

## ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0069 (AM Station)

DISTRICT: 1

ZONING FROM: GR-MU-CO

ZONING TO: CS-MU-CO on tract 1 and  
GR-CO-DB90 on tract 2 (as amended)

ADDRESS: 7000, 7008, and 7010 Johnny Morris Road SITE AREA: tract 1 (eastern) is  
approximately 9.6 acres; tract 2 (western) is  
approximately 7.68 acres

PROPERTY OWNER: Arabon Real Estate, LLC

AGENT: Thrower Design, LLC (Ron Thrower and Victoria Haase)

CASE MANAGER: Jonathan Tomko (512) 974-1057, [jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)

### STAFF RECOMMENDATION:

**Staff supports granting the applicant's request of general commercial services-mixed use-conditional overlay (CS-MU-CO) on tract 1 and community commercial-conditional overlay-density bonus 90 (GR-CO-DB90) on tract 2.**

**The conditional overlay on tract 1 would prohibit the following 31 uses:**

- Alternative Financial Services
- Auto Rental Services
- Auto Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bed & Breakfast (Group 1)
- Bail Bond Services
- Agricultural Sales & Services
- Building Maintenance Services
- Campground
- Commercial Blood Plasma Center
- Construction Sales & Service
- Convenience Storage
- Drop-Off Recycling Collection Facility
- Service Station
- Vehicle Storage
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Exterminating Services
- Funeral Services
- Hospital Services (General)
- Hospital Services (Limited)
- Kennels
- Medical Offices (exceeding 5,000 sqft)
- Monument Retail Services
- Pawn Shop Services
- Indoor Crop Production
- Maintenance & Service Facilities
- Veterinary Services

**And conditionally allow the following three uses on tract 1:**

- Custom Manufacturing
- Plant Nursery
- Food Preparation

**The conditional overlay on tract 2 would prohibit the following nine uses:**

- Automotive Rental
- Automotive Repair
- Funeral Services
- Pawn Shop Services

- **Automotive Washing (of any type**
- **Automotive Sales**
- **Exterminating Services**
- **Service Station**
- **Drive-in Service as an accessory use**

**The applicant is also seeking a waiver of section 25-2-652(F)(3)(b) the ground-floor commercial requirement on tract 2 under, which staff also supports. For a summary of the basis of Staff's recommendation, please see the basis of recommendation section below.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 1, 2024: The motion to approve the Applicant's postponement request to November 19, 2024, was approved on the consent agenda on Commissioner Flores' motion, Commissioner De Portu's second on an 8-0 vote. Chair Smith and Commissioners Floyd and Major were absent.

November 19, 2024: The motion to approve Staff's postponement request to December 3, 2024, was approved on the consent agenda on Commissioner Puzycki's motion, Commissioner De Portu's second, on a 9-0 vote. Commissioners Flores and Stern were absent.

Case was inadvertently not on the December 3, 2024 ZAP agenda. The applicant amended their request on December 18, 2024 (see *exhibit C* summary letter below), and case was renotified for the January 7, 2025 ZAP agenda with the revised request.

January 7, 2025: Case is scheduled to be heard by Zoning and Platting Commission.

CITY COUNCIL ACTION:

TBD

ORDINANCE NUMBER:

N/A

ISSUES:

There is a site plan under review for tract 1. The applicant is proposing a warehouse and office/retail development along with associated improvements (SP-2024-0204C), this noted in the *related cases* section below.

CASE MANAGER COMMENTS:

Both tracts are approximately 1,000 feet north of the intersection of Johnn Morris Road and Loyola Lane. The tracts are undeveloped except for three radio towers, which are being relocated as their lease has expired.

