

## ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0077 – 220 Ralph Ablanedo Rezoning    DISTRICT: 2

ZONING FROM: CS-CO; LI-CO

TO: CS-CO, for Tracts 1 and 2,  
as amended

ADDRESS: 220 Ralph Ablanedo Drive

SITE AREA: 3.99 acres  
3.5443 acres for Tract 1;  
0.4533 acres for Tract 2

PROPERTY OWNER: KVG Investments, LLC (Kevin Goradia)

AGENT: Kimley-Horn (Amanda Brown)

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

STAFF RECOMMENDATION:

**The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay is for the following:**  
**1) prohibits the following uses on the Property (Tract 1 and 2): Agricultural sales and services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Bail bond services, Campground, Club or lodge, Commercial blood plasma center, Construction sales and services, Custom manufacturing, Drop-off recycling collection facility, Equipment sales, Equipment repair services, Exterminating services, Funeral services, Hospital services (general), Hospital services (limited), Hotel-motel, Kennels, Laundry services, Limited warehousing and distribution, Maintenance and service facilities, Monument retail sales, Outdoor entertainment, Outdoor sports and recreation, Pawn shop services, Pedicab storage and dispatch, Safety services, Service station, Transportation terminal, Vehicle storage, and Drive-through services as an accessory use to a commercial use; 2) limits building height to 35 feet on the west 35 feet of the property (Tract 2); 3) limits building height to 50 feet on Tract 1; and 4) establishes a 30-foot wide vegetative buffer along the east property line (Tract 1) and the west property line (Tract 2).** *For a summary of the basis of Staff's recommendation, see pages 2-4.*

**The Restrictive Covenant includes all recommendations listed in the Neighborhood Traffic Analysis memo, dated August 19, 2022, as provided in Attachment A.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**October 18, 2022: APPROVED CS-CO DISTRICT ZONING WITH CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS, AS STAFF RECOMMENDED**

**[H. SMITH; S. BOONE – 2<sup>ND</sup>] (8-2) D. KING, J. KIOLBASSA – NAY;**

**C. ACOSTA – ABSENT**

October 4, 2022: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO OCTOBER 18, 2022.*

*[R. WOODY; C. ACOSTA – 2<sup>ND</sup>] (7-0) A. DENKLER, B. GREENBERG, H. SMITH, L. STERN – ABSENT*

CITY COUNCIL ACTION:

**November 3, 2022:**

ORDINANCE NUMBER:

ISSUES:

On October 13, the Applicant amended the request to include a 30-foot wide vegetative buffer along the western property line as well (Tract 2). Please see correspondence following Attachment A.

The Applicant has discussed this case with representatives of the Park Ridge Owners Association, Park Ridge Gardens, and the Peaceful Hill Preservation Association. Correspondence received in support of and in opposition to the Applicant's request is attached at the back of this packet.

On September 28, 2022, the Applicant amended the request from / to LI-CO and CS-CO for removal of the daily 300 vehicle trip limit to CS-CO with the -CO prohibiting certain uses, limiting height, and establishing a vegetative buffer along the east property line (Tract 1). The Applicant's proposed -CO has been incorporated in the Staff recommendation.

CASE MANAGER COMMENTS:

The property is developed with a construction sales and services use, and located at the northeast corner of Peaceful Hill Lane and Ralph Ablanedo Drive. The property previously operated as a vehicle impound yard facility (operational prior to annexation in 1984) and a six-foot concrete wall along the entire Peaceful Hill frontage (no existing vehicular access) and along Ralph Ablanedo Drive except for two driveways serving the site minimized the visual impact from these roadways, and remains intact.

In mid-2005 the property operated as a vehicle impound yard (a non-conforming use) and Council approved general commercial services – conditional overlay (CS-CO – 0.4533 acres, Tract 2) for a 35-foot wide tract along the Peaceful Hill frontage and limited industrial services – conditional overlay (LI-CO – 3.5443 acres, Tract 1) for the remainder of the Property. The Conditional Overlay limits development of the Property to 300 daily vehicle trips for both Tracts 1 and 2, prohibited basic industry and resource extraction on Tract 1, and limited height to 35 feet on Tract 2. A private Restrictive Covenant with Park Ridge Owners' Association, Inc. established hours of operation. ***Please refer to Exhibits B and B-1 – Zoning Ordinance and Private Restrictive Covenant.***

The surrounding area contains a mixture of residential, and intensive commercial and industrial uses. There are two light manufacturing uses directly north (LI; LI-CO); a single family residential subdivision further north and east (SF-4A-CO); an industrial park further east (LI-CO; single family residences, automotive repair, multifamily residences (under construction) and vehicle storage uses to the south (SF-4A-CO; LI-CO; GR-MU); and a landscaping company, single family homes, manufactured homes, undeveloped land, and a City fire station and police substation across Peaceful Hill Lane to the west (W/LO-CO; DR; SF-2; SF-1, GR; P). ***Please refer to Exhibits A and A-1 – Zoning Map and Aerial Exhibit.***

The Applicant proposes to rezone the tract to the general commercial services use – conditional overlay (CS-CO) district in order to construct a 27,000 square foot rock climbing gym (a personal improvement services use) and up to 4,000 square feet of general retail uses. The Applicant's request includes retaining the 35-foot height limit along the west 35 feet of the property as approved in 2005 (Tract 2) and limiting height to 50 feet on the remainder of the property (Tract 1). Vehicular access to both Peaceful Hill Lane and Ralph Ablanedo Drive is proposed. Although the proposed uses are already allowed by CS-CO and LI-CO zoning, the proposed project exceeds the 300 daily vehicle trip limit established by the 2005 rezoning ordinance and resulted in the need to prepare a Neighborhood Traffic Analysis. ***Please refer to Attachment A – Neighborhood Traffic Analysis Memo and the Applicant's correspondence.***

#### BASIS FOR RECOMMENDATION

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

The proposed general commercial services (CS) district zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The Conditional Overlay (CO) 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.

*The property has access to Peaceful Hill Lane and Ralph Ablanedo Drive, both of which are classified as Level 2 (collector) streets.*

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

The area surrounding the rezoning request is undergoing change in terms of land use and access. Until late-2005, the area included a mix of industrial, intensive commercial and low density residential zoning and uses, and has experienced some transition to an area that includes fewer industrial uses, and more active, area-serving commercial uses and denser residential developments. Some examples of pending and recently approved commercial and residential projects in the vicinity are detailed in the Area Case Histories table on pages 4 and 5. This pattern of growth has also resulted in the recently completed right-of-way extension of Ralph Ablanedo Drive to the IH 35 frontage road.

The Applicant's proposal for personal improvement services and retail uses would introduce a different type of commercial use to the immediate area, would be served by the adjacent residential neighborhoods, and is within four-tenths (4/10<sup>th</sup>) of a mile of the IH 35 frontage road. The proposed rezoning to CS-CO also removes approximately 3.5 acres of industrial zoning (which often present compatibility issues with adjacent and nearby single family residential use) from the property. The proposed -CO prohibits more intensive CS uses, limits height and requires a 30-foot wide vegetative buffer along the east and west property lines adjacent to single family residences. The Neighborhood Traffic Analysis Memo calls for upgrading the property's frontage on Peaceful Hill Lane and / or Ralph Ablanado Drive to urban standards which include curb / gutter, sidewalk and bicycle facilities.

## EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-CO; LI-CO	Construction sales and services
<i>North</i>	LI; LI-CO; SF-4A-CO	Fiberglass supplier and office; Steel fabrication; Single family residences in the Parkridge Gardens subdivision
<i>South</i>	SF-4A-CO; CS-CO; LI-CO	Single family residences in the Park Ridge subdivision; Residential and outside storage of automobiles, trucks and RVs Automotive repair
<i>East</i>	SF-4A-CO	Single family residences in the Parkridge Gardens subdivision
<i>West</i>	W/LO-CO; DR; SF-2	Landscaping company; Mobile homes; Single family residences;

NEIGHBORHOOD PLANNING AREA: Not Applicable    NTA: Is required – Please refer to Attachment A

WATERSHEDS: South Boggy Creek / Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Williams Elementary School      Bedichek Middle School      Crockett High School

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council	627 – Onion Creek HOA
742 – Austin Independent School District	1228 – Sierra Club, Austin Regional Group
1363 – SEL Texas	1424 – Preservation Austin
1494 – South Boggy Creek Neighborhood Association	
1496 – Park Ridge Owners Association, Inc.	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
1820 – Peaceful Hill Preservation Association	

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0062 – 8702 Cullen	SF-2 to GR-MU	To Grant GR-MU-CO w/CO for list of prohibited uses	Scheduled for 11-3-2022
C14-2022-0039 – Peaceful Hill Residential – 7901 Peaceful Hill Ln	DR to SF-6	To Grant SF-6	Scheduled for 10-27-2022
C14-2020-0139 – Cullen and Ralph Ablanado – 8811 Cullen Ln and 203 Ralph Ablanado Dr	CS-CO; GR-MU-CO to GR-MU on 12.95 acres	To Grant	Apvd (3-4-2021).
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).
C14-2008-0217 – Peaceful Hill Lane – 8524 Peaceful Hill Ln	SF-2 to CS	To Grant GR-CO w/CO allowing building maintenance services and all LO uses and dev't regs except limiting height to 35'	Apvd W/LO-CO w/CO allowing for building maintenance svcs as only permitted W/LO use, other LO uses, list of prohibited uses, and 300 trips / day (3-5-2009).
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 Ablanado 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 the existing trips generated on site

			(3-23-2006).
C14-05-0034.SH – Peaceful Hill Subdivision – 308 Ralph Ablanado 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 Ablanado Dr frontage; 4) 6' solid masonry wall along property lines that do not abut Ralph Ablanado 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;	Apvd CS-CO district zoning with Street

		landscape buffer; 30' structure height; prohibited uses and 2,000 trips. Street deed required on Cullen Lane. Public Restrictive Covenant for hours of operation.	Deed and Public Restrictive Covenant as ZAP recommended (3-10-2005).
C14-99-0112 – 8816 Cullen Ln	DR to CS for Tract 1; LO for Tract 2	To Grant CS-CO for 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')	Apvd CS-CO for Tract 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 rezoning area was annexed into the City limits in November 1984. Council approved CS-CO (the west 50 feet along the Peaceful Hill Lane frontage) and LI-CO zonings

(remainder of the property) in June 2005 (C14-05-0045 – Pallas 4). The Conditional Overlay limits the CS-CO tract to a 35-foot height limit, prohibits basic industry, resource extraction and scrap and salvage uses on the LI-CO tract, and limits daily vehicle trips to 300 per day on both tracts. In May 2005, a private Restrictive Covenant was recorded and places restrictions on automotive sales and storage, and limits business hours of operation.

