Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: 48
AGENDA DATE: Thu 08/05/2004
PAGE: 1 of 1

SUBJECT: C14-04-0023 - Central Austin Combined Neighborhood Plan (Hancock Neighborhood) rezoning - Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as the Hancock Neighborhood, generally bounded on the north by 45th Street, on the south by Dean Keeton Street, on the west by Duval Street and on the east by IH-35. The proposed zoning changes will create a Neighborhood Plan (NP) combining district covering the entire area. Under the proposed Hancock NP, "Small Lot Amnesty," "Garage Placement," "Impervious Cover and Parking Placement Restrictions" and "Front or Side Yard Parking Restrictions" apply as set forth in Section 25-2-1406 of the City Code are proposed for the entire area. The Neighborhood Mixed Use Building special use is proposed for Tracts 501, 504, 507, 507A, 509, 510, 512, 513, 514, 515, 516, 517, 518, 519, 520, 522, 523, 524, 525, 526, 527, 536, 536A, 536B, 541, 541A, 543, 543A, 546-548, 557, 559, 561, 562A and 563. The Neighborhood Urban Center special use is proposed for Tracts 543 and 543A. The Planning Commission may recommend and the City Council may approve a zoning change to any of the following: Rural Residence (RR) district zoning; Single-Family Residence - Large Lot (SF-1) district zoning; Single-Family Residence-Standard Lot (SF-2) district zoning; Family Residence (SF-3) district zoning; Single-Family - Small Lot & Condominium Site (SF-4A/B) district zoning; Urban Family Residence (SF-5) district zoning; Townhouse & Condominium Residence (SF-6) district zoning; Multi-Family Residence - Limited Density (MF-1) district zoning; Multi-family Residence - Low Density (MF-2) district zoning; Multi-family Residence - Medium Density (MF-3) district zoning; Multi-family Residence - Moderate-High Density (MF-4) district zoning; Multi-family Residence - High Density (MF-5) district zoning; Multi-family Residence - Highest Density (MF-6) district zoning; Mobile Home Residence (MH) district zoning; Neighborhood Office (NO) district zoning; Limited Office (LO) district zoning; General Office (GO) district zoning; Commercial Recreation (CR) district zoning; Neighborhood Commercial (LR) district zoning; Community Commercial (GR) district zoning; Warehouse / Limited Office (W/LO) district zoning; Commercial Services (CS) district zoning; Commercial-Liquor Sales (CS-1) district zoning; Commercial Highway (CH) district zoning; Industrial Park (IP) district zoning; Major Industrial (MI) district zoning; Limited Industrial Services (LI) district zoning; Research and Development (R&D) district zoning; Development Reserve (DR) district zoning; Agricultural (AG) district zoning; Planned Unit Development (PUD) district zoning; Historic (H) district zoning; and Public (P) district zoning. A Conditional Overlay (CO) combining district, Planned Development Area (PDA) combining district, Mixed Use (MU) combining district; Neighborhood Conservation (NC) combining district; or special uses for a Neighborhood Plan (NP) combining district may also be added to these zoning base districts. First reading on June 10, 2004.Vote: 7-0. Second reading August 5, 2004. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Tom Bolt, 974-2755, Glenn Rhoades, 974-2775. Note: A valid petition has been filed in opposition to this zoning request.

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

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SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-04-0021, C14-04-0022, and C14-04-0023

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as The Central Austin Combined Neighborhood Plan which is bounded by Lamar Blvd. and Duval St. to the West, 38th St. and 45th St. to the north, IH-35 to the east and MLK Jr. Blvd. to the south, excluding the University of Texas at Austin campus.

DEPARTMENT COMMENTS:

The neighborhoods want to preserve the historic residential character of the single-family neighborhoods.

The Heritage Neighborhood Association wants to create a hard edge of commercial, office and multi-family uses along the perimeter of the neighborhood. The association expressed concern about the large number of multi-family properties with single-family uses in the neighborhood and has expressed a desire to make the land use and the zoning on these sites consistent.

The West University Neighborhood Association and the Shoal Crest Neighborhood Association want to limit the incursion of multi-family zoning into their single-family neighborhoods and have expressed that any new multi-family transition form greater to less density as it approaches the neighborhoods.

