

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

DISTRICT AREA: 2

OWNER: City of Austin – Aviation Department **AGENT:** Scott Airport Parking, LLC
(Jim Smith) (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: *APPROVED AV DISTRICT ZONING AS STAFF RECOMMENDED,
BY CONSENT*
[P. SEEGER; S. COMPTON – 2ND] (6-0) R. MCDANIEL – ABSENT

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 Agent reports that

the planned pet hotel will be located entirely within an enclosed building, hence the corresponding land use classification would be a pet services use.

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 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	Paula Street r-o-w (not on the ground); 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	Apvd CS-CO as Commission recommended (01-23-

		adult-oriented businesses	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 businesses	Apvd. CS-CO as Commission recommended (12-12-2013).
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.

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, 2015

ACTION: Approved a Postponement request by Staff to February 12, 2015 (11-0).

February 12, 2015

Approved a Postponement request by an adjacent property owner to February 26, 2015 (11-0).

February 26, 2015

Postponed by Council to April 9, 2015 (11-0).

April 9, 2015

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719

ZONING

Exhibit A

CASE#: C14-2014-0175A



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 400'

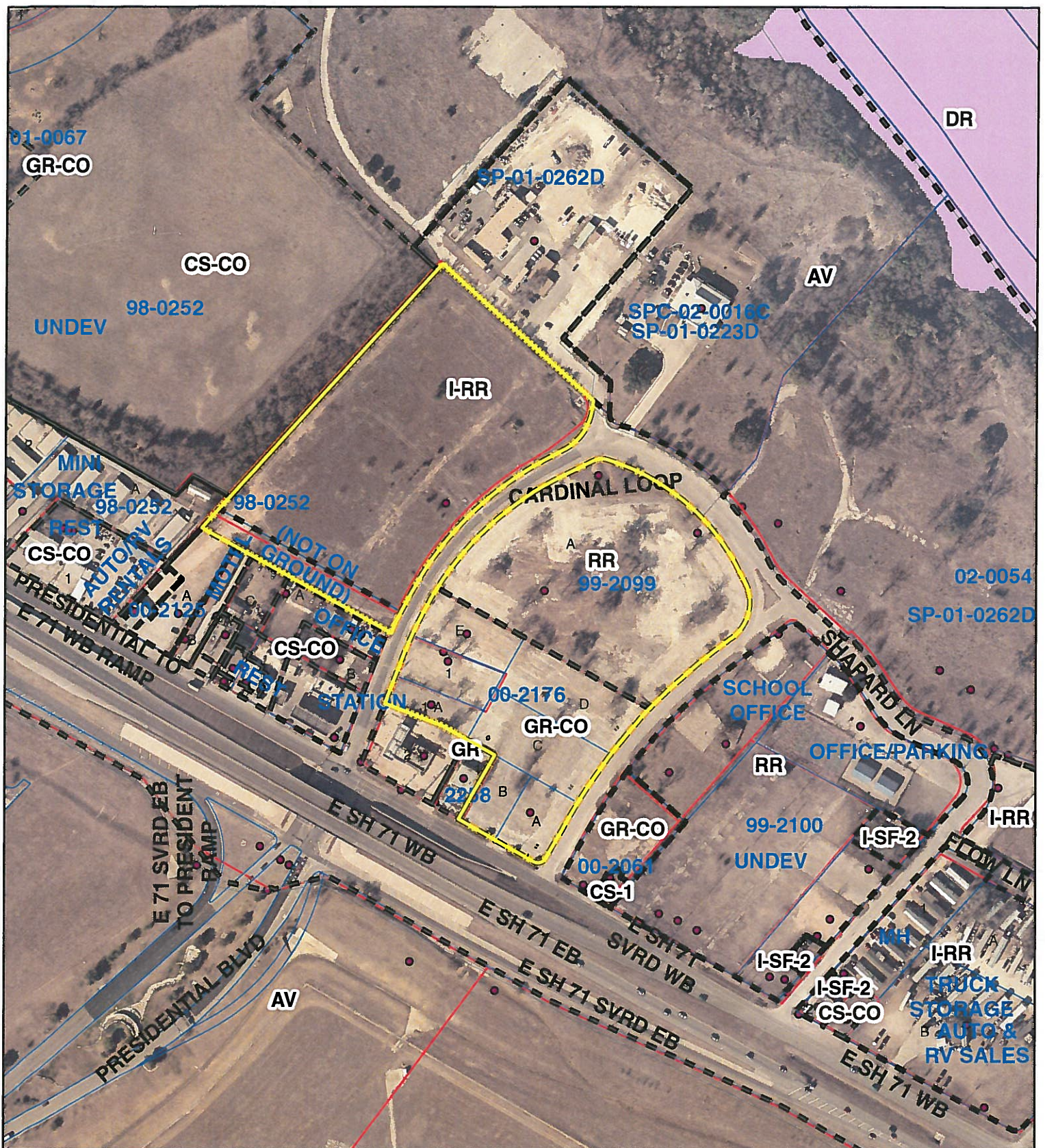
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.





