (HOV) arterials, many roadways are well within the v/c ratio range of under 1.0 (blue on the map). Some are within the 1.0 – 1.5 range (green on the map). Given the proximity and level of rail transit service available, coupled with the actual build-out of the hypothetical land use scenario probably occurring well after 2025, these are acceptable preliminary planning indications of operating characteristics.

Figure 2 shows forecast volumes on Loop 1 (N) and SH 45 (N), for non-toll lanes (frontage roads), toll lanes, and HOV lanes. Both roadways have more than ample additional capacity to accommodate vehicle travel, in particular the toll and HOV lanes.

Conclusions

It is important to recognize that the models currently in use base future forecasts on past driver choices and behavior. As more alternatives become available in the Austin region, mode choice modeling will be refined to better emulate new driver behavior. It is probable that some of the traffic assigned to the arterial system will shift away, toward rail, toll and HOV. Finally, this analysis does not include more minor arterials and primary collectors that will be constructed within the Robinson Ranch area, thereby relieving more pressure on major arterials.

At this time, staff anticipates that the adopted 2025 CAMPO and 2025 AMATP transportation plans will have adequate capacity to accommodate transportation needs generated by the Robinson Ranch scenario, as well as significant regional travel demand, at an acceptable level of service.

FIGURE 1

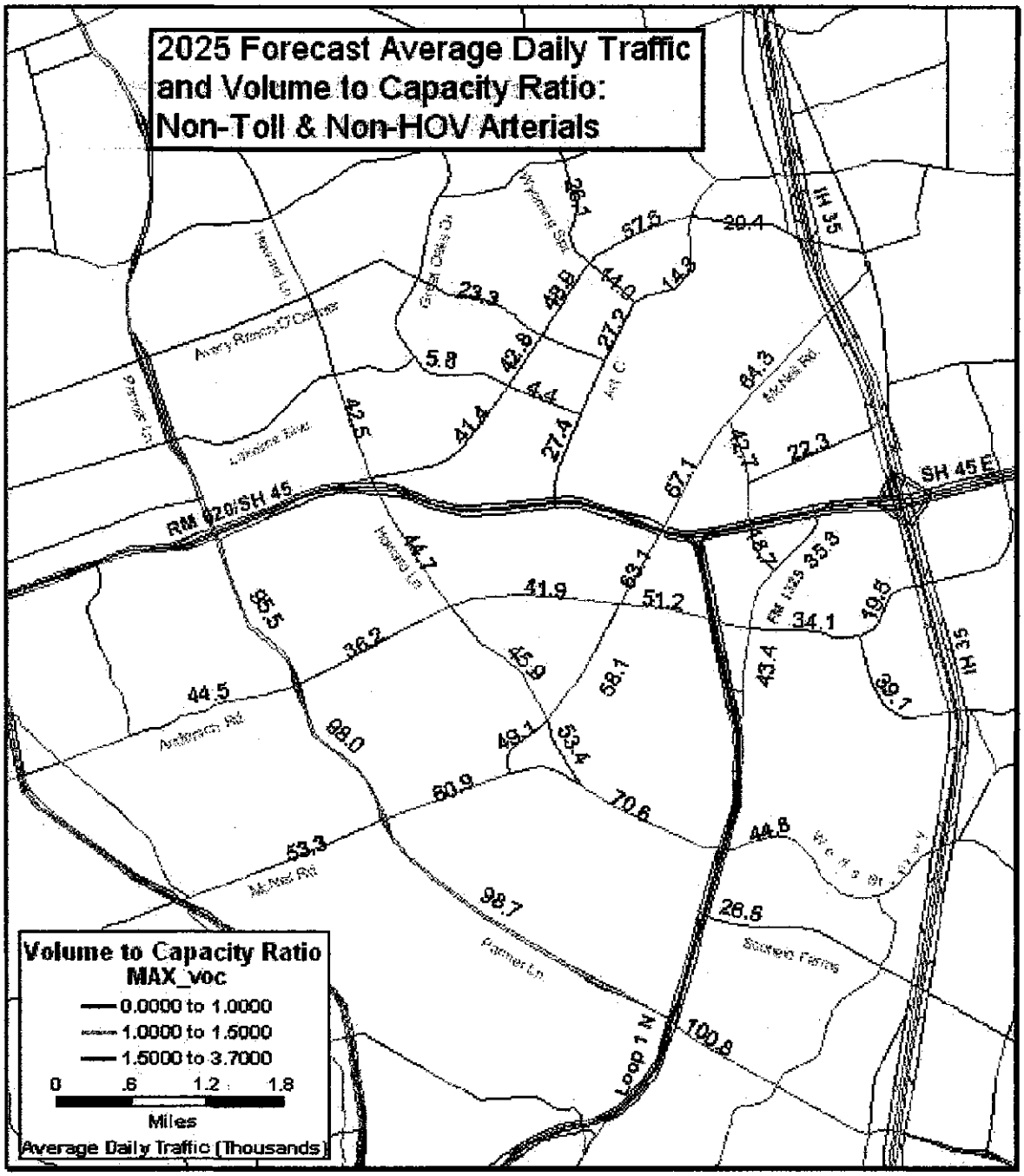
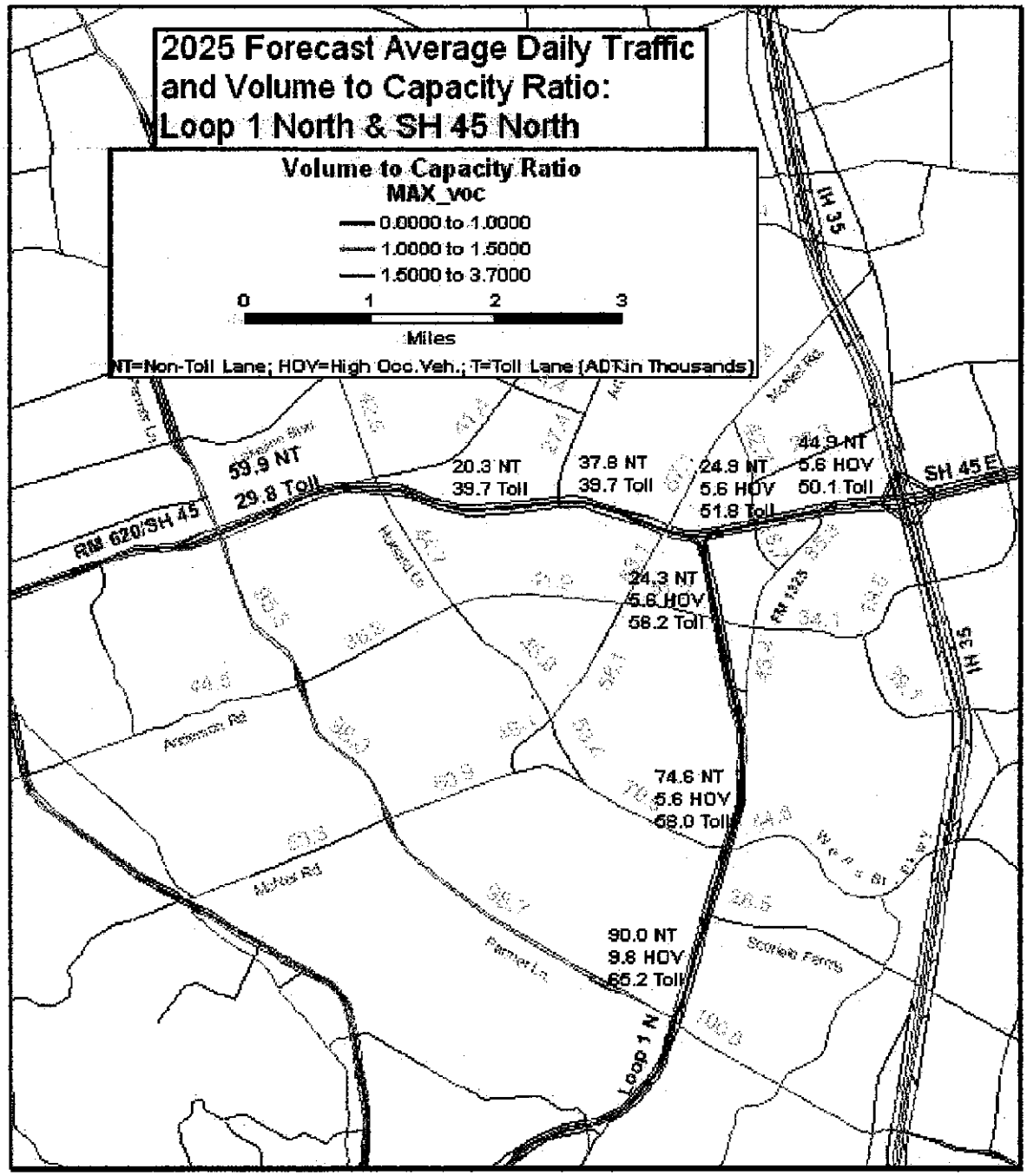

