**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0139 – Cullen and Ralph Ablanedo DISTRICT: 2

ZONING FROM: CS-CO; GR-MU-CO TO: GR-MU

ADDRESS: 8811 Cullen Lane and 203 Ralph Ablanedo Drive

SITE AREA: 12.95 acres

PROPERTY OWNERS: Rhodes #4 LLC (Gary Rhodes); AGENT: Drenner Group PC
Chris E. Clearman (Amanda Swor)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

**The Staff recommendation is to grant community commercial – mixed use (GR-MU) combining district zoning.** *For a summary of the basis of Staff's recommendation, see pages 2-3.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:
**February 2, 2021:** ***APPROVED GR-MU DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT***
***[D. KING; A. AGUIRRE – 2ND] (11-0)***

CITY COUNCIL ACTION:
**March 4, 2021:**

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject "L" shaped 12.95 acre rezoning area has dual frontage on Cullen Lane and Ralph Ablanedo Drive. The lot on Cullen Lane is used as an automotive auction facility and has general commercial services – conditional overlay (CS-CO) zoning by way of 1999 zoning case. The tract on Ralph Ablanedo Drive contains a single family residence and has community commercial – mixed use – conditional overlay (GR-MU-CO) zoning by way of 2003 rezoning case. Across Ralph Ablanedo to the north is an office / warehouse, a single family residential subdivision, a restaurant, an industrial park, and a convenience store (LI-CO; SF-4A-CO; SF-2). Along Ralph Ablanedo to the east is a vehicle towing company and a cocktail lounge, the latter at the intersection with South Congress Avenue (CS-CO; CS-1-

CO). Land uses fronting South Congress include auto repair, a vacant office / warehouse, a commercial building with several tenants and office / warehouses, and an equipment rental company (CS-CO). Along Cullen Avenue to the south is a recently constructed gym (CS-CO) and across Cullen Lane to the west are residential uses, auto sales, an upholstery shop, construction sales and services businesses, and a club / lodge (CS-CO; SF-2; GR-CO; I-RR). ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to rezone the property to the community commercial – mixed use (GR-MU) district and develop up to 435 multifamily residential units. Vehicular access is proposed to be taken from both streets.

BASIS FOR RECOMMENDATION

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.
*The property has access to Ralph Ablanedo Drive and Cullen Lane, both classified as collector streets.*

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*
3. *Zoning changes should promote a balance of intensities and densities.*

The Applicant's request represents a downzoning for the lot on Cullen Lane and an upzoning for the Ralph Ablanedo tract. As background, the area was annexed into the City in the mid-1980s and contained several intensive auto-related, legal (non-conforming) uses which included the Cullen Lane lot. Several industrial and auto-related uses were operational when the Ralph Ablanedo tract was rezoned in 2003, which resulted in the restriction on the allowed number of residences. In the December 2005, Council approved SF-4A-CO zoning for the ParkRidge Gardens subdivision and several years later redevelopment of commercially zoned properties including a shopping center anchored by a supermarket as well as rezonings to permit multifamily residential use were approved along South Congress Avenue. The right-of-way extension of Ralph Ablanedo Drive to the IH 35 frontage road has been approved and construction activities are underway.

The proposed GR-MU zoning for this property is related to the growth patterns along South Congress Avenue and is in proximity to the Southpark Meadows shopping center. It represents potential infill development in an area that contains a mixture of residential, commercial, industrial, and civic uses.

If Austin is to grow and evolve as a compact and connected city, as envisioned in the adopted Imagine Austin Comprehensive Plan (IACP), then residential infill that provides additional

housing units is necessary. One of the primary mechanisms for achieving compact growth will be redevelopment of larger sized properties such as this into higher density residential.

In conclusion, Staff recommends the Applicant's request for GR-MU zoning and believes that multifamily residential development is compatible with adjacent and nearby single family residences, and will be well served by nearby commercial uses.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|---|---|---|
| *Site* | GR-MU-CO; CS-CO | Two single family residences; Auto auction |
| *North* | LI-CO; SF-4A-CO; LI-CO (Across Ralph Ablanedo Dr) | Office / warehouse; ParkRidge Gardens single family residential subdivision; Restaurant; Warehouses; Food sales |
| *South* | CS-CO (Cullen Ln) | Retail; Personal improvement services |
| *East* | CS-CO (Ralph Ablanedo and S Congress Ave) | Vehicle storage; Cocktail lounge; Auto repair; Office / warehouses; Equipment rental; Retail |
| *West* | LI-CO; CS-CO; GR-CO; SF-2; I-RR (at corner of Ralph Ablanedo Dr and on west side of Cullen) | Office / warehouse and Auto repair; Residential; Auto sales; Office / warehouse; Club / lodge |

NEIGHBORHOOD PLANNING AREA: Not Applicable TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: No

SCHOOLS:
An Educational Impact Statement is required. ***Please refer to Attachment A.***
Williams Elementary School Bedichek Middle School Crockett High School

COMMUNITY REGISTRY LIST:

242 – Slaughter Lane Neighborhood Association 511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association
742 – Austin Independent School District 1228 – Sierra Club, Austin Regional Group
1306 – Park Ridge Gardens HOA 1363 – SEL Texas
1494 – South Boggy Creek Neighbirhood Association

1496 – Park Ridge Owners Association, Inc. 1528 – Bike Austin
1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance (SANA)
1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|---|---|---|---|
| C14-2018-0118 – 8900 South Congress Ave | CS-CO to CS-CO to remove the 2,000 trips per day limit and replace w/the conds of a TIA | To Grant, as requested | Apvd (4-25-2019). |
| C14-2010-0084 – Amy L. Rogans – 8616 Cullen Ln | SF-2 to CS-MU | To Grant GR-CO w/CO for list of prohibited uses, limit structure height to 30', and 2,000 trips | Apvd GR-CO as Commission recommended (9-23-2010). |
| C14-06-0119 – Beverly's – 8504 South Congress Ave | DR to CS-1 | To Grant CS-1-CO for Tract 1 and CS-CO for Tract 2, w/CO for 2,000 trips | Apvd CS-1-CO and CS-CO as Commission recommended (9-28-2006). |
| C14-05-0209 – Big 4 – 221 Ralph Ablanedo Dr | SF-2 to LI | To Grant LI-CO w/ scrap and salvage as the only permitted LI use, all GR uses, except for pawn shop services, and 300 trips | Apvd LI-CO, to allow scrap and salvage, all CS uses, except for pawn shop services which is prohibited, and 300 trips per day beyond that existing trips generated on site (3-23-2006). |
| C14-05-0034.SH – Peaceful Hill Subdivision – 308 Ralph Ablanedo Dr and 8319 Peaceful Hill Ln | SF-6; W/LO; LI; DR to SF-4A | To Deny SF-4A | Apvd SF-4A-CO w/CO for: 1) 2,000 trips; 2) prohibit access to Peaceful Hill Ln.; 3) a residential use shall comply with the measures under Section 25-13-44 (Airport Overlay Land Use Table) that achieve a minimum outdoor-to-indoor noise level reduction |