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
 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.

BERGSTROM ARMS SUBDIVISION

Richard R. Lillie ~~for~~

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

[Signature]

Secretary

Be it resolved by the Commissioner's 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 developers' 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."

I, Doris Siroshira, County Clerk of Travis County, Texas, do hereby certify that on the 19 day of Nov. A. D. 1973, the Honorable 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 398.

Clerk, County Court, Travis County, Texas

FILED FOR RECORD:
At 10:20 o'clock A.M. this 19th day of Nov A. D. 1973.

by δ and δ' .

that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 19 day of March A. D. 1973 at 10:25 o'clock A. M. and duly recorded on the 19 day of March A. D. 1973 at 10:25 o'clock A. M. in the plat Records of said County in Plat Book 67, Page 42.

v. *[Signature]*
Doris Smothers
Clark, County Court, Travis County, Texas

6888

EXHIBIT D

Taylor, said that Borgstrom Arms, Ltd., acting by and through Glenn W. Casoy as General Partner, and being the owner of 6.00 acres of land out of the Santiago Del Vallico Grant in Travis County, Texas, as conveyed to Borgstrom Arms, Ltd. in Volume 4725, Page 1788, Travis County Deed Records, said 6.00 acre tract being out of that 4.21 acre tract described in a deed to Merit Goodnight in Volume 1701, Page 181, 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

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

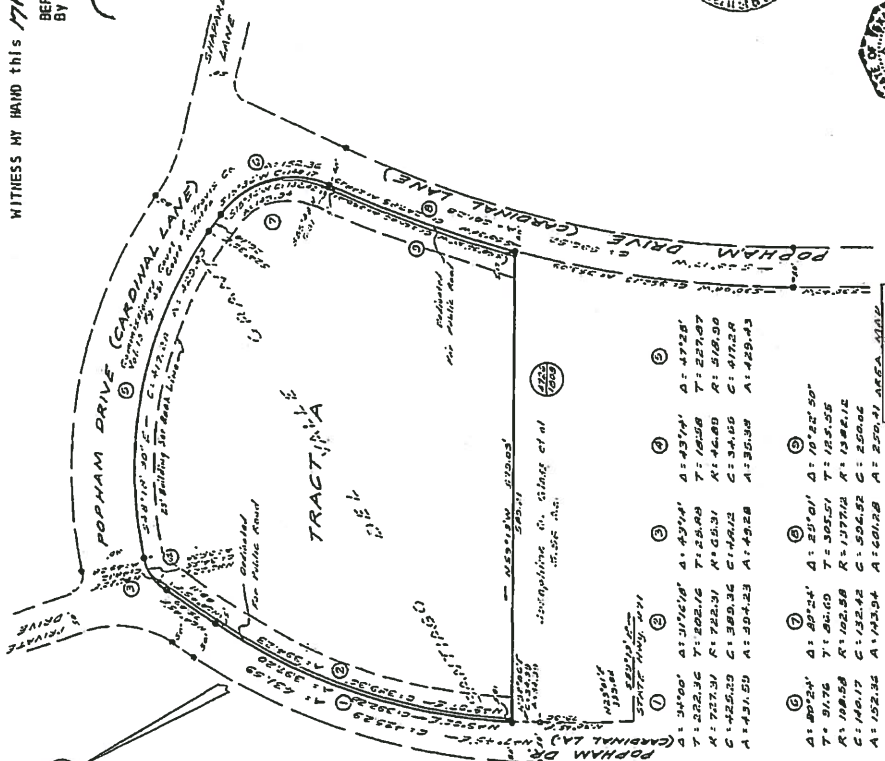
BERGSTROM ARMS, LTD.