2025 Forecast Average Daily Traffic and Volume to Capacity Ratio: Non-Toll & Non-HOV Arterials
Volume to Capacity Ratio
MAX_voc
0.0000 to 1.0000
1.0000 to 1.5000
1.5000 to 3.7000
0 .6 1.2 1.8
Miles
Average Daily Traffic (Thousands)
IH 35
SH 45 E
RM 620/SH 45
McNeil Rd.
Anderson Rd.
McNeil Rd.
Parmer Ln.
Loop 1 N
Scofield Farms
Avery Ranch Crossing
Lakeline Blvd.
Harvard Ln.
Wyoming Spur
Gold Creek Dr.
Avery Ranch Dr.
Art C
26.1
57.5
29.4
23.3
48.8
44.0
14.3
27.2
5.8
42.9
4.4
41.4
27.4
42.5
64.3
22.3
67.1
42.7
44.7
63.1
41.9
51.2
35.3
34.1
19.6
95.5
36.2
45.9
58.1
43.4
39.1
44.5
88.0
49.1
53.4
60.9
70.6
44.8
53.3
98.7
26.6
100.8

FIGURE 2


2025 Forecast Average Daily Traffic and Volume to Capacity Ratio: Loop 1 North & SH 45 North
Volume to Capacity Ratio
MAX_voc
0.0000 to 1.0000
1.0000 to 1.5000
1.5000 to 3.7000
0 1 2 3
Miles
NT=Non-Toll Lane; HOV=High Occ.Veh.; T=Toll Lane (ADT in Thousands)
59.9 NT
29.8 Toll
20.3 NT
39.7 Toll
37.8 NT
39.7 Toll
24.9 NT
5.6 HOV
51.8 Toll
44.9 NT
5.6 HOV
50.1 Toll
24.3 NT
5.6 HOV
58.2 Toll
74.6 NT
5.6 HOV
68.0 Toll
90.0 NT
9.8 HOV
65.2 Toll
FM 620/SH 45
SH 45 E
IH 35
Loop 1 N
McNeil Rd
Anderson Rd
Parmer Ln
Scofield Farms

ATACHMENT 1
Hypothetical Build-out Scenario by Zoning Category and Traffic Analysis Zone

