

C647
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ZONING CHANGE REVIEW SHEET

CASES: C14-2014-0175A and C14-2014-0175B – **Z.A.P. DATE:** December 16, 2014
Scott Airport Parking

ADDRESS: 2411, 2419 and 2426 Cardinal Loop; 2525 East State Highway 71 Westbound

OWNER: City of Austin – Aviation Department (Jim Smith) **AGENT:** Scott Airport Parking, LLC (Chris Von Dohlen)

ZONING FROM: I-RR; RR; GR-CO **TO:** AV **TOTAL AREA:** 18.97 acres

AREA BY CASE: C14-2014-0175A – 8.624 acres; C14-2014-0175B – 10.346 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant aviation services (AV) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 16, 2014:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of City-owned, undeveloped land along both sides of Cardinal Loop, with frontage along the westbound State Highway 71 frontage road. The west side of the rezoning area has interim – rural residence (I-RR) zoning and the east side has rural residence (RR) zoning and GR-CO zoning by a 2001 case. The majority of the land along SH 71 in the vicinity is developed with commercial uses. There is a City Fire Station and EMS facility to the north, as well as airport-related uses and the Austin – Bergstrom International Airport is located across SH 71 to the south (AV). Please refer to Exhibits A and B (Zoning Maps) and C (Aerial View).

Aviation Services (AV) district zoning is requested in order to provide proper zoning for the planning and future development of the Austin-Bergstrom International Airport. Specifically, the Applicant proposes to construct airport parking on the west side of Cardinal Loop, and airport parking and a kennel (a pet hotel) on its east side.

The AV district is the designation applicable to an airport-related use that requires direct access to airport facilities that is compatible with or supports airport operations and services. The designation applies to major public airport facilities, including airport-related uses on public lands and on private lands adjoining airport facilities. Allowable uses are limited to

C6+7
2

aviation facilities and activities, businesses, and services dependent on upon direct access to airport facilities, and related uses compatible with or supportive to airport operations and services. The proposed uses are consistent with the district being sought.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---|---|
| <i>Site</i> | I-RR; RR; GR-CO | Undeveloped |
| <i>North</i> | AV | City of Austin Fire Station / EMS facility; Airport-related office and storage areas |
| <i>South</i> | CS-1-CO; GR-CO; GR-MU-CO; CS-CO; I-SF-2 | Cocktail lounge; Undeveloped; Motel; Office; Restaurant; Auto repair; Auto sales; Service station |
| <i>East</i> | GR-CO; CS-1; RR; I-SF-2 | Undeveloped |
| <i>West</i> | CS-CO; CS-1-CO | Convenience storage; Auto/RV rentals; Restaurant; Auto repair; Cocktail lounge |

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Colorado River

DESIRED DEVELOPMENT ZONE: Yes

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association
 1075 – Bike Austin 1195 – Imperial Valley Neighborhood Association
 1228 – Sierra Club, Austin Regional Group 1236 – The Real Estate Council of Austin, Inc.
 1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas 1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

This property is within the Del Valle Independent School District.

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|--------------|---|---|
| C14-2013-0145 – Cardinal 1.03 – 2416 Cardinal Loop | I-SF-2 to CS | To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses | Apvd CS-CO as Commission recommended (01-23- 2014). |
| C14-2013-0115 – 2415 SH 71 East Rezoning | I-RR to CS | To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented | Apvd. CS-CO as Commission recommended (12-12- 2013). |

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| | | | |
|---|--|--|---|
| | | businesses | |
| C14-2013-0114 – 2439 SH 71 East Rezoning | I-SF-2 to CS | To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses | Apvd. CS-CO as Commission recommended (12-12-2013). |
| C14-02-0072 – 2463 SH 71 E | I-SF-2 to GR, CS-1 | To Grant CS-CO for Tract 1, GR-CO for Tract 2, w/CO for 2,000 trips per day | Apvd. as Commission recommended (09-26-2002). |
| C14-02-0054 – Rezone Former Del Valle School Property – Cardinal Loop – North of Crozier Ln, Cardinal Lp and Shapard Ln | I-RR to AV | To Grant AV w/conditions of no public surface parking | Apvd AV (08-01-2002). |
| C14-00-2125 – “Club 71” Zoning – 2429-2433 E SH 71 | I-SF-2 to CS for Tract 1 and CS-MU for Tract 2 | To Grant CS-1-CO for footprint only and GR-CO for Tract 1 and GR-MU-CO for Tract 2, w/CO for 2,000 trips per day | Apvd. CS-1-CO and GR-CO for Tract 1 and GR-MU-CO as Commission recommended (10-26-2000). |
| C14-98-0252 – Bergstrom Center – 2031 E SH 71 | I-RR to CS | To Grant CS-CO | Apvd. CS-CO w/CO prohibiting adult-oriented uses, construction sales and services, and pawn shops, and limit to 2,000 trips (03-11-1999). |

RELATED CASES:

The south part of C14-2014-0175B was the subject of a previous zoning case known as the Silverstone Inn Project that was approved for GR-CO district zoning on January 18, 2001 (C14-00-2176). The Conditional Overlay prohibits pawn shops and adult-oriented uses.

