SUBJECT: C14-04-0056 - Fish Tract - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 13600-14224 Dessau Road (Harris Branch Creek Watershed) from interim-rural residence (I-RR) district zoning to single family residence standard lot (SF-2) district, townhouse & condominium residence (SF-6) district, multi-family residence medium density (MF-3) district, and general commercial services (CS) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence standard lot-conditional overlay (SF-2-CO) district, townhouse & condominium residence (SF-6) district, multifamily residence medium density (MF-3) district, neighborhood commercial (LR) district, neighborhood commercial-mixed use (LR-MU) combining district, community commercial (GR) district, and community commercial-mixed use (GR-MU) combining district zoning. Applicant: John Fish. Agent: Land Strategies, Inc. (Paul W. Linehan). City Staff: Sherri Gager, 974-3057.

REQUESTING DEPARTMENT: Neighborhood Planning and Zoning

DIRECTOR'S AUTHORIZATION: Greg Guernsey

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

November 11, 2004

Sherri Gager
City of Austin
Neighborhood Zoning & Platting Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: The Fish Tract
C14-04-0056

Dear Sherri:

On behalf of our client, Land Strategies, Inc. requests that the above referenced case be postponed from the December 2nd City Council agenda to December 16th. At that time, we request that the case be heard on first, second and third readings.

Should you have any questions or need further information, please do not hesitate to contact me.

Best regards,

Paul W. Linehan
President
Land Strategies, Inc.

PWL:enw

cc: John Fish

DEVELOPMENT, DESIGN AND PLANNING CONSULTANTS
1010 LAND CREEK COVE, SUITE 100 • AUSTIN, TEXAS 78746 • (512) 328-6050 • FAX: (512) 328-6172

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0056

Z.A.P. DATE: October 19, 2004
November 2, 2004

ADDRESS: 13600-14224 Dessau Road (northwest corner of Howard Lane and Dessau Road)

OWNER/APPLICANT: John Fish

AGENT: Land Strategies, Inc. (Paul W. Linehan)

ZONING FROM:	TO:	AREA:
I-RR	**Tract 1, Block A:** CS	15.39 acres
	Tract 2, Block A: CS	2.12 acres
	Tract 3, Block A: CS	2.19 acres
	Tract 4, Block A: CS	2.35 acres
	Tract 5, Block A: CS	2.45 acres
	Tract 6, Block A: SF-2	59.34 acres
	Tract 7, Block A: CS	4.84 acres
	Tract 8, Block A: MF-3	19.50 acres
	Tract 9, Block A: SF-6	9.33 acres
	Tract 10, Block A: CS	3.67 acres
	Tract 1, Block B: CS	18.76 acres
	Tract 2, Block B: CS	2.21 acres
	Harrisglenn Dr. Extension R.O.W.	3.38 acres
		145.53 total acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is for the following zoning:

Tract 1, Block A: GR-MU
Tract 2, Block A: GR
Tract 3, Block A: GR
Tract 4, Block A: GR
Tract 5, Block A: GR
Tract 6, Block A: *SF-2-CO (The conditional overlay includes a 100-foot vegetative buffer with a* sound barrier fence along the western boundary of this tract to create a physical separation from the commercial/mixed use development proposed on Tract 1, Block A.)
Tract 7, Block A: LR-MU
Tract 8, Block A: MF-3
Tract 9, Block A: SF-6
Tract 10, Block A: LR
Tract 1, Block B: GR-MU
Tract 2, Block B: GR-MU

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations provided in "Attachment B" – TIA Memo for the Fish Tract.

ZONING AND PLATTING COMMISSION:

10/19/04: Postponed to 11/2/04 by the Neighborhood (9-0); J. Martinez-1st, J. Gohil-2nd.

11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question is currently utilized as a ranch with a farmhouse. The single-family residence on this site has historic designation and is considered a homestead. The property was annexed by the City of Austin on December 31, 2003 (Annexation Case – C7A-03-013). The applicant is requesting to permanently zone this site for commercial and residential uses for future development to be completed in the year 2010 (Conceptual Land Use Plan – "Attachment A").

The staff's alternate recommendation is for SF-2-CO district zoning for Tract 6, Block A; SF-6 district zoning for Tract 9, Block A; MF-3 district zoning for Tract 8, Block A; LR district zoning for Tract 10, Block A; LR-MU district zoning for Tract 7, Block A; GR district zoning for Tracts 2, 3, 4, and 5 of Block A; GR-MU district zoning for Tract 1, Block A and Tracts 1 and 2, Block B.