To the north, are ten single family homes constructed in the mid-2010s by Habitat for Humanity, and two vacant lots, the Walnut Creek Hike and Bike Trail an associated greenspace. To the east, are four single family homes on Craybrough Circle constructed in the mid-1970s. To the south, are two apartment complexes, the Bridge at Loyola (HACA) (4-story apartments) constructed in 2022, and Park Place at Loyola Apartments (3-story apartments) constructed in 2008. To the west, is the Walnut Creek Hike and Bike Trail an associated

greenspace. Staff noted that the tract is serviced by CapMetro Route 233 Decker/Daffan Lane local bus service which has a stop across the street from the subject tract.

Tract 1 (eastern) is approximately 9.6 acres and has approximately 575 feet fronting Johnny Morris Road. This tract extends to the where the single family homes to the north stop.

Tract 2 (western) is a flag lot behind tract 1 approximately 725 feet west of Johnny Morris Road. It approximately 7.68 acres and is abutted by undeveloped City of Austin property, apart from the Walnut Creek Trail to the north and the west. The lot is sloped to the west and slopes down approximately 50 feet to Walnut Creek. The site is not impacted by floodplain as Walnut Creek is over 400 feet west of the westernmost side of tract 2.

Johnny Morris Road which is identified as an ASMP Level 3 roadway. Currently it is a two-lane road, however the Transportation and Public Works Department (TPW) indicates that it is slated for completion of missing sidewalks, two additional travel lanes, raised medians, and all ages and abilities bicycle facilities.

The tract is within 1,000 feet of Loyola Lane an Imagine Austin Activity Corridor and a majority of the site falls within the Colony Park Station Imagine Austin Activity Center.

The applicant is requesting community commercial – conditional overlay - density bonus 90 (GR-CO-DB90) combining district on tract 2 for a proposed development that would include multi-family units requiring an affordable component. A building constructed under density bonus 90 (–DB90) standards allows for a mix of residential uses and commercial uses, and the result is typically retail, restaurants and offices on the ground floor, and residential units on upper levels. However, the applicant is seeking a waiver to the ground-floor commercial requirement under section 25-2-652(F)(3) within the DB90 ordinance.

A development utilizing the “density bonus 90” incentives is permitted with a base GR district and must include an affordability component for residential use in order to obtain incentives, including height maximum of 90 feet in the GR district (60 feet base plus 30 feet incentive) and relaxation of development and compatibility standards, such as FAR, setbacks and building coverage. There are several methods of satisfying DB90 development affordability requirements. There are two options for projects including rental units:

- 1) a minimum of 12% of the rental units in a building are **affordable** for a 40-year period for households earning 60% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or
- 2) a minimum of 10% of the rental units are affordable for a 40-year period as described above for households earning 50% or less MFI.

There are two options of satisfying DB90 development affordability requirements which include ownership units:

- 1) a minimum of 12% of the rental units in a building are affordable for a 40-year period for households earning 80% or less than the Austin-Round Rock Metropolitan Statistical Area MFI; or

- 2) an in-lieu-fee payment to the Housing Trust Fund, equivalent to the required percentage of the total residential units, including the mix of bedrooms required, at the rate set in the fee schedule at the time of final site plan submission.

**BASIS OF RECOMMENDATION:**

**The proposed zoning should be consistent with the goals and objectives of the City Council.**

The Austin City Council adopted Imagine Austin the City’s 30-year Comprehensive Plan, it identifies several Activity Corridors and Activity Centers where more intense development and growth should be focused over the next 30 years. Following this plan will enable the City of Austin to coordinate a mix of uses, denser housing choices, transportation assets, and infrastructure to absorb growth in a responsible way. The two tracts in this request are positioned within the Colony Park Station Imagine Austin Center and approximately 1,000 feet from the Loyola Lane Activity Corridor. Granting this rezoning is consistent with these long-range goals, objectives and plans.

**Zoning should promote clearly-identified community goals, such as creating employment opportunities or providing for affordable housing.**

The Austin City Council adopted Austin Strategic Housing Blueprint which established 10-year housing goals for the City of Austin. Including a goal to see at least 75% of new housing within ½ mile of Imagine Austin Activity Centers and Corridors. Granting this rezoning request would support these community goals and unlock a sizable amount of inaccessible, vacant land for the development of both income-restricted affordable housing and additional market rate housing to help alleviate displacement pressures within this area.