The west tract is unplatted. The east tract is composed of Tract A, Bergstrom Arms Subdivision recorded in November 1973 (C8s-73-266), Lot 1, Bergstrom Village Number 2 recorded in April 1976 (C8s-76-055), Tracts A, B, C, D and E, Bergstrom Village Number Four recorded in August 1980 (C8s-79-193) and Lot 1-A, Resubdivision of Lot 1, Bergstrom Village No. One Amended recorded in (C8s-75-132). Please refer to Exhibits D, E, F and G.

There are no pending subdivision or site plan applications on the subject property.

C647
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ABUTTING STREETS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|-------------------------------|---------------------|---------------------|------------------|-----------|------------|-------------------------------|
| Cardinal Loop | Varies (50-85 feet) | Varies (30-60 feet) | Local | No | No | Yes |
| SH 71 | 267 feet | 238 feet | Arterial Highway | No | Yes | Yes |
| Paula Street (unimproved ROW) | 60 feet | 0 feet | N/A | No | No | Yes |

CITY COUNCIL DATE: January 29, 2014

ACTION:

ORDINANCE READINGS: 1st

2nd

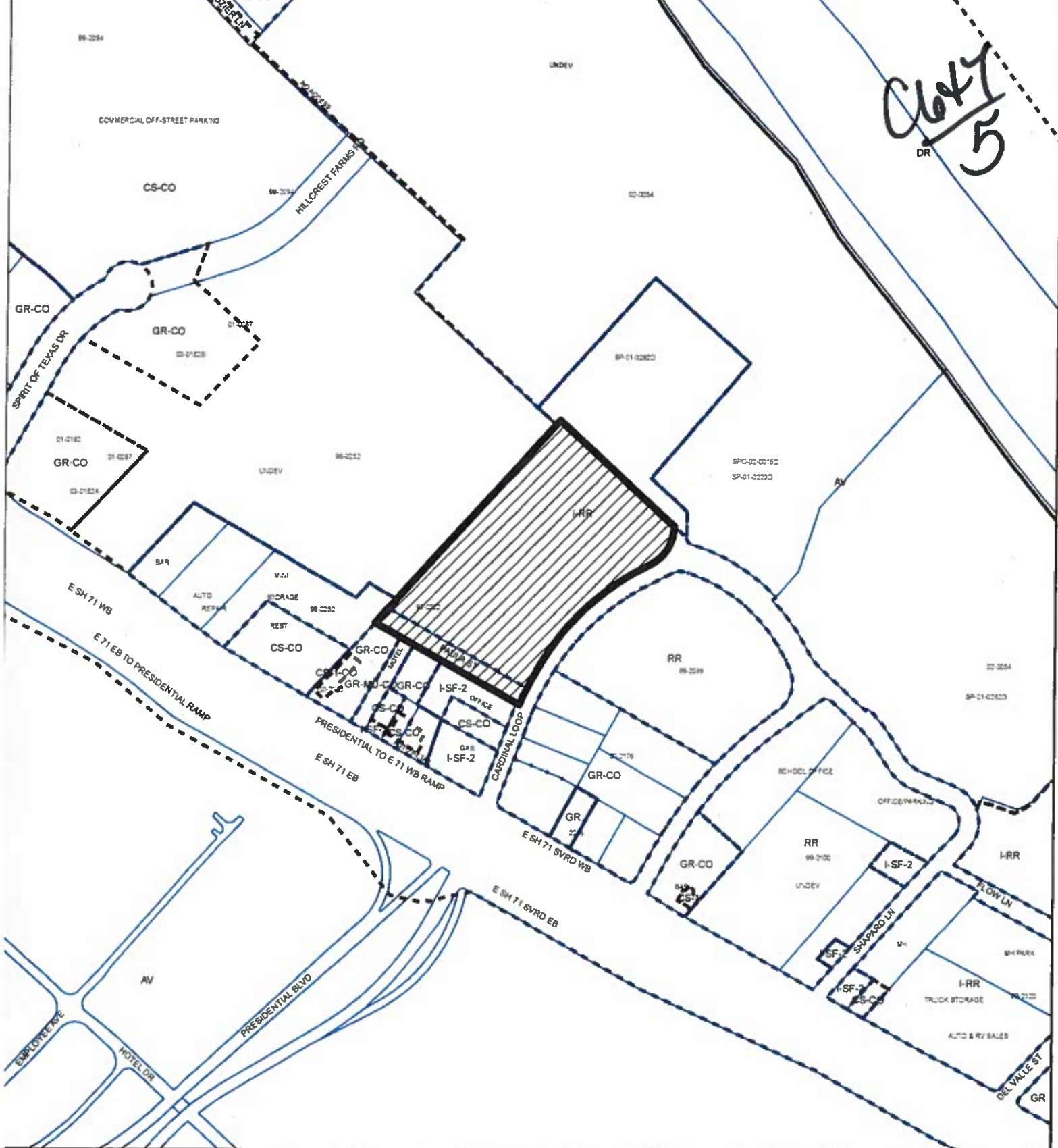
3rd




ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719

Plot 5
DR



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2014-0175A

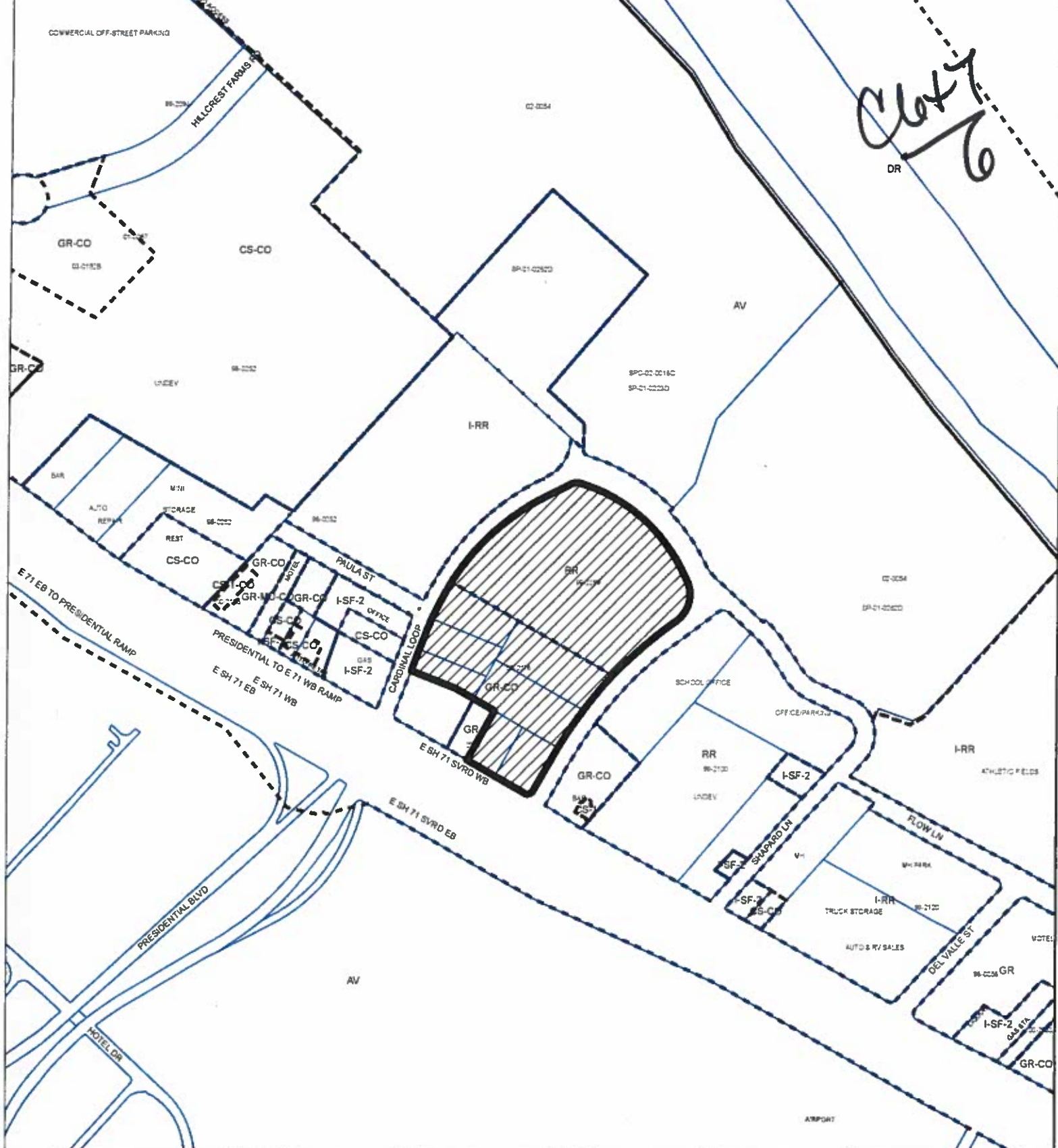
Exhibit A






This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2014-0175B

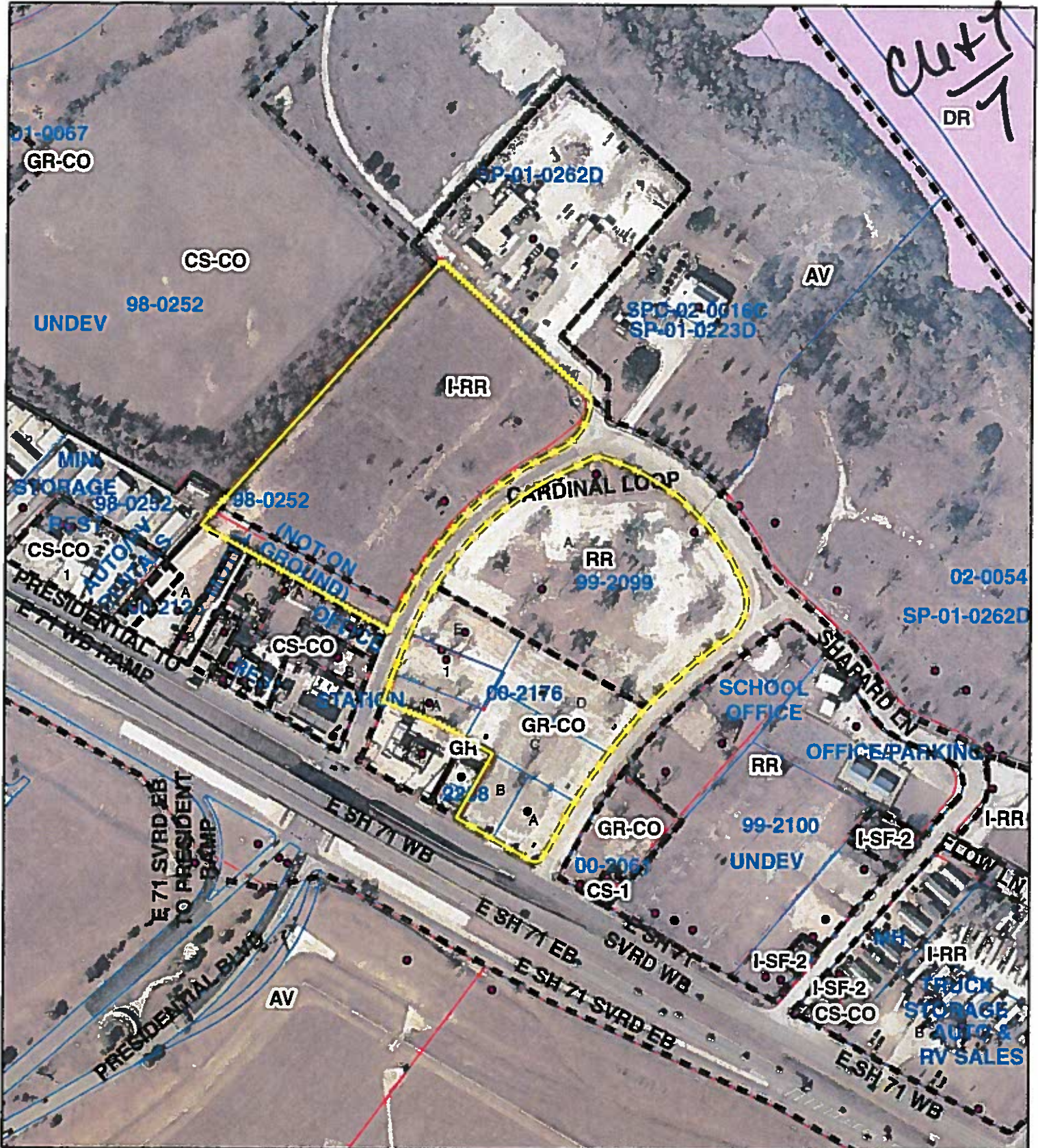
EXHIBIT B

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





- Subject Tract
- Zoning District Boundary
- Zoning Case in Review

ZONING

EXHIBIT C

ZONING CASE#: C14-2014-0175A & C14-2014-0175B
 LOCATION: 2411, 2419, & 2426 Cardinal Loop; 2525 East SH 71
 SUBJECT AREA: 18.97 ACRES
 MANAGER: Wendy Rhoades



1 inch = 300 feet



This map has been produced by the Planning Development Review Dept. staff for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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BERGSTROM ARMS SUBDIVISION

APPROVED FOR ACCEPTANCE
 Date: 11-19-75
 Richard H. Little
 Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD
 BY THE CITY PLANNING COMMISSION,
 CITY OF AUSTIN, TEXAS

NOV 16 1975

Richard H. Little
 Director of Planning

THE STATE OF TEXAS
 COUNTY OF TRAVIS
 KNOW ALL MEN BY THESE PRESENTS:
 That Bergstrom Arms, Ltd. acting by and through Glenn V. Casey, its General Partner, and being the owner of 6.00 acres of land out of the Santiago Del Valle Grant in Travis County, Texas, as conveyed to Bergstrom Arms, Ltd. in Volume 4125, Page 1788, Travis County Deed Records, said 6.00 acre tract being out of that 47.00 acre tract described in a deed to Maria Goodnight in Volume 1701, Page 187, Travis County Deed Records, and does hereby adopt this map or plat as its subdivision of said 6.00 acre tract, to be known and designated as

"BERGSTROM ARMS SUBDIVISION"