The staff recommends the applicant's request for SF-2, SF-6, and MF-3 district zoning on Tracts 6, 8, and 9 of Block A because these zoning categories will encourage a variety of housing opportunities in this area of the city. The staff agrees with the applicant's placement of the SF-6 district on Tract 9 because this will allow for a transition in residential densities from the existing single-family residential neighborhood (Gaston Sheldon Subdivision) to the north to the proposed MF-3 district uses on Tract 8 to the south. The proposed SF-2-CO zoning on Tract 6 will be buffered from Tracts 7 and 8 by the Harris Branch tributary/floodplain, which traverses this portion of the property from the northwest to the southeast (see GIS floodplain map – "Attachment C").

The staff recommends GR-MU district zoning for Tract 1, Block A and Tracts 1 and 2, Block B to allow mixed-use projects to be located at the intersection of Howard Lane at Harrisglenn Drive and Harrisglenn Drive at Dessau Road. The applicant has agreed to provide a 100-foot vegetative buffer with a sound barrier fence along the southwestern boundary of Tract 6 to create a physical separation from the commercial/mixed use development proposed on Tract 1, Block A (GR-MU) and the single-family residential use located on Tract 6, Block A (SF-2-CO). The staff is also recommending GR district zoning, as a less intensive retail category, for Tracts 2, 3, 4, and 5 of Block A. The tracts in question are located adjacent to Tract 6, Block A, the proposed for SF-2-CO, single-family residential tract. These retail sites will front onto Harrisglenn Drive, which will be extended in the future as a collector roadway.

Finally, the staff is recommending LR-MU district zoning on Tract 7, Block A to allow for a commercial mixed-use development adjacent to the proposed MF-3 uses on Tract 8, Block A. For Tract 10, Block A, the staff recommends LR district zoning because this site is located at the corner of Dessau Road and the future driveway to the proposed MF-3 development on Tract 8 and SF-6 development on Tract 9. The staff finds the LR district to be appropriate for Tract 10 because this site is adjacent to an existing single-family platted neighborhood (Gaston Sheldon Subdivision) to the north and meets the intention of the LR district purpose statement.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Single-Family Residence, Ranch, Undeveloped Land
North	County	Single-Family Residential Neighborhood
South	LO, GR, GR-CO, DR, GR-CO	Undeveloped, Water Plant, Undeveloped
East	County	Single-Family Houses, Mobile Homes
West	I-RR	Undeveloped Land

AREA STUDY: N/A

TIA: Yes

WATERSHED: Harris Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

64 - River Oaks Lakes Estates Neighborhood
114 – North Growth Corridor Alliance
643 – North East Action Group

SCHOOLS:

Copperfield Elementary School
Pflugerville Middle School
Dobie Middle School
Lanier High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0127	GR-CO to GR	10/19/04: Pending	-
C14-03-0001	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2101	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings
C14H-00-0005	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings
C14-98-0258	DR to MF-2	10/26/99: Approved staff rec. of MF-2-CO, w/ 400 unit limit, by consent (8-0. BH-off dias)	12/2/99: Approved PC rec. of MF-2-CO w/ conditions (6-0, WL-absent); 1st reading 1/27/00: Approved 2nd/3rd readings by consent (6-0)

C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & 5) by consent (8-0, BH-off dias)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1st reading 1/27/00: Approved 2nd/3rd readings by consent (6-0)
C14-98-0126	DR to GR	9/29/98: Approved LR-CO w/ conditions that uses limited to 'NO' uses (9-0)	11/5/98: Approved PC rec. of LR-CO (TRA) & LO-CO (TRB) w/ conditions (6-0); all 3 readings
C14-97-0126	DR to GR	12/9/97: Approved GR-CO w/ conditions (5-3)	2/5/98: Approved PC rec. of GR-CO w/ new conditions (5-0); 1st reading 4/9/98: Approved GR-CO w/ conditions (7-0); 2nd/ 3rd readings

RELATED CASES: C7A-03-013 Annexation case

ABUTTING STREETS:

NAME	ROW	PAVMENT	CLASSIFICATION	DAILY TRAFFIC
Howard Lane	Varies	Varies	Major Arterial	N/A
Harrisglenn Boulevard	Varies	Varies	Collector	N/A
Dessau Road	120'	2@30'	Major Arterial	N/A

CITY COUNCIL DATE: December 2, 2004 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