| | | | |
|---|---|---|---|
| | | | of 25 decibels; 4) a 30' rear yard setback shall be established for a residential structure adjacent to a non-residential use or zoning district; and 5) the max height is one story adjacent to Crippen Sheet Metal. Restrictive Covenant for: 1) the Neighborhood Traffic Analysis; 2) construction of a pedestrian accessway to Peaceful Hill Ln; 3) center turn lane along Ralph Ablanedo Dr frontage; 4) 6' solid masonry wall along property lines that do not abut Ralph Ablanedo Dr on the south and Peaceful Hill Ln on the west, and 5) an 8' solid fence along the east property line (12-15-2005). |
| C14-04-0179 – Big 4 – 8602 Cullen Ln | DR; SF-2 to CS | To Grant CS-CO w/ CO for fencing; landscape buffer; 30' structure height; prohibited uses and 2,000 trips. Street deed required on Cullen Lane. Public Restrictive Covenant for hours of operation. | Apvd CS-CO district zoning with Street Deed and Public Restrictive Covenant as ZAP recommended (3-10-2005). |
| C14-04-0105 – Pennington Ltd. Partnership – 8706 & 8708 S Congress Ave | DR to CS | To Grant CS-CO w/CO for 2,000 trips | Apvd CS-CO as Commission recommended (9-30-2004). |
| C14-99-0112 – | DR to CS for | To Grant CS-CO for | Apvd CS-CO for Tract |

| | | | |
|---|---|---|---|
| 8816 Cullen Ln | Tract 1; LO for Tract 2 | Tract 1; LO-CO for Tract 2 being a 40' wide landscaped buffer and a 6' solid fence along the west property line; CS-CO for list of prohibited uses; 30' height limit; 2,000 trips; rollback to W/LO if construction sales & service use is a permitted use in that district; R-O-W dedication on Cullen Lane (approx 5') | 1; LO-CO for Tract 2 as Commission recommended (1-27-2000). |
| C14-99-0075 – 8810 Cullen Ln | DR to CS for Tract 1; LO for Tract 2 | To Grant CS-CO for Tract 1; LO-CO for Tract 2, w/LO-CO being a 40' wide landscaped buffer and a 6' solid fence along the west property line; CS-CO for list of prohibited uses; 30' height limit; 2,000 trips; rollback to W/LO if construction sales & service use is a permitted use in that district; r-o-w dedication on Cullen Lane (approx 5'). | Approved CS-CO for Tract 1; LO-CO for Tract 2 as Commission recommended (9-30-1999). |

RELATED CASES:

The CS-CO zoned area is platted as Tract One of the E. K. Stegall Subdivision recorded in December 1968 (C8s-68-195). ***Please refer to Exhibit B – Recorded Plat.*** The GR-MU-CO zoned area is an unplatted tract.

The rezoning area was annexed into the City limits in November 1984.

Council approved CS-CO zoning for the lot on Cullen Lane and adjacent tracts on Ralph Ablanedo Drive and South Congress Avenue (which are not part of this rezoning case) on December 9, 1999 (C14-99-2001 – 8603 Cullen Avenue, 201 Ralph Ablanedo Dr & 8530 S. Congress Avenue). The Conditional Overlay limits development to 2,000 daily vehicle trips, prohibits adult-oriented businesses and pawn shop services, and establishes a maximum

floor-to-area ratio of 1:1. A public Restrictive Covenant accompanied the rezoning case and requires that the Owner cease operation of any non-conforming use not permitted in the CS district prior to issuance of Certificate of Occupancy. A Street Deed dedicating 9.80 feet of right-of-way along Cullen Lane also accompanied the rezoning case.

Council approved GR-MU-CO zoning for the tract on Ralph Ablanedo on July 17, 2003 (C14-03-0076 – Ferrell's Farmers Market). The Conditional Overlay limits development to 2,000 daily vehicle trips, prohibits duplex residential, group residential, townhouse residential and multifamily residential, and limits residential development to two single family residences. ***Please refer to Exhibit C – 1999 and 2003 Rezoning Ordinances.***

EXISTING STREET CHARACTERISTICS:

| Name | ROW | Pavement | Classification | Sidewalks | Bicycle Route | Capital Metro (within ¼ mile) |
|---|---|---|---|---|---|---|
| Cullen Lane | 51 – 62 feet | 20 feet | Level 2 (Collector) | No | Shared Lane | Yes |
| Ralph Ablanedo Drive | 70 – 80 feet | 25 – 37 feet | Level 2 (Collector) | Yes | Shared Lane | Yes |

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject tract for this rezoning case is located **within the Imagine Austin Southpark Meadows Town Center and 1,400 linear feet from the South Congress Activity Corridor and 1,300 linear feet from the Slaughter Lane Activity Corridor**. The subject property consists of two parcels totaling 12.95 acres in size, which contains an auto auction business and two single family houses located along Cullen Lane and Ralph Ablanedo Drive. The area is not located within the boundaries of a small area plan. Surrounding land uses includes an auto body shop, undeveloped land, and a single-family subdivision to the north; to the south is a Gold's Gym, a commercial landscaping business and retail uses; to the east are several single family houses, auto-oriented commercial uses (auto repair, truck parts, towing lot) and several retail uses; and to the west are two used car lots, vehicle storage and single-family houses. The application calls for the construction of a 435-unit multifamily apartment complex.