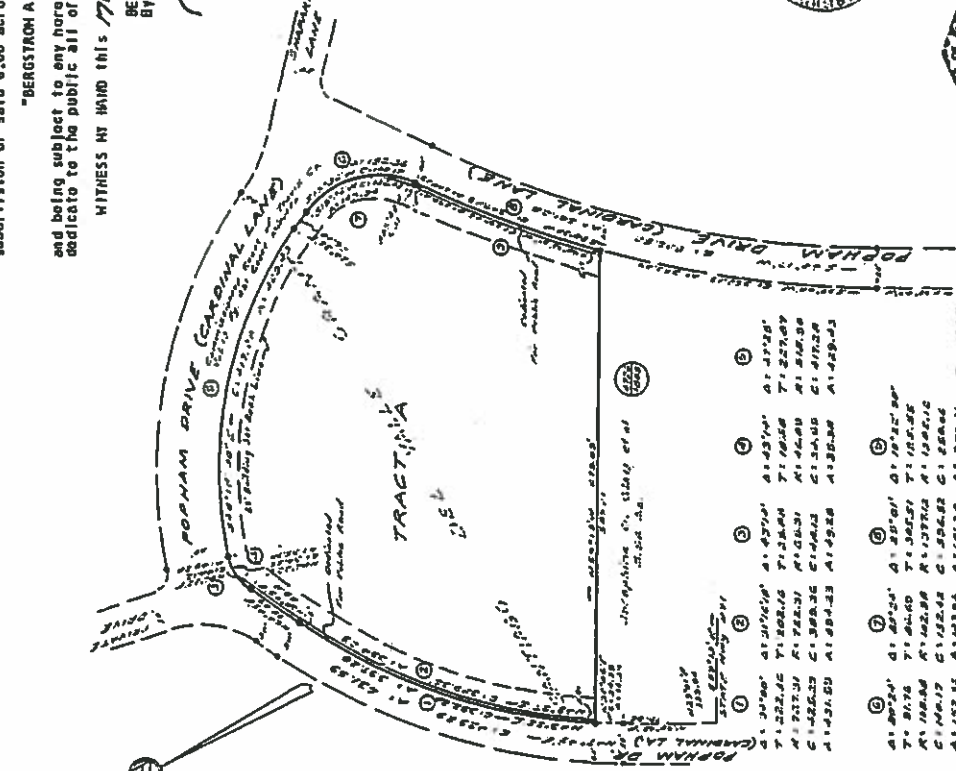
and being subject to any hereinafter given easements, and does hereby dedicate to the public all of the streets and easements shown hereon.

WITNESS MY HAND this 17th day of October A. D. 1973.

BERGSTROM ARMS, LTD.
 By *Glenn V. Casey*
 General Partner

THE STATE OF TEXAS
 COUNTY OF TRAVIS
 I, *James H. Shropshire*, on this day personally appeared before me, *James H. Shropshire*, Notary Public in and for Travis County, Texas, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and consideration therein expressed as the act and deed of Bergstrom Arms, Ltd., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of Oct A. D. 1973.
James H. Shropshire
 Notary Public in and for Travis County, Texas.



| | | | | | | | | | | | |
|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| 41-28-24 | 41-28-25 | 41-28-26 | 41-28-27 | 41-28-28 | 41-28-29 | 41-28-30 | 41-28-31 | 41-28-32 | 41-28-33 | 41-28-34 | 41-28-35 |
| 41-28-36 | 41-28-37 | 41-28-38 | 41-28-39 | 41-28-40 | 41-28-41 | 41-28-42 | 41-28-43 | 41-28-44 | 41-28-45 | 41-28-46 | 41-28-47 |

LEGEND

- new Street
- new Street
- ⊗ Travis County Deed Records
- ⊙ Travis County Deed Records

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares designated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to construct streets, roads and other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection with same."

"So it resolved by the Commissioners Court of Travis County, Texas: That the acceptance for maintaining by Travis County, Texas, of the roads or streets in Real-Estate subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developer's construction; but that erecting signs for traffic control, such as for speed limits and STOP and YIELD signs, shall remain the responsibility of the County."

THE STATE OF TEXAS
 COUNTY OF TRAVIS
 I, *Doris Shropshire*, County Clerk of Travis County, Texas, do hereby certify that on the day of Nov, A. D. 1973, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of the plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 3087.

WITNESS MY HAND AND SEAL OF OFFICE, this 19 day of Nov, A. D. 1973.
 DORIS SHROPSHIRE
 Clerk, County Court, Travis County, Texas

By *L. Ramsey*
 Deputy

FILED FOR RECORD:
 At 11:20 o'clock A. M. this 19th day of Nov, A. D. 1973.
 BORIS SHROPSHIRE
 Clerk, County Court, Travis County, Texas

By *Richard Little*
 Director of Planning

THE STATE OF TEXAS
 COUNTY OF TRAVIS
 I, Doris Shropshire, Clerk of County Court, Travis County and State at-large, do hereby certify that the foregoing instrument of writing with its certificate of filing was filed for record in my office on the 19 day of Nov, A. D. 1973 at 11:20 o'clock A. M. and duly recorded on the 19 day of Nov, A. D. 1973 at 11:20 o'clock A. M. in the Plat Records of said County in Plat Book 67, Page 42.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, this date last above written.
 DORIS SHROPSHIRE
 Clerk, County Court, Travis County, Texas

By *Richard Little*
 Deputy

PLAN 8589



This certifies that City of Austin Code, Chapter 23.27 of 1954 has been compiled with.

