

ZONING REVIEW SHEET**CASE:** C14-2007-0094**P.C. DATE:** August 14, 2007
August 28, 2007**ADDRESS:** 6909 Ryan Drive**APPLICANT:** City of Austin -- Austin Energy (Lena Lund)**AGENT:** City of Austin -- Neighborhood Planning and Zoning Department (Jorge E. Rousselin)**REZONING FROM:** P-NP (Public---neighborhood plan) combining district**TO:** GR-MU-NP (Community commercial – mixed use – neighborhood plan) combining district**AREA:** 5.475 Acres**SUMMARY PLANNING COMMISSION RECOMMENDATION:***August 28, 2007:****APPROVED STAFF'S RECOMMENDATION FOR GR-MU-CO-NP DISTRICT ZONING.
[C.GALINDO, M.DEALEY 2ND] (5-3) D.SULLIVAN, J.REDDY, P.HUI – NAY*****SUMMARY STAFF RECOMMENDATION:**

Staff recommends the rezoning from P-NP to GR-MU-CO-NP. The recommended conditional overlay shall prohibit vehicular access to Ryan Drive and limit the daily vehicle trips to less than 2,000 per day. The recommendation is based on the following considerations:

- 1.) The rezoning is in conformance with the goals and objectives of the Crestview/Wooten Neighborhood Plan in that it promotes the preservation of the established neighborhood by relocating the electrical substation away from areas abutting residences;
- 2.) The proposed change will allow the redevelopment of the site to uses complementary to the commuter rail stop;
- 3.) The proposed rezoning will allow for the integration of mixed uses on the site complementary to existing mixed uses surrounding the property; and
- 4.) The recommended conditional overlay will deter vehicular access to the established neighborhood along Ryan Drive.

ISSUES:

A petition with 30 signatures in opposition has been filed for this case. The petition stands at 0.0%

DEPARTMENT COMMENTS:

The subject property consists of a 5.475 acre site zoned P-NP housing an Austin Energy electrical substation fronting Ryan Drive and Justin Lane. The property was rezoned on April 15, 2004 by Ordinance No. 040415-50 from P to P-NP (Please see Attachment A). No conditions were placed on the subject property. The applicant seeks to rezone the property to GR-MU to allow for the relocation of the existing electrical substation on Justin Lane and to spur redevelopment on the site to sustain the proposed commuter rail stop. Access to the property is recommended off Justin Lane only to deter traffic onto the established neighborhood. A change to the land use designation from Utilities to Mixed use is in process under case NPA-07-0017.01.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P-NP	Electrical substation
<i>North</i>	CS-MU-CO-NP	Warehousing
<i>South</i>	CS-NP	Warehousing
<i>East</i>	LI-PDA-NP	Former chemical plant
<i>West</i>	SF-3-NP	Residences

NEIGHBORHOOD PLAN AREA:

Crestview Neighborhood Planning Area

TIA: Waived (See Transportation comments)**WATERSHED:** Waller Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

793--Greater Northcross Area
 787--Brentwood Neighborhood Planning Contact Team
 93--Crestview Neighborhood Assn.
 120--Brentwood Neighborhood Assn.
 223--Highland Neighborhood Assn.
 283--North Austin Neighborhood Alliance
 511--Austin Neighborhoods Council
 740--Brentwood/Highland Combined Neighborhood Planning Team - COA Liaison
 741--Crestview/Wooten Combined Neighborhood Planning Team - COA Liaison
 742--Austin Independent School District
 786--Home Builders Association of Greater Austin
 937--Taking Action Inc.