Furthermore, tract 1 has the potential to bring additional employment opportunities and businesses to an area that has been undeserved for many years. Staff have heard a strong desire for both through multiple community engagement opportunities that have taken place with Colony Park Sustainable Community Planning Initiative, which is proximate to this site. Granting this rezoning request would also support that initiative by providing more residences and businesses to support that community.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	GR-MU-CO	Undeveloped except for 3 radio towers.
<i>North</i>	SF-4-A and P	Ten single family homes constructed in the mid-2010s by Habitat for Humanity, and two vacant lots, the Walnut Creek Hike and Bike Trail an associated greenspace.
<i>South</i>	GR-MU-CO and MF-3-CO	The Bridge at Loyola (HACA) (4-story apartments) constructed in 2022, and Park Place at Loyola Apartments (3-story apartments) constructed in 2008.
<i>East</i>	SF-2	Four single family homes on Craybrough Circle constructed in the mid-1970s.
<i>West</i>	P	The Walnut Creek Hike and Bike Trail an associated greenspace.

**NEIGHBORHOOD PLANNING AREA:** Not in a neighborhood planning area

**WATERSHED:** Walnut Creek Watershed

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**SCHOOLS:** Austin Independent School District

Jordan Elementary School

Dobie Middle School

LBJ High School

**COMMUNITY REGISTRY LIST:**

Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Colony Park/Lakeside Community Development Corp, Del Valle Community Coalition, Friends of Austin Neighborhoods, Friends of Northeast Austin, Homeless Neighborhood Association, L.B.J. Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, SELTexas, Sierra Club, Austin Regional Group

**AREA CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2023-0140 (Northeast Service Center)	City of Austin is proposing to zone approximately 132.154 acres from I-RR to P	06.18.24 (ZAP): The motion to grant Staff's recommendation of P District Zoning was approved on the consent agenda.	09.12.24: The motion to approve P District Zoning was approved on all 3 readings.
C14-2021-031 (Johnny Morris Rezone 2 – Includes subject tract)	Applicant proposes to rezone 13.45 acres from SF-2 to GR-MU	05.04.2021 (ZAP): To forward to Council w/o a recommendation due to lack of an affirmative vote.	07.29.2021: To approve GR-MU-CO as on 1 <sup>st</sup> reading on 2 <sup>nd</sup> and 3 <sup>rd</sup> readings.
C14-2021-0087 (CKB Johnny Morris)	Applicant proposes to rezone 22.114 acres from LI-CO to GR-MU-CO	07.06.2021 (ZAP): Approved GR-MU-CO w/CO prohibiting the following uses: auto rentals / repair / sales, washing; exterminating services, pawn shop services, bail bond services, drop-off recycling collection facility, off-site accessory parking, pedicab storage and dispatch, service station, and custom manufacturing; and drive-in service is prohibited as an accessory use to all	09.30.2021: Approved on 2 <sup>nd</sup> and 3 <sup>rd</sup> readings GR-MU-CO with a prohibition on drive-through services as an accessory to restaurant use.

		commercial uses, as Staff recommended.	
C14-2020-0090 (Johnny Morris Road Rezoning - Includes a portion of the subject tract)	Applicant proposes to rezone approximately 4.061 acres from SF-2 to GR-MU	11.17.2020 (ZAP): Granted GR-MU-CO zoning as requested by the applicant, adding Funeral Services as a prohibited use (6-5, A. Aguirre, A. Denkler, J. Duncan, D. King and J. Kiolbassa-No); B. Evans-1st, H. Smith-2nd.	12.10.2020: Granted GR-MU-CO was approved on Council Member Kitchen's motion, Council Member Ellis' second on an 11-0 vote.
C14-2018-0117 (Loyola Lofts)	Applicant proposes to rezone approximately 12.669 acres from LR and SF-3 to CS-MU	07.06.2021 (ZAP): Approved GR-MU-CO w/CO for list of prohibited uses and a 2,000 daily vehicle trip limit. Note: The Applicant clarified that the potential 5% variance for the allocation of income-restricted units will not apply to the 6 market rate units that will be provided.	01.31.2019: Approved GR-MU-CO as ZAP recommended on all 3 readings.

