

ZONING CHANGE REVIEW SHEET

CASE: C14-2020-0146 (11705 Research Blvd Zoning) DISTRICT: 6

ZONING FROM: LI-CO

TO: LI

The applicant is requesting a rezoning to remove the conditional overlay that requires the following on the property:

- 1) Building height is limited to a maximum of 40 feet.
- 2) The following uses are prohibited:

Scrap and Salvage	Convenience Storage
Automotive Rentals	Automotive Repair
Automotive Sales	Automotive Washing
Resource Extraction	Hotel-Motel
Basic Industry	Vehicle Storage
- 3) The following uses shall be prohibited on approximately 1.67 acres on the rear portion of the property for a depth of 150 feet:

General Warehousing and Distribution	Equipment Sales
Equipment Repair Services	Kennels
- 4) Development on the property shall be subject to the conditions of the Transportation Impact Analysis (TIA) prepared by Watson, Hall and Machemekl Transportation Engineering Consultants, Inc. dated February 1989.
- 5) No building permit for construction on the property shall be issued unless at the time an application for a building permit is submitted all city requirements have been met and one of the following has occurred:
 - i. a site plan for development of the property or any portion of the property has been approved and released by the City of Austin or
 - ii. construction contracts have been awarded for roadway improvements along U.S. Highway 183 between the Williamson County Line and Balcones Drive.

ADDRESS: 11705 Research Boulevard Service Road Northbound

SITE AREA: 5.580 acres (243,065 sq. ft.)

PROPERTY OWNER: 3M Company

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends LI-CO, Limited Industrial Conditional Overlay Combining District, zoning. The conditional overlay will maintain the following conditions from the current zoning ordinance for this property (Ordinance No. 900118-B):

- 1) The following uses are prohibited on the Property:
 - Scrap and Salvage
 - Resource Extraction
 - Basic Industry
 - Vehicle Storage
- 2) The following uses shall be prohibited on approximately 1.67 acres on the rear portion of the property for a depth of 150 feet:
 - General Warehousing and Distribution
 - Equipment Sales
 - Equipment Repair Services
 - Kennels

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

April 20, 2021: Approved staff's request for a postponement to May 4, 2021, by consent (9-0, J. Kiolbassa – absent); H. Smith- 1st, D. King – 2nd.

May 4, 2021

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

The staff and the applicant conducted research to find the Transportation Impact Analysis (TIA) prepared by Watson, Hall and Machemekl Transportation Engineering Consultants, Inc. dated February 1989, which is associated with the previous zoning case for this property (case C14-89-0009). In this rezoning application, the applicant is requesting to remove the conditional overlay in Ordinance No. 900118-B, which includes the TIA conditions for the site. The staff placed a public information request with the city to attempt to locate this information. However, the Austin Transportation Department and the Development Assistance Center were unable to find the original TIA document. The Development Services Department Transportation Review staff was only able to find the TIA memorandums for the origin zoning case (*please see TIA Memos - Exhibit E*). As this is an old TIA, it is possible that the paper copy may have been misplaced with the move to the new PDC building.

The ATD staff has stated that the applicant will be required to conduct a new TIA at the site plan stage when the land use intensities and the site layout will be known. The ATD staff will be requiring a master TIA for the larger site with the first site plan application.

CASE MANAGER COMMENTS:

The property in question is a 5+ acre undeveloped tract of land that fronts onto U.S. Highway 183/Research Boulevard. This site is part of the 3M business campus, which surrounds this tract to the north and east. The lots to the west consist of a General Retail Sales use (Cash America Pawn), an office building, and a single-family residence. In this request, the applicant is asking to remove the existing conditional overlay that was placed on this property in zoning case C14-89-0009 through Ordinance No. 900118-B (*Please see Applicant's Request Letter – Exhibit C and the Current Zoning Ordinance – Exhibit D*). The intended use for the site is office/retail.

The staff recommends LI-CO zoning, with a conditional overlay to maintain some of the conditions from the current zoning ordinance for this property. The staff recommends prohibiting the Scrap and Salvage, Resource Extraction, Basic Industry and Vehicle Storage uses on the property. In addition, the staff recommends prohibiting General Warehousing and Distribution, Equipment Sales, Equipment Repair Services and Kennels uses approximately 1.67 acres on the rear portion of the property for a depth of 150 feet. Providing this conditional overlay will maintain a separation/transition between the industrial zoning and the single family residential development to the west.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites. Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

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

The proposed zoning is consistent with the LI zoning and uses surrounding this property to the north and east. The staff is recommending a conditional overlay that will restrict the more intensive industrial and commercial uses on the site while maintaining a separation/ transition between the industrial zoning and the single family residential development to the west.