**Connectivity**
Cullen Lane is a narrow road with no curb or gutters, which once contained single family houses and ranchettes but now contains a variety of commercial and light industrial uses. Public sidewalks on Cullen Lane only exist next to the bank property that adjoins Slaughter Lane. Public sidewalks are located along both side of Slaughter Lane. A transit stop is located within 1,900 linear feet from the subject property, on Slaughter Lane. Bike lanes are

located along both side of this portion of Slaughter Lane. The mobility and connectivity options along Cullen Lane are fair and necessitates the use of a car to access nearby area goods and services. The road is too narrow and busy to support a safe bikeway.

**Imagine Austin**

The subject tract falls within the boundaries of the **Imagine Austin Southpark Meadows Town Center**. Like many Imagine Austin Centers, this center is represented by a circle or globular shape that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. Town Centers are intended to have a variety of housing types and a range of employers with regional customer and employee bases and provide goods and services for the center as well as the surrounding areas. Regional, town, and neighborhood centers are supposed to be walkable, bikable, and supported by transit.

The project is also located near the **West Slaughter Lane and South Congress Activity Corridors**. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P4**. Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based on this property being situated within a **Town Center** and near two **Activity Corridors**, which supports multifamily uses within Activity Centers and along and near Activity Corridors; the existing mobility options available in the area (public sidewalks, bike lanes, and a transit stop) do not exist along Cullen Drive; and the Imagine Austin policies referenced above that supports a variety of development, this project partially supports the Imagine Austin Comprehensive Plan. A public sidewalk will be required to be installed along the property's frontage on Cullen Lane, which has transitioned from mostly single family to a road with a variety of uses along it, and leads to busy commercial nodes along Slaughter Lane and South Congress Avenue.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Impervious Cover

The maximum impervious cover allowed by GR zoning district is 80%, which is based on the more restrictive *watershed* regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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. The site is in the Desired Development Zone.

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

| *Development Classification* | *% of Gross Site Area* | *% of Gross 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% |

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.

At this time, site specific information is unavailable regarding 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.

PARD – Planning & Design Review

Parkland dedication will be required at the time of subdivision or site plan application for new residential units, per City Code § 25-1-601, as amended. The proposed development

meets the criteria for land dedication in City Code Title 25, Article 14. The intensity of the proposed development creates a need for over six acres of additional parkland, per requirements described in § 25-1-602; when over six acres, parkland must be dedicated – see § 25-1-605 (A)(2)(a). As such, land dedication will be required, as well as any remaining fees in-lieu.

The surrounding neighborhood areas is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will also serve the surrounding neighborhoods through the additional park investment. The Parks and Recreation Department (PARD) would consider a neighborhood park toward satisfying the requirement at time of permitting (whether subdivision or site plan). This would satisfy the need for additional parks in park-deficient areas of South Austin, a specific recommendation in the Parks and Recreation Department's Long Range Plan.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any new development is subject to Subchapter E. *Design Standards and Mixed Use.*

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Compatibility compliance will be required along the north and west property lines adjacent to single family residential.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, height limitation is 60 feet.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

Transportation

*ASMP Assessment*
The Austin Strategic Mobility Plan (ASMP) adopted April 11, 2019, calls for 78 feet of right-of-way for Cullen Lane and Ralph Ablanedo Drive. It is recommended that 39 feet of right-of-way from the existing centerline should be dedicated for both streets according to the Transportation with the first subdivision or site plan application [LDC 25-6-51 and 25-6-55].

*Transportation Assessment*
Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Water / Wastewater

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

INDEX OF EXHIBITS AND ATTACHMENT TO FOLLOW

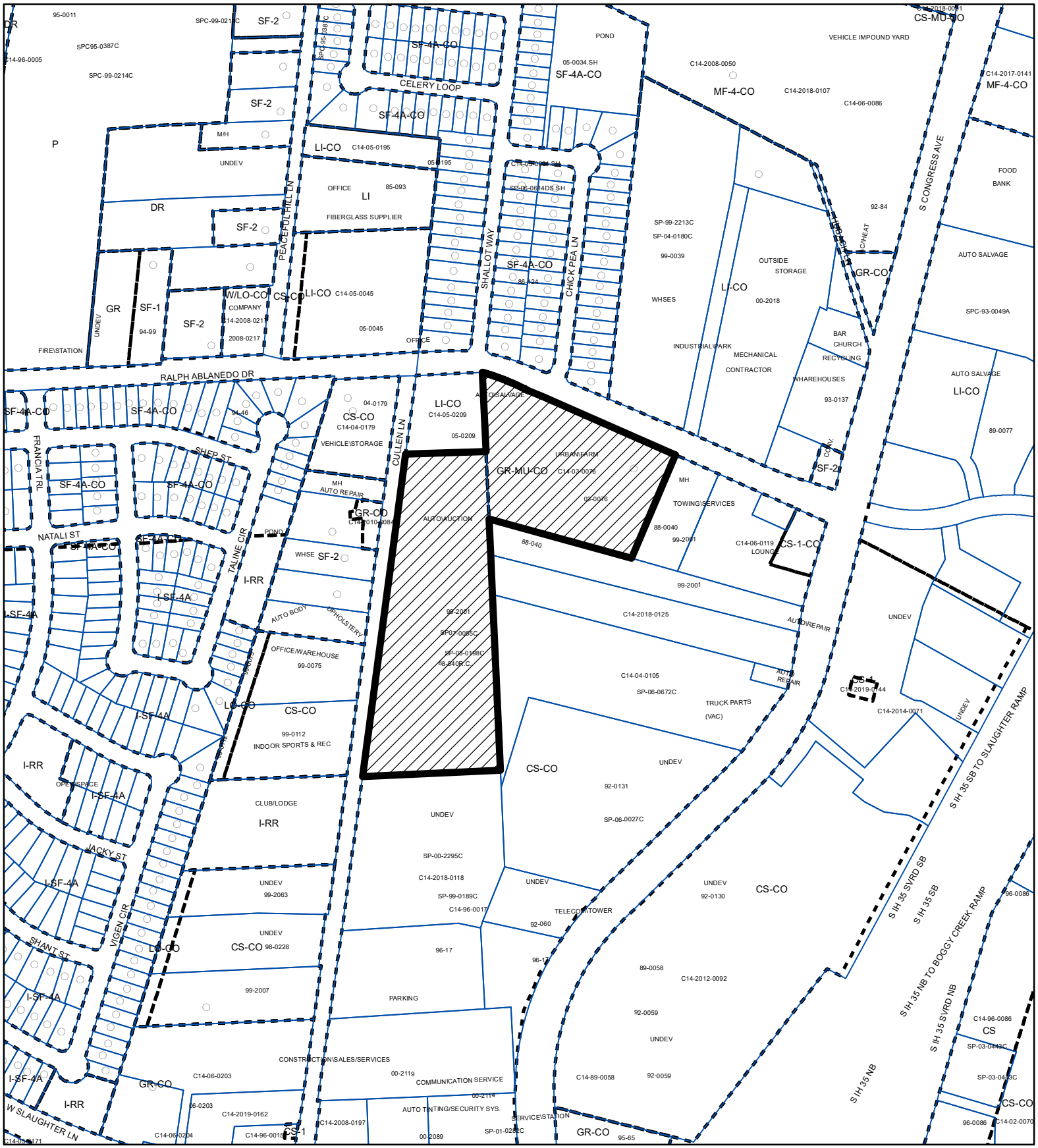
Exhibit A: Zoning Map
Exhibit A-1: Aerial Map