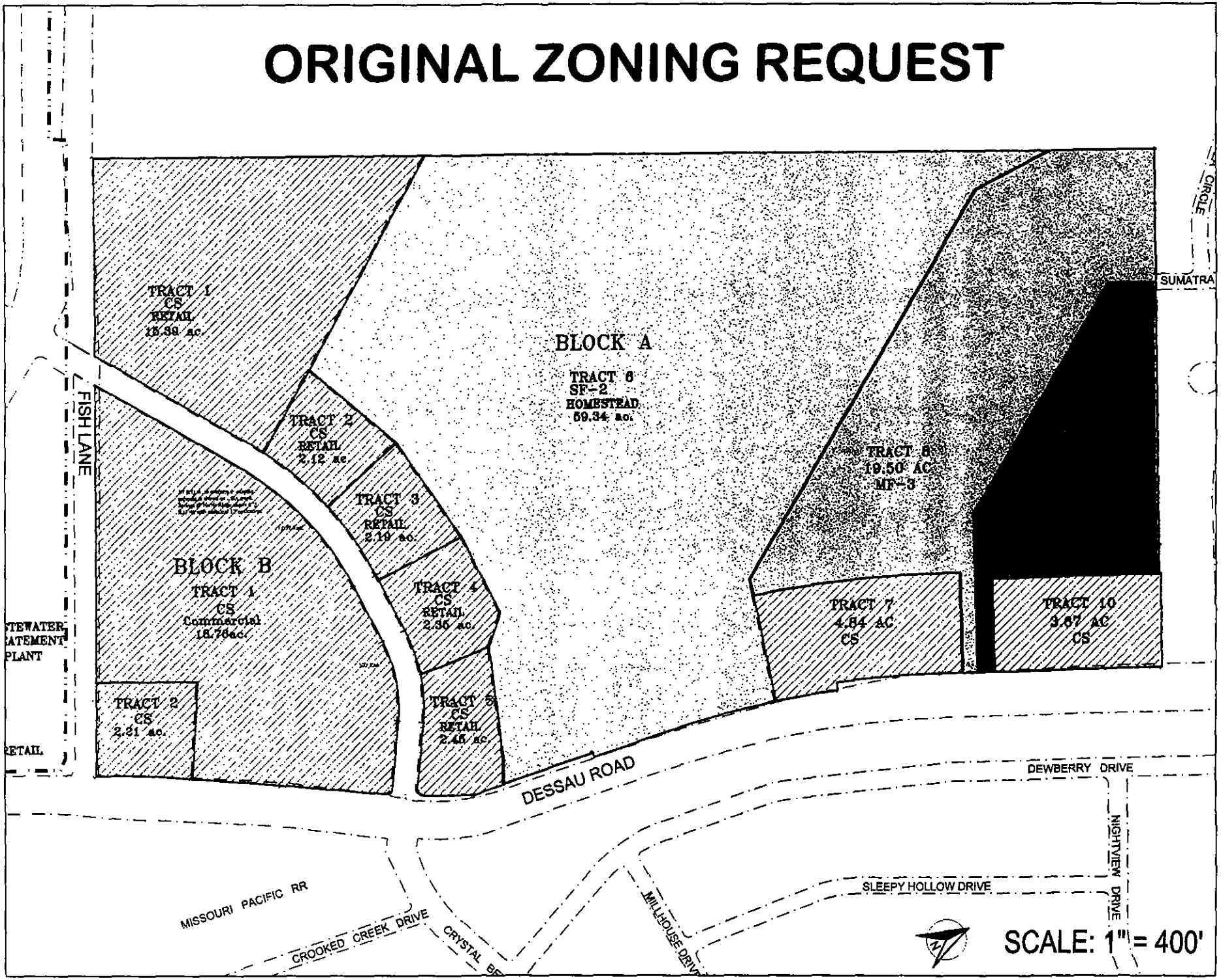
CASE MANAGER: Sherri Gager **PHONE:** 974-3057, sherri.gager@ci.austin.tx.us

N 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER	ZONING CASE #: C14-04-0056 ADDRESS: DESSAU RD & HOWARD LANE SUBJECT AREA (acres): 142.150	DATE: 04-04 INTLS: SM	CITY GRID REFERENCE NUMBER P34

I-RR
TUDOR HOUSE ROAD
SPINEL ROAD
PERIDOT ROAD
DEWBERRY DR
DEWBERRY DRIVE
NIGHTVIEW DRIVE
SLEEPY HOLLOW DRIVE
CYPRESS DRIVE
LAZYRIDGE DRIVE
HYTOP DRIVE
MILLHOUSE DRIVE
TOPHILL CIRCLE
CROOKED CREEK DRIVE
CRYSTAL BEND DRIVE
LONG MEADOW DRIVE
WINDMILL CIRCLE
COUNTY
CRYSTAL BEND
WARD LANE EAST
HOWARD LANE EAST
HARRISGLEN DRIVE
ROCHESTER LANE
HOWARD LANE
LO
LO-CO
GR
GR-CO
WATER PLANT
DR
SF-2
MF-2-CO
NORTH