TSZ97	Type	Id	Acres	Single family units	Multifamily units	Retail sf	Office sf	R&D sf
139	TOD	1	58.6158		573	143,707	188,252	
	RMUN	5	125.4291		508	426,550	400,044	
	CMUN	11	3.2818		7			15,931
	CMUN	12	214.415		1,042	1,400,912		
	NMU/MDR	17	194.9763	780				
139 Total				**780**	**2,130**	**1,971,169**	**588,296**	**15,931**
140	RMUN	6	17.4335		71	59,327	55,640	
	NMU/MDR	19	105.7474	423				
140 Total				**423**	**71**	**59,327**	**55,640**	
147	RMUN	6	32.7504		133	111,340	104,421	
	NMU/MDR	18	8.7394	35				
147 Total				**35**	**133**	**111,340**	**104,421**	
155	TOD	1	66.9461		654	164,148	215,030	
	TOD	2	53.4571		522	131,055	171,679	
	TOD	4	9.1344		89	22,401	29,345	
	Quarry	7	305.6458					
	Quarry	8	10.006					
	CMUN	10	3.004					
	CMUN	11	152.4765		320			739,070
	CMUN	12	7.0128		34	45,863		
	CMUN	13	15.9379		77	104,156		
	CMUN	14	28.2961		311	16,976		
	NMU/MDR	17	1363.8947	5,456				
155 Total				**5,456**	**2,009**	**484,599**	**416,054**	**739,070**
156	RMUN	6	221.4154		898	752,965	706,177	
	Quarry	8	205.3162					
	NMU/MDR	18	365.4583	1,462				
156 Total				**1,462**	**898**	**752,965**	**706,177**	
167	TOD	4	20.3671		199	49,934	65,412	
	Quarry	8	106.1115					
	Quarry	9	19.9537					
	NMU/MDR	18	453.8151	1,815				
167 Total				**1,815**	**199**	**49,934**	**65,412**	
169	CMUN	14	0.604		7	359		
169 Total					**7**	**359**		
170	TOD	3	18.8093		184	46,111	60,405	
	TOD	4	36.5653		357	89,657	117,448	

ATTACHMENT 2
Robinson Ranch Annexation Area Roadways in 2025 Austin Metropolitan Area Transportation Plan and 2025 CAMPO Plan

ROADWAY	SEGMENT	Existing 1997	2025 AMATP	2025 CAMPO
SH 45 (N)	US 183 (N) - RM 620	MAU 4	Toll FWY 6	Same
	RM 620 - FM 1325/Loop 1	--	Toll FWY 6	Same
	FM 1325/Loop 1 - IH 35 (N)	MAU 4	Toll FWY 6	Same
Loop 1 (MOPAC Blvd)	SH 45 (N) - Parmer Ln.	MAU 4	Existing	Toll FWY 6 HOV
FM 734/Parmer Ln./Boyce Ln. (NHS)	RM 620 - Loop 1	MAD 6	EXP 6	Same
Anderson Mill Rd./FM 2769	US 183 (N) - Parmer Ln.	MAU 2/0	MAD 4	Same
	Parmer Ln. - Howard Ln.	---	MAD 4	Same
	Howard Ln. - FM 1325 (Loop 1)	---	MAD 4	Same
	FM 1325 (Loop 1) - IH 35 (N)	---	MAD 4	Same
Arterial C (Round Rock)	Sam Bass Rd. – RM 620	---	Not in	MAD 4
	RM 620 - SH 45	---	MAD 4	Same
Davis Springs Rd./Avery Ranch/O'Conner	RM 620 - Arterial C	MAD 4	Existing	Same
Great Oaks Dr.	RM 620 – Arterial C	---	Not in	MAD 4
Howard Lane	RM 620 - McNeil Rd.	---	MAD 4	Same
	McNeil Rd. - FM 1325	MNR 2	MAD 6	Same
McNeil Rd./McNeil Cutoff	Parmer Ln. - Howard Ln.	MAD 4	MAD 6	Same
	Howard Ln. - CR 172/Quick Hill Rd.	MAU 2	MAD 6	Same
Wyoming Springs Dr.	FM 3406 – RM 620	MAD 4/0	Not in	MAD 4
	RM 620 – Arterial C	---	Not in	MAD 4

5-25-04

Austin City Council,

My name is John Roznovsky and I have lived in the Austin area since 1959. For the last 8 years I have lived at 13000 Council Bluff and one of the main reasons that I bought this house was that it backed up to the ranch. The last thing I want to see is development behind my house. The only neighbors I want are the ones I have now, the Robinson ranch and wildlife. Please don't ruin what we have.

John L. Roznovsky

RECEIVED

MAY 27 2004

Neighborhood Planning & Zoning

Guernsey, Greg

From: Stephanie Thompson [duane@brandtprecision.com]

Sent: Thursday, May 27, 2004 3:53 PM

To: Guernsey, Greg

Cc: bbaker5@austin.rr.com; jdonisi@austin.rr.com; jay@jaygohilrealty.com; apsinc@bga.com; kbjackson@pbsj.com; Josephamirtinez@yahoo.com; pinnelli@flash.net

Subject: C814-04-0066 Robinson Properties

Austin Planning Commission:

As a resident located on Council Bluff, I would hearby like to express my deep concern about the PUD zoning currently in place for the above mentioned property.