Exhibit B: Recorded Plat

Exhibit C: 1999 and 2003 Rezoning Ordinances

Attachment A – Educational Impact Statement

Correspondence Received




N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

# ZONING

Exhibit A

## ZONING CASE#: C14-2020-0139

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.

**Created: 12/7/2020**




N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

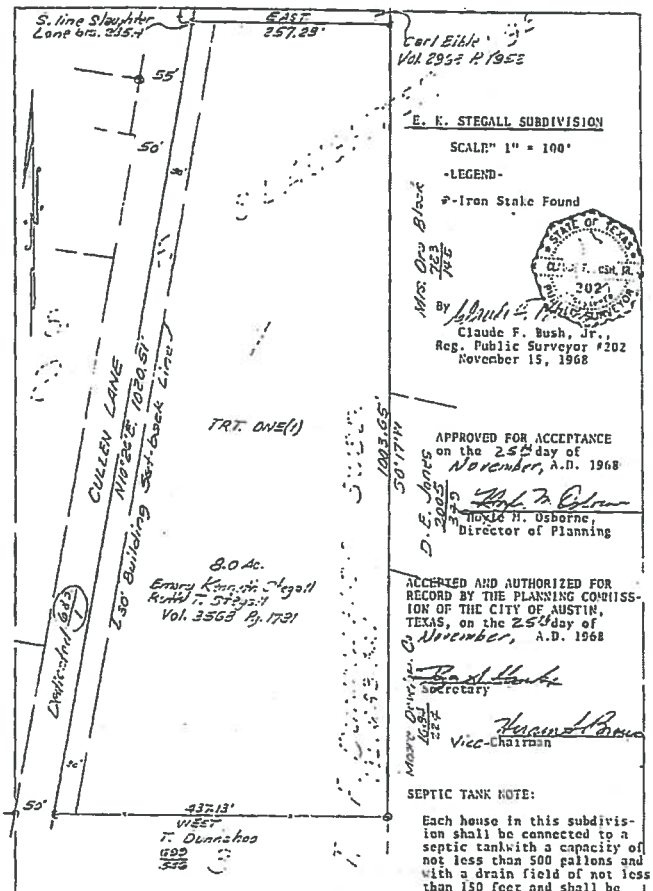
CREEK BUFFER

1" = 400'

**CULLEN & RALPH ABLANEDO** Exhibit A - 1

| | |
|---|---|
| ZONING CASE#: | C14-2020-0139 |
| LOCATION: | 8811 Cullen Ln and 203 Ralph Ablanedo Dr |
| SUBJECT AREA: | 12.95 Total Acres |
| GRID: | G14 |
| MANAGER: | Wendy Rhoades |

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




E. K. STEGALL SUBDIVISION

SCALE" 1" = 100'

-LEGEND-

●-Iron Stake Found

Mon. Ord. 7223 1/15

By Claude F. Bush, Jr.
Claude F. Bush, Jr.
Reg. Public Surveyor #202
November 15, 1968

APPROVED FOR ACCEPTANCE on the 25th day of November, A.D. 1968

Noyle H. Osborne,
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, on the 25th day of November, A.D. 1968

Secretary

Vice-Chairman

Mon. Ord. 7223 1/15

SEPTIC TANK NOTE:

Each house in this subdivision shall be connected to a septic tankwith a capacity of not less than 500 gallons and with a drain field of not less than 150 feet and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the developer.

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

THE STATE OF TEXAS]
COUNTY OF TRAVIS]

I, Miss Emilie Limberg, County Clerk, Travis County, Texas, do hereby certify that on the 2d day of Dec. A.D 1968, 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 369

WITNESS MY HAND AND SEAL OF OFFICE this the 2d day of Dec A.D. 1968
Miss Emilie Limberg, County Clerk, Travis County, Texas
By M. Ephraim Deputy

FILED FOR RECORD on the 2 day of Dec A.D. 1968 at 10:30 o'clock AM
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Linda L. Wacker Deputy

THE STATE OF TEXAS]
COUNTY OF TRAVIS]

I, Miss Emilie Limberg, clerk of the 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 2 day of Dec. A.D. 1968 at 10:30 o'clock AM and duly recorded on the 2 day of Dec A.D. 1968 at 10:30 o'clock AM in the Plat Records of Travis County, Texas in Book 44 Page 42.

WITNESS MY HAND AND SEAL OF OFFICE the date last written above.
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Linda L. Wacker Deputy

RECEIVED

THE STATE OF TEXAS]
COUNTY OF TRAVIS] KNOW ALL MEN BY THESE PRESENTS:

That We, Emory Kenneth Stegall and wife, owners of the hereon designated 8.0 acres out of the S. F. Slaughter Lge., Travis County, Texas, being the same land conveyed to us by deed recorded in Volume 3568, Page 1781 of the Deed Records of Travis County, Texas, do hereby adopt this plat as our subdivision to be known as E. K. STEGALL SUBDIVISION, subject to any easements or restrictions heretofore granted.