The Housing and Planning Department is preparing an update to an industrial study study titled “Analysis of Industrial Land Use and Zoning in Austin, Texas” on the history and recent (as of May 2020) state of industrial land use in Austin. In consultation with Housing and Planning staff regarding a downzoning from LI to CS, the property is identified as one of a few LI zoned tracts in the area and not part of a larger industrial district / area, and therefore, does not present an issue.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Ralph Ablanedo Drive	Local Mobility – Level 2 (collector)	84 feet recommended; 72 feet constrained	62 feet	24 feet	Incomplete, recommended 5' wide	None, future proposed	No
Peaceful Hill Lane	Local Mobility – Level 2 (collector)	84 feet recommended; 72 feet constrained	58 feet	20 feet	Incomplete, recommended 5' wide	None, future proposed	No

ADDITIONAL STAFF COMMENTS:

Inclusive Planning

3.99 acres from CS-CO & LI-CO to CS-CO, as amended for Indoor Sports and Recreation and Retail uses.

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
Y	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center: 0.18 miles from Southpark Town Center</b>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.

Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
6	<b>Total Number of "Yes's"</b>

### 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 CS-CO 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 South Boggy Creek Watershed and the Onion Creek Watershed, both 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 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.

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

#### PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for LI-CO and CS-CO to allow for indoor sports and recreation, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision. However, City Council is currently proposing the creation of parkland dedication requirements for commercial uses at the time of site plan and subdivision, which may become applicable to this project in the future.

#### 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*. Additional comments will be made when the site plan is submitted.

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 east property line adjacent to the SF-4A-CO zoned single family residences and to the south across Ralph Ablanado Drive.

- 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.

Additional design regulations from LDC 25-2-1067 include the following:

- Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent property:
  - (1) in an urban family residence (SF-5) or more restrictive district
  - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located
- The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- A permanently placed refuse receptacle, including a dumpster, may not be located 20 feet or less from property:
  - (1) in an SF-5 or more restrictive zoning district; or
  - (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

#### Austin Transportation Department – Engineering Review

A traffic impact analysis is not required as the proposal does not exceed the thresholds established in the Land Development Code.

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results are provided in Attachment A (LDC 25-6-114).

The ASMP requires a minimum of 72 feet of right-of-way for Ralph Ablanedo Drive. An additional 5 feet of right-of-way from the existing street centerline will need to be dedicated at site plan/subdivision in accordance with the ASMP (LDC 25-6-55). Sidewalks improvements are recommended.

The ASMP requires a minimum of 72 feet of right-of-way for Peaceful Hill Lane. An additional 7 feet of right-of-way from the existing centerline will need to be dedicated at site plan/subdivision in accordance with the ASMP (LDC 25-6-55). Sidewalk improvements are recommended.

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 ATTACHMENTS TO FOLLOW:**

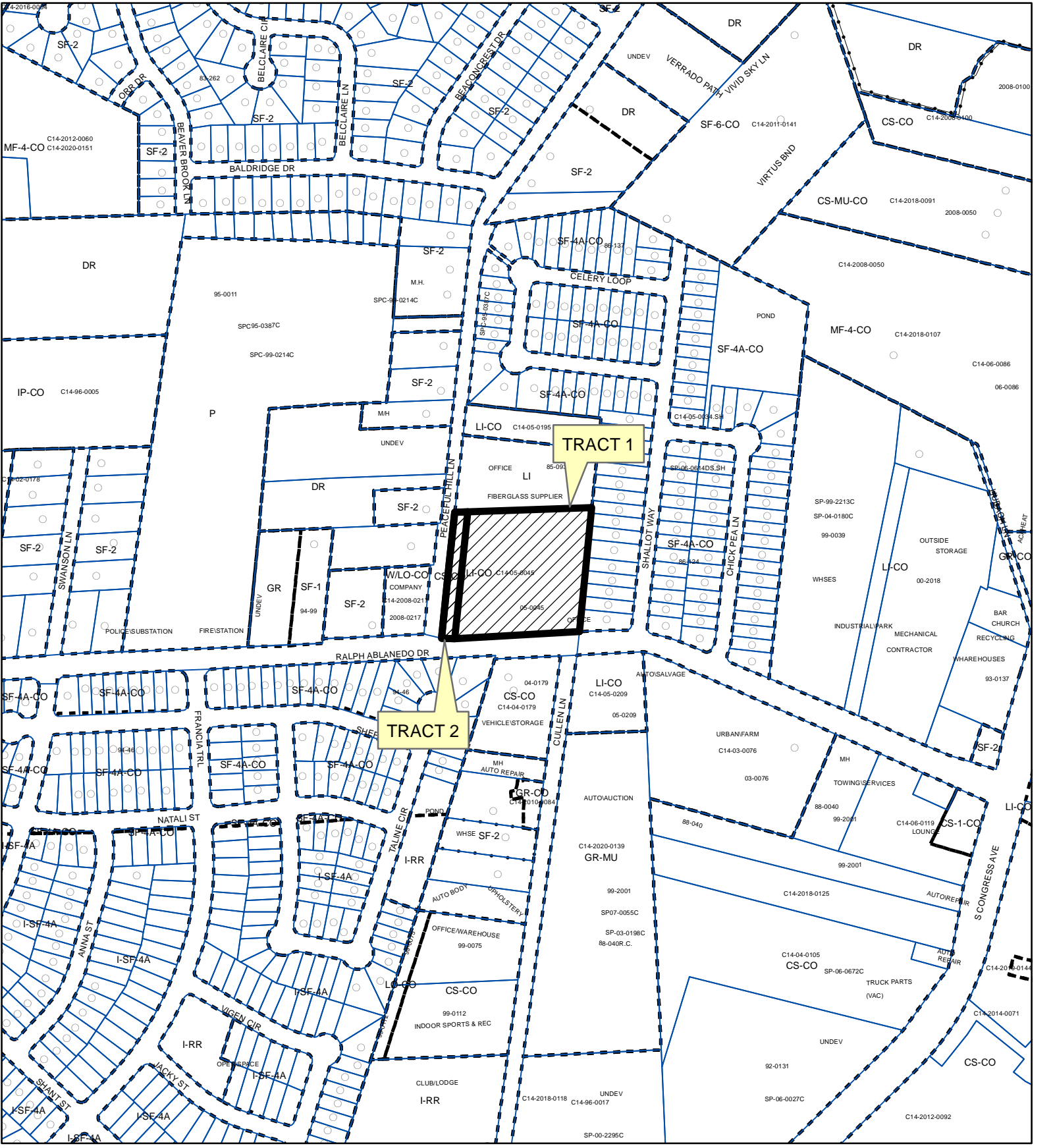
Exhibits A and A-1 – Zoning Map and Aerial View

Exhibits B and B-1 – 2005 Zoning Ordinance and Private Restrictive Covenant.

Attachment A: Neighborhood Traffic Analysis Memo

Applicant's correspondence

Correspondence Received



**ZONING**

**Exhibit A**

**ZONING CASE#: C14-2022-0077**

N

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 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



**Created: 6/15/2022**

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**ORDINANCE NO. 20050623-Z009**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 220 RALPH ABLANEDO DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT FOR TRACT ONE AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT FOR TRACT TWO.**

**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 districts on the property described in Zoning Case No. C14-05-0045, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From development reserve (DR) district to limited industrial services-conditional overlay (LI-CO) combining district.

A 3.5443 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From development reserve (DR) district to general commercial services-conditional overlay (CS-CO) combining district.

A 0.4553 acre tract of land, more or less, out of the William Cannon League Survey No. 19, Abstract No. 6, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance (the "Property"),

locally known as 220 Ralph Ablanedo Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

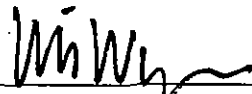
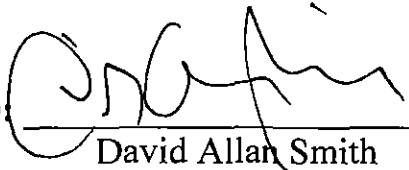
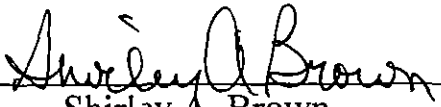
**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