I-RR
I-RR
I-RR
HOWARD LANE EAST
HOWARD LANE EAST
HARRIS CREEK
ROCHESTER LANE
HARRISDALE
GR-CO
GR-CO
GR
LO
LO
LO-CO
SF-2
MF-2-CO
UNDEVELOPED
BF-2
TUDOR HOUSE ROAD
SPINEL ROAD
KODIAK
PERIDOT
DEWBERRY DRIVE
NIGHTVIEW DRIVE
SLEEPY HOLLOW DRIVE
CYPRESS DRIVE
LAZYRIDGE DRIVE
MILLHOUSE DRIVE
TOPHILL CIRCLE
CROOKED CREEK DRIVE
CRYSTAL
LONG MEADOW DRIVE
BLAZYRIDGE DRIVE
BOULEVARD
DRIVE
WAY
ROAD

ORIGINAL ZONING REQUEST



REVISION BLOCK:

NO	DATE	REF.	COMMENTS

OWNER INFORMATION:

The Fish Tract

Dessau Rd. & Fish Ln.

ZONING MAP

10/19/04

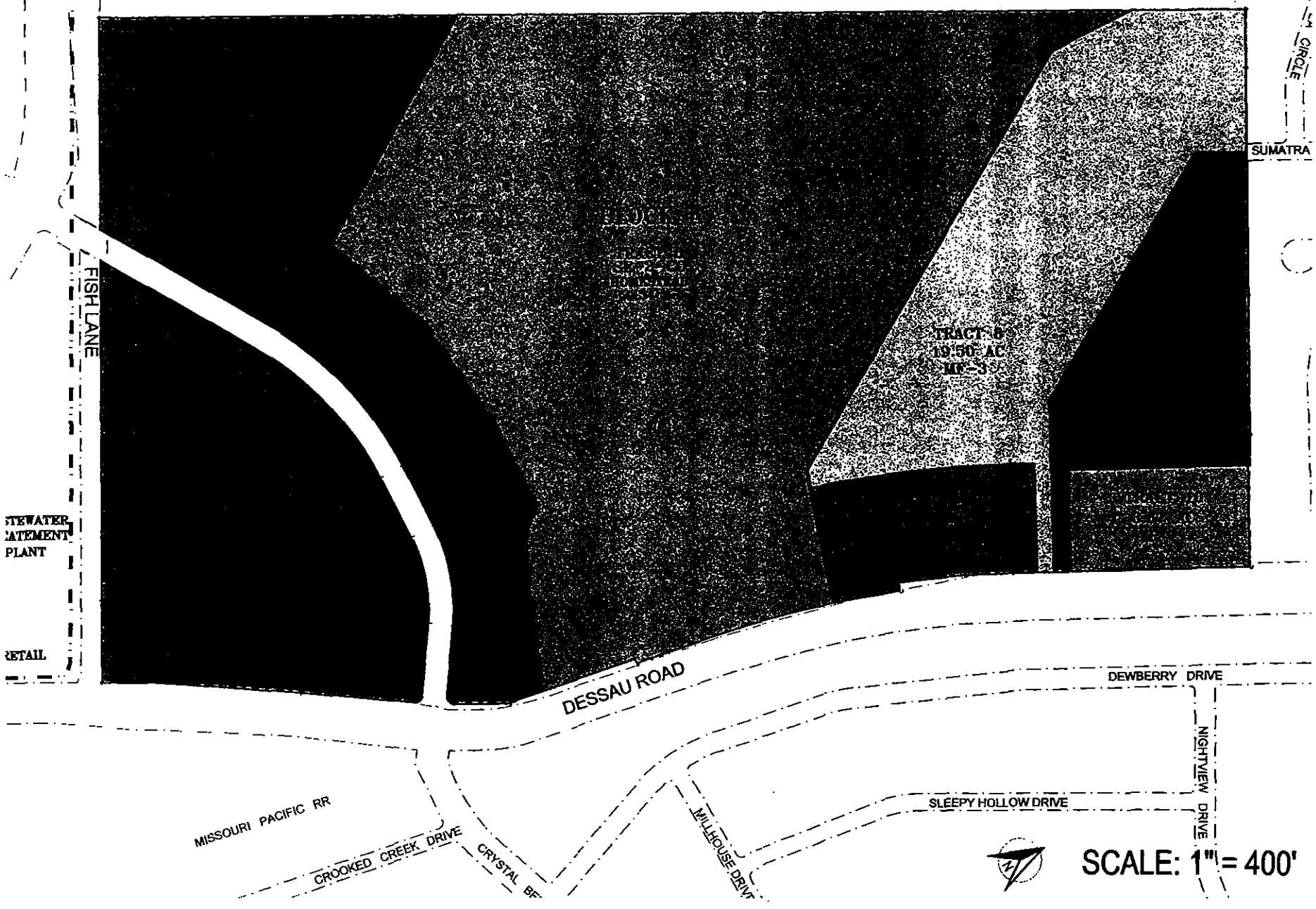
LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