By Glenn W. Casey
Glenn W. Casey
General Partner

THE STATE OF TEXAS **BEFORE ME,** the
COUNTY CLERK of TARRANT COUNTY, Texas,
under signed authority, on this day
personally appeared: **Donn R. Casey,**
James Earl Ray, both known to me to be the person and
known to me to be the person and
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 **Borgstom Arms, Ltd.,**
and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this 17~~th~~ day of *Dec* A. D. 1973.

Jessie Anderson
Notary Public In and for Travis County,
Texas



IRON Stake Set
IRON SINKS FOUND

Travis County Deed Records
 Sec 18: 1" = 100'

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

SURVEYED OCT. 5, 1973
Matcoffe Engineering Co., Inc.
BY: MARLON O. MATCOFFE JR.
MARLON O. MATCOFFE JR.
REG. PUBLIC SURVEYOR #1574
AUSTIN, TEXAS

08-73-266

BERGSTROM VILLAGE NUMBER TWO

APPROVED FOR ACCEPTANCE:

By *Robert L. Lillis*
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS
Date: 4/14/74

Chairman *Robert L. Lillis*
Secretary *John M. Mather*

"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 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 or lands covered by this plat, in accordance with the plans and sections approved by the Commissioners Court of Travis County, Texas, and 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."

"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 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
Texas, do hereby certify, that on the 19 day of April, A. D. 1974, 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 404.

WITNESS MY HAND AND SEAL OF OFFICE, this 19 day of April, A. D. 1974.

By *Johnny M. Mather*
Deputy Clerk, County Court, Travis County, Texas

FILED FOR RECORD:
At 2:50 o'clock P. M. this 19 day of April
A. D. 1974, DOKIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

By *Johnny M. Mather*
Deputy Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 19 day of April, A. D. 1974 at 4:05 o'clock P. M., and duly recorded on the 19 day of April, A. D. 1974 at 4:16 o'clock P. M. in the plat records of said County in Plat Book 74, Page 55.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, Travis County, Texas, the date last written above.