SCHOOLS:

Austin Independent School District

- Brentwood Elementary School
- Lamar Middle School
- McCallum High School

CASE HISTORIES: N/A**RELATED CASES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-04-0004.002	CRESTVIEW / WOOTEN NEIGHBORHOOD PLAN COMBINING DISTRICT (CITY INITIATED)	02/10/04: APVD STAFF REC OF NP (6-0) WITH REQUEST THAT THERE BE FURTHER DISCUSSION BETW THE NEIGH AND P/O'S FOR PROPERTIES	03/04/04: APVD (6-0); 1ST RDG. 04/01/04: APVD AS GRANTED ON 1ST RDG (6-0) W/EXCEPTIONS

		W/DISPUTES.	
C8-56-028	NORTHERN INDUSTRIAL SUBDIVISION SEC.1	10/17/56: APPROVAL	N/A
C14-03-0041	CS to CS-1	02/26/03: DISAPVD CS-1 (6-1 MM-NO).	04/10/03: APVD CS-1-CO FOR FOOTPRINT (6-1, RA-NO), PROHIBITED COCKTAIL LOUNGES/AOB; 1ST RDG 05/08/03: APVD CS-1-CO (7-1, RA-NO)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Lamar Blvd	90'	90'	Arterial	Yes	No	Rt. 1 North Lamar

CITY COUNCIL DATE:
September 27, 2007

ACTION:

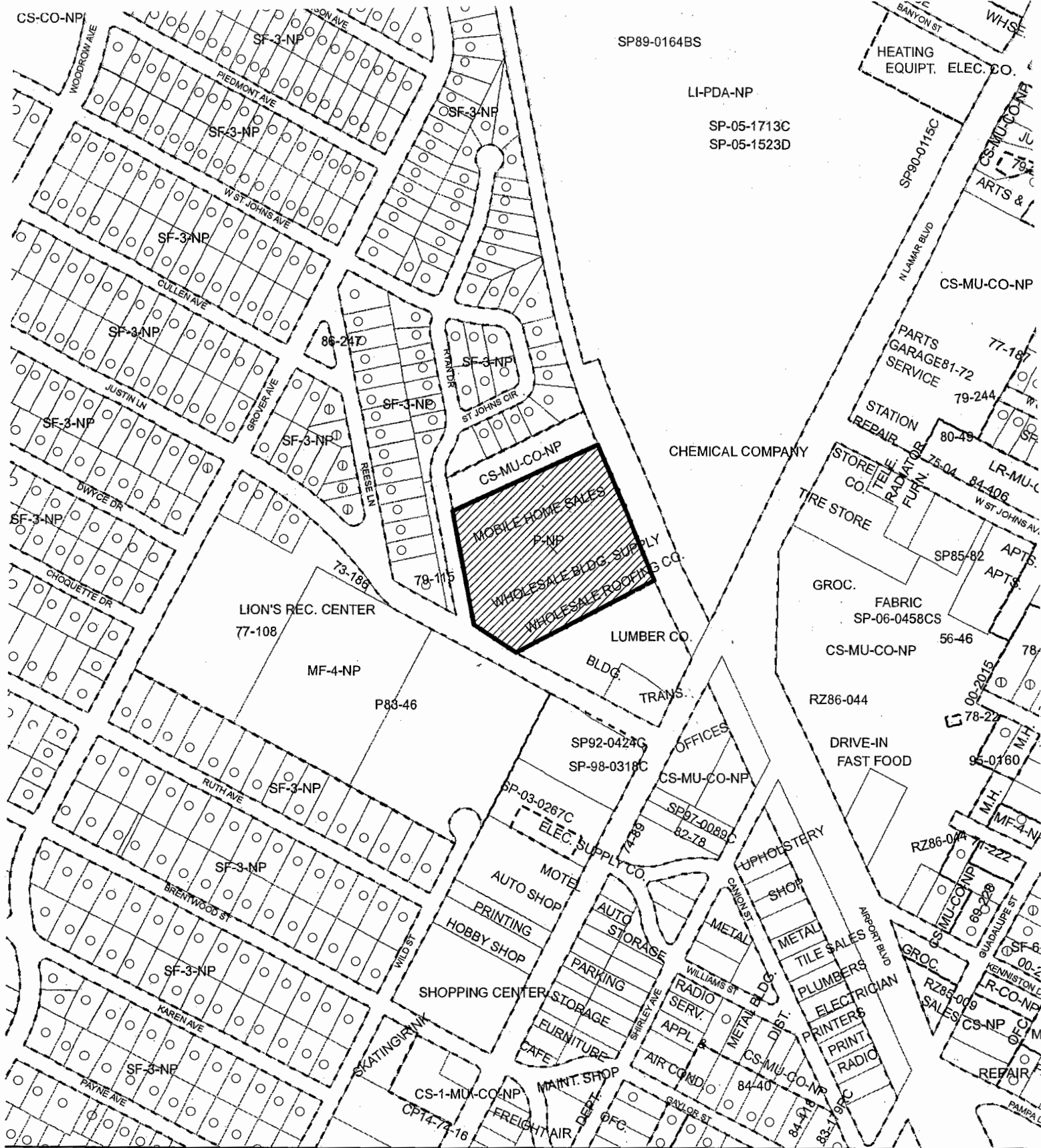
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