The University Area Partners along with the other neighborhood groups inside the CACNPA have identified an area generally known as West Campus as one where significantly increased density would be appropriate and desired as long as safe guards are put in place to protect the adjacent single-family neighborhoods (Shoal Crest and West University). This is to be accomplished by the University Neighborhood Overlay (UNO) code amendment that has emerged as a recommendation from this planning process.

The participants in the North University Planning Area in choosing to incorporate the Neighborhood Conservation Combining District (NCCD) into the Planning process to identify and create areas where bulk and scale are compatible with older established single-family areas. The NCCD allows for the flexibility to make site development regulations more permissive or restrictive. In a few cases specific negotiations with property owners has resulted in zoning site development regulations specially tailored for individual tracts of land. The Mixed Use Building option allowed with the adoption of a Neighborhood Plan was not selected in this area due to some development parameters though to be too restrictive. The NCCD allows for the same types of mixed use within buildings, allows for a reduced building setback and includes parking provisions for restaurant uses located within a structure designed for both commercial and residential use.

APPLICANT: City of Austin

AGENT: Neighborhood Planning and Zoning Department

CITY COUNCIL DATE AND ACTION:

June 10, 2004 – Approved on 1st Reading the Planning Commission Recommendation for each of the three neighborhood plan rezoning areas with condition to continue to find resolution to contested rezoning. (VOTE 7-0).

July 29, 2004 – Postponed to 8-12-04.

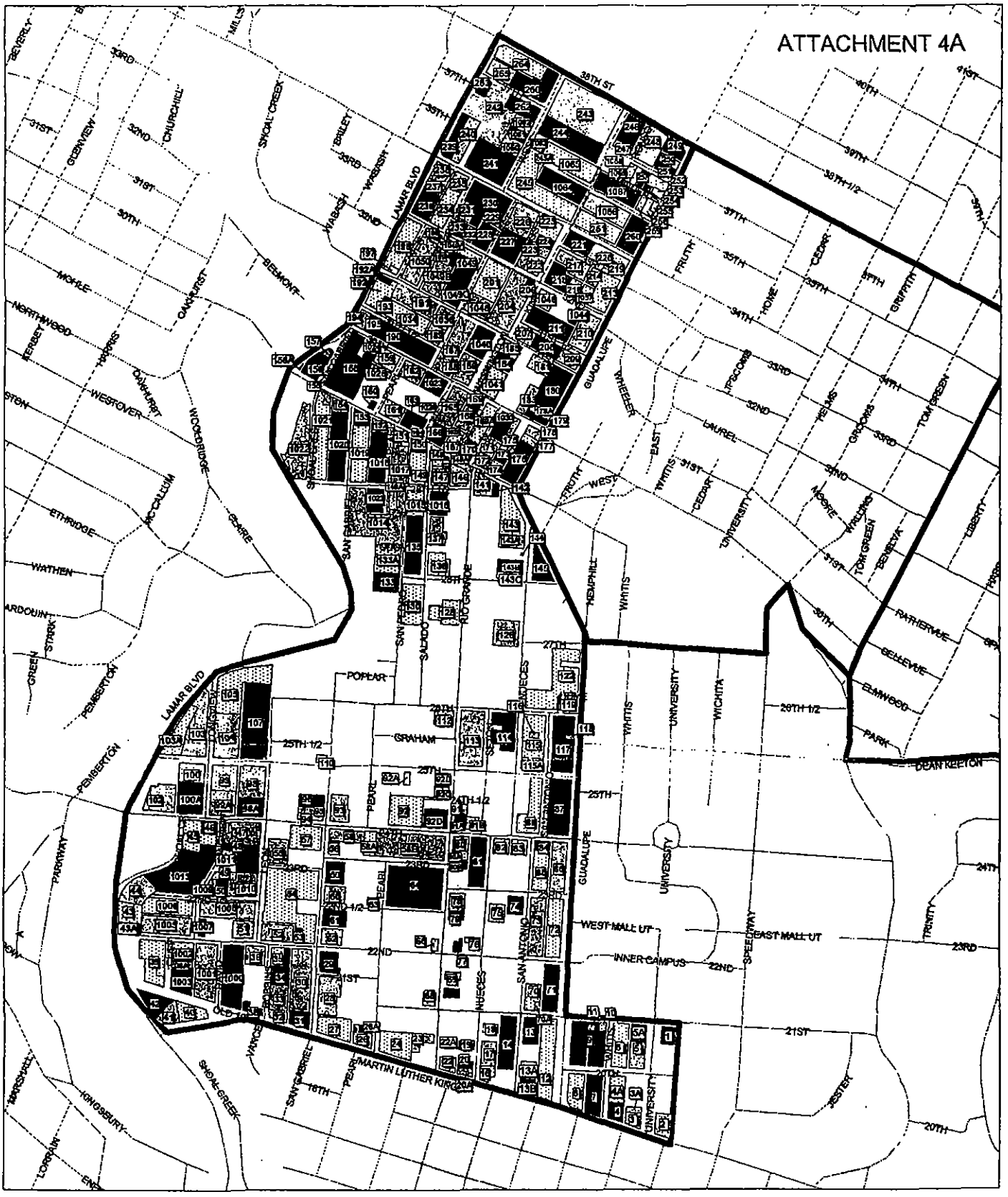
August 5, 2004 – Approved on 2nd Reading for each of the three neighborhood plan rezoning areas with conditions. (VOTE 7-0). *Schedule 3rd reading for 8-12-04.*