WITNESS OUR HANDS this the 16th day of November, A.D. 1968

Emory Kenneth Stegall
Emory Kenneth Stegall

Ruth T. Stegall
Ruth T. Stegall

THE STATE OF TEXAS]
COUNTY OF TRAVIS]

Before me the undersigned authority on this day personally appeared Emory Kenneth Stegall and wife, Ruth T. Stegall, known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed and the said Ruth T. Stegall wife of the said Emory Kenneth Stegall, having been examined by me privily and apart from her husband and having the same fully explained to her, she the said Ruth T. Stegall declared that she willingly signed the same as her act and deed for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 16th day of November, A.D. 1968

Notary Public in for Travis County Texas

C8s-65-175

EXHIBIT B
RECORDED PLAT

**ORDINANCE NO. 991209-65**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:**

**AN 11.0 ACRE TRACT OF LAND, MORE OR LESS, CONSISTING OF 3 PARCELS OF LAND OUT OF THE F. M. HODGES SURVEY NO. 22, THE E. K. STEGALL AND KALEH SUBDIVISIONS, FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT, LOCALLY KNOWN AS 8603 CULLEN LANE, 201 RALPH ABLANEDO DRIVE AND 8530 SOUTH CONGRESS AVENUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Section 25-2-191 of the City Code is amended to change the base district from General Commercial Services-Conditional Overlay (CS-CO) combining district to General Commercial Services-Conditional Overlay (CS-CO) combining district on the property described in File C14-99-2001, as follows:

Parcel 1: Lot 3, Kaleh Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 48, Page 28, of the Plat Records of Travis County, Texas,

Parcel 2: Lot 1, less 9.97 feet for right-of-way purposes, E. K. Stegall Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 44, Page 42, of the Plat Records of Travis County, Texas,

Parcel 3: 2.053 acre tract of land out of the F. M. Hodges Survey No. 22, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 8603 Cullen Lane, 201 Ralph Ablanedo Drive and 8530 South Congress Avenue, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

EXHIBIT C

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 trips per day.

2. The following uses of the Property are prohibited:

Pawn Shop Services
Adult Oriented Businesses

3. Development of the Property shall not exceed a floor to area ratio (F.A.R.) of 1 to 1.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the General Commercial Services (CS) base district and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on December 20, 1999.

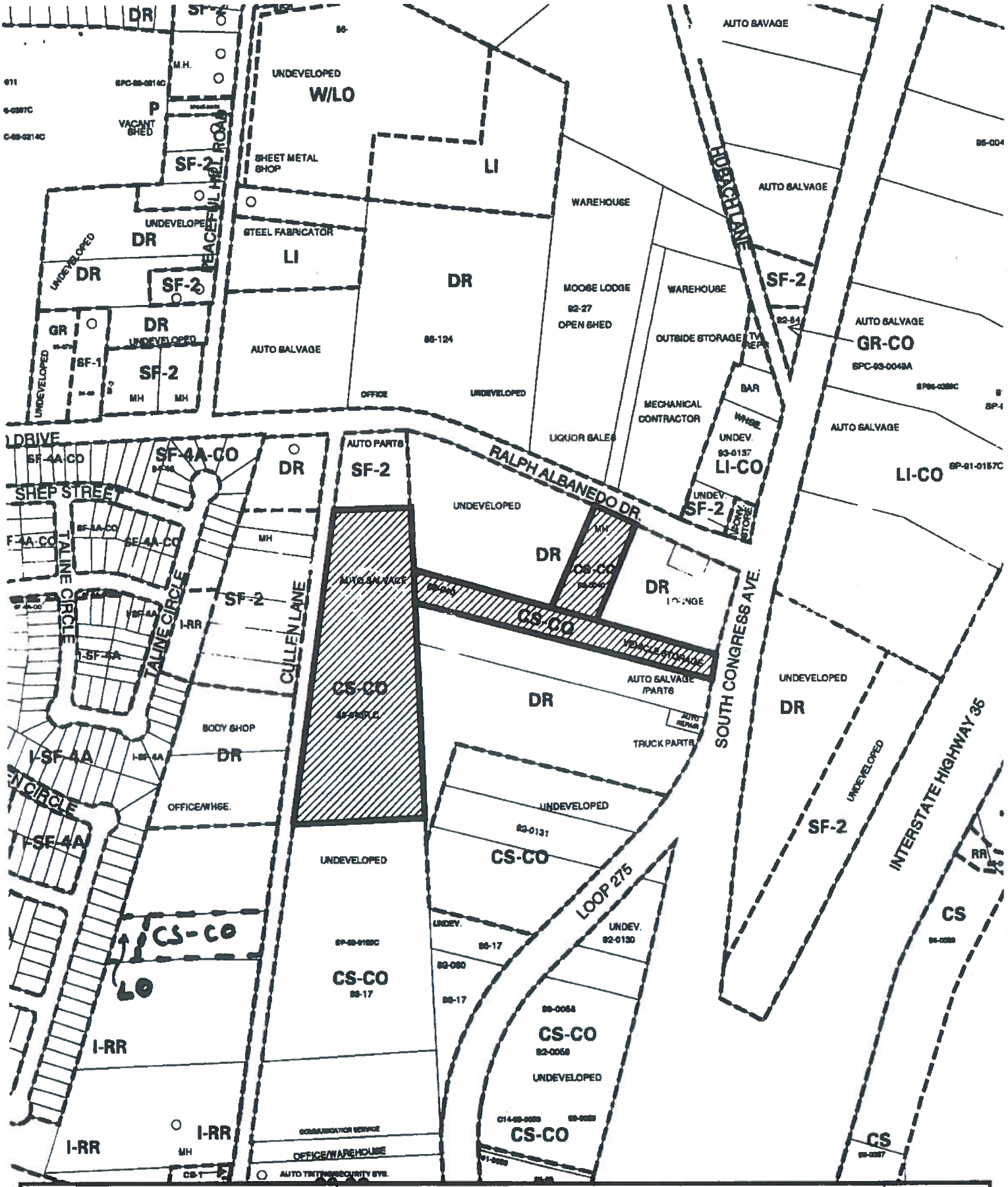
**PASSED AND APPROVED**

December 9, 1999 §
§
§

Kirk Watson
Mayor

APPROVED: Andrew Martin
Andrew Martin
City Attorney

ATTEST: Shirley A. Brown
Shirley A. Brown
City Clerk




| | | | |
|---|---|---|---|
| N | SUBJECT TRACT | ZONING EXHIBIT B | CITY GRID REFERENCE NUMBER |
| | PENDING CASE | CASE #: C14-99-2001 | F14 |
| | ZONING BOUNDARY | ADDRESS: CULLEN AVE., RALPH ALBANEDO DR. S.CONGRESS AVE. | DATE: 99-08 |
| 1" = 400' | CASE MGR: J.ARRIAGA 991209-65 | SUBJECT AREA (acres): 11.070 | INTLS: TRC |