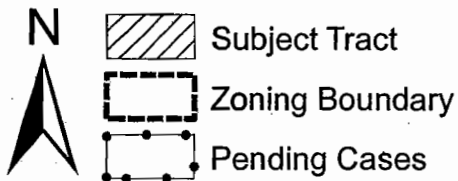
CASE MANAGER: Jorge E. Rousselin, NPZD

PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



ZONING



ZONING CASE#: C14-2007-0094
ADDRESS: 6909 RYAN DR
SUBJECT AREA: 5.475 ACRES
GRID: K28
MANAGER: J. ROUSSELIN



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.



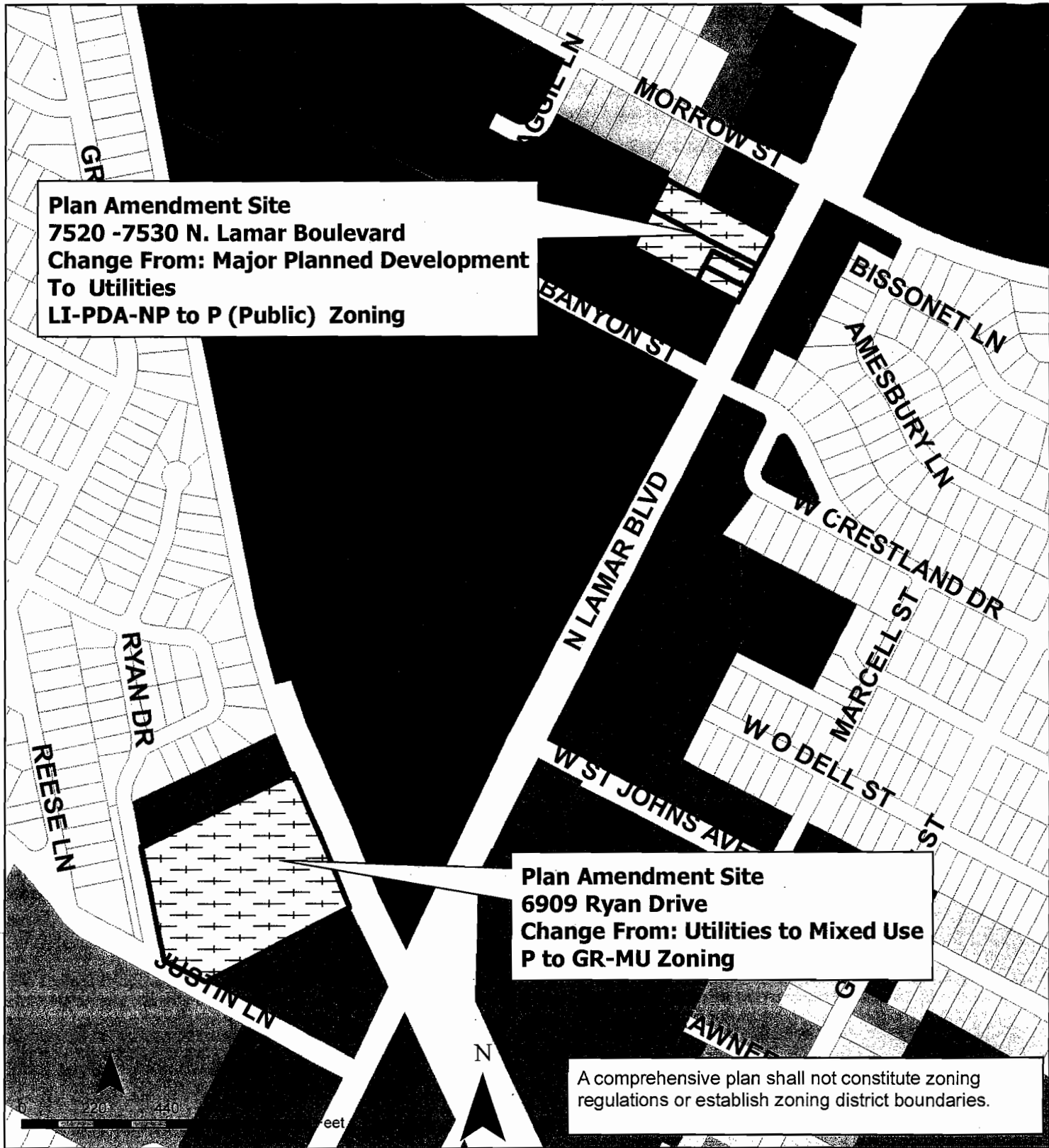
6909 Ryan Dr.
C14-2007-0094

Legend

- Zoning
- Base
- Center Line
- Major Roads

100 0 100 200 Feet

C14-2007-0094



Crestview Neighborhood Plan Amendment NPA-07-0017.01

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Created on 07/31/07

Future Land Use

	Single Family		Higher Density Mixed Use
	Higher Density Single Family		Major Planned Development
	Multifamily		Recreation and Open Space
	Mixed Use		

CITY OF AUSTIN TRAFFIC DATA REPORT VOLUME REPORT

Title1 : 6935 RYAN DRIVE
Title2 : 225' North of Justin Lane
Title3 : NB/SB

Site: G20KLC
Date: 8/30/2007
Thursday

24 Hour Volume

Begin	NB	SB	Combined	Begin	NB	SB	Combined
10:00 AM	2	7	18	10:00 PM	2	4	3
10:15 AM	2	3	5	10:15 PM	0	2	2
10:30 AM	1	1	2	10:30 PM	0	0	0
10:45 AM	2	1	3	10:45 PM	2	0	2
11:00 AM	2	16	28	11:00 PM	1	2	3
11:15 AM	9	4	13	11:15 PM	1	0	1
11:30 AM	4	4	8	11:30 PM	0	1	1
11:45 AM	1	2	3	11:45 PM	0	0	0
12:00 PM	6	21	31	12:00 AM	0	3	0
12:15 PM	7	3	10	12:15 AM	1	0	1
12:30 PM	5	2	7	12:30 AM	1	0	1