August 12, 2004 -

ASSIGNED STAFF: Glenn Rhoades

PHONE: 974-2775
glenn.rhoades@ci.austin.tx.us

ATTACHMENT 4A



West University Neighborhood Planning Area: Rezonings Approved on 1st Reading

Case #C14-04-0021

500 0 500 1000 1500 Feet

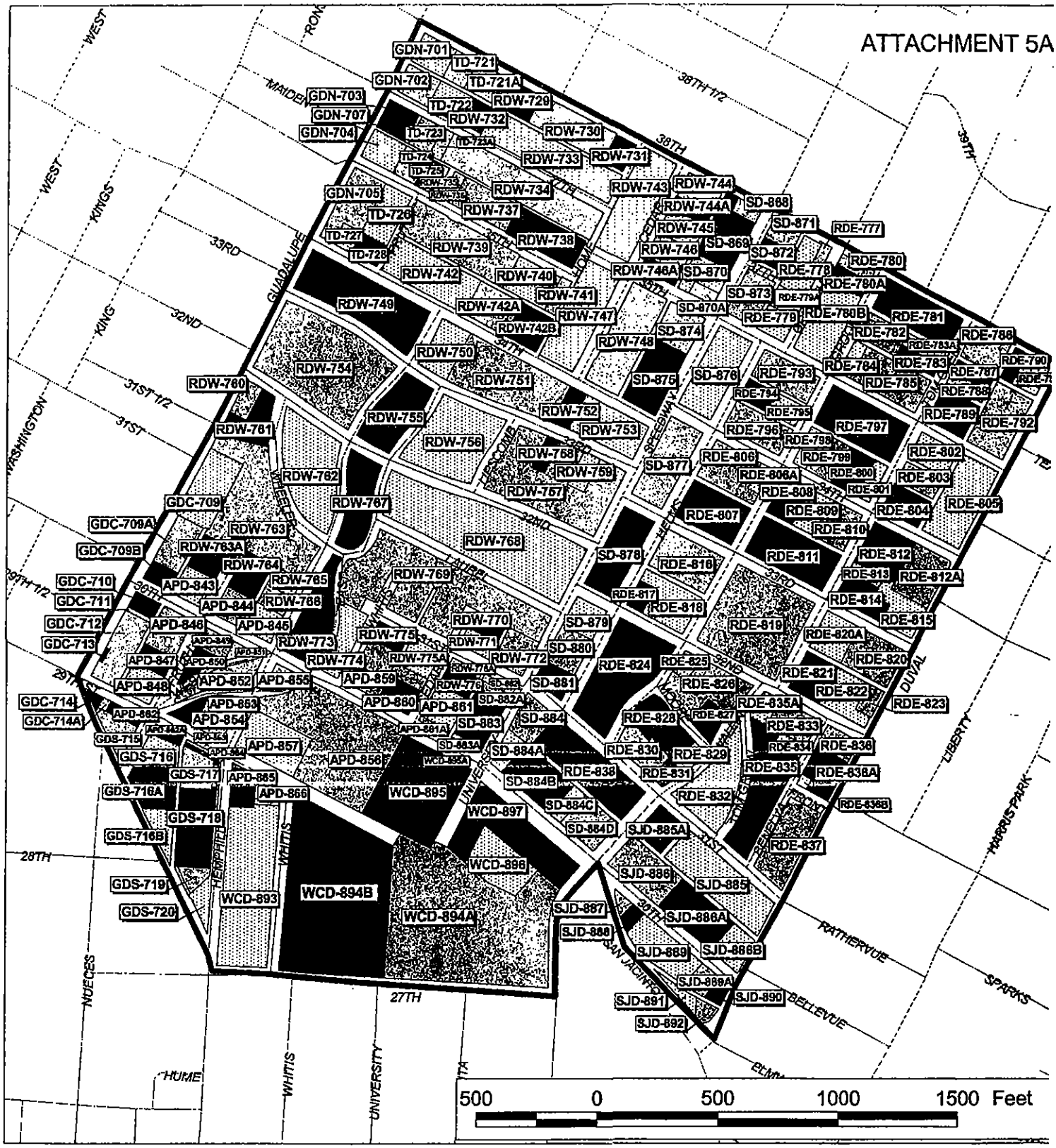
Legend

Properties with proposed zoning changes

999 Tract Number