RELATED CASES:

SP-2024-0204C: The applicant is proposing a warehouse and office development along with associated improvements on tract 1 of this rezoning request.

C14-2021-0031: Johnny Morris Rezone 2, includes the entire subject tract, applicant proposed to rezone approximately 13.45 acres from SF-2 to GR-MU (see *area case histories* section above)

C14-2020-0090: Johnny Morris Road Rezoning, includes a portion of the subject tract, applicant proposed to rezone approximately 4.06 acres from SF-2 to GR-MU (see *area case histories* section above)

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 7010 JOHNNY MORRIS ROAD. C14-2024-0069. Project: AM Station. 17.31 acres from GR-MU-CO to CS-MU-CO and GR-CO-DB90. Existing: vacant. Proposed: office (32,500 sf) and warehouse (129,984 sf). Note that applicant is seeking DB90 in anticipation of eventual residential development on a portion of the property, but residential units are not proposed in the current site plan. Therefore, relevant complete community measures including housing choice and

housing affordability cannot be indicated at this time. Also note that the Southern Walnut Creek Trail-Loyola Entrance is 0.6 miles away, just beyond the threshold for fulfilling the connectivity and healthy living measure. Proposal seeks Density Bonus 90 Combining District (Ordinance No. 20240229-073), which sets affordability minimums on ownership and rental units, and further allows for an increase of up to 30 ft in height above the base zone allowance, with a maximum limit of 90 feet in total height. DB90 additionally releases the site from some base zoning district development standards, including maximum floor area ratio.

Yes	<b>Imagine Austin Decision Guidelines</b>
<b>Complete Community Measures *</b>	
Y	<p><b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b></p> <ul style="list-style-type: none"> <li>• <b>Located within Colony Park Station Neighborhood Center; 0.17 miles from Loyola Lane Activity Corridor</b></li> </ul>
Y	<p><b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.</p> <ul style="list-style-type: none"> <li>• <b>Adjacent to bus stop on Johnny Morris Rd</b></li> </ul>
Y	<p><b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.</p> <ul style="list-style-type: none"> <li>• <b>Sidewalk present on opposite side of Johnny Morris Rd</b></li> </ul>
	<p><b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.</p>
	<p><b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.</p>
Y	<p><b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university.</p> <ul style="list-style-type: none"> <li>• <b>0.2 miles to Barbara Jordan Elementary School</b></li> </ul>
	<p><b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail.</p>
	<p><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, and/or specialized outpatient care.)</p>
	<p><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.</p>
	<p><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.</p>
	<p><b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.</p>
	<p><b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).</p>
	<p><b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.</p>
	<p><b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)</p>
	<p><b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.</p>
	<p><b>Industrial Land:</b> Preserves or enhances industrial land.</p>

Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
5	<b>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.

Environmental:

1. The site is not 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.
2. 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%

3. 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.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.
7. 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.

Fire:

No comments on rezoning



PARD – Planning & Design Review:

PR1: Parkland dedication will be required for the new residential units proposed by this development, multifamily with GR-MU-DB90 zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended.

The proposed development is adjacent to the Southern Walnut Creek Greenbelt. Additional connectivity to the greenbelt may be required, consistent with the criteria described in § 25-1-603.

Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609.

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD can provide an early determination letter of the requirements as stated in this review.

Site Plan:

SP 1. Site plans will be required for any new development other than single-family or duplex residential.

SP 2. 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.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use.