12:45 PM	3	4	7	12:45 AM	1	0	1
1:00 PM	3	13	26	1:00 AM	0	2	0
1:15 PM	3	1	4	1:15 AM	1	1	2
1:30 PM	3	3	6	1:30 AM	0	1	1
1:45 PM	4	2	6	1:45 AM	1	0	1
2:00 PM	3	12	15	2:00 AM	0	1	0
2:15 PM	4	6	10	2:15 AM	0	0	0
2:30 PM	2	2	4	2:30 AM	1	0	1
2:45 PM	3	1	4	2:45 AM	0	0	0
3:00 PM	4	12	23	3:00 AM	0	0	0
3:15 PM	2	0	2	3:15 AM	0	0	0
3:30 PM	4	3	7	3:30 AM	0	0	0
3:45 PM	2	6	8	3:45 AM	0	1	1
4:00 PM	5	17	29	4:00 AM	0	2	0
4:15 PM	5	5	10	4:15 AM	1	0	1
4:30 PM	4	2	6	4:30 AM	0	0	0
4:45 PM	3	4	7	4:45 AM	1	2	3
5:00 PM	5	14	19	5:00 AM	0	0	0
5:15 PM	2	2	4	5:15 AM	0	0	0
5:30 PM	2	2	4	5:30 AM	0	0	0
5:45 PM	5	1	6	5:45 AM	0	1	1
6:00 PM	2	11	18	6:00 AM	1	5	6
6:15 PM	5	4	9	6:15 AM	1	0	1
6:30 PM	1	1	2	6:30 AM	0	0	0
6:45 PM	3	1	4	6:45 AM	3	4	7
7:00 PM	2	9	20	7:00 AM	0	5	5
7:15 PM	0	2	2	7:15 AM	2	4	6
7:30 PM	6	4	10	7:30 AM	2	1	3
7:45 PM	1	1	2	7:45 AM	1	4	5
8:00 PM	4	14	22	8:00 AM	4	13	17
8:15 PM	6	4	10	8:15 AM	3	4	7
8:30 PM	3	1	4	8:30 AM	3	4	7
8:45 PM	1	1	2	8:45 AM	3	4	7
9:00 PM	2	4	7	9:00 AM	5	9	14
9:15 PM	0	0	0	9:15 AM	0	4	4
9:30 PM	0	1	1	9:30 AM	3	5	8
9:45 PM	2	2	4	9:45 AM	1	2	3
Totals	63	74	137		133	97	230
12 Hours	46.0 %	54.0 %	367		57.8 %	42.2 %	
24 Hours	196	171					
	53.4 %	46.6 %					
Peak Hours							
AM	10:45 AM	8:45 AM	8:15 AM	PM	12:00 PM	12:15 PM	12:15 PM
Volume	17	17	30		21	16	34
Factor	0.47	0.85	0.83		0.75	0.57	0.85

