

## SECOND/THIRD READINGS SUMMARY SHEET

CASE: C14-2022-0114 – Second Alpha .96

DISTRICT: 3

ADDRESS: 2404 Thrasher Lane

PROPERTY OWNER: Alpha Builders (Gino Shvets)

AGENT: Bennett Consulting (Rodney Bennett)

CASE MANAGER: Nancy Estrada (512-974-7617, [nancy.estrada@austintexas.gov](mailto:nancy.estrada@austintexas.gov))

REQUEST:

**Approve second and third readings of an ordinance amending City Code Title 25 by rezoning property locally known as 2404 Thrasher Lane (Carson Creek Watershed) from general commercial services-neighborhood plan (CS-NP) combining district zoning to family residence-neighborhood plan (SF-3-NP) combining district zoning.**

CITY COUNCIL ACTION:

**September 21, 2023:**

**August 31, 2023:** *FIRST READING APPROVED AS STAFF RECOMMENDED.*

*VOTE: 9-0. Council Members Vela and Harper-Madison off the dais.*

July 20, 2023: *APPROVED postponement request by adjacent property owner to August 31, 2023. VOTE: 11-0.*

June 1, 2023: *APPROVED a postponement request by the applicant to JULY 20, 2023. VOTE: 11-0.*

April 13, 2023: *APPROVED a postponement request by the applicant to JUNE 1, 2023. VOTE: 11-0.*

March 23, 2023: *APPROVED a postponement request by staff to APRIL 13, 2023. VOTE: 11-0.*

February 9, 2023: *APPROVED a postponement request by staff to MARCH 23, 2023. VOTE: 11-0.*

ORDINANCE NUMBER:

ISSUES:

Signatures of adjacent property owner has been submitted in response to the above-referenced rezoning case, opposing a rezoning of the property to anything other than (CS-NP), General Commercial Services – Neighborhood Plan. The petition includes 26.32% of eligible signatures and meets the 20% threshold for a valid petition. Petition materials are located at the end of the Staff report.

Due to scheduling conflicts, the Applicant intends to request postponement from February 28, 2023 to March 28, 2023.

Correspondence from the Montopolis Contact Team is attached at the back of this packet.

*Natural Gas Pipeline on the Property*

The Austin Fire Department (AFD) used the *Railroad Commission of Texas (TxRRC) GIS Viewer* to identify a 12.4-inch diameter natural gas pipeline owned by the Texas Gas Service close to the north side of the property. The pipeline is currently abandoned but could be returned to service at a future date. ***Please see Exhibit B - Texas Railroad Commission's GIS attributes table.*** If it were to be returned to service, that process would need to comply with 49 CFR Part 192, *Transportation of Natural Gas and Other Gas by Pipeline: Minimum Federal Safety Standards*.

AFD staff has reviewed the proposed rezoning request and did not find any hazardous materials of concern in the vicinity. The natural gas pipeline is not subject to the Hazardous Pipeline provisions in the city's Land Development Code. AFD has no regulatory authority for the operation or location of natural gas pipelines.