City of Austin
Neighborhood Planning and Zoning Department
Map Revised July 22, 2004

ATTACHMENT 5A



North University Neighborhood Conservation Combining District: Rezonings Approved on 1st Reading

Case #C14-04-0022

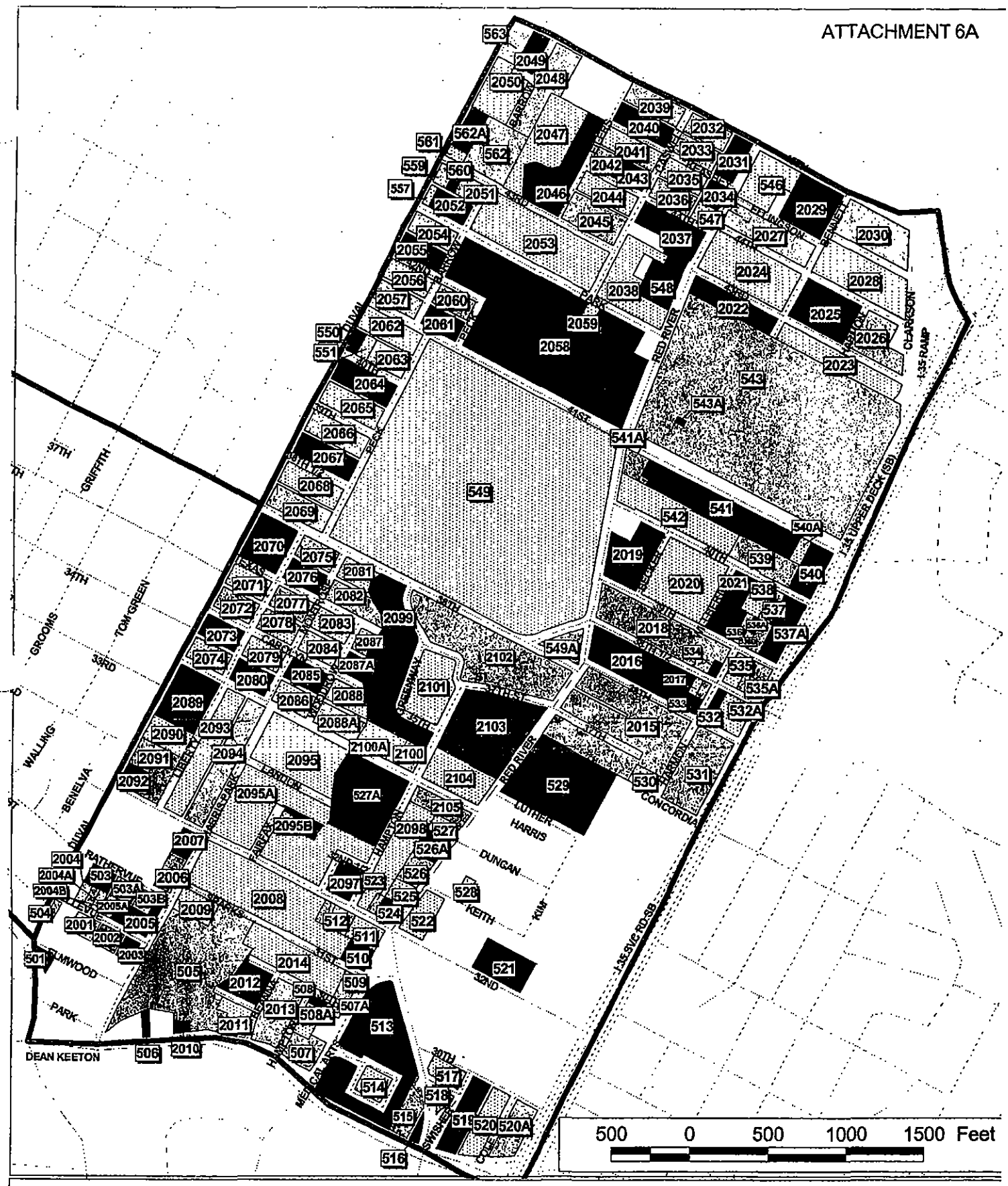
City of Austin
Neighborhood Planning and Zoning Department
Map Created July 22, 2004