CITY OF AUSTIN TRAFFIC DATA REPORT VOLUME REPORT

Title1 : 6940 RYAN DRIVE
Title2 : 43' South of St Johns Circle
Title3 : NB/SB

Site: G11KLC
Date: 8/30/2007
Thursday

24 Hour Volume

Begin	NB	SB	Combined	Begin	NB	SB	Combined
10:00 AM	1	6	7	10:00 PM	2	4	6
10:15 AM	0	3	3	10:15 PM	0	2	2
10:30 AM	3	1	4	10:30 PM	0	0	0
10:45 AM	2	1	3	10:45 PM	2	0	2
11:00 AM	0	11	11	11:00 PM	1	2	3
11:15 AM	6	2	8	11:15 PM	1	0	1
11:30 AM	5	4	9	11:30 PM	0	1	1
11:45 AM	0	0	0	11:45 PM	0	0	0
12:00 PM	4	14	18	12:00 AM	0	0	0
12:15 PM	5	1	6	12:15 AM	1	0	1
12:30 PM	4	0	4	12:30 AM	0	0	0
12:45 PM	1	4	5	12:45 AM	1	0	1
1:00 PM	1	8	9	1:00 AM	0	0	0
1:15 PM	3	0	3	1:15 AM	1	2	3
1:30 PM	0	1	1	1:30 AM	0	1	1
1:45 PM	4	2	6	1:45 AM	1	0	1
2:00 PM	3	10	13	2:00 AM	0	0	0
2:15 PM	2	4	6	2:15 AM	0	0	0
2:30 PM	2	1	3	2:30 AM	1	0	1
2:45 PM	3	1	4	2:45 AM	0	0	0
3:00 PM	1	7	8	3:00 AM	0	0	0
3:15 PM	3	0	3	3:15 AM	0	0	0
3:30 PM	1	0	1	3:30 AM	0	0	0
3:45 PM	2	2	4	3:45 AM	0	1	1
4:00 PM	4	16	20	4:00 AM	0	0	0
4:15 PM	4	4	8	4:15 AM	0	0	0
4:30 PM	5	7	12	4:30 AM	0	0	0
4:45 PM	3	3	6	4:45 AM	0	2	2
5:00 PM	3	12	15	5:00 AM	1	1	2
5:15 PM	4	2	6	5:15 AM	0	0	0
5:30 PM	1	1	2	5:30 AM	0	0	0
5:45 PM	4	0	4	5:45 AM	0	1	1
6:00 PM	1	10	11	6:00 AM	0	0	0
6:15 PM	5	3	8	6:15 AM	0	4	4
6:30 PM	1	2	3	6:30 AM	0	0	0
6:45 PM	3	1	4	6:45 AM	1	4	5
7:00 PM	4	10	14	7:00 AM	0	3	3
7:15 PM	0	2	2	7:15 AM	1	2	3
7:30 PM	6	4	10	7:30 AM	0	3	3
7:45 PM	0	0	0	7:45 AM	1	2	3
8:00 PM	4	13	17	8:00 AM	1	8	9
8:15 PM	5	4	9	8:15 AM	2	2	4
8:30 PM	3	1	4	8:30 AM	4	2	6
8:45 PM	1	1	2	8:45 AM	1	2	3
9:00 PM	2	4	6	9:00 AM	2	3	5
9:15 PM	0	0	0	9:15 AM	0	3	3
9:30 PM	0	0	0	9:30 AM	0	4	4
9:45 PM	2	1	3	9:45 AM	1	2	3
Totals	37	52	89	110	70	180	
12 Hours	41.5 %	58.4 %		61.1 %	38.9 %		
24 Hours	147	122	269				
Peak Hours	54.6 %	45.4 %					
AM	10:45 AM	6:45 AM	10:45 AM	4:00 PM	7:30 PM	4:00 PM	
Volume	13	12	21	16	11	26	
Factor	0.54	0.75	0.58	0.80	0.69	0.81	