Surveyed and 5/1973
 Markete Engineering Co., Inc.
 BY: *Markete Engineering Co., Inc.*
 Markete Engineering Co., Inc.
 Reg. Public Surveyor #1374
 Austin, Texas

08-73-266

Clay

EXHIBIT D

BERGSTROM VILLAGE NUMBER FOUR

APPROVED FOR ACCEPTANCE:
Date: 6 August 1988

Richard P. Phillips
Richard P. Phillips, Engineer, P.E.
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY CITY
PLANNING COMMISSION, CITY OF AUSTIN, TEXAS
Date:

Miguel A. Guerrero
Miguel A. Guerrero
Chairman

Mary E. Schuchter
Mary E. Schuchter
Secretary

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with the plans and specifications prepared by the Commissioners Court of Travis County, Texas, and no obligation shall be placed on the plat or of constructing any thoroughfares shown on this plat or of constructing any bridges or culverts in connection with same."

"As it resolved by the Commissioners Court of Travis County, Texas: That the acceptance for maintaining by Travis County, Texas, of the roads or streets in West-estate Subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developer's construction; but that erecting signs for traffic control, such as for speed limits and stop and yield signs, shall remain the responsibility of the County."

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 18 day of August, A. D. 1988, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 5, Page 447.

WITNESS MY HAND AND SEAL OF OFFICE, this 18 day of August, A. D. 1988.
DORIS SHROPSHIRE
County Clerk, Travis County, Texas

By *Doris Shropshire*
Deputy
County Clerk, Travis County, Texas

FILED FOR RECORD:
At 1:45 o'clock P. M. this 18 day of August
A. D. 1988.

By *Doris Shropshire*
DORIS SHROPSHIRE
County Clerk, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, Clerk of County Court, Travis County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed in my office on the 18 day of August, A. D. 1988, at 1:45 o'clock P. M. in the Plat Records of said County in Plat Book 29, page 387. In witness whereof, I have hereunto set my hand and seal of office of the County Court, Travis County, Texas, the date last written above.

By *Doris Shropshire*
DORIS SHROPSHIRE
County Clerk, Travis County, Texas

Area in subdivision 3.5515 Ac.
Area dedicated for street purposes 0.0685 Ac.
Area in lots 3.4830 Ac.

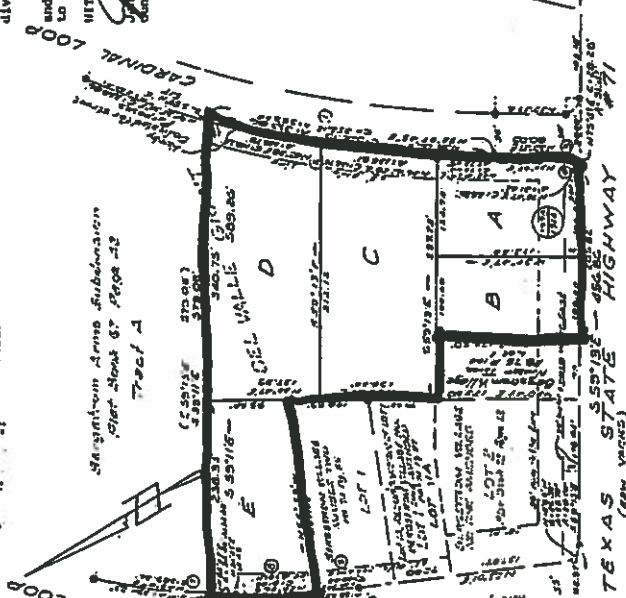
F.B. 566 P.36
PLAN 8889

EXHIBIT

Drainage Note:
Prior to construction on Lots A, B, C, D, E in this subdivision, drainage plans will be submitted to the City Engineering Department for approval. Final runoff shall be held to the amount existing at undeveloped status by use of ponding or other approved methods.

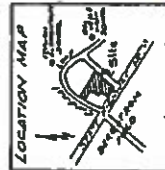
100 YEAR FLOOD PLAIN NOTE: No part of this tract is within the boundaries of the 100 Year Flood Plain based upon information obtained from the Travis County Engineer's Office - Source URS/Farrest & Cotton, Inc. Flood Insurance Study.

METCALFE ENGINEERING COMPANY, INC.
By *Michael R. Metcalfe*
Registered Professional Engineer
94217



CURVE DATA

Table with 3 columns: Stationing, Curve Data, and Stationing. Includes values like 1+00.00, 1+20.00, etc.



LEGEND
• Iron Pipe Set
○ Cast-Iron Found
○ Iron Pipe Found
□ Concrete Abutment Set
Travis County Plat Records
Scale 1" = 100'

Adjacent lots are required along the street frontage adjacent to the subdivision except Texas State Highway 871.