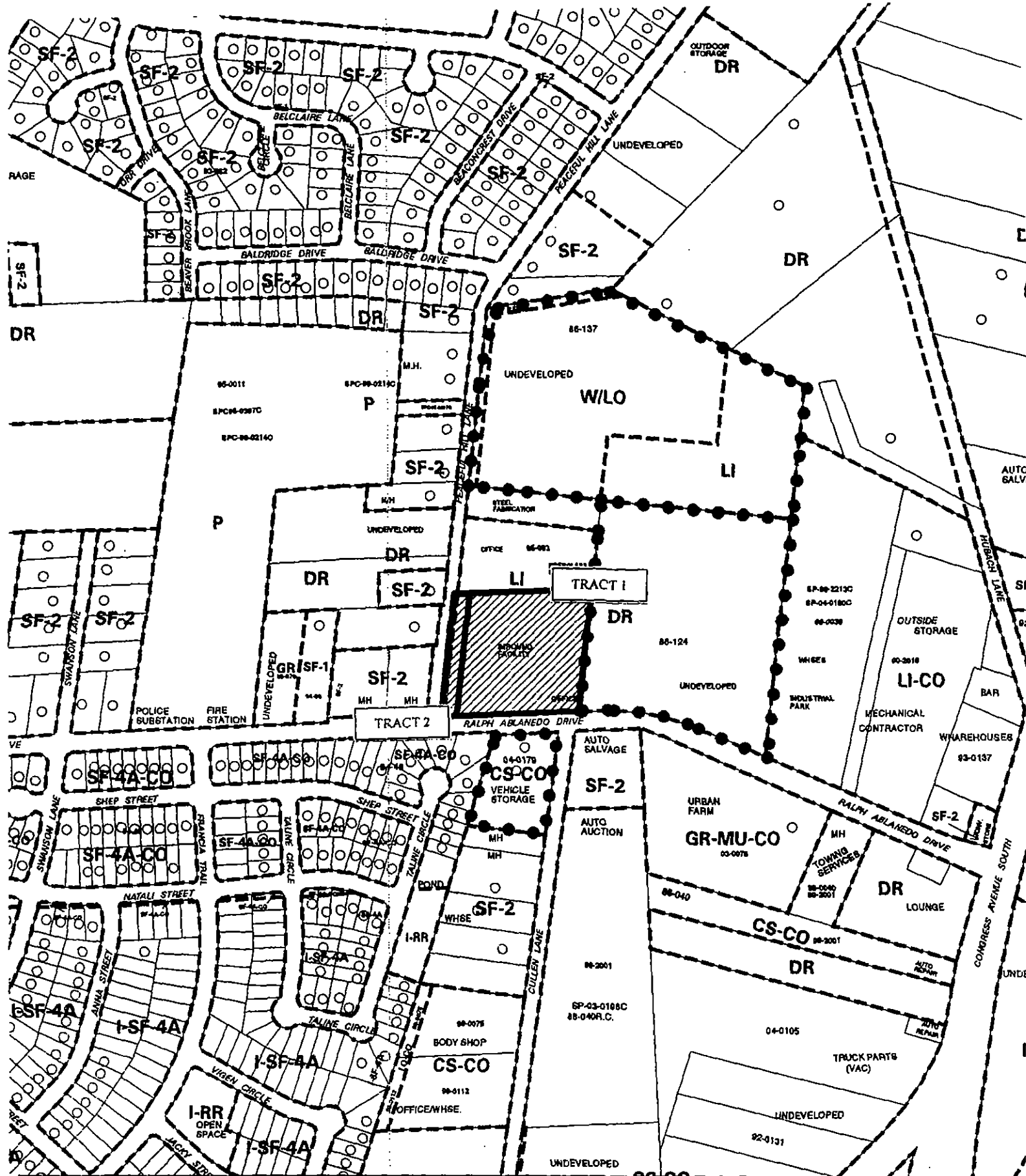
1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.
2. Basic industry use and resource extraction use are prohibited uses of Tract One.
3. The maximum height of a building or structure is 35 feet from ground level on Tract Two.





Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on July 4, 2005.

**PASSED AND APPROVED**

		§	
		§	
		§	
<u>June 23</u> , 2005			
			Will Wynn
			Mayor
<b>APPROVED:</b>		<b>ATTEST:</b>	
	David Allan Smith		Shirley A. Brown
	City Attorney		City Clerk




  
 SUBJECT TRACT 
  
 PENDING CASE 
  
 ZONING BOUNDARY 
  
 CASE MGR: W. WALSH

**ZONING EXHIBIT C**

CASE #: C14-05-0045  
 ADDRESS: 220 RALPH ABLANEDO DR  
 SUBJECT AREA (acres): 3.999

DATE: 05-05  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 G14



2

**PRIVATE RESTRICTIVE COVENANT**

THIS DECLARATION OF PRIVATE RESTRICTIVE COVENANT is entered into and effective as of the \_\_\_\_ day of May, 2005, by and among the undersigned.

OWNER: James M. Pallas and Barbara Pallas ("Owner")

ADDRESS: 220 Ralph Ablanedo  
Austin, Texas 78748

PROPERTY: Being 4 acres out of ABS 6 SUR 19, CANNON W in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 8835, Page 990, of the Deed Records of Travis County, Texas ("Property").

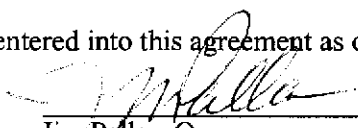
WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

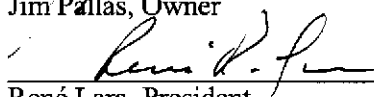
Whereas the Owner of the Property and the Members of the Park Ridge Owners' Association, Inc., herein referred to as the "**Association**", have agreed that the Property should be further imposed with certain private restrictive covenants, as follows:

1. No auto salvage or stationary automobiles, including automobiles marked "for sale", may be placed on the Property outside the masonry walls that enclose the property along Ralph Ablanedo, extending to the northeast corner of Ralph Ablanedo and Peaceful Hill Lane and extending north on Peaceful Hill Lane. The only exception to this is that cars that are sold during auctions conducted by the City of Austin may be placed in the parking lot for pickup by auction buyers.
2. Automobiles that are stored behind the masonry wall may not extend above the top of the masonry walls; however, if an automobile is inherently taller than the fence, all attempts will be made for it to be stored at the back of the property.
3. Normal business operations on the Property shall be limited to 7:00 a.m. to 4:00 p.m.

The terms and conditions of this agreement shall inure to the benefit of and be binding upon the respective successors and assigns of the parties. Nothing in this agreement, express or implied, is intended to confer upon any party other than the parties hereto or their respective successors and assigns any rights, remedies, obligations, or liabilities under or by reason of this agreement, except as expressly provided in this agreement. This agreement may be modified amended or terminated by joint agreement of Owner, his successors and assigns, and a majority vote of the members of the Park Ridge Owners' Association, Inc.

In witness whereof, the parties have entered into this agreement as of the 11<sup>th</sup> date of May, 2005.

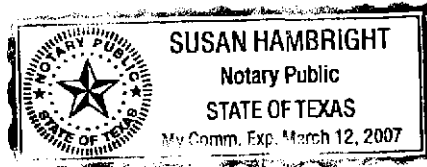
  
\_\_\_\_\_  
Jim Pallas, Owner

  
\_\_\_\_\_  
René Lara, President  
Park Ridge Owners' Association, Inc.

STATE OF TEXAS           §  
                                     §  
COUNTY OF TRAVIS §

Before me, the undersigned, on this day personally appeared James M. Pallas, personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 11<sup>th</sup> day of May, 2005.

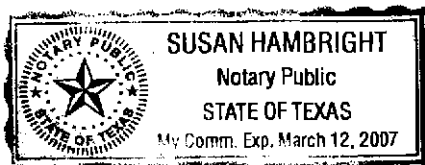


*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS           §  
                                     §  
COUNTY OF TRAVIS §

Before me, the undersigned, on this day personally appeared René Lara, President of Park Ridge Owners' Association, Inc., personally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15<sup>th</sup> day of May, 2005.



*[Signature]*  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Kim Hulse  
Liddiard Management Company  
12335 Hymeadow Drive, Suite 300  
Austin, TX 78750

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2005 May 24 03:19 PM 2005091215

CRIDERL \$16.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS



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## MEMORANDUM

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**To:** Ethan Harwell (Kimley-Horn)  
**CC:** Nathan Aubert, P.E. (ATD); Joan Minyard EIT (ATD)  
**FROM:** Justin Good, P.E. (ATD)  
**DATE:** August 19, 2022  
**SUBJECT:** Neighborhood Traffic Analysis for 220 Ralph Ablanedo Rezoning  
Zoning Case Number C14-2022-0077

---

The Transportation Development Services (TDS) division has performed a Neighborhood Traffic Analysis (NTA) for the above referenced case and offers the following comments.

The proposed development is located on a 3.99-acre tract at 220 Ralph Ablanedo Drive in south Austin. The site is currently zoned LI-CO and CS-CO and the intention is to remove the vehicle trip per day limit from the existing conditional overlay.



*Figure 1: Local Map*

Attachment A

## **Roadways**

The tract proposes access to Ralph Ablanedo Drive and Peaceful Hill Lane, both of which are classified as substandard collector streets. Ralph Ablanedo Drive has 74 feet of right-of-way, 22 feet of pavement width, two unstriped travel lanes, no curb and gutter, sidewalk on the south side of the street only, and no bicycle facilities. Peaceful Hill Lane has 54 feet of right-of-way, 18 feet of pavement width, two unstriped travel lanes, curb and gutter with sidewalk on the west side of the street only, and no bicycle facilities.

Average 24-hour traffic volumes were collected on Ralph Ablanedo Drive and Peaceful Hill Lane on June 15, 2022. To account for school being out of session, traffic counts were also taken on South Congress Avenue where historic counts existed from when school was in session. The counts were compared and used to calculate a summer adjustment factor of 1.2, which was then applied to the counts taken on Ralph Ablanedo Drive and Peaceful Hill Lane. Based on these collected counts, average daily traffic volumes on Ralph Ablanedo Drive and Peaceful Hill Lane were 7,221 vehicles per day and 1,103 vehicles per day, respectively.

## **Trip Generation and Traffic Analysis**

The zoning case assumes 27,000 square feet of rock climbing gym (ITE Code 434) and 4,000 square feet of retail (ITE Code 822). Based on the Institute of Transportation Engineer's Trip Generation Manual, 11<sup>th</sup> Edition, the proposed development will generate 658 vehicle trips per day. See Table 1 for a detailed breakdown of the trip generation.

<b>Table 1 - Trip Generation</b>		
<b>Land Use</b>	<b>Size</b>	<b>Unadjusted Trip Generation</b>
Rock Climbing Gym	27,000 SF	440
Strip Retail Plaza (<40k)	4,000 SF	218
<b>TOTAL</b>		<b>658</b>

Table 2 provides the expected distribution of site trips throughout the study area.