**ORDINANCE NO. 030717-122**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 203 RALPH ABLANEDO DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (GR-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to community commercial-mixed use-conditional overlay (GR-MU-CO) combining district on the property described in File C14-03-0076, as follows:

A 5.183 acre tract of land, more or less, out of the F.M. Hodges Survey No. 22, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 203 Ralph Ablanedo Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

2. The following uses are prohibited uses of the Property:

| | |
|---|---|
| Townhouse residential | Multifamily residential |
| Duplex residential | Group residential |

3. Residential development of the Property may not exceed two single family residences.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on July 28, 2003.

**PASSED AND APPROVED**

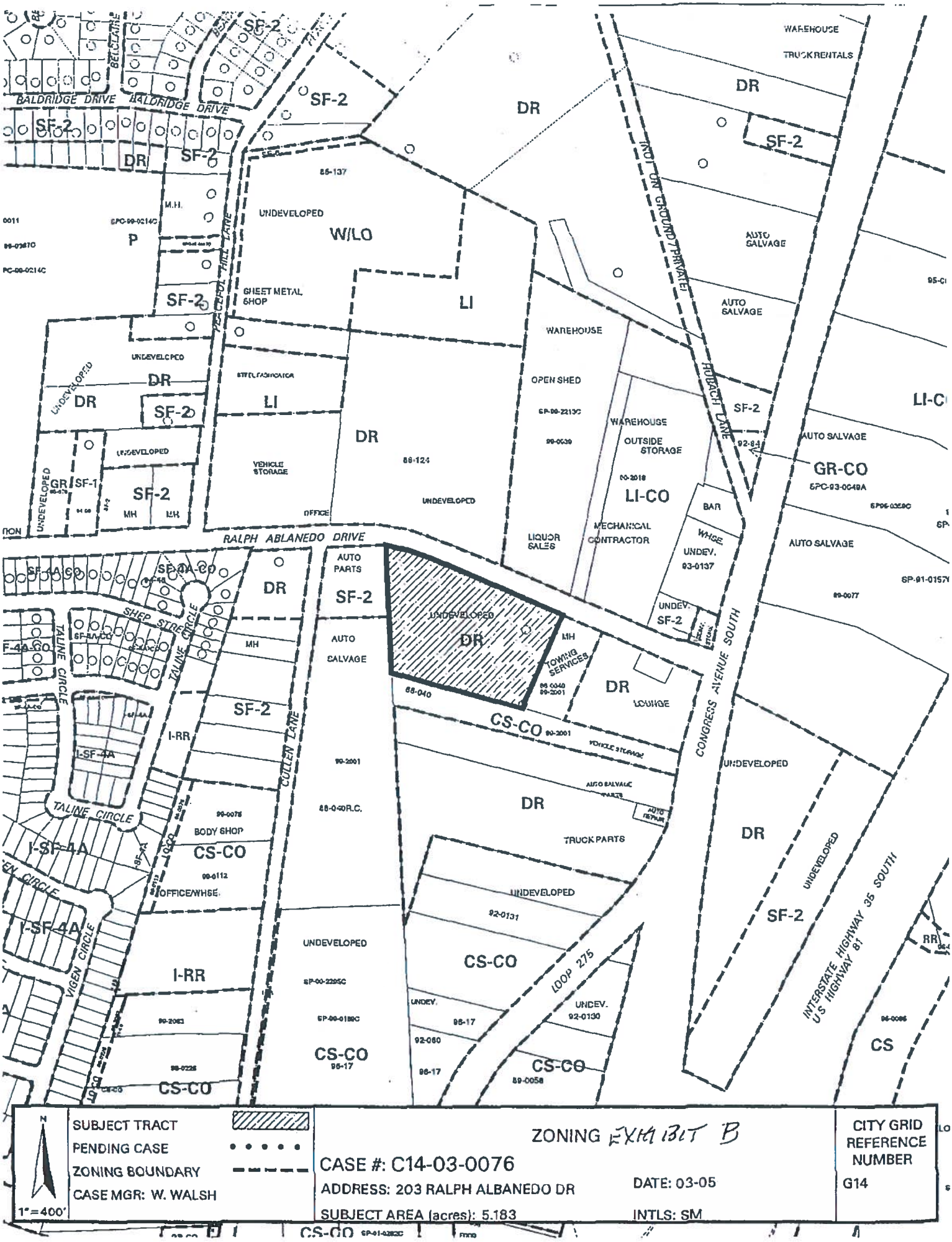
§
§
July 17, 2003 §

Will Wynn
Mayor

**APPROVED:** **ATTEST:**

Sedora Jefferson
City Attorney

Shirley A. Brown
City Clerk




N

1"=400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH

ZONING EXHIBIT B

CASE #: C14-03-0076

ADDRESS: 203 RALPH ALBANEDO DR

DATE: 03-05

SUBJECT AREA (acres): 5.183

INTLS: SM

CITY GRID REFERENCE NUMBER

G14

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

Austin Independent School District

**PROJECT NAME:** Cullen & Ralph Ablanedo
ADDRESS/LOCATION: 8811 Cullen Ln. and 203 Ralph Ablanedo Dr.
CASE #: C14-2020-0139

☐ NEW SINGLE FAMILY
☒ NEW MULTIFAMILY
☐ DEMOLITION OF MULTIFAMILY
☐ TAX CREDIT

# SF UNITS: _____
STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

# MF UNITS: 435
STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.02 Middle School: 0.009 High School: 0.008

## IMPACT ON SCHOOLS

The student yield factor of 0.037 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district's demographer and is based on other market rate multi-family complexes built in the last five years within the area.