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

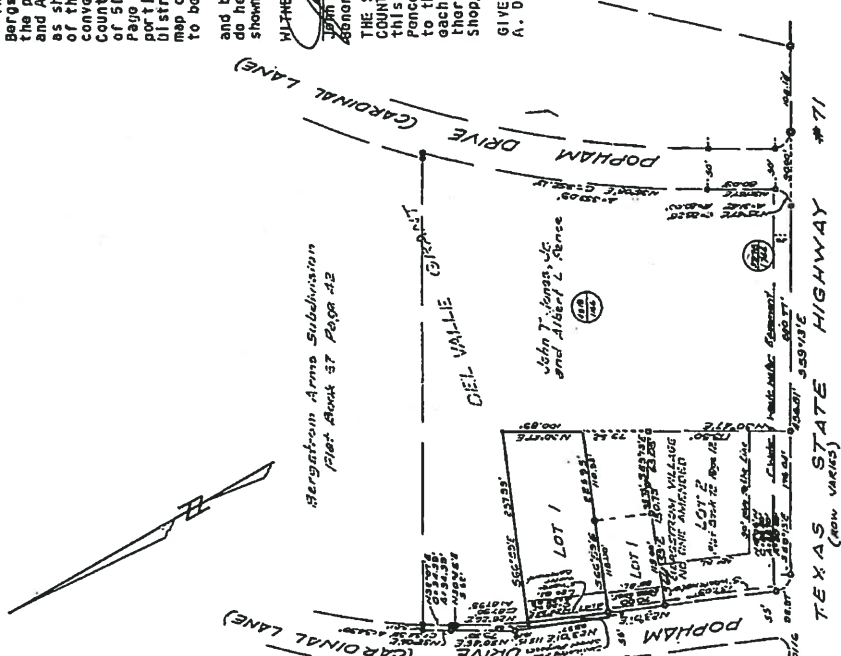
THE STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS: That we, John T. Jones, Jr., and Albert L. Pence, dba Bergstrom Village Shopping Center, a Texas General Partnership, the partners are and the only partners are John T. Jones, Jr., and Albert L. Pence, being the owners of 0.546 of one acre tract as shown hereon, being a portion of a 5.56 acre tract, a portion of the Santiago Vol Vailu Grant in Travis County, Texas, as conveyed to us by deed of record in Volume 4918, Page 1166, Travis County Deed Records, said 5.56 acre tract being out of Lot #2 of 517 acres as shown on a map which is recorded in Plat Book 1, Page 32, Travis County Plat Records, being a partition of a portion of the Santiago Vol Vailu Grant in Cause #1425 of a District Court of Travis County, Texas, do hereby adopt this map or plat as our subdivision of said

BERGSTROM VILLAGE NUMBER TWO and being subject to any heretofore given easements, and we do hereby dedicate to the public any streets and easements shown hereon.

WITNESS OUR HAND this 8th day of April, A. D. 1974.
Albert L. Pence
General Partner

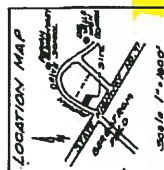
THE STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, the undersigned authority, on this day personally appeared John T. Jones, Jr., and Albert L. Pence, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that each had executed the same for the 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 8th day of April, A. D. 1974.
Sustro Sanders
Notary Public in and for Travis County, Texas
My Commission expires 6-1-77



CURVE DATA

Radius	174.74'
Length	74.74'
Area	21,000.00'
Chord	174.74'



LEGEND
• Iron Stake Set
• Iron Stake Found
• Area in Lots
• Area in Square Feet
• Area in Square Feet

Surveyed March 2, 1974
Metzger Engineering Co., Inc.
By: *George L. Metzger*
George L. Metzger
Registered Public Surveyor #1830
Austin, Texas

68S-76-055

PLAN 8817

EXHIBIT F

APPROVED FOR ACCEPTANCE:

Richard W. Little
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY CITY
PLANNING COMMISSION, CITY OF AUSTIN, TEXAS
Date: 8-29-78

John Allen Vatter
Chairman
John Allen Vatter
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 prescribed by the Commissioner of Transportation, State of Texas, and the Commissioner of Public Safety, State of Texas, and the obligation to build streets, roads and other public 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 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 August, A.D. 1978, 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 404, 1st day of August, A.D. 1978.

WOKIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

John W. Little
Deputy

FILED FOR RECORD:
At 10:50 o'clock P. M. this 25 day of
July, A.D. 1978
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

Mike Wilson
Deputy

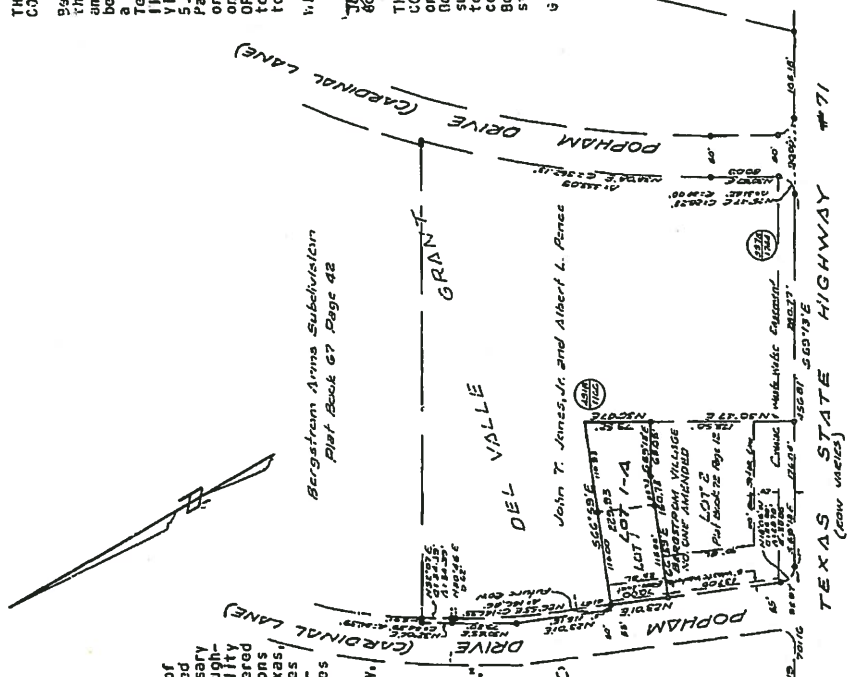
THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 25 day of June, A.D. 1978 at 10:50 o'clock P. M. and duly recorded on the 25 day of June, A.D. 1978 at 11:00 o'clock P. M. in the 183d Records of said County in Plat Book 74, Page 97.

DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas



Mike Wilson
Deputy

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



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 Lot 1-A as shown hereon, being composed of 0.177 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, as shown on a map of record in Plat Book 72, Page 12, Travis County Plat Records, do hereby adopt this map or plat as our resubdivision of said Lot 1, and said 0.177 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 given easements, and we do hereby dedicate to the public any streets and easements shown hereon.

WITNESS OUR HANDS this 30th day of July, A. D. 1978.
John T. Jones, Jr.
General Partner
Albert L. Pence
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. Pence, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that each had executed the same for the purposes and consideration therein expressed, and the act and deed of Bergstrom Village Shopping Center, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of July, A. D. 1978.

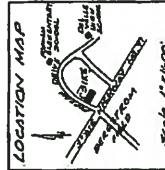
John T. Jones, Jr.
General Partner

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
My Commission expires 6-1-77.

Addresses of Developers
John T. Jones, Jr.
200 E. Huntford Dr.
Suite 203
Austin, Texas 78702
Albert L. Pence
P.O. Box 4514
Austin, Texas 78765



RECEIVED
AUG 1 1978
PLANNING DEPT.
CB-75-132



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

Surveyed July 1975
Metzger Engineering Co., Inc.
By *George L. Sanders*
Registered Public Surveyor #1830
Austin, Texas

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.

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.

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.

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:

<http://www.austintexas.gov/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: C14-2014-0175

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: December 16, 2014, Zoning and Platting Commission
January 29, 2015, City Council

Robert Conley
Your Name (please print)

☒ I am in favor
☐ I object

2433 HWY-71-E. * Del Valle Tx 78617
Your address(es) affected by this application

Robert Conley
Signature

Date

12-09-14
Daytime Telephone: 512-945-5044

Comments:

the city of Austin is in
need of more parking for the
district, I think this would be
a good spot for parking.