3. *The proposed zoning should allow for a reasonable use of the property.*

CO zoning will permit the applicant to develop additional uses on a 5+ acre undeveloped tract of land that fronts onto a major arterial roadway/highway (Research Boulevard/U.S. Highway 183 Northbound). The applicant will be required to conduct a new TIA or this project at the site plan stage when the land use intensities and the site layout will be known.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-CO	Undeveloped Area
<i>North</i>	LI	Office (3M Company Buildings)
<i>East</i>	LI	Office (3M Company Buildings)
<i>South</i>	ROW	U.S. Highway 183
<i>West</i>	GR, SF-2, SF-3	General Retail Sales (Cash America Pawn), Office Building, Undeveloped, Single-Family Residence

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Deferred to the time of Site Plan

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

Angus Valley Area Neighborhood Association
 Austin Lost and Found Pets
 Bike Austin
 Bull Creek Foundation
 Friends of Angus Valley
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Long Canyon Homeowners Association
 Mountain Neighborhood Association
 Neighborhood Empowerment Foundation
 North Oaks Neighborhood Association
 Raintree Estates
 SELTEXAS
 Sierra Club, Austin Regional Group
 Summit Oaks Neighborhood Association
 TNR BCP-Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0085 (Charles Ford Rezoning: 12101 ½ Conrad Road)	SF-2 to SF-3	<p>9/05/17: Motion to approve staff's recommendation of SF-3 zoning made by S. Lavani-1st, B. Evans-2nd.</p> <p>Substitute motion to approve SF-3 zoning, with a conditional overlay to prohibit Duplex Residential use and to provide on-site parking for accessory dwelling units made by A. Denkler, B. Evans-2nd. Vote: (5-6, D. King, A. Aguirre, J. Duncan, J. Kiolbassa, B. Greenberg, Y. Flores-No). The motion failed.</p> <p>Returned to the original motion to approve staff's recommendation of SF-3 zoning (4-7, D. King, A. Denkler, A. Aguirre, J. Duncan, J. Kiolbassa, B. Greenberg, Y. Flores-No). The motion failed.</p> <p>Case sent forward to the City Council without a recommendation.</p>	<p>10/12/17: Approved the staff's recommendation for SF-3 zoning on 1st reading (10-1, L. Pool-No); J. Flannigan-1st, D. Garza-2nd.</p> <p>11/09/17: Ordinance No. 20171109-063 for SF-3 district zoning was approved on Council Member Alter's motion, Council Member Houston's second on a 10-1 vote. Council Member Pool voted nay.</p>
C14-2007-0228 11722 Bell Avenue)	SF-2 to SF-3	12/18/07: Approved staff recommendation of SF-3 zoning by consent (8-0); K. Jackson-1 st , J. Shieh-2 nd .	1/17/08 : Approved SF-3 zoning by consent (7-0); all 3 readings

C14-00-2008 (Summit Oaks Office Park: Howlett Ct.)	SF-2 to LO	2/29/00: Approved staff recommendation of LO zoning, with prohibition on Medical Office uses and a 2,000 vehicle trip per day limit (7-0)	3/30/00: Approved LO-CO zoning, with conditions as recommended by Planning Commission on all 3 readings (6-0)
C14-98-0155 (Tweed Court: 12000 Block of Bell Avenue and Tweed Court)	LO, GR to LO-CO	11/10/98: Approved staff rec. of LO-CO, with conditions for no vehicular access to Bell Avenue, access to Tweed Court is permitted only if TxDoT prohibits access to U.S. 183 and a 2,000 vehicle trip per day limit (7-0)	1/14/99: Approved PC rec. of LO-CO zoning, with conditions (7-0); 1 st reading 3/25/99: Approved LO-CO zoning with conditions (6-0); 2 nd /3 rd readings
C14-89-0009 (Wilson Tract: 11805-11841 Block of North U.S. Highway 183)	LO to LI	6/27/89: Approved LI-CO zoning with conditions: 1) 40 foot height limit, 2) prohibit Scrap and Salvage Services, Convenience Storage, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Resource Extraction, Hotel-motel, Basic Industry and Vehicle Storage uses, 3) prohibit the following uses on the rear portion of the property for a depth of 150 feet: General Warehousing and Distribution, Equipment Sales, Equipment Repair Services and Kennels, and 4) the property is subject to TIA conditions.	7/27/89: Approved LI zoning, with conditions, on 1 st reading 1/18/90: Approved LI-CO zoning, with conditions, on 2 nd /3 rd readings

RELATED CASES:

C14-89-0009 - Previous Rezoning Case

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
RESEARCH BLVD SVRD NB	53'	Defer to TxDOT	39'	4	No	Yes	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject property is 5.60 acres in size, which is located on the north side of Research Boulevard/SH 183 and is outside the boundaries of a small area plan area. The property is undeveloped and surrounded by an office park to the north; to the south is Research Boulevard/SH 183; to east is a 3M business park; and to the west is a pawn shop, single family housing and another office park. The proposed use 125,000 square feet of office space and 10,000 square feet of retail.

Connectivity

Public sidewalks are not located along this section of Research Boulevard, which has a metal guard rail abutting the north side. There are no bike lanes in the area. The closest public transit stop is located 0.26 miles west along Research Boulevard but navigating to that transit stop would be problematic due to the lack of public sidewalks. The mobility and connectivity options in the area are below average.

Imagine Austin

The subject tract falls outside the boundaries of an Activity Center and is not near an Activity Corridor. However, Research Boulevard is a heavily travelled arterial road in north Austin, which abuts SH 183, and contains a variety of office, commercial and light industrial uses. The following Imagine Austin policies are applicable to this case:

- LUT P3. Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- 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.