The 435-unit multifamily development is projected to add approximately 17 students across all grade levels to the projected student population. It is estimated that of the 17 students, 9 will be assigned to Williams Elementary School, 4 to Bedichek Middle School, and 4 to Crockett Early College High School.

The percent of permanent capacity by enrollment for SY 2024-25, including the additional students projected with this development, would be within the new optimal utilization target range of 85-110% at Crockett ECHS (85%), and below the target range at Williams ES (81%) and Bedichek MS (70%). The projected additional students at Williams and Bedichek would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

## TRANSPORTATION IMPACT

Students within the proposed development attending Crockett ECHS will qualify for transportation. Students attending Williams ES, Bedichek MS will not qualify for transportation unless a hazardous route condition is identified.

## SAFETY IMPACT

There are not any identified safety impacts at this time.

**Date Prepared:** 12/16/2020 **Executive Director:** Beth Wilson



Attachment A

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

Austin Independent School District

## DATA ANALYSIS WORKSHEET

**ELEMENTARY SCHOOL: Williams** RATING: Met Standard

ADDRESS: 500 Mairo St. PERMANENT CAPACITY: 561

% QUALIFIED FOR FREE/REDUCED LUNCH: 66.74% MOBILITY RATE: -9.9%

**POPULATION** (without mobility rate)

| ELEMENTARY SCHOOL STUDENTS | 2019-20 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
|---|---|---|---|
| Number | 467 | 475 | 484 |
| % of Permanent Capacity | 83% | 85% | 86% |

**ENROLLMENT** (with mobility rate)

| ELEMENTARY SCHOOL STUDENTS | 2019-20 Enrollment | 5- Year Projected Enrollment (without proposed development) | 5-Year Projected Enrollment (with proposed development) |
|---|---|---|---|
| Number | 421 | 450 | 459 |
| % of Permanent Capacity | 75% | 80% | 81% |

**MIDDLE SCHOOL: Bedichek** RATING: Unacceptable Performance

ADDRESS: 6800 Bill Hughes Road PERMANENT CAPACITY: 941

% QUALIFIED FOR FREE/REDUCED LUNCH: 59.64% MOBILITY RATE: -10.1%

**POPULATION** (without mobility rate)

| MIDDLE SCHOOL STUDENTS | 2019-20 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
|---|---|---|---|
| Number | 944 | 695 | 699 |
| % of Permanent Capacity | 100% | 74% | 74% |

**ENROLLMENT** (with mobility rate)

| MIDDLE SCHOOL STUDENTS | 2019-20 Enrollment | 5- Year Projected Enrollment (without proposed development) | 5-Year Projected Enrollment (with proposed development) |
|---|---|---|---|
| Number | 849 | 657 | 661 |
| % of Permanent Capacity | 90% | 70% | 70% |

# EDUCATIONAL IMPACT STATEMENT

*Prepared for the City of Austin*

Austin
Independent
School District

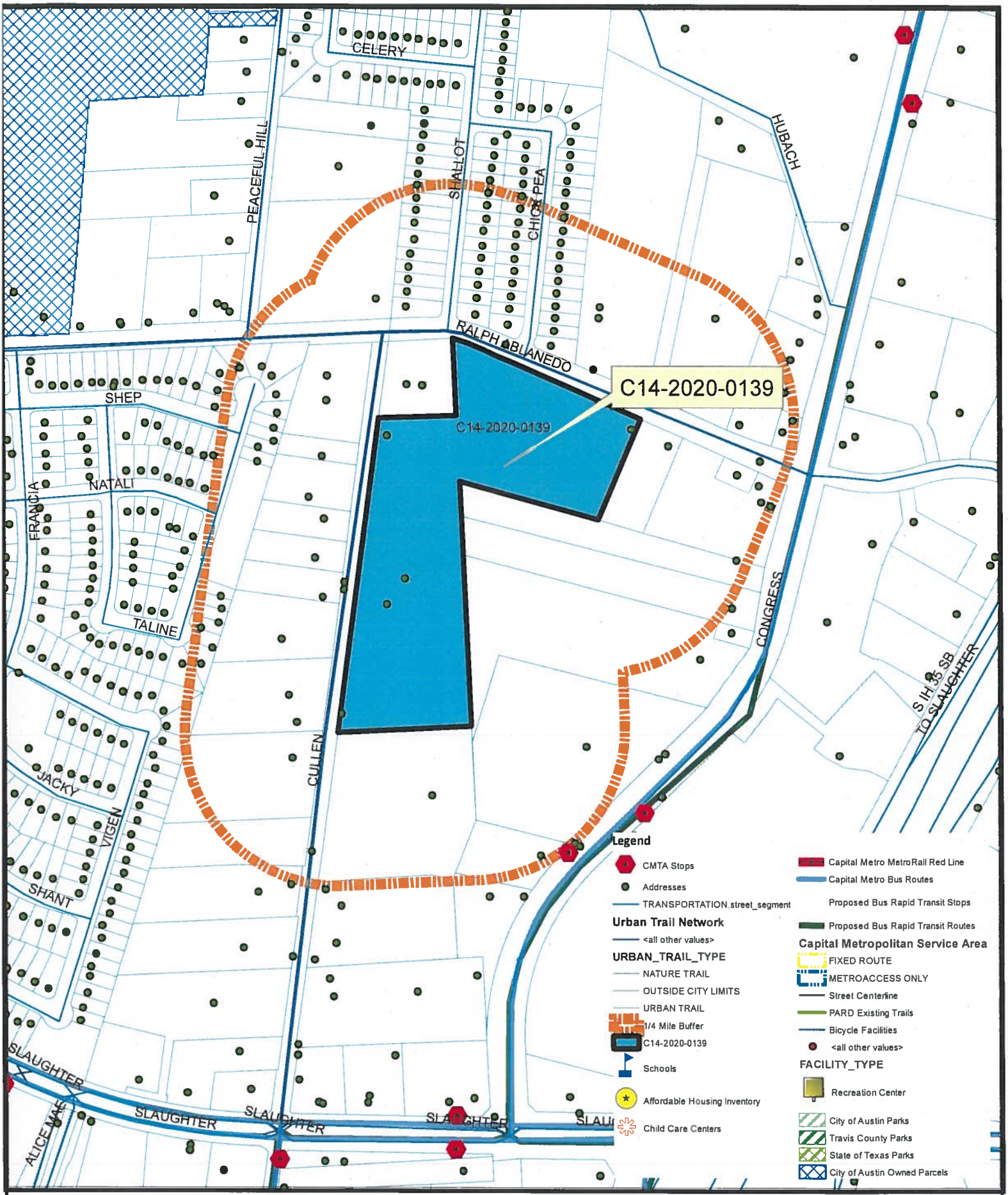
| | |
|---|---|
| **HIGH SCHOOL: Crockett** | RATING: Met Standard |
| ADDRESS: 5601 Manchaca Road | PERMANENT CAPACITY: 2,163 |
| % QUALIFIED FOR FREE/REDUCED LUNCH: 43.81% | MOBILITY RATE: +5.3% |