No lot in this subdivision can be occupied until connected with a public water and wastewater system.

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That we, John T. Jones, Jr. and Albert L. Pence, dba Bergstrom Village Shopping Center, a Texas General Partnership, the partners are and the only partners are John T. Jones, Jr. and Albert L. Pence, being the owners of the 3.55 acre tract shown herein, a portion of a 5.36 acre tract out of the Santiago Del Valle Grant, in Travis County, Texas, as described in said deed being out of Lot 12 of 17 acres as shown on a map which is recorded in Plat Book 1, Page 12, Travis County Plat Records, being a portion of a portion of the Santiago del Valle Grant in Cause #1435 of the District Court of Travis County, Texas, do hereby adopt this map or plat as our subdivision of said 3.55 acre tract, to be known and designated as BERGSTROM VILLAGE NUMBER FOUR.

and being subject to any herebefore given easements, and we do hereby dedicate to the public all of the streets and easements shown herein.

WITNESS my hand and seal of office, this 18 day of August, A. D. 1988.

By *John T. Jones, Jr.*
John T. Jones, Jr.
General Partner

By *Albert L. Pence*
Albert L. Pence
General Partner

NAME OF OWNER:
John T. Jones, Jr.
Albert L. Pence
dba Bergstrom Village Shopping Center
Suite 208 Westgate Building
Austin, Texas 78781

THE STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, the undersigned authority, on this day personally appeared John T. Jones, Jr. and Albert L. Pence, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he had executed the same for the purpose and consideration therein expressed, as the act and deed of Bergstrom Village Shopping Center, a Texas General Partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of August, A. D. 1988.

WITNESSES:
By *John T. Jones, Jr.*
John T. Jones, Jr.
Notary Public in and for Travis County, Texas

By *Albert L. Pence*
Albert L. Pence
Notary Public in and for Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, the undersigned authority, on this day personally appeared Albert L. Pence, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he had executed the same for the purpose and consideration therein expressed, as the act and deed of Bergstrom Village Shopping Center, a Texas General Partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of August, A. D. 1988.

By *Albert L. Pence*
Albert L. Pence
Notary Public in and for Travis County, Texas

I, George L. Sanders, am authorized under the laws of the State of Texas, to practice the profession of Surveying and hereby certify that this plat complies with Chapter 41 of the Austin City Code; that the same is correct in accordance with the knowledge and was prepared from an actual survey of the property made under my supervision on the ground.

Certified to this 15 day of May, A. D. 1980.

Surveyed May 15, 1980
George L. Sanders
Registered Public Surveyor # 1839
Austin, Texas



10 879
A. D. 1988
By *George L. Sanders*
Registered Public Surveyor # 1839
Austin, Texas

664/9

88-79-193

LOT 1-A, RESUBDIVISION OF LOT 1, BERGSTROM VILLAGE NO. ONE AMENDED

APPROVED FOR ACCEPTANCE:

John T. Jones, Jr. and Albert L. Panco
Richard W. Little
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS
Date: 8-27-75

William
John T. Jones, Jr.
Albert L. Panco
Secretary

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be placed on this plat, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with the plans and specifications approved by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build streets, roads and other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection with same.

That it received by the Commissioners Court of Travis County, Texas, that the acceptance for maintaining by Travis County, Texas, of the roads or streets in Real-Estate Subdivisions does not require the County to install street maintenance on streets that connect the streets or traffic control such as for speed limit and STOP and YIELD signs, shall remain the responsibility of the County.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the day of August 25, 1975, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 494.

WITNESSE MY HAND AND SEAL OF OFFICE, this 17th day of August, A. D. 1975.
DORIS SHROPSHIRE
County Clerk, Travis County, Texas

FILED FOR RECORD:
At 1:05 o'clock P. M. this 25 day of August, A. D. 1975,
DORIS SHROPSHIRE
County Clerk, Travis County, Texas

By: *Richard W. Little*
Director of Planning

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, Clerk of County Court, Travis County, Texas, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 25th day of August, A. D. 1975 at 1:05 o'clock P. M. and duly recorded on the minutes of said County in Plat Book 74, Page 97.

WITNESSE MY HAND AND SEAL OF OFFICE, this 17th day of August, A. D. 1975.
DORIS SHROPSHIRE
County Clerk, Travis County, Texas



Richard W. Little
Director of Planning

AD. 508 P. 251-34
PLAN 8811

EXHIBIT G

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That we, John T. Jones, Jr. and Albert L. Panco, do hereby certify that the partners and the only partners are John T. Jones, Jr. and Albert L. Panco, being the owners of Lot 1-A as shown hereon, being composed of 0.77 of one acre out of a 5.56 acre tract, a portion of the Santiago del Valle grant in Travis County, Texas, as conveyed to us by deed of record in Volume 4918, Page 1166, Travis County deed records, and all of Lot 1 of Bergstrom Village No. One Amended, a subdivision of a portion of said 5.56 acre tract, shown on the plat recorded in Book 72, Page 12, Travis County Plat Records, and hereby subject the same to our resubdivision of said Lot 1 and said 0.77 of one acre, to be known and designated as "LOT 1-A, RESUBDIVISION OF LOT 1, BERGSTROM VILLAGE NO. ONE AMENDED" and being subject to any heretofore ulvion easements, and we do hereby dedicate to the public any streets and easements shown hereon.