As a homeowner, I am concerned about how the potential building projects may affect my property values and the values of the homes around me. The residents of Council Bluff have always realized the potential for the developement of this property, however, single family homes are the most sensible things to put behind an already developed neighborhood. There are many apartment complexes just north of this area on Parmer. More apartments in this area would be redundent and the area directly adjacent to the existing neighborhood is not suitable for commercial building.

If development of this property is anything other than single family homes (not low income family homes), I would request that a 200 foot greenbelt or other type of area be left between the existing neighborhood and any other development.

Thank you for your time.

Duane Brandt
13104 Council Bluff

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C814-04-0066 (Robinson Properties) **Zoning & Platting Commission Hearing Date:** May 18, 2004

Name (please print) Andrew Habas

Address 12910 Council Bluff Dr., Austin, 78727

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C814-04-0066 (Robinson Properties) **Zoning & Platting Commission Hearing Date:** May 18, 2004

Name (please print) MARY A. HODGES

Address 4602 TAMARACK TRAIL
AUSTIN, TX 78727

☐ I am in favor
(Estoy de acuerdo)

☒ I object
(No estoy de acuerdo)

1

Guernsey, Greg

From: Carter Brooking [carter@cbrooking.com]
Sent: Wednesday, June 02, 2004 8:20 AM
To: Guernsey, Greg
Subject: Robinson Properties (C814-04-0066): feedback from owner next to ranch

Mr. Guernsey,

I own a house at 12852 Council Bluff Dr. that abuts the Robinson Ranch. I've been following the coming annexation/zoning change pretty closely but passively until now. As a whole, I'm quite pleased to see that Austin will be taking control over the land and doing an active part in planning for density. Though I live in a typical suburban house in a typical suburban neighborhood, I only live this way because it is the most convenient way to commute to my job at IBM.

However, as a homeowner who does not want to see his property value drop, I'd like to express my opinions on what happens against the extreme border of the ranch--or at least the border of the ranch that it is adjacent to residential neighborhoods. I'm not certain of the exact number of houses, but it seems to me to be a relatively small part of the perimeter.

I bought my house knowing that I wouldn't have any backyard neighbors for a while and paid a small premium for that advantage. Of course, I knew that land could not be a ranch forever, and it only seemed logical that one day it would become yet another residential neighborhood. Then my house would become just another typical house with a typical back yard neighbor.

With the proposed new zoning that encourages density it is hard to determine exactly what would be behind my backyard. It is purposefully vague because obviously the property has not been sold for development yet. I worry that this uncertainty of having huge towering apartment buildings/other commercial development behind my house (and all others bordering the ranch) will cause our property valuations to decline.

Because the number of our houses is so small, I realize we border-owners probably have very little sway on what happens. After all, if the City Council approves a very unattractive plan, they enrage very few votes. However, I'd like to suggest some options that would perhaps be more palatable to us, with very little loss in future tax revenue to the city.

The best plan for us would be to have some sort of buffer between our edge of the ranch and the future dense housing. Certainly not a big buffer and perhaps this buffer could be a small park with a running trail along a good portion of the perimeter of the ranch. In fact because I don't have a traditional backyard fence, I occasionally see bikers passing by on some of the ranch trails. As someone who would consider moving to the denser housing in the new development, having park space will make the closeness of other so much more bearable. This part NW part of Austin has few city parks and running trails for joggers so it would great to this problem solved as well as providing a buffer with existing development.

If creating a park/running trail buffer is not feasible, perhaps the zoning requirements could say only residential dense housing is allowed next to already developed residential housing. My worst fear as a homeowner is to have Wal-Mart or some other blight directly behind my house. If my backyard neighbors weren't to be typical neighbors, then having at least it would be nice for them to be residential

people that wouldn't have all the noise, parking problems of commercial districts. Of course it would be nice for there to be some sort of requirement that these new residential developments weren't build right next to the border so that our afternoon soon would be blotted out. Maybe there could be some zoning stipulation saying these new buildings had to be at least 50 or 100 feet from the ranch border? There is so much land being considered for development that restricting commercial ventures to the interior would hardly be a hinderance.