1010 LAND CREEK COVE
SUITE 100
AUSTIN, TX 78746
PH: (512) 328-6050
FX: (512) 328-6172
www.landstrat.com
LAND@landstrat.com

SHEET 1 OF 1

RECOMMENDED ZONING BY CITY OF AUSTIN



REVISION BLOCK:

NO	DATE	BY	COMMENTS

OWNER INFORMATION:

The Fish Tract

Dessau Rd. & Fish Ln.

ZONING MAP

3/8/2004

L-819 SKETCH

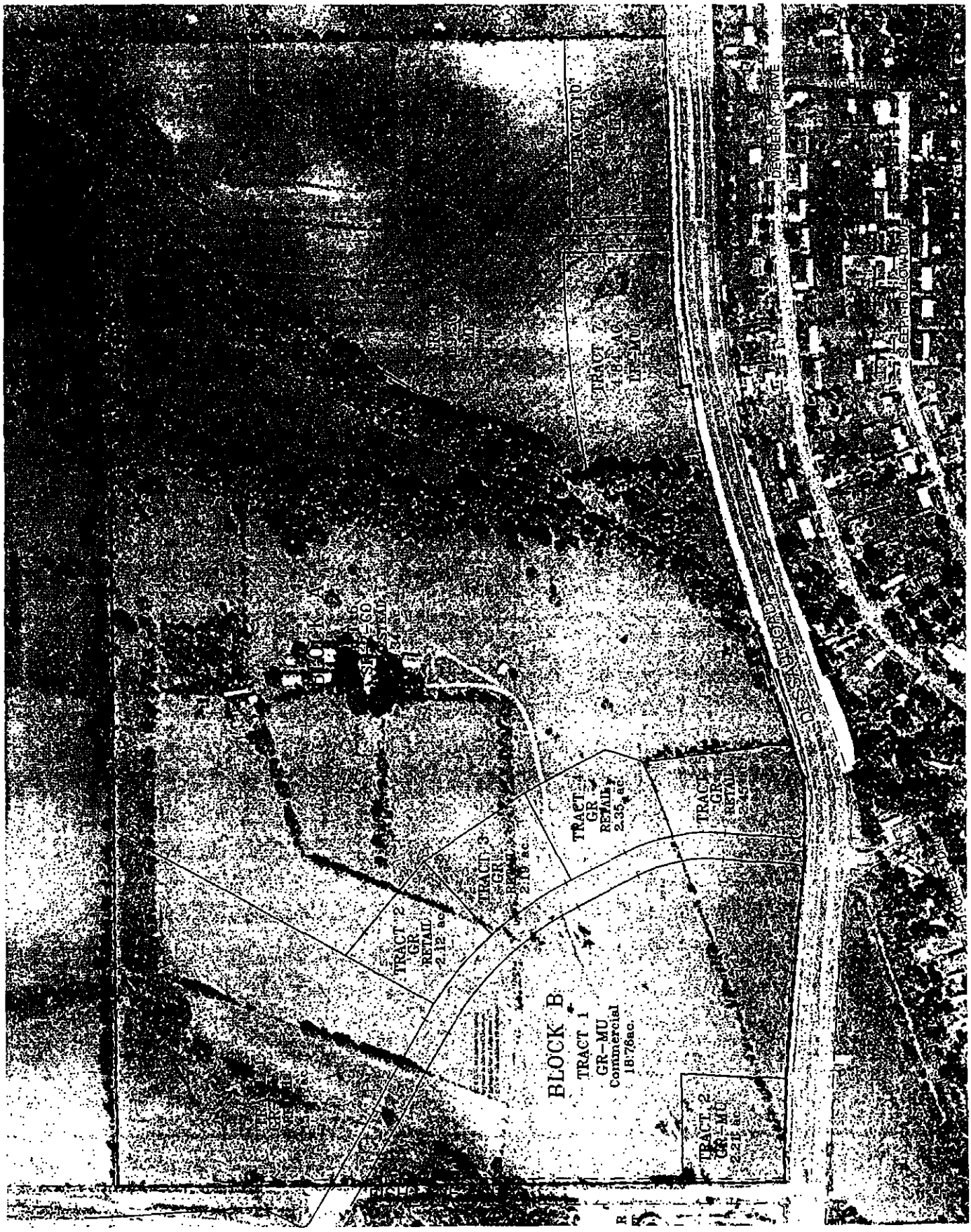
1010 LAND CREEK COVE
SUITE 100
AUSTIN, TX. 78746
PH: (512) 328-6050
FX: (512) 328-6172
www.LandStrat.com
Info@Landstrat.com

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

SHEET

1 OF 1



John Fish Property

LSI:0636

LAND STRATEGIES INC.