MEMORANDUM

TO: Jorge Rousselin
CC: Lena Lund, Austin Energy
FROM: Amber Mitchell, Watershed Protection and Development Review Department
DATE: September 19, 2007
SUBJECT: Neighborhood Traffic Analysis for Justin Lane
Zoning Case C14-2007-0094

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 5.47-acre tract is located in north Austin at the intersection of Justin Lane and Ryan Drive, just west of North Lamar Boulevard. The site is currently zoned Public (P) and is the current site for an Austin Energy utility substation. The site is surrounded by predominantly single-family uses to the west and northwest; single family, multi-family and some commercial to the south; and commercial to the east. Northeast and adjacent to the railroad is the proposed Crestview transit station and mixed-use development. There is no currently proposed use for this site; the applicant however, proposes to exchange this property with a privately-owned property farther north on North Lamar Blvd. The Justin Lane site would be open for development by the new owner and the North Lamar property would be utilized as the new Austin Energy substation for the area.

Roadways

Justin Lane abuts the southern boundary of the site. It is classified as a minor arterial in the Austin Metropolitan Area Transportation Plan and currently has approximately 45 feet of pavement on right-of-way that varies from 60 to 70 feet.

Ryan Drive runs along western boundary of the site and is classified as a local street with approximately 50 feet of right-of-way and 28 feet of pavement

The applicant proposes access to both Justin Lane and Ryan Drive.

Trip Generation and Traffic Analysis

Because there is no proposal development for the site at this time, traffic is estimated to be 2,000 vehicle trips per day, which is the maximum allowed by the conditional overlay the applicant is seeking for the site.

Table 1.		
Land Use	Size	Trip Generation
Unknown	N/A	2,000

Table 2 represents the expected distribution of the 2,000 trips:

Table 2.	
Street	Traffic Distribution by Percent
Justin Lane	90%
Ryan Drive	10%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on Del Curto Rd and Bluebonnet Lane, proposed site traffic, total traffic after development and percentage increase in traffic for each roadway.

Table 3.				
Roadway	Trips	Existing Traffic	Forecasted Traffic	Percentage Increase
Ryan Drive	200	367	567	54%
Justin Lane	1800	7006	8,806	26%

This neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Ryan Drive is classified as a local street.

Recommendations/Conclusions

1. According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day.
2. The traffic along Ryan Drive does not exceed the requirements established in Section 25-6-116.
3. Assuming a conditional overlay restricting the site to 2,000 vehicle trips per day is applied to the site, the surrounding street network is sufficient to handle the additional traffic that will be generated by the proposed zoning change.