Legend

Properties with proposed zoning changes

ABC-123 Tract Number

ATTACHMENT 6A



Hancock Neighborhood Plan Combining District: Rezonings Approved on 1st Reading

Case C14-04-0023

City of Austin
Neighborhood Planning and Zoning Department
Map revised July 22, 2004

Legend

Properties with proposed zoning changes

999 Tract Number

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0021 - West University NPCD
C14-04-0022 - North University NCCD-NPCD
C14-04-0023 - Hancock NPCD

P.C. DATE: April 13, 2004
April 27, 2004
May 22, 2004

C.C. DATE: June10, 2004
July 29, 2004
August 5, 2004
August 12, 2004

AREA: Total of 1231 acres;
West University NPCD, approximately 454.74 acres
North University NCCD-NPCD, approximately 234.87 acres
Hancock NPCD, approximately 541.38 acres

APPLICANT: City of Austin, Neighborhood Planning and Zoning Department (NPZD), Mark Walters, Thomas Bolt, Jackie Chuter, Laura Patlove

AGENT: City of Austin, Neighborhood Planning and Zoning Department (NPZD), Glenn Rhoades

NEIGHBORHOOD ORGANIZATIONS:

#25 Eastwoods Association
#31 Hancock Neighborhood Association
#33 Heritage Neighborhood Association
#34 Hyde Park Neighborhood Association
#47 Beau Site Neighborhood
#48 North University Neighborhood Association
#58 Judges' Hill Neighborhood Association
#66 Rosedale Neighborhood Association
#69 University Area Partners
#88 West Austin Neighborhood Group
#113 Wilshire Wood – Dellwood I Neighborhood Association
#141 Cherrywood Neighborhood Association
#142 Five Rivers Neighborhood Association
#156 Brykerwoods Neighborhood Association
#159 North Capitol Area Neighborhood Association
#173 Old Enfield Homeowners Association
#259 Shoal Crest Neighborhood Association
#283 North Austin Neighborhood Alliance
#294 West University Neighborhood
#344 M.K. Hage
#402 Downtown Austin Neighborhood Association
#438 Downtown Austin Alliance
#493 Dellwood Neighborhood Association
#511 Austin Neighborhoods Council
#603 Mueller Neighborhoods Coalition
#609 EYE-H35/Airport Blvd. Neighborhood Association
#623 City of Austin Downtown Commission

#631 Alliance to Save Hyde Park
#644 Pemberton Heights Neighborhood Association
#682 Caswell Pease Neighborhood Association
#687 North Loop Neighborhood Association
#689 Upper Boggy Creek Neighborhood Planning Team
#698 West Campus Neighborhood Association
#700 Keep the Land
#937 Taking Action Inc.
#972 Poder people Organized in Defense of Earth and Her Resources
#981 Anberly Airport Association

AREA OF PROPOSED ZONING CHANGES: The Central Austin Combined Neighborhood Plan encompasses the Hancock, North University and West University planning areas. The Central Austin Combined Planning Area is bounded by Lamar Blvd. and Duval St. to the west, 38th St and 45th St. to the north, IH 35 to the east and MLK Jr. Blvd to the south, excluding the University of Texas at Austin campus.