<b>Table 2 - Trip Distribution</b>	
<b>Street</b>	<b>Traffic Distribution by Percent</b>
Ralph Ablanedo Drive	80%
Peaceful Hill Lane	20%

Table 3 represents a breakdown of traffic on Ralph Ablanedo Drive and Peaceful Hill Lane: existing traffic, proposed site traffic, total traffic after development, and percentage increase in traffic.

<b>Table 3 - Traffic Summary</b>				
<b>Street</b>	<b>Adjusted Existing Traffic (vpd)</b>	<b>Proposed New Site Traffic to Roadway</b>	<b>Overall Traffic</b>	<b>Percentage Increase in Traffic</b>
Ralph Ablanedo Drive	7,221	526	7,747	7.3%
Peaceful Hill Lane	1,103	132	1,235	12.0%

According to Section 25-6-116 of the Land Development Code, streets that have a pavement width less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadway exceeds 1,200 vehicles per day. Ralph Ablanedo Drive is currently operating at undesirable levels and will continue to do so with the addition of site traffic. Peaceful Hill Lane is currently operating at desirable levels but will exceed the 1,200 vehicle per day threshold with the addition of site traffic.

### **Recommendations/Conclusions**

Based on the results of the NTA, ATD has the following recommendations and conclusions.

1. Ralph Ablanedo Drive and Peaceful Hill Lane are both substandard streets. At time of site plan, coordinate with ATD to assess upgrading one or both streets to urban standards.
2. If the number of units proposed in Table 1 is exceeded, the TDS division may be required to reassess the NTA.
3. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.
4. Street Impact Fee Ordinances 20201220-061 [<https://www.austintexas.gov/edims/document.cfm?id=352887>] and 20201210-062 [<https://www.austintexas.gov/edims/document.cfm?id=352739>] have been adopted by City Council and are effective as of December 21, 2020. The City shall start collecting street impact fees with all building permits issued on or after June 22, 2022. For more information please visit the Street Impact Fee website [[austintexas.gov/streetimpactfee](https://austintexas.gov/streetimpactfee)].
5. Any building permit(s) associated with this development issued on or after June 22, 2022, will be subject to the Street Impact Fee (SIF) program. During site plan review, TDS staff shall draft a SIF Offset Agreement for all eligible improvements and, if requested by the applicant, an Allocation Agreement to memorialize how offsets are to be applied throughout the development. The SIF will be calculated and invoiced for each building permit and any required SIF payments shall be made prior to building permit issuance.

If you have any questions or require additional information, please contact me at 974-1449.

A handwritten signature in black ink, appearing to read 'Justin Good', with a stylized, cursive script.

Justin Good, P.E.  
Transportation Development Engineer – Lead: South  
Austin Transportation Department

October 13, 2022

Mrs. Wendy Rhoades  
City of Austin  
Planning and Zoning Department  
505 Barton Springs Rd  
Austin, TX 78704

*Via Electronic Submittal*

Re: Amended zoning request for rezoning application C14-2022-0077

Dear Mrs. Rhoades:

As representatives of the developer of the property, we respectfully propose to amend the zoning designation request for application C14-2022-0077. The previous request was to maintain the existing zoning of Limited Industrial-Conditional Overlay (LI-CO) and General Commercial Services- Conditional Overlay (CS-CO), but to remove Part 2. 1 associated with zoning ordinance 20050623-Z009. We are amending the request to CS-CO for the both zoning tracts. To ensure that the future development is compatible with the adjacent residential uses, we have agreed to prohibit the following uses:

- Automotive repair services
- Construction sales and services
- Equipment repair services
- Equipment sales
- Funeral services
- Monument retail sales
- Outdoor sports and rec
- Vehicle storage
- Custom Manufacturing
- Agriculture sales and services
- Automotive rentals
- Automotive sales
- Automotive washing (of any type)
- Bail bond services
- Campground
- Club or lodge
- Commercial blood plasma center
- Drop-off recycling collection facility
- Exterminating services
- Hospital services (general)
- Hospital services (limited)
- Hotel-motel
- Kennels
- Laundry services
- Limited warehouse and distribution
- Maintenance and service facilities
- Outdoor entertainment
- Pawn shop services
- Pedicab storage and dispatch
- Safety services
- Service station
- Transportation terminal
- Drive-thru Facilities

Additionally, we are proposing the following Conditional Overlays:

1. Limit the maximum height of any structure on Tract One to 50-feet.
2. Provide a 30' landscape buffer along the eastern& Western boundary of the property.

The rezoning request still includes the removal of Part 2.,1 of zoning ordinance 20050623-Z009. Part 2. #3, limiting the height to 35' for Tract Two shall remain in place.

If you have any questions regarding this request or need additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Amanda Couch Brown

July 15, 2022


Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support as a nearby for the above referenced zoning case.

Thank you,



Mark Farmer  
Thirsty Planet Brewing  
512-789-8303

August 30, 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
wendy.rhoades@austintexas.gov

RE: Letter of Support for Zoning Request at 220 Ralph Ablanado (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

I have been living off Ralph Ablanado Drive in the Park Ridge neighborhood for 18 months. I have seen the rapid growth that has come to our area in that time – and the growth in traffic frustrations. I was notified of this zoning request by Crux Climbing Center via my membership record they had on file. I am excited about the gym expanding to my neighborhood but already concerned about the additional traffic which will be introduced by the underway apartment complex developments.

After engaging with Grace Nicholas, COO of Crux Climbing Center, I am satisfied that my concerns regarding the development will be sufficiently addressed based on my understanding of their project scope:

- Crux Climbing Center will pay a percent-based traffic improvement fee to the City to fund further improvements in Austin
- The portion of the proposed Crux property adjacent to the street is planned to include a bike lane, sidewalk, curb, gutter, and landscape buffer
- Crux Climbing Center will continue to work directly with my neighbors and our HOAs to advocate for and support further improvements to our neighborhood as a whole

Please accept this letter as my support for the above referenced zoning case.

Thank you,  
James Glodoski  
9012 Swanson Lane

\_\_\_\_08/30\_\_\_\_\_, 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support for the above referenced zoning case.

Thank you,

\_\_\_\_Anna Heidkamp\_\_\_\_\_  
(Name)

\_\_336 Celery Loop Austin, TX 78748\_\_\_\_\_  
(Address)

July 15th 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanado (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support as a nearby for the above referenced zoning case.

Thank you,

Jonathan Schmid // CEO  
m. 201.741.8594

Gossamer Gear  
130 Ralph Ablanado Dr  
Bldg 10  
Austin TX 78748  
United States

[www.gossamergear.com](http://www.gossamergear.com)

July 15th 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support as a nearby for the above referenced zoning case.

Thank you,

Rebecca Len  
8101 Criswood Pl  
Austin TX 78748

July 15th 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanado (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support as a nearby for the above referenced zoning case.

Thank you,

Tony Fernandez  
8100 Criswood Pl  
Austin TX 78748

September 12, 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support for the above referenced zoning case.

Thank you,

Benjamin Schenberg  
(Name)

8404 Chick Pea Ln, Austin, TX 78748  
(Address)

9/14, 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support for the above referenced zoning case.

Thank you,

TRAVIS CAGLE

(Name)

9205 VIGEN CIR, 78748

(Address)

July 15, 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support as a nearby for the above referenced zoning case.

Thank you,



Mark Farmer  
Thirsty Planet Brewing  
512-789-8303

October 4th, 2022

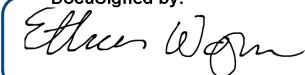
Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support for the above referenced zoning case. Crux Climbing Center is a great company and will be an asset to the community.

Thank you,

DocuSigned by:  
  
D3BA3650EEF2431...

Ethan Wagner  
eawagner89@gmail.com

5115 Emerald Forest Drive  
Austin, TX 78745

October 11, 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanedo (Case No. C14-2022-0077)

Dear Councilmembers and Commissioners:

As a nearby stakeholder, please accept this letter as my support as a nearby for the above referenced zoning case.

I live three blocks down from the proposed Crux Climbing Center location on Peaceful Hill Ln and am in support of the planned development by Crux. Our neighborhood is growing rapidly, and I know that any vacant land in the area will soon be developed. I would prefer that a locally owned and operated organization such as Crux develops the 4-acre property rather than a large residential developer who does not have ties to the community.

Crux has a solid track record of working with their neighbors and community at their South Congress location and their team has already offered many solutions to the concerns we have brought up in our neighborhood. They have been amenable and open to collaborating with the neighbors. I also believe the neighborhood will benefit from additional recreational facilities that all the residents in the area can utilize. Most of the other developments in our area are large-scale multi-family residential with private facilities that don't provide any benefit to current residents.

Thank you,

E. Susan Harkey  
8005 Peaceful Hill Ln  
Austin, TX 78748

**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** To the Attention of the Members of the Zoning and Platting Commission  
**Date:** Wednesday, October 12, 2022 8:33:57 AM

---

\*\*\* External Email - Exercise Caution \*\*\*

Hello Wendy,

Here is my statement for the ZAP Meeting rescheduled for 10/18.

To the Attention of the Members of the Zoning and Platting Commission, I would like to speak in favor of Crux Climbing Center: case **05 C14-2022-0077 - 220 Ralph Ablanado Rezoning; District 2.**

I grew up in Texas, and moved to Austin about 8 years ago. I know the catchphrase for the folks who've been here forever, or at least the folks who've been here for over 5 years, is "wow! Things are changing!" New things are popping up all the time in this city, new developments, etc. But not much is new about Crux/the climbing community. The climbing community has been around for who knows how long, and Crux has been around since 2016. Rehoming Crux into an already strong community just feels right, as Crux provides a powerful space for people to come together--either by exploring something new (climbing, fitness, or yoga), making an old habit a new routine, a way to spend some time with family, or a way to meet someone new. Fortunately or unfortunately, development is inevitable. Why not allow for a community space to come in instead of a big corporation? Crux is run by people who care so much about listening and being intentional about each decision they make. I am the Fitness & Yoga manager at the gym and have been so grateful for the way this place is run. I'm grateful for the care these people have for each member, each guest, and each person they come into contact with. What I love most about being a part of Crux is nothing is actually about *Crux*--it's about bringing people together in a safe, responsible, "taking care of self and other" kind of way. It's a powerful place to be a part of.