Conclusion

Based on the subject tract being adjacent to three other office parks, but the lack of mobility and connectivity options in the area, this proposal only partially supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

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

Fire

No comments.

Parks and Recreation

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for LI, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the northwest property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.

- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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

Transportation

According to ASMP, right of way requirement for Research Blvd has been deferred to TXDOT and will be reviewed at the time of site plan application. The TIA is being deferred to site plan stage when the land use intensities and the site layout will be known. Staff is requiring a master TIA for the larger site with the first site plan application.

Water Utility

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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Current Zoning Ordinance - Ordinance No. 900118-B
- E. Petition Received
- F. Neighborhood's Postponement Request



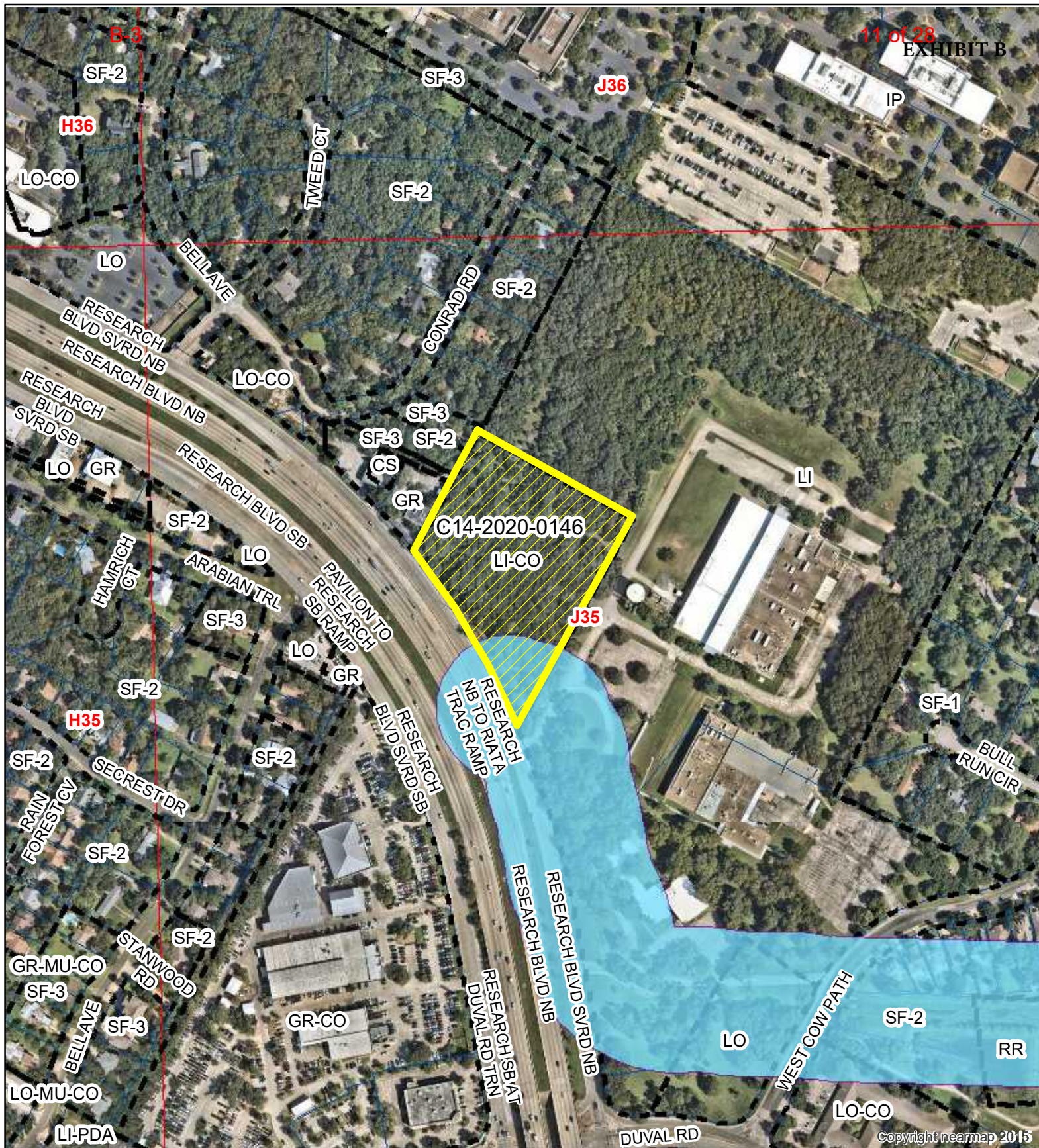
ZONING CASE#: C14-2020-0146

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: 12/16/2020

$$1'' = 400'$$



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

1" = 350'

11705 Research Blvd
 ZONING CASE#: C14-2020-0146
 LOCATION: 11705 Research Blvd
 SUBJECT AREA: 5.6 Acres
 GRID: J35
 MANAGER: Sherri Sirwaitis



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.