AREA STUDY: Central Austin Combined Neighborhood Planning Area

TIA: Is not required

WATERSHEDS: Shoal Creek; Waller Creek; Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

SCHOOLS:

Lee Elementary School

SUMMARY STAFF RECOMMENDATION:

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area. In addition to the NPCD, properties within the North University Planning area will also have a Neighborhood Conservation Combining District (NCCD)

For each of the aproxiomate750 tracts, the attached chart lists the existing zoning, and proposed zoning, A description of the proposed zoning base district follows the list.

LIST OF ATTACHMENTS:

Attachment 1:	Description of proposed Base Districts, and Special Uses and Design Tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback
Attachment 2	Central Austin Combined Neighborhood Plan
Attachment 3;	Central Austin Combined Planning Area Future Land Use Map
Attachment 4:	West University Future Land Use Map
Attachment 4a:	West University Tract Map
Attachment 4b:	West University Tract Table
Attachment 4c:	West University Exhibits with Legal Descriptions and Metes and Bounds

Attachment 4d:	West University Conditional Overlay, Infill Options and Design Tools
Attachment 5:	Future Land Use Map for North University Planning Area
Attachment 5a:	North University Tract Map
Attachment 5b	North University Tract Table
Attachment 5c:	North University Exhibits with Legal Descriptions and Metes and Bounds
Attachment 5d:	North University Neighborhood Conservation Combining District (NCCD)
Attachment 6:	Future Land Use Map for Hancock Planning Area
Attachment 6a;	Hancock Tract Map
Attachment 6b:	Hancock Tract Table
Attachment 6c:	Hancock Conditional Overlay, Infill Options and Design Tools

PLANNING COMMISSION RECOMMENDATION:

April 27, 2004

MOTION: APPROVE STAFF RECOMMENDATION FOR THE NEIGHBORHOOD PLAN AND ZONING WITH ADDENDA PROVIDED TO THE PLANNING COMMISSION. FOR UNRESOLVED ZONING CASES ASK THAT STAFF CONTINUE TO INITIATE DISCUSSION BETWEEN THE VARIOUS PARTIES AND FIND APPROPRIATE COMPROMISES BEFORE COUNCIL. IF ZONING CASES ARE NOT RESOLVED CLEARTLY INDICATE STAFF RECOMMENDATIONS OF THE OWNER OR NEIGHBORHOOD ASSOCIATIONS.
VOTE: 8-0 (MA-1st, DS-2nd, NS recused)

May 22, 2004

MOTION: STAFF RECOMMENDATION FOR WEST UNIVERSITY, EXCEPT RECOMMEND SF-4A for TRACT 133 AND 133A, AND INCLUDE 100 FEET OF NORTH PORTION OF TRACT 1013 (BEND AROUND SHOAL CREEK) WITH RECOMMENDATION OF LO-MU-CO-NP ON TRACT 44.
VOTE: 8-0 (MA-1st, DS-2nd; CG- ABSTAIN)

MOTION: APPROVE STAFF RECOMMENDATIONS FOR NORTH UNIVERSITY NEIGHBORHOOD PLAN, WITH RECOMMENDATION THAT FOR PROPERTIES THAT ARE STILL UNDER NEGOTIATION, EXISTING LEGAL USES SHOULD BE ALLOWED TO CONTINUE UNDER THE PROPOSED ZONING.
VOTE: 7-0 (MA-1st, DS-2nd; NS- RECUSE; CG-ABSTAIN)

ISSUES:

The neighborhoods want to preserve the historic residential character of the single-family neighborhoods.

The Heritage Neighborhood Association wants to create a hard edge of commercial, office and multi-family uses along the perimeter of the neighborhood. The association expressed concern about the large number of multi-family properties with single-family uses in the neighborhood and has expressed a desire to make the land use and the zoning on these sites consistent.

The West University Neighborhood Association and the Shoal Crest Neighborhood Association want to limit the incursion of multi-family zoning into their single-family neighborhoods and have expressed that any new multi-family transition form greater to less density as it approaches the neighborhoods.