If you have any questions or require additional information, please contact me 974-3428.



Amber Mitchell

Sr. Planner ~ Transportation Review

Watershed Protection and Development Review Department

STAFF RECOMMENDATION

Staff recommends the rezoning from P-NP to GR-MU-CO-NP. The recommended conditional overlay shall prohibit vehicular access to Ryan Drive and limit the daily vehicle trips to less than 2,000 per day. The recommendation is based on the following considerations:

- 1.) The rezoning is in conformance with the goals and objectives of the Crestview/Wooten Neighborhood Plan in that it promotes the preservation of the established neighborhood by relocating the electrical substation away from areas abutting residences;
- 2.) The proposed change will allow the redevelopment of the site to uses complementary to the commuter rail stop;
- 3.) The proposed rezoning will allow for the integration of mixed uses on the site complementary to existing mixed uses surrounding the property; and
- 4.) The recommended conditional overlay will deter vehicular access to the established neighborhood along Ryan Drive.

BASIS FOR RECOMMENDATION

1. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The proposed rezoning will encourage diversification of land uses for the redevelopment of the site to complement the proposed commuter rail stop.

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

The proposed mixed-use of uses will be compatible with the projected land uses for the redevelopment of the area.

EXISTING CONDITIONS

Site Characteristics

The subject property consists of a 5.475 acre site zoned P-NP housing an Austin Energy electrical substation fronting Ryan Drive and Justin Lane. The property was rezoned on April 15, 2004 by Ordinance No. 040415-50 from P to P-NP (Please see Attachment A). No conditions were placed on the subject property. Access to the property is recommended off Justin Lane only to deter traffic onto the established neighborhood.

Transportation

1. No additional right-of-way is needed at this time.
2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]
3. A Neighborhood Traffic Analysis may be required to be performed for this project by the Transportation Review staff. Please contact this reviewer. LDC, Sec. 25-6-114.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek and Shoal Creek Watersheds of the Colorado River Basin, which are classified as Urban Watersheds by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

1. 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, an abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Site Plan and Compatibility Standards

1. Site plans will be required for any new development other than single-family or duplex residential.
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.
3. This site is subject to the Commercial Design Standards of Subchapter E.

ORDINANCE NO. 040415-50

AN ORDINANCE AMENDING ORDINANCE NO. 040401-32B, AND REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON THREE TRACTS OF LAND, BEING APPROXIMATELY 73.4 ACRES OF LAND IN THE CRESTVIEW NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON THESE TRACTS.

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

PART 1. Ordinance No. 040401-32B is amended to include the property identified in this Part in the Crestview neighborhood plan combining district. The zoning map established by Section 25-2-191 of the City Code is amended to add a neighborhood plan (NP) combining district to each base zoning district and to change the base zoning districts on three tracts of land described in File C14-04-0004.002, as follows:

7100-7400 N Lamar Blvd (11.499 ac. Abs 679, Sur 7 GW Spear),
7414 N Lamar Blvd (31.887 ac Abs 789 Sur 57 GW Spear),
7500 N Lamar Blvd (Lot 2A Resub of
 Lots 1-2 Northern Commercial Subd),
7520-7524 N Lamar Blvd (Lots 1-4 Blk A Northgate Addn),
7526-7530 N Lamar Blvd (Trt 1-2 Kivlin-Smith Subd),
810 Banyon St (Lot 3 Northern Commercial Subd),
904-910 Banyon St (Lots 1-4 Northern Industrial Subd),
1007-1019 Aggie Ln (Lots 7-12 Blk A Resub of
 Lots 21-23 Northgate Addn), and
907 Morrow St (S 252 ft of Trt 3 Kivlin-Smith Subd) (Tract 160a)

1016 Aggie Ln, and
1001-1209 Morrow St (Tracts 160b-1 and 160b-2)

821-901 Morrow St,
907 Morrow St (N 149.84 ft of
 Trt 3 Kivlin-Smith Subd), and
909-913 Morrow St (Tract 160c)
(the "Property") as shown on the attached Exhibit "A",

generally known as the Crestview neighborhood plan combining district, locally known as the area bounded by Anderson Lane on the north, Lamar Boulevard on the east, Justin

Lane on the south, and Burnet Road on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The base zoning districts for the 3 tracts of land are changed from family residence (SF-3) district, multifamily residence medium density (MF-3) district, multifamily residence moderate high density (MF-4) district, general commercial services (CS) district, commercial-liquor sales (CS-1) district, and limited industrial services (LI) district to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district, as more particularly described and identified in the chart below.