DRENNER
GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

December 8, 2020

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 11705 Research Blvd. – Rezoning application for the 5.60-acre piece of property located at 11705 Research Blvd. in Austin, Travis County, Texas (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 11705 Research Blvd., consists of 5.60 acres, and is located on the east side of US 183 frontage, approximately 400 feet north of the intersection of Duval Road. The Property is currently undeveloped.

The site is currently zoned LI-CO, Limited Industrial Services – Conditional Overlay. The requested rezoning is from LI-CO to LI, Limited Industrial Services zoning district to remove the existing conditional overlay on the property. This request is consistent with surrounding uses.

The Property is not located within a Neighborhood Planning Area, therefore a Neighborhood Plan Amendment will not be required with this rezoning request.

A Traffic Impact Analysis (“TIA”) has been waived via a TIA Determination Form from Amber Mitchell dated December 1, 2020 with the note that a TIA determination is deferred until review of a site plan application when land use and intensity will be finalized.

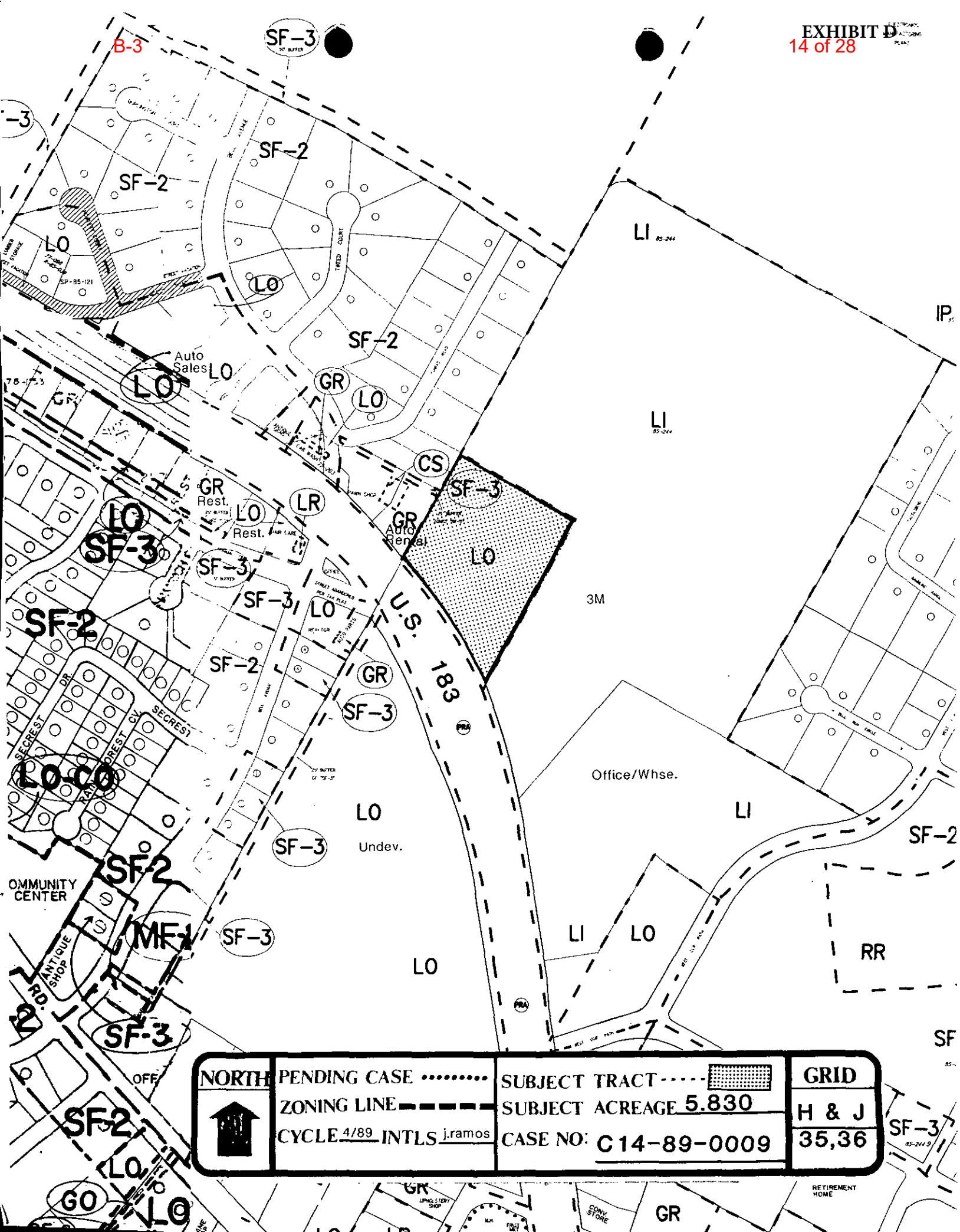
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in blue ink that reads "Amanda Swor". The signature is fluid and cursive, with the first name "Amanda" and last name "Swor" clearly distinguishable.