Thank you for your time and consideration.

--

Kindly,

Audrey Davis  
Yoga & Fitness Manager  
Crux Climbing Center  
121 Pickle Road

**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

October 12, 2022

Wendy Rhoades  
Case Manager  
City of Austin Housing & Planning Department  
[Wendy.rhoades@austintexas.gov](mailto:Wendy.rhoades@austintexas.gov)

RE: Letter of Support for Zoning Request at 220 Ralph Ablanado (Case No. C14-2022-0077)

Dear Council Members and Commissioners:

As a nearby stakeholder, please accept this letter for my support as a nearby neighbor for the above referenced zoning case. I believe this establishment will be a great addition to our prospering and growing neighborhood here in South Austin!

Thank you,

A handwritten signature in black ink that reads "Cheyenne Harper". The script is cursive and fluid.

Cheyenne Harper  
1408 Middlefield Court  
Austin, TX 78748

## 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 participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>



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

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

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

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Samara Jansen

Your Name (please print)

8504 Shalbot Way

Your address(es) affected by this application (optional)

Samara P. Jansen

Signature

9-28-22

Date

Daytime Telephone (Optional):

Comments: Traffic and Height of building is a high concern. Pond (water/detention pond) should be placed if goes through on the road side (Peacehill Rd).

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

## PUBLIC HEARING INFORMATION

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Case Number: C14-2022-0077

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Katiuscia G. Koch

Your Name (please print)

☐ I am in favor  
☒ I object

5512 Shallow Way

Your address(es) affected by this application (optional)

*[Signature]*

Signature

09/28/2022

Date

Daytime Telephone (Optional): 512-632-4152

Comments: I am worried about how the traffic will affect the neighborhood I live right behind it and I am worried about my privacy and noise at night time

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

## PUBLIC HEARING INFORMATION

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**Case Number:** C14-2022-0077

**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

*Arceia Zuniga*

Your Name (please print)

*8508 Shalott way*

Your address(es) affected by this application (optional)

*(Signature)*

Signature

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Date

*9-28-2022*

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department

**Wendy Rhoades**

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

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Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

MARY JO BRAYSHAW  
Your Name (please print)

☐ I am in favor  
☒ I object

2516 SHALLOT WAY  
Your address(es) affected by this application (optional)

Mary Jo Brayshaw  
Signature

9-28-2022  
Date

Daytime Telephone (Optional): 512-773-7277

Comments: THE FOLLOWING ISSUES CONCERN ME:

1) TRAFFIC - BOTH ON RALPH ARLAND  
+ THE PARKING LOT BEHIND MY HOME.

2) THE HEIGHT + NOISE OF A BUSINESS  
OPEN UNTIL 11 PM - I HAVE CHILDREN +

THEY NEED TO SLEEP.

3) PARKING LOT NOISE + PEOPLE WALKING, ETC.  
BEHIND MY FENCE.

4) LEASING TO ADDITIONAL UNKNOWN BUSINESSES

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Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Cathleen Requejo

Your Name (please print)

☐ I am in favor  
☒ I object

8532 Shallot Way

Your address(es) affected by this application (optional)

Cathleen Requejo

Signature

9/28/2022

Date

Daytime Telephone (Optional): 512-906-9264

Comments: I object to mixed use. The safety of our residential communities will be negatively impacted by the increased traffic flow. Currently Ralph Ablanedo is over capacity, with safety risks. Our Police station and fire station efforts are impeded by current traffic, and will be more impeded by any additional increase. It is important to sustain the quality of the neighborhood communities surrounding the proposed business.

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Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

KAREN "JODY" MATTINGLY  
Your Name (please print)

☐ I am in favor  
☒ I object

8517 SHALLOT WAY  
Your address(es) affected by this application (optional)

Karen Jody Mattingly  
Signature

7-28-22  
Date

Daytime Telephone (Optional):

Comments: ① APPLICANT INSISTS ON  
HAVING MORE BUSINESSES THAN  
JUST THE CLIMBING GYM.  
② RALPH ABLANEDO DRIVE IS ALREADY  
EXPERIENCING 6 (SIX) TIMES  
MORE VPD THAN CITY  
STANDARD. ③ A 50' FOOT BLDG  
DOESN'T BELONG IN CENTER  
OF RESIDENCES.

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Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Chris Villanueva

Your Name (please print)

8520 Shallot Way

Your address(es) affected by this application (optional)

*[Signature]*

Signature

☐ I am in favor  
☒ I object

9/28

Date

Daytime Telephone (Optional): 210-273-1551

Comments: I am concerned about the safety of me and my future family, regarding foot traffic. I don't feel safe anymore exiting the neighborhood and feel additional significant traffic will make things worse.

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JESSIE TREVINO &

Your Name (please print)

ADRIAN MAGALLANEZ

☐ I am in favor  
☒ I object

Your address(es) affected by this application (optional)

8536 SHALLOT WAY

Signature

Date

Daytime Telephone (Optional):

Comments:

SEE TYPEWRITTEN  
STATEMENT TO FOLLOW

If you use this form to comment, it may be returned to:  
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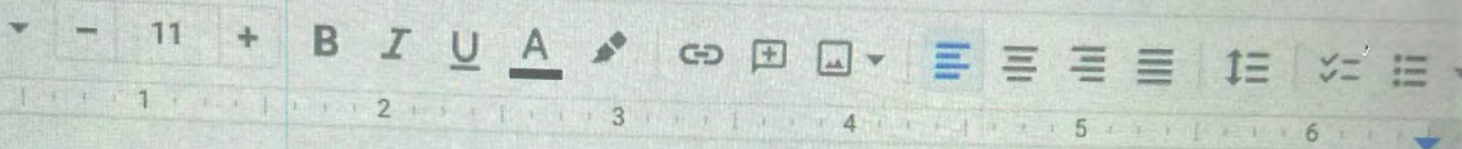
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C14-2022-0077

**RE: Public Hearing**

The zoning and rezoning of the Land Use Commission and City Council is the most destructive decision in several aspects. Most significantly would be safety regarding local ingress and egress, especially for PD and FD. There is not a day that they Don't pass by Lights and Sirens to Congress. Then on top of adding additional traffic from a new apartment complex and other high traffic businesses would only reduce safety. The ability of local homeowner housing value would be decreased and increase crime, and would not be fair to Austin residents who "own their homes", and have to pay increased taxes, to respond to the Austin's City Council's irresponsible choices.

Resident

Jesse Trevino

Adrian Magallanez]

8536 Shallot Way #16

Austin, TX 78748

I

Jesse Trevino  
Adrian Magallanez

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November 3, 2022, City Council

Saxon Humbert  
Your Name (please print)

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

8101 Tule St. Circle  
Your address(es) affected by this application (optional)

[Signature]

Signature

7/28/22  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Public Hearings:** October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

*Rachel Landry*  
Your Name (please print)

217 Sher St.

☐ I am in favor  
☒ I object

Your address(es) affected by this application (optional)

*[Signature]*  
Signature

9/28/22  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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November 3, 2022, City Council**

Thomas Cairns  
Your Name (please print)

☐ I am in favor  
☒ I object

8700 Taline Circle #202  
Your address(es) affected by this application (optional)

Thomas Cairns  
Signature

9.13.22  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
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**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Lori Leija

Your Name (please print)

8712 Taline Circle

Your address(es) affected by this application (optional)

Lori Leija

Signature

☐ I am in favor  
☒ I object

9/28/2022

Date

Daytime Telephone (Optional):

Comments:

If you use this form to comment, it may be returned to:  
City of Austin, Housing & Planning Department

**Wendy Rhoades**

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

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**Public Hearings:** October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

*Ray Foreman*

Your Name (please print)

*217 Shep St*

Your address(es) affected by this application (optional)

*[Signature]*

Signature

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

*11/3/22*

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Public Hearings:** October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Beverly Floro  
Your Name (please print)

☐ I am in favor  
☒ I object

513 Celery Loop  
Your address(es) affected by this application (optional)

Beverly Floro  
Signature

9-29-22  
Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments:

This proposal is not appropriate for a residential neighborhood. It would cause increased traffic on Ralph Ablando - which has already increased due to large crowds at Far Out Bar on S. Congress and

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Ralph Ablando. Also we have a police and fire station on that street.

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Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

NATHAN GIBSON

Your Name (please print)

8424 SHALLOT

☐ I am in favor  
☒ I object

Your address(es) affected by this application (optional)

ALSO VERY NEAR I OWN  
609 SHEP, 532 NATALI, 537 CELENY

8857 TALINE Signature

Date

Daytime Telephone (Optional): 512 680 2521

Comments: I OBJECT TO THE REZONE

DUE TO TRAFFIC, NOISE AND  
SAFETY CONCERNS. FURTHER, I

PURCHASED THOSE 5 PROPERTIES  
IN A RESIDENTIAL AREA WITH

SOME LIGHT COMMERCIAL. MY  
PROPERTY VALUES WILL GO DOWN.

RALPH ABLANCO DRIVE IS VERY  
NARROW, SUPPORT EMERGENCY VEHICLES  
AND CANNOT TAKE  
ANY MORE

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

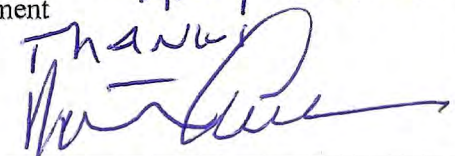
City of Austin, Housing & Planning Department

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THANK YOU  


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Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Stephanie Lindholm

Your Name (please print)

☐ I am in favor  
☒ I object

9121 Vigen Circle, Austin, TX 78748

Your address(es) affected by this application (optional)

*Stephanie Lindholm*

Signature

10/12/2022

Date

Daytime Telephone (Optional): 715-308-9285

Comments: I am AGAINST the proposed development as a homeowner very near to the application site. Ralph Albanado is on a school bus route where young children are picked up and dropped off and is classified as a sub-standard city road that has already been overly stuffed with unnecessary traffic from I35 that this road and neighborhood simply cannot sustain. Ralph already sees more traffic than the city's traffic manual allows. Please consider that this community of wants to keep Austin local, as opposed to becoming a tourist attraction. This gym does not serve our needs as a community or neighborhood.