WITNESSE OUR HANDS this 23rd day of July, A. D. 1975.

John T. Jones, Jr.
General Partner
Albert L. Panco
General Partner

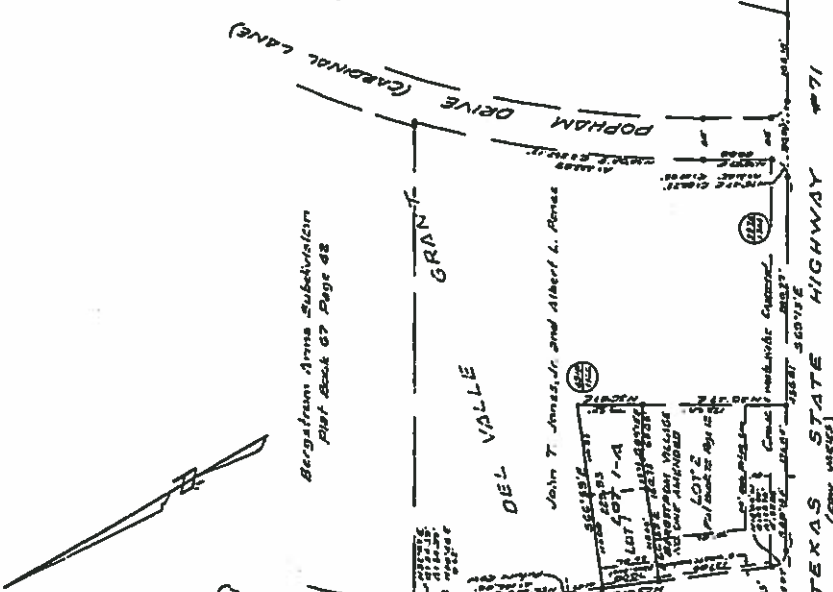
THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared John T. Jones, Jr. and Albert L. Panco, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of Bergstrom Village Shopping Center, and in the capacity therein stated.

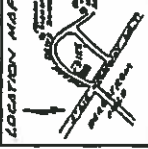
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23rd day of July, A. D. 1975.

John T. Jones, Jr.
General Partner

My Commission expires 6-1-77.



TEXAS STATE HIGHWAY #71
AREA IN SUBDIVISION
0.562 Acres



LEGEND
• Iron stake set
• Iron stake found
Travis County Plat Records
Scale 1" = 100'



RECEIVED
AUG 1 1975
PLANNING DEPT.

CB-75-192

Addresses of Developers
John T. Jones, Jr.
300 E. Auringal Dr.
Austin, Texas 78752
Albert L. Panco
P.O. Box 424
Austin, Texas 78765

Surveyed July 1975
Metzger Engineering Co., Inc.
By: *George L. Sanders*
Registered Public Surveyor #1230
Austin, Texas

City

C647
/12**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant aviation services (AV) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Aviation services district is intended to provide regulations applicable to major public airport facilities, including airport-related uses on public lands and on private lands adjoining airport facilities.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The AV district is the designation applicable to an airport-related use that requires direct access to airport facilities that is compatible with or supports airport operations and services. The designation applies to major public airport facilities, including airport-related uses on public lands and on private lands adjoining airport facilities. Allowable uses are limited to aviation facilities and activities, businesses, and services dependent on upon direct access to airport facilities, and related uses compatible with or supportive to airport operations and services. The proposed uses are consistent with the district being sought.

EXISTING CONDITIONS**Site Characteristics**

The subject property has been cleared of all previous uses. There appear to be no significant topographical constraints on the site.

Impervious Cover

For publicly owned land in an AV district, the Land Development Code does not prescribe site development regulations, including impervious cover.

Comprehensive Planning

This zoning case is located on the east side of Cardinal Loop, just over 100 ft. north of SH-71. The property is approximately 19 acres in size and is vacant. It is also located outside the boundaries of a neighborhood planning area. Surrounding land uses includes a vacant lot to the north, south and east, and commercial uses to the west. The proposed use is airport parking.

C14-7
13**Imagine Austin**

The comparative scale of the site relative to nearby commercial uses in this area, including airport parking lots, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for SH 71. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

TxDOT and Central Texas Regional Mobility Authority are building the SH 71 Express Project. The project will include Shared Use Paths on the south side of 71, and likely sidewalks on the north side.

The traffic impact analysis for this site was waived because City of Austin projects are exempt from TIAs.

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is recommended as a dedicated multi-use path along SH 71.

C14-1
14**Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Site Plan and Compatibility Standards

No site plan comments at this time. Aviation (AV) districts are exempted from Subchapter E Commercial Design Standards.