The University Area Partners along with the other neighborhood groups inside the CACNPA have identified an area generally known as West Campus as one where significantly increased density would be appropriate and desired as long as safe guards are put in place to protect the adjacent single-family neighborhoods (Shoal Crest and West University). This is to be accomplished by the University Neighborhood Overlay (UNO) code amendment that has emerged as a recommendation from this planning process.

The participants in the North University Planning Area in choosing to incorporate the Neighborhood Conservation Combining District (NCCD) into the Planning process to identify and create areas where bulk and scale are compatible with older established single-family areas. The NCCD allows for the flexibility to make site development regulations more permissive or restrictive. In a few cases specific negotiations with property owners has resulted in zoning site development regulations specially tailored for individual tracts of land. The Mixed Use Building option allowed with the adoption of a Neighborhood Plan was not selected in this area due to some development parameters though to be too restrictive. The NCCD allows for the same types of mixed use within buildings, allows for a reduced building setback and includes parking provisions for restaurant uses located within a structure designed for both commercial and residential use.

CITY COUNCIL DATE: May 6, 2004, June 10, 2004, July 29, 2004

ACTION: May 6, 2004 - Postponed by staff, re-notified for June 10, 2004 hearing.

June 10, 2004 – C14-04-0021 - West University NPCD
C14-04-0022 - North University NCCD-NPCD
C14-04-0023 - Hancock NPCD

The public hearing was closed on Council Member McCracken's motion, Council Member Slusher's second on a 7-0 vote. The first reading of the ordinance approving Planning Commission's recommendation on all uncontested zoning tracts was approved on Mayor Pro Tem Goodman's motion, Mayor Wynn's second on a 7-0 vote. The first reading of the ordinance approving Planning Commission's recommendation on all contested zoning tracts was approved on Mayor Pro Tem Goodman's motion, Council Member Thomas' second on a 7-0 vote.

July 29, 2004 - C14-04-0021 - West University NPCD
C14-04-0022 - North University NCCD-NPCD
C14-04-0023 - Hancock NPCD

Approved staff request for a postponement of 2nd reading of the individual Planning Areas and associated zoning to August 5, 2004

Approved 2nd reading of the Central Austin Combined Neighborhood Plan with changes.

August 5, 2004 C14-04-0021 - West University NPCD
C14-04-0022 - North University NCCD-NPCD
C14-04-0023 - Hancock NPCD

Approved 2nd Reading with changes.

ORDINANCE READINGS: 1st June 10, 2004 2nd July 29,2004, August 5, 2004 3rd

ORDINANCE NUMBER:

Central Austin Combined Neighborhood Plan
West University Neighborhood Planning Area
North University Planning Area
Hancock Planning Area

CASE MANAGER: Glenn Rhoades **PHONE:** 974-2775

STAFF RECOMMENDATION

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the approximate 750 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the zoning base district follows the list.

BACKGROUND

At the direction of the Austin City Council, Neighborhood Planning staff began working to develop a combined neighborhood plan for Central Austin in April 2002. The First Workshop was held on December 7th, 2002. Staff, residents, property owners, business owners, and representatives of area institutions have been attending meetings and developing the plan for 18 months.

The plan's goals, objectives, and action items were developed at numerous Central Austin Combined Neighborhood Planning meetings. The Neighborhood Plan will be considered concurrently with the subject rezoning case.

The proposed zoning change creates a Neighborhood Plan Combining District (NP) covering the entire area. The purpose of the NP is to allow infill development by implementing a neighborhood plan that has been adopted by Council as an amendment to the City's Comprehensive Plan. The NP may modify the base district of an individual parcel within the neighborhood to allow for the following special uses and design tools – Small Lot Amnesty; Mixed Use Building; Neighborhood Urban Center; Residential Infill; Cottage; Urban Home; Secondary Apartment; Parking Placement and Impervious Cover Restrictions; Garage Placement; and Front Porch Setback. The North University Planning area has proposed a Neighborhood Conservation Combining District to address the goals and objectives of the plan pertaining to the North University Planning Area. The ability to have mixed use within the planning area has been accommodated in the permitted land use charts contained in the proposed NCCD.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The staff's basis for recommendation is derived from the goals and objectives for land use as described in the Crestview / Wooten Combined Neighborhood Plan:

Goals – Land Use

- Any new development or redevelopment should respect and complement the single-family character of the neighborhood.
- Preserve and enhance existing neighborhood-friendly businesses and encourage new neighborhood-friendly ones in appropriate locations.
- Enhance the safety and attractiveness of the neighborhoods.
- Maintain and enhance the single-family residential areas as well as existing community facilities and institutions in the Crestview and Wooten neighborhoods.
- Promote enhancement of major corridors by encouraging better quality development and redevelopment and discouraging strip development.

- Promote enhancement of major corridors by encouraging better quality and a mix of neighborhood serving development and redevelopment.

- Target and encourage redevelopment of dilapidated or vacant multifamily structures into quality multifamily.

Objectives – Land Use

- Rezone property as needed to ensure that new development is compatible with the desired residential character of the neighborhood.

- New single-family construction in residential areas should complement, reflect, and respect the vernacular building traditions of single-family houses in the area.

- Promote quality multi-family redevelopment that is compatible with single-family neighborhoods and preserves neighborhood ambiance

- Limit new commercial and multi-family spread into the single-family core of the neighborhoods by establishing a perimeter of apartments, offices and commercial uses.

EXISTING CONDITIONS

Zoning and Land Use

Existing Land Use:		Existing Zoning:	
Single Family	39.6 %	Single Family	43 %
Multi Family	24.5%	Multi-Family	28 %
Commercial	10.8%	Commercial	17.5%
Office	5 %	Office	8.8 %
Industrial	9 %	Industrial	0%
Civic	9.8 %	Public	1.6 %
Open Space	9.2 %	Mixed Use	.6%
Utilities	.1 %		
Undeveloped	1.1 %		

Impervious Cover

The maximum impervious cover limits for the proposed zoning districts are as follows:

LI, Limited Industrial Services	80 %
CS, Commercial Services	95 %
CS-1, Commercial – Liquor Sales	95 %
GR, Community Commercial	90 %
LR, Neighborhood Commercial	80 %
GO, General Office	80 %
LO, Limited Office	70 %
NO, Neighborhood Office	60 %
MF-3, Multi-family Residence (Medium Density)	65 %

MF-2, Multi-family Residence (Low Density)	60 %
SF-6, Townhouse & Condominium Residence	55 %
SF-3, Family Residence	45 %
SF-2, Single Family Residence	45 %
P, Public	varies (refer to Land Development Code)

The maximum amount of impervious cover is determined as the more restrictive figure of the zoning district and watershed class.

The Neighborhood Conservation Combining District (NCCD) has established varying impervious cover percentages based on the district in which the property is located. The proposed limits are established in the base zoning district site development regulations for each district contained in the attached NCCD.

Environmental

The neighborhood is not located over the Edwards Aquifer Recharge Zone. The neighborhood is located in the Shoal Creek and Waller Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone/ Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

The sites are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

According to flood plain maps, there is flood plain within the neighborhood area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO ROUTE	BICYCLE PLAN ROUTE
Guadalupe	90'	Varies	Arterial	Varies	N/A	N/A
MLK	80'	Varies	Arterial	Varies	N/A	N/A
Lamar Blvd.	80'	Varies	Arterial	Yes	N/A	N/A
24th Street	60'	Varies	Arterial	Varies	#19	N/A
29th Street	60'	Varies	Collector	No	N/A	#40
38th Street	60'	Varies	Arterial	Varies	N/A	#36
Dean Keaton	Varies	60'	Arterial	Yes	#21, #22	#42
Duval	70'	44'	Collector	Varies	#7, #60	#49
IH-35	Varies	Varies	Arterial	No	#26, #38, #60	N/A
Red River	100'	60'	Arterial	Yes	#7	#51
41st Street	Varies	Varies	Collector	Yes	N/A	#34
45th Street	80'	50'	Arterial	Yes	#60	#32

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The area is served with City water and wastewater utilities. If lot, or tract, or site require water or wastewater utility improvements, offsite main extension, or system upgrades, or utility relocation, or adjustment, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria. The construction must be inspected by the City.

Compatibility Standards

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.