PAUL LINEHAN & ASSOCIATES

K:\DATA\601-650\636\DWG\0636csp13.dwg, 10/15/04 02:52:39 PM, 1:1

Attachment B

Date: October 13, 2004

To: Sherri Gager, Case Manager

CC: Robert J. Halls, Robert Halls and Associates

Reference: Fish Tract TIA, C14-04-0056

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Fish Tract, dated September 2004, prepared by Robert Halls, Robert J. Halls and Associates, and offers the following comments:

TRIP GENERATION

The Fish Tract is a 308-acre development located in north Austin at the northwest corner of Dessau Road and Fish Lane.

The property is currently developed with one single-family homestead. The applicant has requested a zoning change to Single Family Residence (SF-2), Multi-Family Residence, and Commercial Services (CS). The estimated completion of the project is expected in the year 2010.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 33,277 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation

			AM Peak		PM Peak	
LAND USE	**Size**	**ADT**	**Enter**	**Exit**	**Enter**	**Exit**
Retail	369,925sf	25,749	289	185	731	792
High Turn Over Restaurant	3,425sf	352	15	14	17	12
Homestead	1du	15	-	-	-	-
Multi Family	360du	2,232	32	127	135	70
Townhomes	70du	481	7	32	31	15
Total		**29732**	**343**	**358**	**916**	**889**

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year

Roadway Segment	%
All Roads	3.7%

2. In addition to these growth rates, background traffic volumes for 2003 included estimated traffic volumes for the following projects:

Springs at Harris Ridge	SP-01-0269C
Brookfield Amenity Center	SP-02-0306D
Howard Industrial Park	SP-03-0385D
Sandvik Equipment Company	SP-04-0052D
Dessau Business Park	C8-98-0076 (*SP-01-0075D, SP-04-0019D, SP-01-0469D, SP-03-0493D, SP-02-0164D, SP-03-0344D, SP-03-0105D, SP-02-0355D, SP-01-0411D, SP-03-0492D, SP-02-0139D, SP-03-0345D*)
Gaston Sheldon	C8-00-0075 & C8J-00-2083
Parkway Subdivision	C8-02-0035.1A & .2A
Village at Northtown	C8J-03-0159 & C8J-03-0160

3. A 34% and 44% reduction was taken for pass-by trips during the am and pm peaks respectively.
4. No reductions were taken for transit use or internal capture.

EXISTING AND PLANNED ROADWAYS

Howard Lane – In the vicinity of the project this roadway is currently a four lane divided major arterial. The AMATP calls for this road to be upgraded to a six lane divided major arterial by the year 2025. Howard Lane is in the Bicycle Plan as a Priority One route.

Dessau Road – In the vicinity of the project this roadway is currently a four lane divided major arterial. Dessau Road is in the Bicycle Plan as a Priority One route.

Harrisglenn Boulevard – This roadway will be extended into the subject property to intersect with the intersection of Dessau Road and Crystal Bend Drive.

TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2004 Existing Conditions
- 2010 Build-Out Conditions

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 11 intersections, 3 of which are or would be signalized.

Table . Level of Service

Intersection	2004		2010	
	AM	PM	AM	PM
Howard Lane and Dessau*	E	E	E	E
Howard Lane and Harris Ridge Blvd.	C	C	D	D
Harrisglenn/ Howard Lane *	C	B	B	A
Dessau Road and Fish Lane	C	C	F	F
Dessau Road and Harrisglenn/Crystal Bend Drive	C	B	C	D

Driveway B-2 and Dessau Road	[redacted]	D	B
Driveway B-1 and Dessau Road	[redacted]	D	B
Driveway A-5 and Dessau Road	[redacted]	D	B
Driveway A-7 and Dessau Road	[redacted]	D	B
Driveway A-7, 8,9,10 and Dessau Road	[redacted]	F	E
Driveway A-10 and Dessau Road	[redacted]	D	B

* = SIGNALIZED

RECOMMENDATIONS

1) Fiscal is required to be posted for the following improvements prior to the 1st site plan submitted on any portion of the property:

Intersection	Improvements**
Harrisglenn Drive/Howard Lane	Traffic Signal* (21.1%)
Harrisglenn Dr/Dessau Rd./Crystal Bend Drive	Traffic Signal*(30.7%)
Dessau Road/Howard Lane	EB – Add second left turn lane (9.7%)
	EB – Add right turn lane (16.1%)
	EB – Restripe Approach (9.6%)
	WB – Add right turn lane (47.5%)
	WB – Restripe approach (10.9%)
	NB – Restripe approach (17%)
	NB – Add second left turn lane (10.9%)
	SB – Stripe second left turn lane (30.1%)
	SB – Add right turn lane (12.2%)

* Signals will not be installed at intersections until warrants have been met.
** Cost estimates will be required to be submitted for all improvements at the time the 1st site plan is submitted on any portion of the property.