It is struggle for me to write this letter because I feel so selfish asking for all of this. But I'd heard you have had few feedback from bordering neighbors. I'm sure this partly because there are just so few of us. Still, I hope you can understand my concerns as I feel they are fairly typical for all homeowners faced with uncertainty of development in the back yard.

I know it is an exciting time for the zoning commission and the city as it plans for it's future. As I said, I'm encouraged that the new annexation as it will help continue to make Austin a great city to live. Just, I hope a little time is spent considering those who currently live in Austin and will be affected by what is to come.

Feel free to write me back if you have any questions about my statements.

Thank you,

Carter Brooking,
12852 Council Bluff Dr.
Austin, TX 78727
512 339 4299

Guernsey, Greg

From: Drew Habas [drewbie17@hotmail.com]
Sent: Wednesday, June 02, 2004 9:57 PM
To: Guernsey, Greg
Cc: barbara@homeaustin.net
Subject: RE: Fw: C814-04-0066 Robinson Properties

Hello, Greg and the Austin Planning Commission,

I just want to echo the sentiments of my neighbor Duane, below. I too am concerned about the planned zoning of the Robinson Ranch area and agree that single family homes provide the most consistent and hospitable environment for current and future residents of the area.

I would further suggest that regardless of the zoning decision, a greenbelt would be a pleasant addition. Even with zoning for single family homes, these new homes would contrast starkly with the older ones on Council Bluff. Providing separation would retain the individual charm of both neighborhoods.

Thanks for your consideration,

Drew Habas

12910 Council Bluff

----- Original Message -----
From: Stephanie Thompson
To: greg.guernsey@ci.austin.tx.us
Cc: bbaker5@austin.rr.com ; jdonisi@austin.rr.com ; jay@jaygohilrealty.com ; apsinc@bga.com ; kbjackson@pbsj.com ; Josephamirtinez@yahoo.com ; pinnelli@flash.net
Sent: Thursday, May 27, 2004 3:52 PM
Subject: C814-04-0066 Robinson Properties
Austin Planning Commission:
As a resident located on Council Bluff, I would hearby like to express my deep concern about the PUD zoning currently in place for the above mentioned property.
As a homeowner, I am concerned about how the potential building projects may affect my property values and the values of the homes around me. The residents of Council Bluff have always realized the potential for the developement of this property, however, single family homes are the most sensible things to put behind an already developed neighborhood. There are many apartment complexes just north of this area on Parmer. More apartments in this area would be redundent and the area directly adjacent to the existing neighborhood is not suitable for commercial building.
If development of this property is anything other than single family homes (not low income family homes), I would request that a 200 foot greenbelt or other type of area be left between the existing neighborhood and any other development.
Thank you for your time.
Duane Brandt
13104 Council Bluff

Looking to buy a house? Get informed with the Home Buying Guide from MSN House & Home.

Guernsey, Greg

From: Ed White [edward_p_white@hotmail.com]
Sent: Friday, June 11, 2004 9:16 AM
To: Guernsey, Greg
Cc: barbara@homeaustin.net
Subject: Robinson Ranch +***+

Mr. Guernsey-

I am writing regarding the proposed annexation and zoning plan for the Robinson Ranch. I live in a house on Council Bluff Drive, with the Robinson Ranch in my backyard.

The ranch appears to be a wonderful piece of property, and our community is indeed fortunate to be able to set development standards via this transaction- for now and the future.

I am fully aware that development of this property is inevitible. It is my hope and desire, that the City set zoning standards which would set an example for what our community represents. We have always reached a balance between what exists, and what will exist. AS SUCH, I AM RESPECTFULLY REQUESTING A ZONING BUFFER BETWEEN OUR NEIGHBORHOOD AND ANY DEVELOPMENT OF THE RANCH.

I urge the City Zoning Department to continue to send their message, that they are quite sensitive to existing terrain, development, and their citizens.

Regards,

Ed White
13108 Council Bluff Drive
Austin, Texas 78727
(512) 246-8754

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