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Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

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November 3, 2022, City Council

Nicole Januario

Your Name (please print)

9038 Vigen Circle

Your address(es) affected by this application (optional)

Amelia

Signature

☐ I am in favor  
☒ I object

10-7-22

Date

Daytime Telephone (Optional):

Comments:

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Public Hearings: October 4, 2022, Zoning and Platting Commission  
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Joan Cooksey

Your Name (please print)

8729 Taline Circle

Your address(es) affected by this application (optional)

Joan Cooksey

Signature

☐ I am in favor  
☒ I object

9/28/22

Date

Daytime Telephone (Optional):

Comments:

This is not appropriate zoning for a piece of property that is in the middle of 3 neighborhoods. Traffic from retail operations is not sustainable for both Ralph Abundado + Peacefull Hill. This zoning doesn't benefit the neighborhoods.

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

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Partridge and Partridge Gardens Rezoning

---

From:

To:

Date: Thursday, October 13, 2022 at 08:15 AM CDT

---

I have 2 properties in Parkridge Gardens, one on Shallot right behind the proposed rezone and one a block further down the street but still on shallot.

I have 3 properties in Parkridge. All will be negatively effected by the proposed rezone.

Nathan Gibson

Property owned in Park Ridge:

- 609 Shep
- 532 Natali
- 8857 Taline Circle

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Contact: Wendy Rhoades, 512-974-7719

Public Hearings: October 4, 2022, Zoning and Platting Commission  
November 3, 2022, City Council

Clairet Espin

Your Name (please print)

8420 Shalott Way

Your address(es) affected by this application (optional)

Clairet Espin

Signature

☐ I am in favor  
☒ I object

10/13/22  
Date

Daytime Telephone (Optional):

Comments:

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Wendy Rhoades

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**Contact:** Wendy Rhoades, 512-974-7719

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November 3, 2022, City Council

*Debra Cortez*

Your Name (please print)

*8412 Shallet Way*

Your address(es) affected by this application (optional)

*Debra Cortez*

Signature

☐ I am in favor  
☒ I object

*10-8-22*

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: \_\_\_\_\_

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## City of Austin Zoning Guide

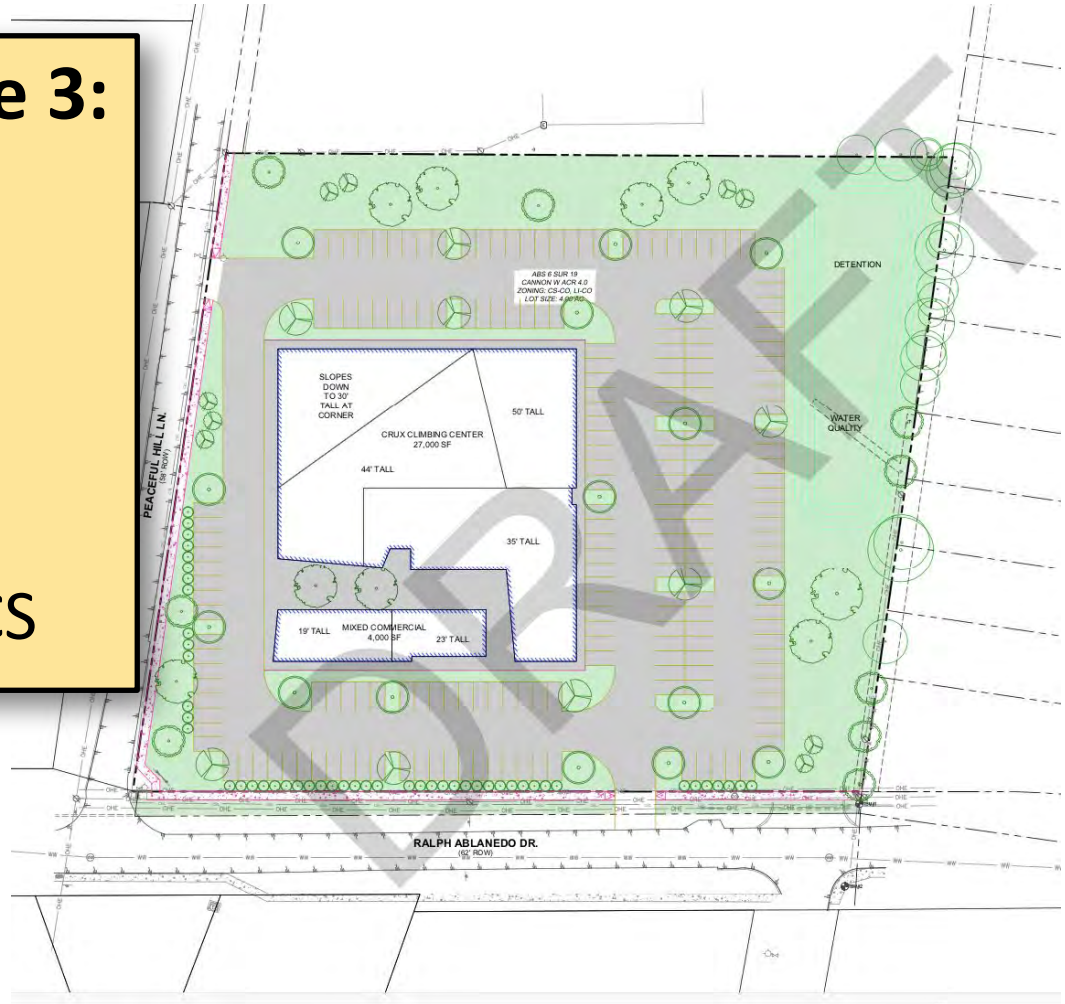
“ The City of Austin has established Zoning Principles... City Staff, **stakeholders and property owners should use the following principles to evaluate all zoning requests.**”

- “ Zoning changes should promote compatibility with adjacent and nearby uses and **should not result in detrimental impacts to the neighborhood character.**”
- “ Zoning should **promote a transition between adjacent and nearby zoning districts,** land uses, and development intensities.”

# Ongoing Zoning Case 3: C14-2022-0077

## Crux Climbing Gym

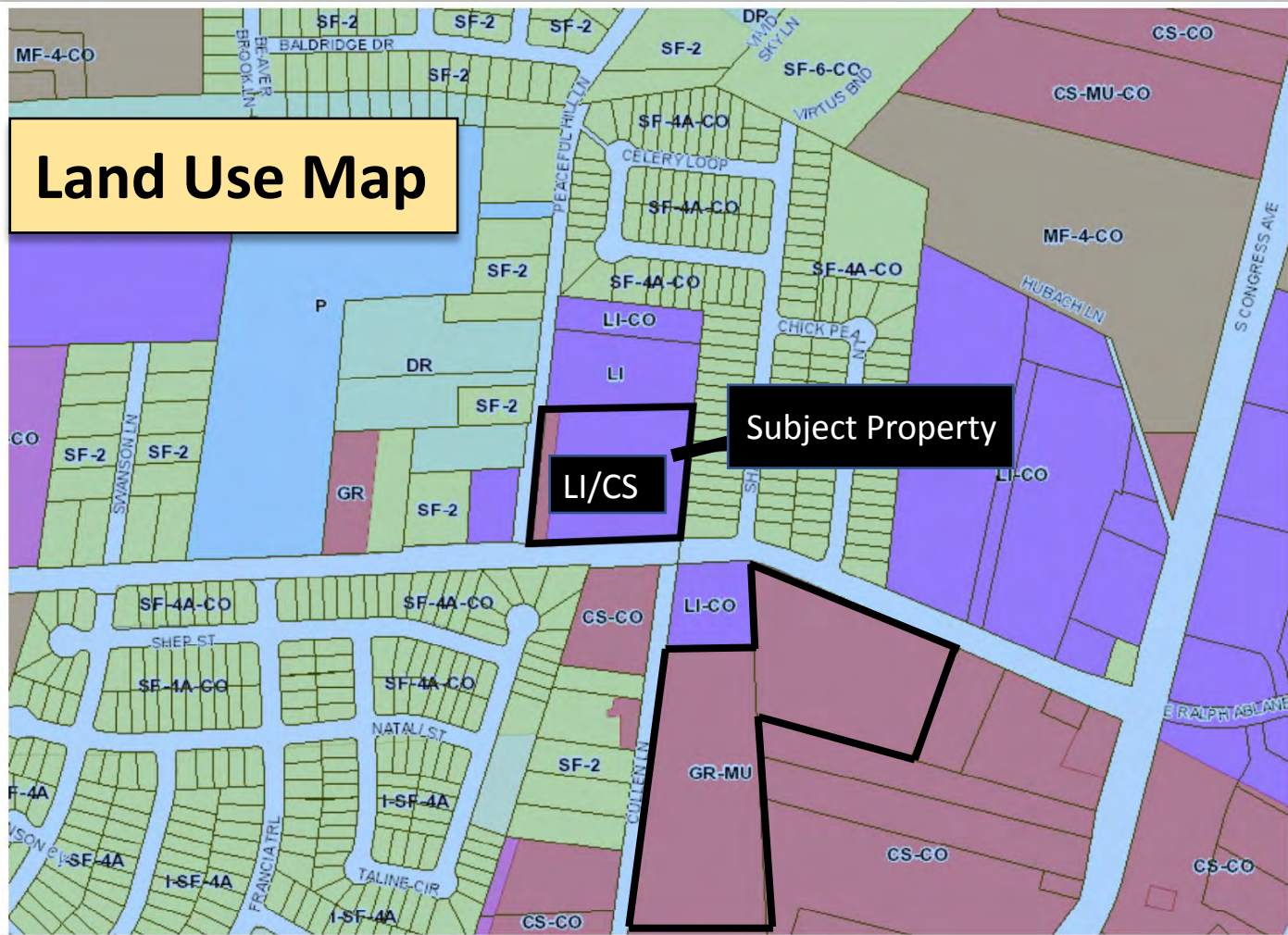
- 220 Ralph Ablenado
- 3.99 Acres
- Currently Zoned LI-CS