2) Access to Sumatra will be re-evaluated at the time the first site plan is submitted for the multifamily and/or town home lots. If at that time it is determined that more than just emergency access is desired or required in order to access the school in the adjacent neighborhood an analysis will be required to be submitted in order to identify the possible impacts on the adjacent neighborhood and intersection of Tudor House Road and Dessau Road.

3) Additional right-of-way dedication and/or reservation may be required at the time of subdivision and/or site plan.

4) Travis County has approved this TIA with the above mentioned recommendations.

5) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

Emily M. Barron

Emily M. Barron
Transportation Review Staff
Watershed Protection and Development Review

TUDOR HOUSE ROAD
SPINEL ROAD
PERIDOT ROAD
DEWBERRY DRIVE
NIGHTVIEW DRIVE
SLEEPY HOLLOW DRIVE
CYPRESS DRIVE
LAZYRIDGE DRIVE
MILLHOUSE DRIVE
TOPHILL CIRCLE
CRYSTAL BEND
LONG MEADOW DRIVE
HARRISGLEN DRIVE
ROCHESTER LANE
EAST HOWARD LANE EAST
I-RR
GR
GR-CO
LO-CO
SF-2
MF-2-CO
DR
WATER PLANT
NORTH

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-04-0056
Contact: Sherri Gager, (512) 974-3057
Public Hearing:
October 19, 2004 Zoning and Platting Commission

Jimmy / Valorie Willingham
Your Name *(please print)*

☐ **I am in favor**
☒ **I object**

14113 Ceylon Tea Circle
Your address(es) affected by this application

Jimmy Willingham / Valorie Willingham 10/9/2004
Signature Date

Daytime Telephone: (512) 698-4032

Comments: We have enjoyed the view of the greenbelt. We would not like it to be taken away by construction.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Sherri Gager
P. O. Box 1088
Austin, TX 78767-8810

STAFF RECOMMENDATION

The staff's alternate recommendation is for the following zoning:

Tract 1, Block A: GR-MU
Tract 2, Block A: GR
Tract 3, Block A: GR
Tract 4, Block A: GR
Tract 5, Block A: GR
Tract 6, Block A: SF-2-CO (The conditional overlay includes a 100-foot vegetative buffer with a sound barrier fence along the western boundary of this tract to create a physical separation from the commercial/mixed use development proposed on Tract 1, Block A.)
Tract 7, Block A: LR-MU
Tract 8, Block A: MF-3
Tract 9, Block A: SF-6
Tract 10, Block A: LR
Tract 1, Block B: GR-MU
Tract 2, Block B: GR-MU

The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis Recommendations provided in "Attachment B" – TIA Memo for the Fish Tract.

BACKGROUND

The property in question is currently utilized as a ranch with a farmhouse. The single-family residence on this site has historic designation and is considered a homestead. The property was annexed by the City of Austin on December 31, 2003 (Annexation Case – C7A-03-013). The applicant is requesting to permanently zone this site for commercial and residential uses for future development to be completed in the year 2010 (Conceptual Land Use Plan – "Attachment A").

The staff's alternate recommendation is for SF-2-CO district zoning for Tract 6, Block A; SF-6 district zoning for Tract 9, Block A; MF-3 district zoning for Tract 8, Block A; LR district zoning for Tract 10, Block A; LR-MU district zoning for Tract 7, Block A; GR district zoning for Tracts 2, 3, 4, and 5 of Block A; GR-MU district zoning for Tract 1, Block A and Tracts 1 and 2, Block B.

The staff recommends the applicant's request for SF-2, SF-6, and MF-3 district zoning on Tracts 6, 8, and 9 of Block A because these zoning categories will encourage a variety of housing opportunities in this area of the city. The staff agrees with the applicant's placement of the SF-6 district on Tract 9 because this will allow for a transition in residential densities from the existing single-family residential neighborhood (Gaston Sheldon Subdivision) to the north to the proposed MF-3 district uses on Tract 8 to the south. The proposed SF-2-CO zoning on Tract 6 will be buffered from Tracts 7 and 8 by the Harris Branch tributary/floodplain, which traverses this portion of the property from the northwest to the southeast (see GIS floodplain map – "Attachment C").