Amanda Swor

cc: Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Sherri Sirwaitis, Planning and Zoning Review Department (*via electronic delivery*)



CITY OF AUSTIN, TEXAS

ORDINANCE NO. 900118- B

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: 5.83 ACRE TRACT OF LAND OUT OF THE F. SECREST SURVEY NO. 23, FROM "LO" LIMITED OFFICE DISTRICT TO "LI-CO" LIMITED INDUSTRIAL SERVICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 11805-11841 NORTH U.S. HIGHWAY 183, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district from "LO" Limited Office district to "LI-CO" Limited Industrial Service district-Conditional Overlay combining district on the property described in File C14-89-0009-CO, as follows:

5.83 acres of land out of the F. Secrest Survey No. 23, in Travis County, Texas, and being part of that certain tract described in Vol. 238, Page 464, Travis County Deed Records; described by metes and bounds as follows:

BEGINNING at a corner post at the intersection of the Northwest line of said tract described in Vol. 238, Page 464, Travis County Deed Records, with the Northeast line of U. S. Highway No. 183;

THENCE along the northwest fence line of said tract N. 29 degrees 36' E. 400.8 feet to an iron stake for corner;

THENCE along the property line of a 54.10 acre tract S. 60 degrees E. 487 feet to an iron stake for corner;

THENCE S. 29 degrees 43' W. 661.5 feet to an iron stake in the Northeast line of said Highway for corner;

THENCE along a curve to the left of the Northeast line of said Highway No. 31 degrees 49' W. a chord distance of 553 feet to the place of BEGINNING, containing 5.83 acres of land, ("Property")

locally known as 11805-11841 North U. S. Highway 183, in the City of Austin, Travis County, Texas.

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following restrictions:

1. No structure of any kind shall be built to a height greater than 40 feet above ground level on the Property, as measured from an elevation derived from the average of the highest and lowest grades adjacent to the structure.
2. The following uses shall be prohibited on the entirety of the Property:

<ol style="list-style-type: none"> (a) Scrap and salvage services, (b) Convenience storage (mini-warehousing), (c) Automotive rentals, (d) Automotive repair services, (e) Automotive sales, (f) Automotive washing (automatic or mechanical), 	<ol style="list-style-type: none"> (g) Automotive washing (self service), (h) Resource extraction, (i) Hotel-motel, (j) Basic industry, (k) Vehicle storage.
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CITY OF AUSTIN, TEXAS

3. The following uses shall be prohibited on approximately 1.67 acres on the rear portion of the property for a depth of 150 feet: (i) General warehousing and distribution, (ii) Equipment sales, (iii) Equipment repair services, and (iv) Kennels.
4. Notwithstanding any other provision of the Land Development 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 shall be approved or released, and no building permit for construction of a building on the Property, shall 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 for the Property as specified in that certain Traffic Impact Analysis prepared by Watson, Hall, and Machemehl, Transportation Engineering Consultants, Inc., dated February, 1989, on file at the Department of Planning and Development, and submitted in support of the zoning request enacted by this ordinance.
5. No building permit for construction on the Property shall be issued by the City of Austin unless at the time an application for a building permit is submitted all City requirements have been met and one of the following has occurred:
 - (i) a site plan for development of the Property or any portion of the property has been approved and released by the City of Austin; or,
 - (ii) construction contracts have been awarded for roadway improvements along U. S. Highway 183 between the Williamson County Line and Balcones Drive.

If any one of the above referenced two conditions (i) and (ii) have been satisfied at the time an application for a building permit is submitted, the City of Austin shall issue a building permit provided all other City requirements are satisfied. Any building permit issued shall be in compliance with condition 4 as specified in this ordinance.

Except as specifically restricted pursuant to this ordinance, the property may be developed and used in accordance with the regulations established for the "LI" Limited Industrial Service base district and other applicable requirements of the Land Development Code.

PART 3. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

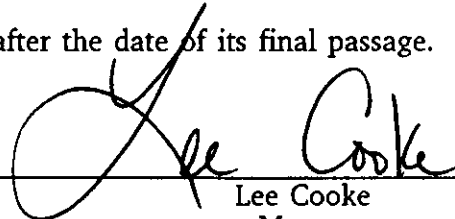
PART 4. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 5. This ordinance shall be effective ten days after the date of its final passage.

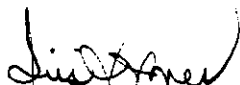
PASSED AND APPROVED

January 18, 1990

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§
§

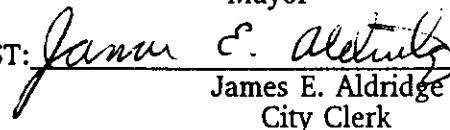

Lee Cooke
Mayor

APPROVED:

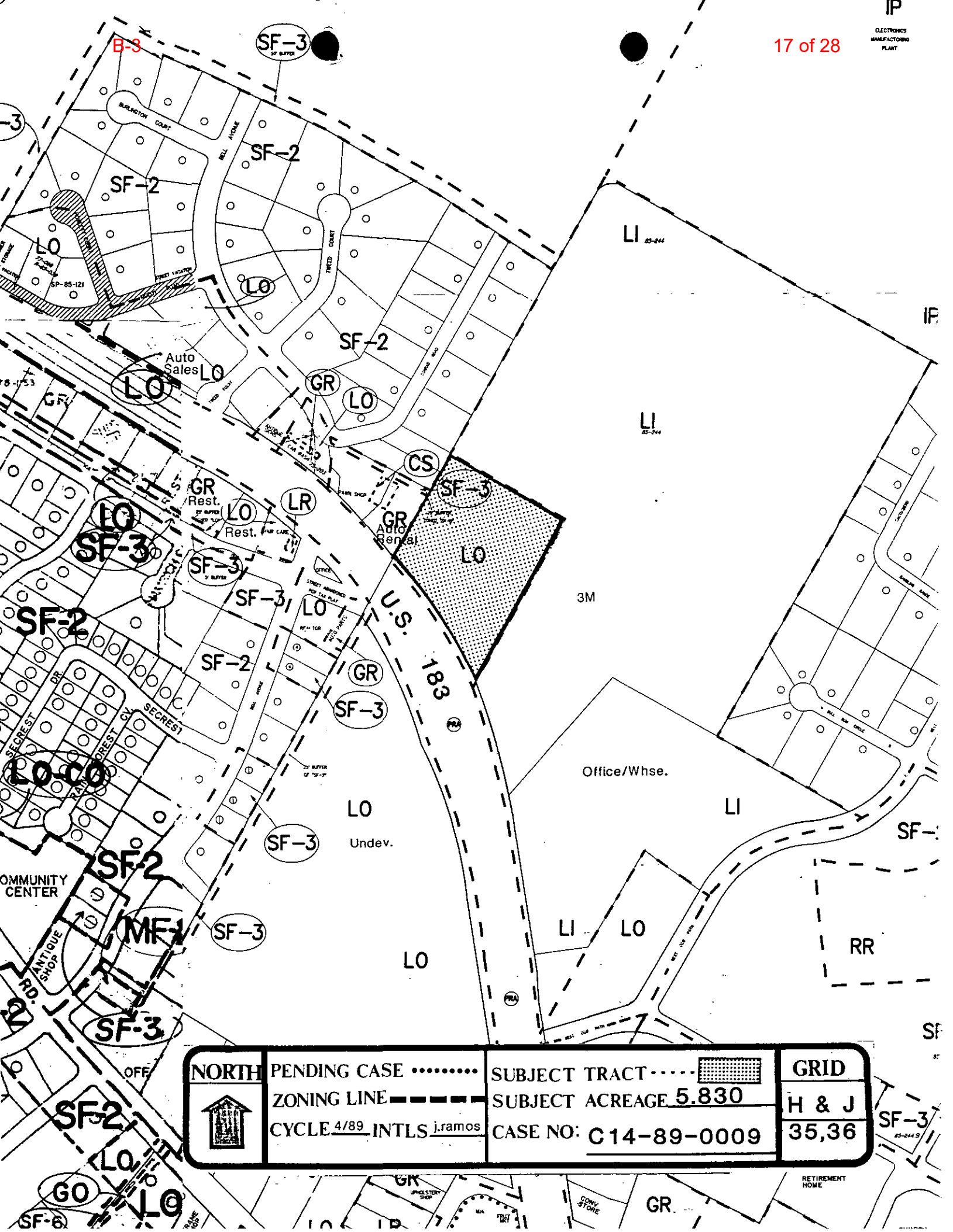



Iris J. Jones
Acting City Attorney

ATTEST:


James E. Aldridge
City Clerk

SS/jj



	NORTH	PENDING CASE	SUBJECT TRACT	GRID
		ZONING LINE - - - - -	SUBJECT ACREAGE 5.830	H & J
		CYCLE 4/89 INTLS j.ramos	CASE NO: C14-89-0009	35,36

PETITION

Date: 4/24/2021

File Number: C14-2020-0146

Address of

Rezoning Request: 11705 Research Blvd SVRD NB

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than "LI-CO".

We oppose rezoning at 11705 Research Blvd that would remove restrictions on traffic volume, increase the height of buildings, or allow more types of development on the property.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Diana Mathews DIANA MATHIEWS 12104 Bell Ave Austin TX 78727

Gerard Roat GERARD ROSET 12103 Bell Ave, Austin, TX 787

Paul Jacobs Paul Jacobs 12201 Bell Ave 78722

Rudolph Munguia Rudolph Munguia 5905 Burlington St 78722

PETITION

Date: 4/24/2021
 File Number: C14-2020-0146

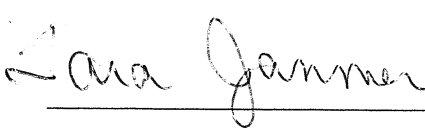

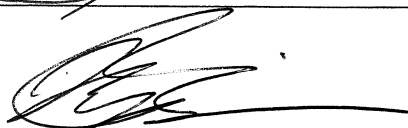
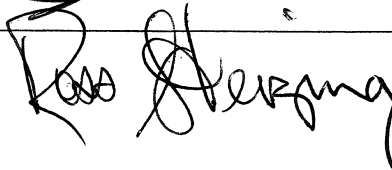
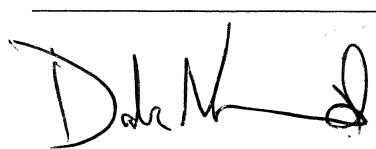
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Tara Janner	5907 Burlington Ct. Austin, TX 78727
	BERNARD M. WONG	5902 Burlington Ct Austin, TX 78727
	BERNARD M. WONG	5903 Burlington Ct Austin, TX 78727
	ROSS STERZING	12108 BELL AVE AUSTIN, TEX 78727
	Dale McConnell	12106 Bell Ave Austin TX 78727