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

Transportation and Public Works (TPW) Department – Engineering Review:

TPW 1. Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

TPW 2. The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for JOHNNY MORRIS RD. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for JOHNNY MORRIS RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
JOHNNY MORRIS RD	Corridor Mobility - Level 3	116 feet	97 feet	27 feet	No	Wide Curb Lane (on-street)	Yes

TIA: The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113]

Austin Water Utility:

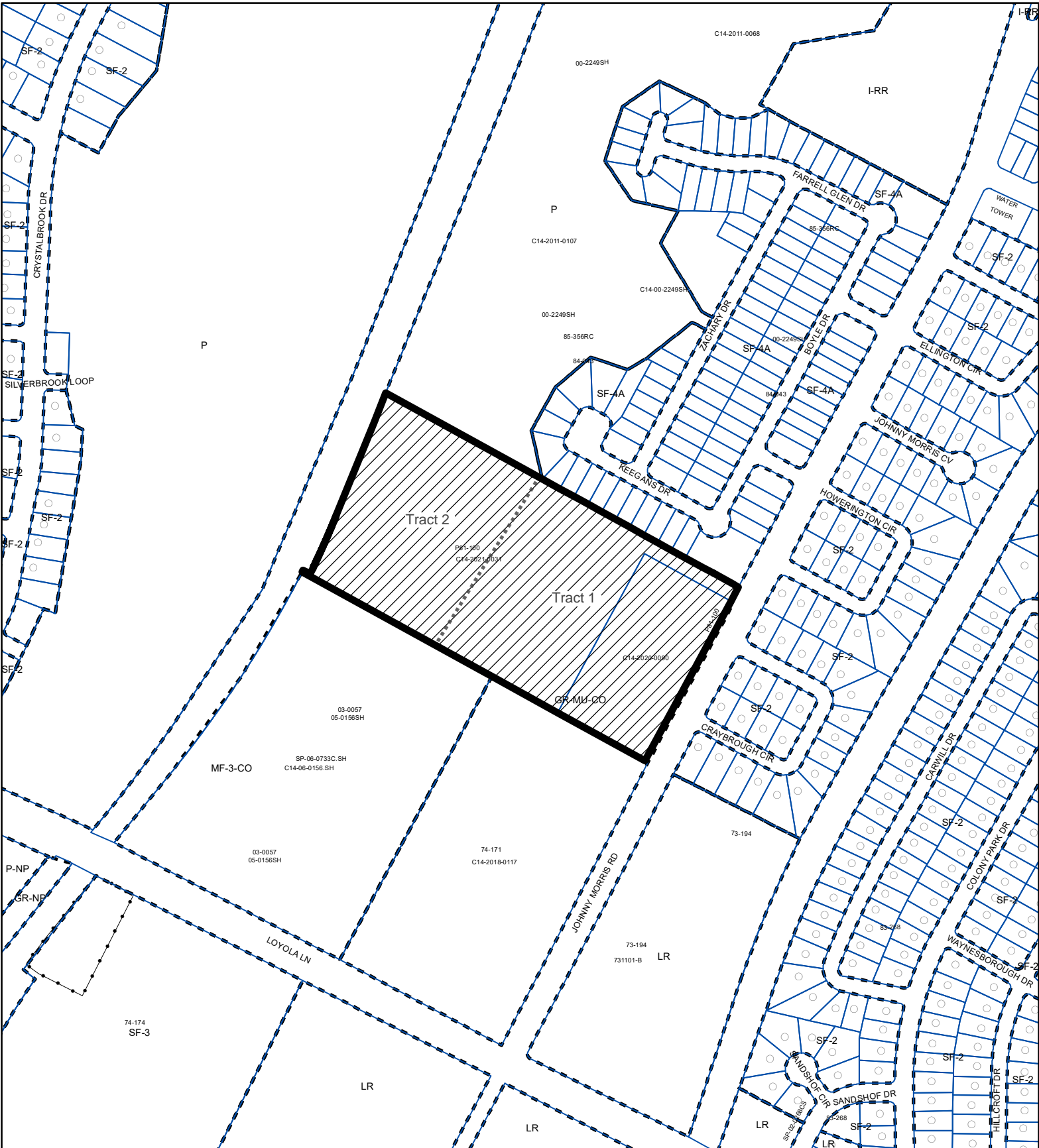
AW1. No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

**INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:**




- A. Zoning Map
- B. Aerial Map
- C. Applicant’s Summary Letter dated December 18, 2024
- D. Correspondence from Interested Parties



**ZONING**

ZONING CASE#: C14-2024-0069



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

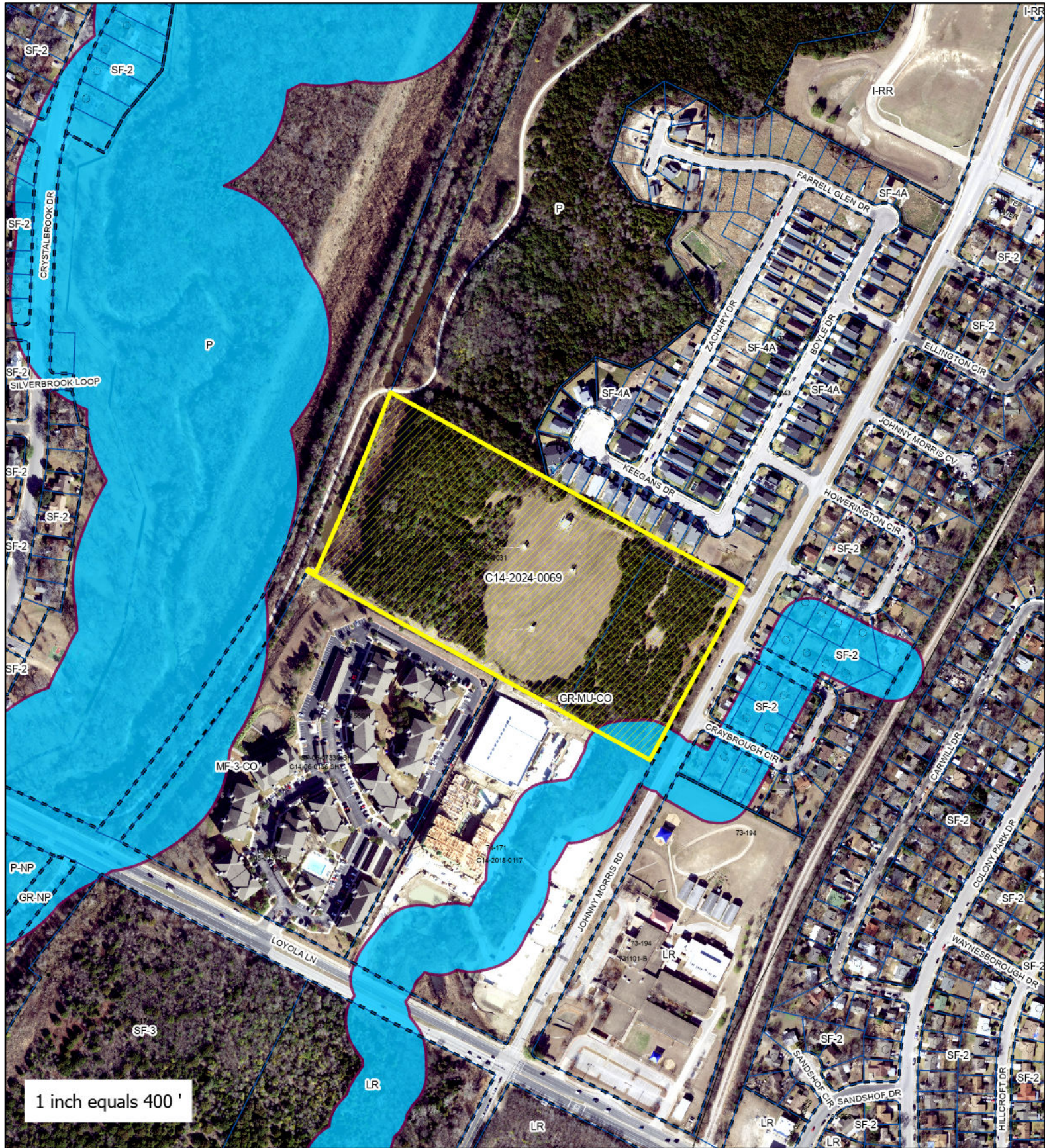
1" = 400'