# Reasons for Opposition to Crux Climbing Gym

- Land use is incompatible with existing nearby housing developments
- Suboptimal site plan
- Insufficient vegetative buffer
- Additional and undesirable retail/service building
- Excessive building height
- Location on substandard Roads
- “Undesirable” neighborhood traffic (per NTA)
- Access onto Peaceful Hill Lane

# Land Use Map



SINGLE FAMILY  
HOMES (SF)

MULTI- FAMILY  
HOMES (MF)

LIMITED  
INDUSTRIAL  
SERVICE (LI)

GENERAL  
COMMERCIAL  
SERVICES (CS)

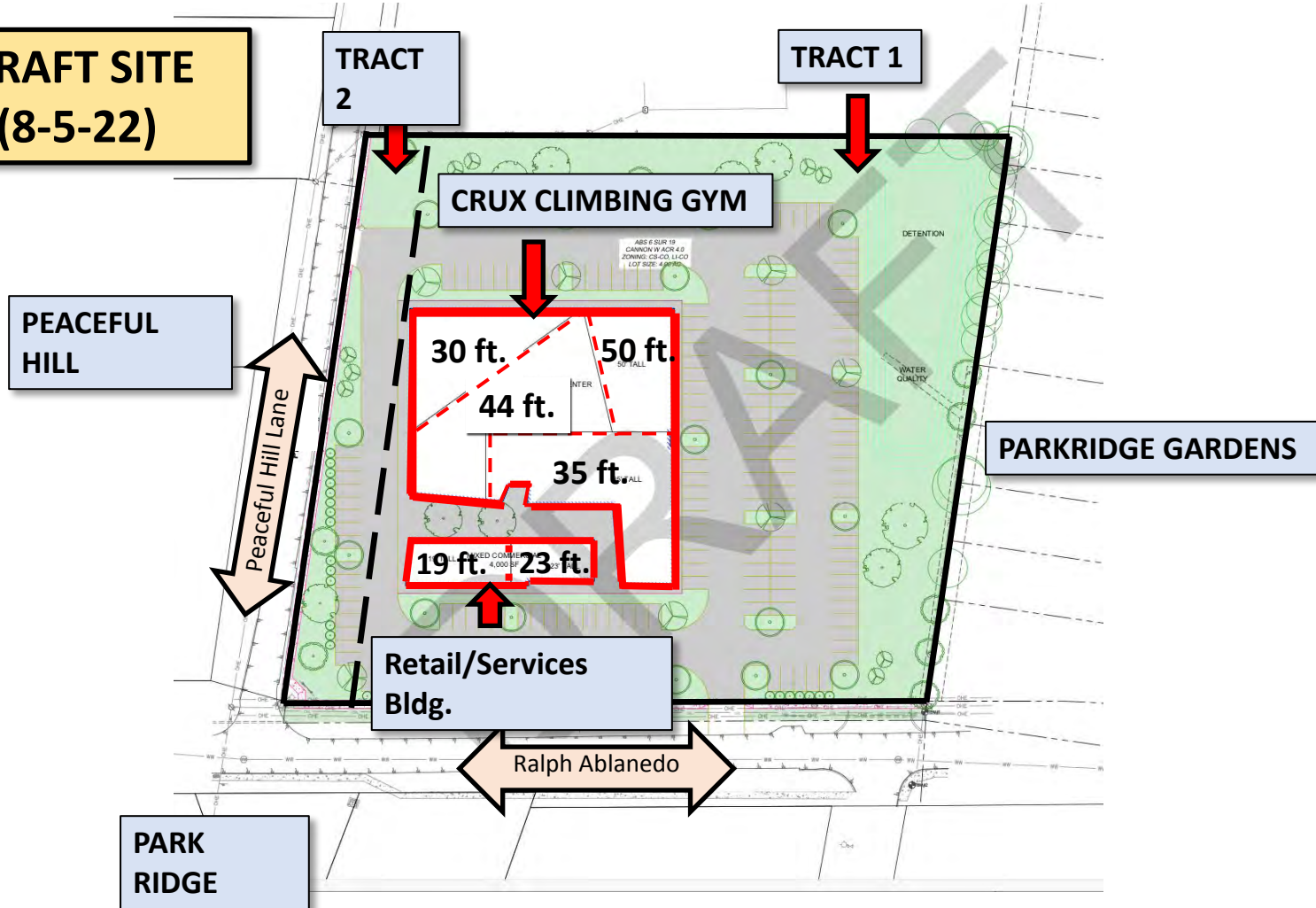
# Land Use Concerns

## **Protection of Corner at Peaceful Hill Lane and Ralph Ablanedo**

- SF2 and MF housing is needed and compatible with surrounding residences
- Peaceful Hill residences already at risk from existing INDUSTRIAL and COMMERCIAL zoning

**Existing LI-CS zoning on Peaceful Hill Lane is incompatible with existing nearby current and future housing developments. It sets an unwanted precedent that encourages commercial development across from single-family residences.**

# CRUX DRAFT SITE PLAN (8-5-22)



## CRUX Site Plan Concerns

Undesired access onto Peaceful Hill Lane



Insufficient vegetative buffer along Peaceful Hill Lane



Building footprint should be moved to north side of tract



Shortest height is farthest away from neighbor - hoods



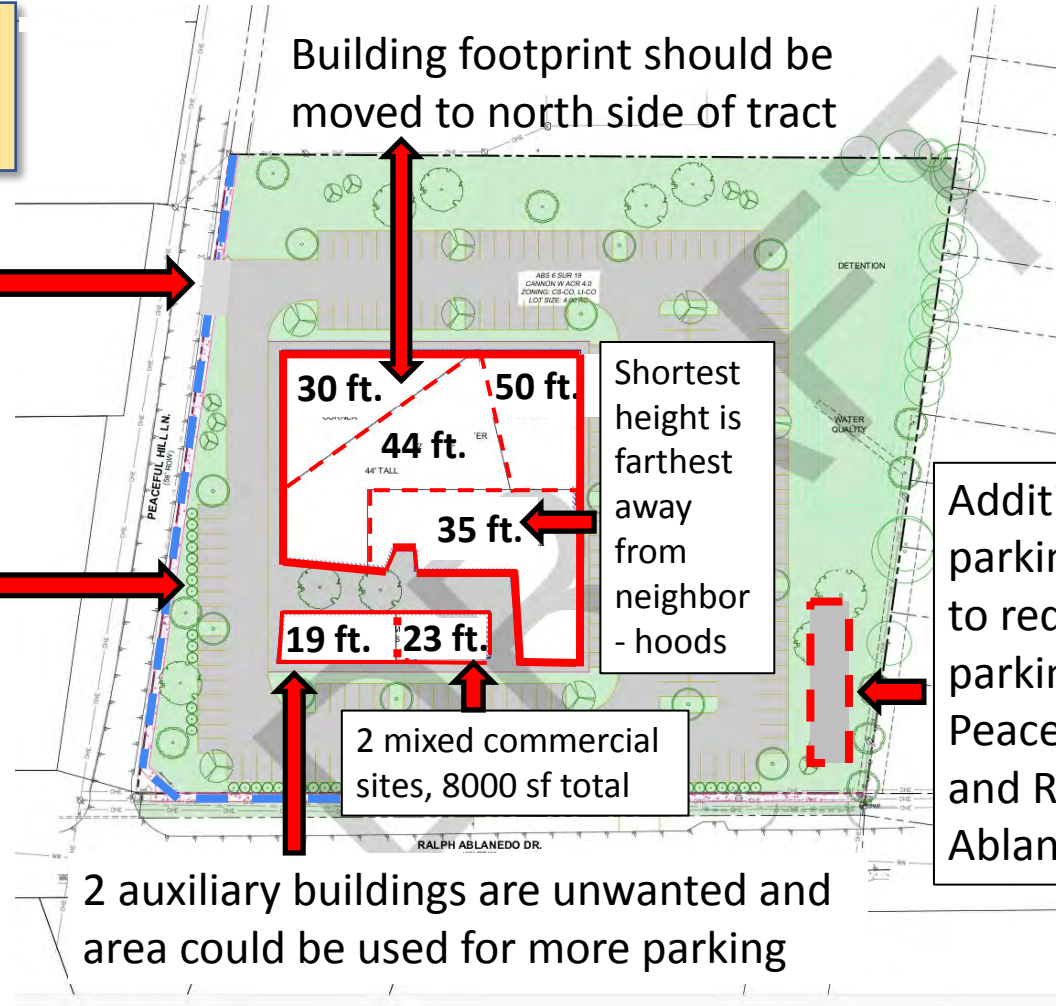
Additional parking here to reduce parking on Peaceful Hill and Ralph Ablanedo