**POPULATION** (without mobility rate)

| HIGH SCHOOL STUDENTS | 2019-20 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
|---|---|---|---|
| **Number** | 1,463 | 1,372 | 1,376 |
| **% of Permanent Capacity** | 68% | 63% | 64% |

**ENROLLMENT** (with mobility rate)

| HIGH SCHOOL STUDENTS | 2019-20 Enrollment | 5- Year Projected Enrollment (without proposed development) | 5-Year Projected Enrollment (with proposed development) |
|---|---|---|---|
| **Number** | 1,541 | 1,833 | 1,837 |
| **% of Permanent Capacity** | 71% | 85% | 85% |




# Educational Impact Assessment

<UND>Zoning Case</UND>
Case#: C14-2020-0139
Address: 8811 CULLEN LANE & 203 RALPH ABLANEDO DR
Case Name: CULLEN & RALPH ABLANEDO
12.95 ACRES

12/11/2020

Neighborhood Planning Area: No
School District: Austin ISD
Manager: Wendy Rhoades

N
0
0.04
0.08
Miles

PLANNING AND ZONING DEPARTMENT

Disclaimer: 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 the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**From:**
**To:** Rhoades, Wendy
**Subject:** Case# C14-2020-0139
**Date:** Sunday, January 31, 2021 8:57:58 AM

*** External Email - Exercise Caution ***

For the public hearing on February 2, 2021, Zoning and Platting Commission
Comments regarding Case # C14-2020-0139
Contact is Wendy Rhoades

I object to the proposed development.
Ralph Ablanedo and it's intersections at South 1st, Swenson Lane, Francia, Cullen and South Congress are inadequate to handle any influx of traffic from additional development.
This could hinder police/fire response from the 2 stations on Ralph Ablanedo. Road noise from recent development on Cullen is already greatly increased; There are now regular loud noises at all hours from trash trucks emptying dumpsters, and sounds of back up/reverse alarms from various large vehicles as well.
Thank you

Cody Bowers
8833 Taline Circle
Austin, TX 78748
512-507-5503
**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

**From:** Rhoades, Wendy
**To:** King, David - BC
**Cc:** Rivera, Andrew; Kiolbassa, Jolene - BC; Ramirez, Nadia - BC
**Subject:** RE: ZAP 2/2/2021 - Items 1 and 3
**Date:** Monday, February 1, 2021 4:37:00 PM

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Commissioner King,

For the Cullen and Ralph Ablanedo site, compatibility standards will be applied at the time of site plan and will limit building height in proximity to the ParkRidge Gardens subdivision. ParkRidge Gardens is located approximately 75 feet from the site (the Ralph Ablanedo right-of-way) and the GR base zoning district establishes a minimum 10' front setback. In accordance with the Code's compatibility standards, building height is limited to three (3) stories and 40' beginning at 10' south of the site's frontage on Ralph Ablanedo. At 25' from the Ralph Ablanedo frontage (a distance of 100' from the nearest ParkRidge Gardens lot), compatibility standards allow for building height to increase by 1' for every 10 feet of distance.

Please also see the link to an illustration of compatibility standards below.
compatibility_hgt_setbks.pdf (austintexas.gov)

Wendy

---

**From:** King, David - BC <BC-David.King@austintexas.gov>
**Sent:** Monday, February 1, 2021 1:53 PM
**To:** Amanda Swor
**Cc:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
**Subject:** Re: ZAP 2/2/2021 - Items 1 and 3

Resending this email to include Wendy Rhoades.
Thanks,
David

---

**From:** King, David - BC <BC-David.King@austintexas.gov>
**Sent:** Monday, February 1, 2021 1:49 PM
**To:** Amanda Swor
**Cc:** Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Kiolbassa, Jolene - BC <bc-Jolene.Kiolbassa@austintexas.gov>; Ramirez, Nadia - BC <BC-Nadia.Ramirez@austintexas.gov>; wendy.rhoades@austintexas.com <wendy.rhoades@austintexas.com>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

**Subject:** Re: ZAP 2/2/2021 - Items 1 and 3

Hello, Amanda,

Could you please help me with the following questions regarding the following two zoning cases?

Item B-1 - C14-2020-0139 - Cullen Lane & Ralph Ablanedo Drive - District 2:

1. Will the SF-4A-CO zoned properties located along Chick Pea Lane and Ralph Ablanedo Drive or any other adjacent property trigger compatibility development regulations for this site? If yes, please describe the compatibility development regulations that would apply to this site?

Item B-3 - C14-2020-0110 12212 Tech Ridge Blvd - District 7:

1. Can the existing hotel be repurposed or utilized to help people experiencing homelessness?
2. Given the existing light industrial zoning and the proposed residential uses, does the site contain any contaminants harmful to people and pets? Will harmful contaminants be identified and remediated prior to redevelopment of the site for residential uses?

David King

Zoning and Platting Commission - District 5

**Scheduled Meeting Disclosure Information:**

**Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey:**

https://www.surveymonkey.com/r/BCVisitorLog

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**From:** Amanda Swor
**Sent:** Friday, January 29, 2021 2:39 PM
**To:** King, David - BC <BC-David.King@austintexas.gov>
**Subject:** ZAP 2/2/2021 - Items 1 and 3