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







Created: 4/25/2024



1 inch equals 400'



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

### AM Station

ZONING CASE#: C14-2024-0069  
 LOCATION: 7008, 7010 Johnny Morris Rd.  
 SUBJECT AREA: 17.31 Acres  
 MANAGER: Jonathan Tomko



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.

Created: 8/6/2024

December 18, 2024

Mrs. Lauren Middleton-Pratt  
Director, Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

***Via Electronic Delivery***

Re: Rezoning Application – “AM Station Rezoning” C14-2024-0069 - Amendment

Dear Mrs. Middleton-Pratt:

On behalf of our client, Arabon Real Estate, LLC, we amend the rezoning application of case C14-2024-0069, with the following:

**Tract 1 (9.6 acres)** – CS-MU-CO, with the following conditions:

Prohibited Uses:

Alternative Financial Services

Auto Rental Services

Auto Repair Services

Automotive Sales

Automotive Washing (of any type)

Bed & Breakfast (Group 1)

Bail Bond Services

Agricultural Sale & Services

Building Maintenance Services

Campground

Commercial Blood Plasma Center

Construction Sales & Service

Convenience Storage

Drop-Off Recycling Collection Facility

Electronic Prototype Assembly

Electronic Testing

Equipment Repair Services

Equipment Sales

Exterminating Services

Funeral Services

Hospital Services (General)

Hospital Services (Limited)

Kennels

Medical Offices (exceeding 5,000 sq. ft.  
gross floor area)

Monument Retail Sales

Pawn Shop Services

Service Station  
Vehicle Storage  
Veterinary Services

Indoor Crop Production  
Maintenance & Service Facilities

Conditional Uses:

Food Preparation  
Plan Nursery

Custom Manufacturing

**Tract 2 (7.68 acres)** – GR-CO-DB90, with the following conditions:

Prohibited Uses:

Automotive Rental  
Automotive Repair  
Automotive Washing (of any type)  
Automotive Sales  
Exterminating Services

Funeral Services  
Pawn Shop Services  
Service Station  
Drive-in Service as an accessory use

Further, under Section 25-2-652(F)(3) within the DB90 Ordinance, there is a Mix of Uses requirement related to DB90 projects. While a mix of uses certainly makes for an active street, not all properties can or should have a mix of uses for varying reasons. Pursuant to Section 25-2-652(F)(3)(e), the rezoning to add DB90 can modify Section 25-2-652(F)(3)(b) that requires the Pedestrian Oriented uses along certain Principal Streets. In this case, the project is located at the rear of a larger commercial/retail/creative space development, without direct roadway frontage. This being the case, we request that the requirement be waived for Tract 2.

Please contact our office should you have need for additional information.

Kind regards,



Victoria Haase

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

512-998-5900 Cell

512-476-4456 Office

## 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: C14-2024-0069

Contact: Jonathan Tomko, 512-974-1057

Public Hearing: October 1, 2024, Zoning and Platting Commission

Renata Traylor

Your Name (please print)

I am in favor  
 I object

7113 Huesington Circle

Your address(es) affected by this application

Renata Traylor

Signature

9/27/2024

Date

Daytime Telephone: (512) 887-0034

Comments: The development is not a good mix of zoning. It is only multi-family and single family residential and commercial zoning will not be a good mix. Also there is a lack of infrastructure improvements on Johnny Morris and the city does not allow 18 wheelers to drive on this cut-off Johnny Morris.

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

City of Austin - Planning Department

Jonathan Tomko

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

[jonathan.tomko@austintexas.gov](mailto:jonathan.tomko@austintexas.gov)