2 mixed commercial sites, 8000 sf total



2 auxiliary buildings are unwanted and area could be used for more parking

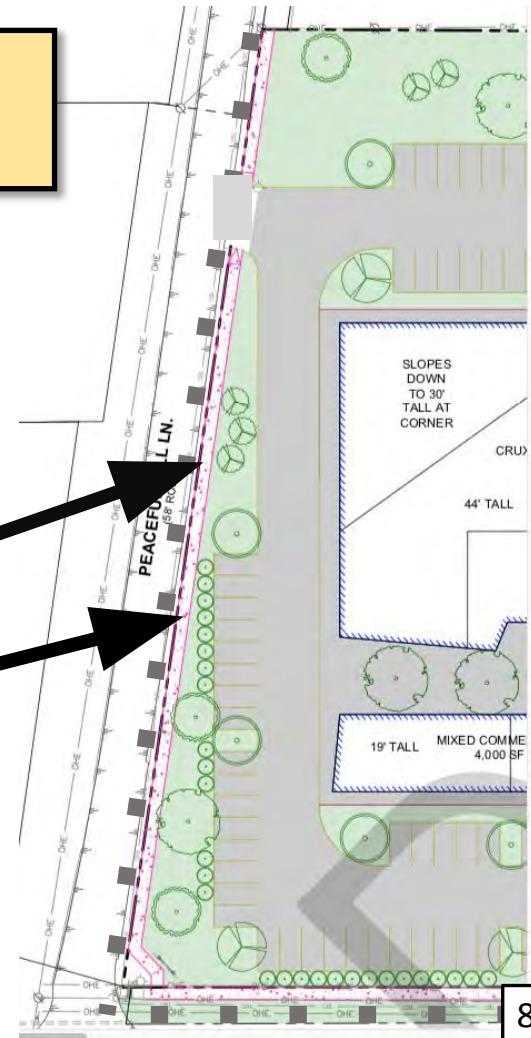


# Lack of Sufficient Vegetative Buffer

Increasing vegetative buffer on West, South and East and moving parking behind it would be more compatible with neighborhood

Few trees along boundary

Only shrubbery between parking and wall



# Undesired Retail/Services Building

**4000 sf Retail/Service Building:** 2 stories, 8000 sf of retail/service space

**City of Austin:**

- “Retail development should be encouraged to be located at the ***intersection of arterials and major collector streets.***”

**Per Housing and Planning Department and Austin Department of Transportation:**

- Peaceful Hill is considered a Residential (Minor) Collector Street and would be considered “undesirable” with additional site traffic
- Ralph Ablanedo is a Level 2 (Collector) Street
- Cullen Lane is a Level 2 (Collector) Street
- All 3 are classified as “substandard”

## Excessive Height of Buildings

- Maximum building height = 50 ft.
- Large portion of building height = 44 ft.
- Visible from all three neighborhoods
- Overwhelms adjacent residences

## Operating Hours PRC

- CRUX desires hours of operation from 6am to 11pm
- Existing Private Restrictive Covenant (PRC) with Park Ridge HomeOwners Association restricts hours of operation to 7:30am – 4:30pm
- **We support maintenance of existing PRC**

## Location on Substandard Roads

“The tract proposes access to *Ralph Ablanedo Drive* and *Peaceful Hill Lane*, both of which are classified as substandard collector streets.” City of Austin NTA August 19, 2022

## Existing Traffic Conditional Overlay

- *“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 **300 trips per day.**”*
- ***We support maintenance of this CO***

## City Council Denial of Project

“The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.” City of Austin NTA August 19, 2022

**NTA Trip Generation: “... the proposed development will generate **658 vehicle trips per day.**”** City of Austin NTA August 19, 2022

Land Use	Size	Unadjusted Trip Generation
<i>Rock Climbing Gym</i>	27,000 SF	440 vpd
<i>Strip Retail Plaza (&lt;40k)</i>	4,000 SF	218 vpd
<b>TOTAL</b>		<b>658 vpd</b>

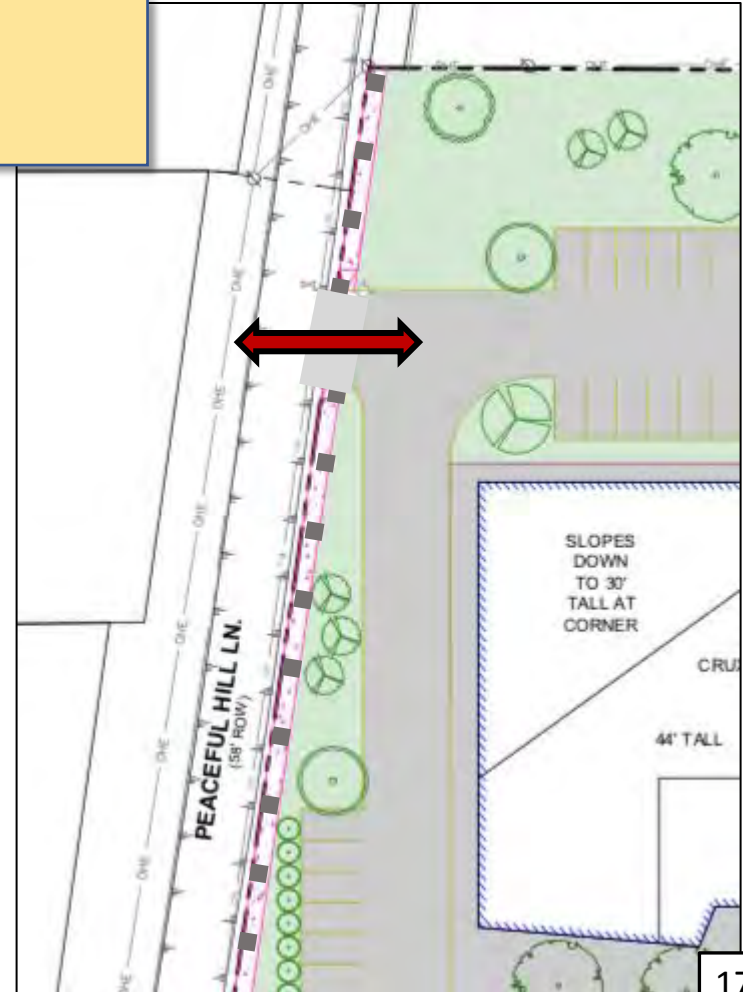
## **“Undesirable” Neighborhood Traffic**

*“Ralph Ablanedo Drive is currently **operating at undesirable levels** and will continue to do so with the addition of site traffic.”* City of Austin NTA August 19, 2022

*“Peaceful Hill Lane is currently operating at desirable levels but **will exceed the 1200 vehicles per day threshold [for undesirable limit]** with the addition of site traffic.”*  
City of Austin NTA August 19, 2022

# Access Onto Peaceful Hill Lane

- Based on trip distribution in NTA, 20% of 1000 cars from Crux accessing Peaceful Hill Lane (200 trips per day), increases daily traffic on Peaceful Hill Lane by about 16%
- Leads to overflow parking on right-of-way on East side of Peaceful Hill Lane where no real parking spaces exist



## City of Austin Zoning Guide

“ The City of Austin has established Zoning Principles... City Staff, **stakeholders and property owners should use the following principles to evaluate all zoning requests.**”

- “ Zoning changes should promote compatibility with adjacent and nearby uses and **should not result in detrimental impacts to the neighborhood character.**”
- “ Zoning should **promote a transition between adjacent and nearby zoning districts,** land uses, and development intensities.”

**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** Postponement Request= Please forward  
**Date:** Tuesday, October 4, 2022 11:11:59 AM

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\*\*\* External Email - Exercise Caution \*\*\*

This letter is written by John Stokes and Margaret Valenti, D2 constituents who live on Peaceful Hill Lane - just west of South Congress Avenue. We are also representatives of the Peaceful Hill Preservation Association.

We are writing to you today on the matter of 2 active zoning cases on Peaceful Hill Lane.

**The two cases are as follows:**

**7901 Peaceful Hill Lane - Peaceful Hill Residential**

- [C14-2022-0039](#)
- 2.7 acres
- Existing Zoning: DR, development reserve
- Proposed Zoning: SF-6 (Townhomes, Condos)
- **Status: ZAP hearing set for 10/4**

**220 Ralph Ablanedo - Crux Climbing Gym**

- [C14-2022-0077](#)
- 3.99 acres - Corner of Peaceful Hill Lane and Ralph Ablanedo
- Existing Zoning: LI-CO, limited industrial services - conditional overlay; CS-CO, general commercial services - conditional overlay
- Proposed Zoning: LI-CO, limited industrial services - conditional overlay; general commercial services - conditional overlay, *to remove the vehicle trip per day limit*
- **Status: ZAP hearing set for 10/4**

We are eager to share our thoughts and opinions at ZAP. However, both items are on the agenda for October 4<sup>th</sup>. We are requesting a postponement of both of these cases for the following reasons:

In the first case: We have been in conversation with representatives for up to a year on this case but we have unfortunately not been able to come to mutual agreement on several outstanding issues. This process has been complicated by the applicants very slow responses to our correspondence and requests for information about the project. Both sides are negotiating, although over a protracted period of time. The timing of Applicant responses has made it difficult to distribute information and assess reactions to the neighborhood to various proposals by the Applicant in a timely fashion.

In spite of slow applicant responses, there is reason to believe an agreement can be reached if the matter were postponed while further negotiations take place between the neighborhood and the Applicant. We respectfully request a postponement of sufficient length to give the Peaceful Hill neighborhood and the Applicant an opportunity to resolve outstanding differences prior to a ZAP hearing.

In the second case, we have received only one reply to our concerns from the Applicant, and only very recently. We have had no reasonable opportunity to formulate an informed response in turn. We believe our concerns could be resolved given enough time to share the Applicant's latest statements with the neighborhood, collect their comments and reactions and reply to the Applicant. However, this will take more time than is allowed for under the current agenda. We respectfully request a postponement to allow for the negotiation process to play out with the hope of resolving remaining issues between the neighborhood and the Applicant.

Finally, the current Oct.4 Agenda lists hearings on both cases on the same day. It is very difficult for representatives and neighbors in the Peaceful Hill Preservation Association to have the ability to appear for two cases on the same day; we are a neighborhood group that cannot work full time to prepare informed presentations on the two cases simultaneously.

These cases are important to the Peaceful Hill neighbors for the obvious reason that the outcome of the cases will forever change the character of Peaceful Hill Lane, a street which is only .6 miles long and classified as a substandard road.

Thank you for your consideration of the issues raised in this correspondence.

John B. Stokes and Margaret Valenti

Contacts for the Peaceful Hill Preservation Association

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