The staff recommends GR-MU district zoning for Tract 1, Block A and Tracts 1 and 2, Block B to allow mixed-use projects to be located at the intersection of Howard Lane at Harrisglenn Drive and Harrisglenn Drive at Dessau Road. The applicant has agreed to provide a 100-foot vegetative buffer with a sound barrier fence along the southwestern boundary of Tract 6 to create a physical separation from the commercial/mixed use development proposed on Tract 1, Block A (GR-MU) and the single-family residential use located on Tract 6, Block A (SF-2-CO). The staff is also recommending GR

district zoning, as a less intensive retail category, for Tracts 2, 3, 4, and 5 of Block A. The tracts in question are located adjacent to Tract 6, Block A, the proposed for SF-2-CO, single-family residential tract. These retail sites will front onto Harrisglenn Drive, which will be extended in the future as a collector roadway.

Finally, the staff is recommending LR-MU district zoning on Tract 7, Block A to allow for a commercial mixed-use development adjacent to the proposed MF-3 uses on Tract 8, Block A. For Tract 10, Block A, the staff recommends LR district zoning because this site is located at the corner of Dessau Road and the future driveway to the proposed MF-3 development on Tract 8 and SF-6 development on Tract 9. The staff finds the LR district to be appropriate for Tract 10 because this site is adjacent to an existing single-family platted neighborhood (Gaston Sheldon Subdivision) to the north and meets the intention of the LR district purpose statement.

The applicant agrees with staff's recommendation.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

   The Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

   The Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

   The Neighborhood Commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood.

   The Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

   The purpose of a Mixed Use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should promote consistency, and orderly planning.*

   The proposed zoning for the Fish Tract will create a transition from GR-MU, commercial-mixed use, at the intersections of Howard Lane at Harrisglenn Drive and Dessau Road at Harrisglenn Drive to MF-3 and SF-6 residential uses along the existing single-family residential neighborhood to the north.

The proposed LR, LR-MU, and GR zoning districts will allow for commercial/retail uses to provide services for the residential uses planned within this development and for surrounding residential neighborhoods to the north, south and east of this site.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

   The proposed GR-MU district zoning for Tracts 1, Block and Tract 1 and 2, Block B will locate more intensive retail-mixed use development at the intersections of Howard Lane at Harrisglenn Drive and Dessau Road at Harrisglenn Drive. Smaller GR district pad sites will be located on Tracts 2, 3, 4, and 5 of Block A, along a Harrisglenn Drive, a collector roadway.

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

   The proposed zoning categories for the Fish Tract property will allow for the development of residential, mixed-use, and commercial development on this 145-acre site located near the intersection two major arterial roadways, Howard Lane and Dessau Road, in northeast Austin.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently used as a single-family homestead/ or ranch. The site consists of a single-family residence and undeveloped land. Floodplain from Harris Branch Creek runs through Tract 6, Block A of this property from the northwest to the southeast.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, SF-6 zoning district would be 55%, MF-3 zoning district would be 65%, and the CS zoning district would be 95%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. According to flood plain maps, there is a floodplain within the project boundary. Offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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

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

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

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

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo (TIA Memo for the Fish Tract - "Attachment B").

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 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.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements, offsite main extension, and system upgrades are required. The landowner will be responsible for all costs and providing

The water and wastewater utility system must be in accordance with the City's utility design criteria. The utility plan must be reviewed and approved by the Austin Water Utility. The construction must be inspected by the City.

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.

Compatibility Standards

Development adjacent to the perimeter of this large tract will not be subject to compatibility development regulations. However, property abutting Tract 6 will be subject to the following development regulations if Tract 6 is zoned SF-2 as proposed:

- No structure may be built within 25 feet of the SF-2 property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-2 property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF-2 property line.
- For a structure more than 100 feet but not more than 300 feet from the property line, a structure may attain a height of 40 feet plus one foot for each 10 feet if distance in excess of 100 feet from the property zoned SF-2.
- For a structure more than 300 feet but not more than 540 feet from the property line, a structure may attain a height of 60 feet plus one foot for each four feet if distance in excess of 300 feet from the property zoned SF-2.
- No parking or driveways are allowed within 25 feet of the SF-2 property line
- A landscape area at least 15 feet in width is required along the SF- 2 property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in with is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- A fence, berm or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

The above comments will also apply to development abutting the Townhome Tract 8 if it is zoned SF-5, but not if it is zoned SF-6 or MF. Since the proposed zoning for this tract was not identified in the application or Conceptual Land Use Plan, the applicability of compatibility regulations for the abutting tracts cannot be determined at this time.