Thank you W.R.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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:

<http://www.austintexas.gov/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: C14-2014-0175A

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 16, City Council

NGUYEN MICHI MEK

Your Name (please print)

2439 Highway 71 EAST

Austin TX 78617

Your address(es) affected by this application

☒ I am in favor
☐ I object

3/27/2015
Date

Signature

203 407 7595
Daytime Telephone:

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

The Fast Park Family of Airport Parking Solutions



FastPark&Relax

PARK PLACE
Airport Parking

February 10, 2015

Austin City Council
Via Email

Re: Agenda Items 77 and 78 – Postponement Request

Dear Council Members:

My family owns the Airport Fast Park located at Ben White and Spirit of Texas Drive. We have operated Airport Fast Park since 2003, and have served as an important option for many Austinites. Recently, I learned that Scott Airport Parking was awarded a bid to lease public property that is part of the Airport Master Development Plan. I was surprised to learn this since we were not invited to bid. Nevertheless, more surprising was the fact that the City was seeking to rezone the property to Aviation Services ("AV"), which would exempt the property from site development regulations, application of Subchapter E, and limit the type of uses that could be put on the property in the future. Because these properties (Agenda Items 77 and 78) may be within the Airport Master Development Plan, the private off-airport commercial parking vendor (Scott Airport Parking), will also be the beneficiary of several automatic variances found in Ordinance No. 20120628-014.

At this late stage, to afford appropriate evaluation by this Council, we would ask that Items 77 and 78 be postponed for at least 30 days to allow you an opportunity to determine the type of development standards that should be applied to these sites next to the Colorado River; the way in which the bidding for the opportunity to develop on public land was conducted and should be conducted; and the appropriate zoning to encourage flexible commercial zoning in the future at these sites.

Providing off-airport parking for Austinites is highly competitive. We would simply ask that each commercial enterprise be treated equitably. I am available to answer any questions concerning our facilities and operations; my phone number is 513-241-0429 x1111, and my cell phone number is 513-304-4266.

Regards,

AIRPORT FAST PARK

A handwritten signature in blue ink, appearing to read "MCHAVEZ".

Manuel Chavez III

Rhoades, Wendy

From: Sandoval, Marie
Sent: Wednesday, February 11, 2015 4:34 PM
To: Davila, Leander
Cc: Edwards, Sue; Harbinson, Shane; Rhoades, Wendy
Subject: Council Q&A: Items 77 & 78 (CM Garza)

Lee,
Responses are pasted below.

QUESTION (CM GARZA):

Please provide a description of the different compliance requirements for Subchapter E – Design Standards and Mixed use between the zoning categories: CS (Commercial Services), GO (General Office) and AV (Aviation Services).

ANSWER:

Properties zoned CS, GO, and AV zoned properties north of State Highway 71 (including the subject two rezoning areas) have to comply with the regulations described in Subchapter E. Subchapter E requirements are as follows:

1. Site Development Standards including standards for the Relationship of Buildings to Streets and Walkways, Connectivity Between Sites, Building Entryways, Exterior Lighting, Screening of Equipment and Utilities, Private Common Open Space and Pedestrian Amenities, and Shade and Shelter
2. Building Design Standards including Glazing and Façade Relief Requirements, and options to improve building design
3. **NOTE:** There are standards for Vertical Mixed Use Buildings, however, this particular site is within the Airport Overlay Zone, which doesn't allow for new residential development to occur, hence these standards wouldn't be applicable.

QUESTION (CM GARZA):

Does the zoning category AV (Aviation Services) have to comply with the Watershed Ordinance and the maximum impervious cover requirements included in those regulations?

ANSWER:

AV zoned properties north of SH 71 have to comply with the Watershed Ordinance and the maximum impervious cover requirements.

QUESTION (GM GARZA):

Please also provide information regarding the site plan requirements included in the contract between the City of Austin and Scott Airport for the property located at.

ANSWER:

The contract prohibits the construction of structures that obstruct the airspace in and around the airport or interfere with visual, radar, radio or other systems controlling aircraft.

Please let me know if we can provide any additional information.