P E T I T I O NDate: March 21, 2021File Number: C14-2020-0146

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To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Steven W. Schrader Steven W. Schrader 12108 Conrad Rd

Elizabeth W. Schrader Elizabeth W. Schrader 12108 Conrad Rd

Janet Roset JANET ROSET 12103 Bell

Leonard Schluter LEONARD SCHLUTER 12102 Conrad Rd

Marie Moore Marie Moore 12202 Conrad Rd

William D. Clifford

WILLIAM D. CLIFFORD

12106 TWEGD COURT

PETITION

Date: 4/23/2021

File Number: C14-2020-0146

Address of

Rezoning Request: 11705 Research Blvd SVRD NB

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than "LI-CO".

We oppose rezoning at 11705 Research Blvd that would remove restrictions on traffic volume, increase the height of buildings, or allow more types of development on the property.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Patricia Wilson PATRICIA WILSON 12107 Tweed Ct
Garden

John W. Boulton John W Boulton 12107 Tweed Ct.
12109 Tweed Ct.
12111 Tweed Ct

Jonathan A. Thompson Jonathan A. Thompson

12107 Bell
Avenue

Lon D Lang Lon D Lang 12107 Bell
Avenue

PETITIONDate: March 21, 2021File Number: C14-2020-0146

Address of

Rezoning Request: 11705 Research Blvd SVRD NB

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Charles Ford Charles Ford 12103 Conrad Rd
Admin for Charles Ford Family TRUST

Charles Ford Charles Ford 12101 1/2 Conrad Rd
Admin for Charles Ford Family Trust

Manuel De Luna Manuel De Luna 12104 Conrad Rd

Jake Toup Jake Toup 12102 Conrad Rd.

P E T I T I O NDate: March 21, 2021File Number: C14-2020-0146

Address of

Rezoning Request: 11705 Research Blvd SVRD NB

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Meredith O'Reilly Meredith O'Reilly 12111 Conrad Rd
Austin TX 78727

Kelly T Henley Kelly T. Henley 12201 Conrad Rd
Austin TX 78727

MICHAEL O'REILLY MICHAEL O'REILLY 12111 CONRAD RD
AUSTIN, TX 78727

Richard Bean Richard Bean 12106 Conrad Rd
Austin, TX 78727

P E T I T I O N

Date: 4/26/2021
File Number: C14-2020-0146

Address of
Rezoning Request: 11705 Research Blvd SVRD NB

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Brendan K. Puthoff

Brendan Puthoff

11855 Research Blvd.

3M Company Case C14-2020-0146

Properties Within 200-foot Radius

<u>Street Address</u>			<u>Parcel Number</u>	<u>Property Owner</u>	<u>Signed</u>
12101	CONRAD	RD	164010115	3M COMPANY	No
12101 1/2	CONRAD	RD	164010111	FORD CHARLES FAMILY TRUST	Yes
12103	CONRAD	RD	164010111	FORD CHARLES FAMILY TRUST	Yes
12111	CONRAD	RD	164010112	OREILLY MICHAEL O & MEREDITH E	Yes
11855	RESEARCH	BLVD	166010102	EARTHTECH INTERNATIONAL INC	Yes
11857	RESEARCH	BLVD	166010106	PAWN TX INC	No
11766	RESEARCH	BLVD	166010122	3M COMPANY	No

Contact:

Steven W. Schrader
 12108 Conrad Rd
 512 250 5635

Case Number: **PETITION**
C14-2020-0146

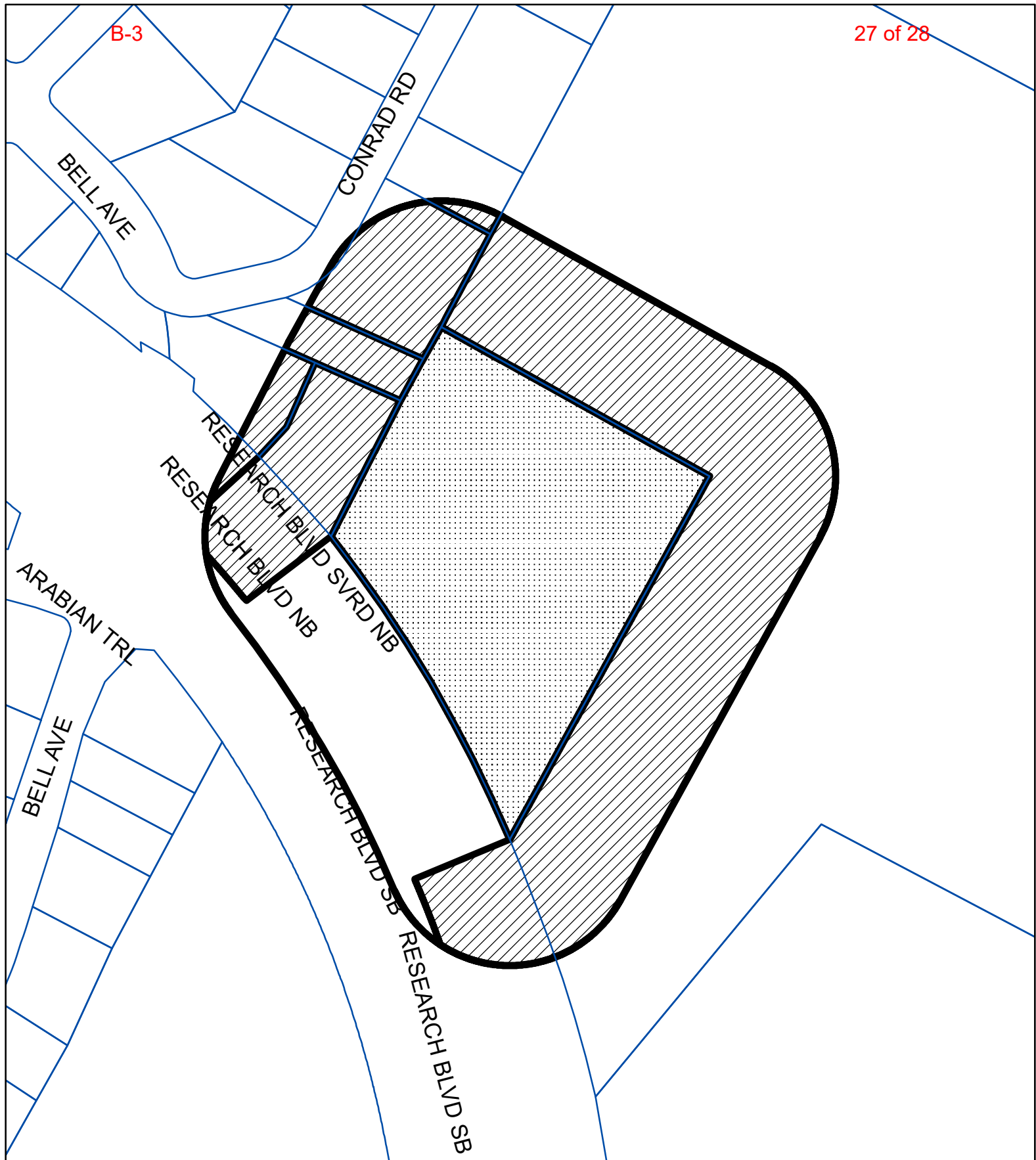
Date: 4/28/2021

Total Square Footage of Buffer: 541631.7163

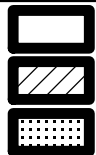
Percentage of Square Footage Owned by Petitioners Within Buffer: 0.47%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0164010122	11765 RESEARCH BLVD 78727	3M COMPANY	no	302645.65	0.00%
0164010115	12101 CONRAD RD 78727	3M COMPANY	no	15128.44	0.00%
0164010102	11855 RESEARCH BLVD AUSTIN 78727	EARTHTECH INTERNATIONAL LLC	no	56385.93	0.00%
0164010111	12103 CONRAD RD AUSTIN 78727	FORD CHARLES FAMILY TRUST	no	41952.63	0.00%
0164010112	12111 CONRAD RD 78727	OREILLY MICHAEL O & MEREDITH E	yes	2531.12	0.47%
0164010106	11857 RESEARCH BLVD 78727	PAWN TX INC	no	11309.47	0.00%
Total				429953.24	0.47%

**PETITION**

Case#: C14-2020-0146



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 200'

From: Steven Schrader
To: [Sirwaitis, Sherri](#)
Cc: [i](#)
Subject: Postponement Request Zoning and Platting Commission Case C14-2020-0146
Date: Wednesday, April 28, 2021 2:29:41 PM

*** External Email - Exercise Caution ***

Ms. Sirwaitis,

I sent this email to Andrew Rivera because I understand that he is the liaison for the Zoning and Platting Commission. If it needs to be addressed to someone else, to properly request the postponement, please let me know.

Mr. Rivera,

I am requesting a 4-week postponement of the Zoning and Platting Commission hearing on Case C14-2020-0146. I represent the Summit Oaks Neighborhood Association and our organization needs more time to obtain and review information on the zoning case. Specifically, we have requested information from the Austin Transportation Department on the impact of traffic on our neighborhood that will result from eliminating the conditional overlay, which is the subject of the rezoning case. In addition, we are still attempting to locate the specific Traffic Impact Analysis document cited in the conditional overlay, which we have been told is not available from the applicant or the city. We also need time to schedule a meeting with Councilwoman Kelly and her staff to provide them information on our issues as well as time to communicate with the Zoning and Platting Commissioners.

Sincerely,

Steven W. Schrader

President, Summit Oaks Neighborhood Association

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