Tract No.	Property	From	To
160a	7100-7400 N Lamar Blvd (11.499 AC OF ABS 679 SUR 7 SPEAR G W), 7414 N Lamar Blvd (31.887 AC OF ABS 789 SUR 57 SPEAR G W), 7500 N Lamar Blvd (LOT 2A RESUB OF LOTS 1-2 NORTHERN COMMERCIAL SUBD), 7520-7524 N Lamar Blvd (LOTS 1-4 BLK A NORTHGATE ADDN), 7526-7530 N Lamar Blvd (TRT 1-2 KIVLIN-SMITH SUBD), 810 Banyon St (LOT 3 NORTHERN COMMERCIAL SUBD), 904-910 Banyon St (LOTS 1-4 NORTHERN INDUSTRIAL SUBD), 1007-1019 Aggie Ln (LOTS 7-12 BLK A RESUB LOTS 21-23 NORTHGATE ADDN), 907 Morrow St (S 252 FT OF TRT 3 KIVLIN-SMITH SUBD)	LI, CS, CS-1, MF-4, MF-3, SF-3	LI-PDA-NP
160b-1 160b-2	1016 Aggie Ln, 1001-1209 Morrow St (as described in Exhibit "C") 1016 Aggie Ln, 1001-1209 Morrow St (as described in Exhibit "C")	LI, SF-3	LI-PDA-NP
160c	821-901 Morrow St, 907 Morrow St (N 149.84 ft of Trt 3, Kivlin-Smith Subd), 909-913 Morrow St	CS, MF-4, SF-3	LI-PDA-NP

PART 3. The Property is subject to Ordinance No. 040401-32B that established the Crestview neighborhood plan combining district.

PART 4. Tract 160a may be developed as a residential infill special use as set forth in Section 25-2-1532 through 25-2-1534 of the Code.

PART 5. Tract 160a may be developed as a neighborhood urban center special use as set forth in Sections 25-2-1521 through 25-2-1524 of the Code.

PART 6. Development of the Property identified as Tracts 160a, 160b-1, 160b-2, and 160c located within the boundaries of the planned development area (PDA) combining district established by this ordinance ("PDA Property") is subject to the use and site development regulations set forth in this part. Use and site development regulations expressly provided in this part supercede conflicting regulations in the City Code.

1. Development of the PDA Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

2. Except as provided in Sections 3 to 7, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of Tracts 160a, 160b-1, 160b-2, and 160c.

3. The following uses are additional permitted uses of Tract 160a:

Administrative services	Park and recreation services (special)
Bed and breakfast residential (Group 1)	Research assembly services
Bed and breakfast residential (Group 2)	Research warehousing services
Consumer repair services	Retirement housing (large site)
Convalescent services	Retirement housing (small site)
Multifamily residential	Single family residential
Pet services	Townhouse residential
Park and recreation services (general)	Urban farm
Condominium residential	Two-family residential
Family home	

4. The following uses are prohibited uses of Tracts 160a, 160b-1, 160b-2, and 160c:

Agricultural sales and services	Kennels
Automotive repair services	Liquor sales
Automotive sales	Monument retail sales
Automotive washing (of any type)	Outdoor entertainment
Campground	Recycling center
Convenience storage	Resource extraction
Drop-off recycling collection facility	Scrap and salvage
Equipment repair services	Vehicle storage
Equipment sales	

5. The following uses are additional permitted uses of Tracts 160b-1 and 160c:

Bed and breakfast residential (Group 1)
Condominium residential
Park and recreation services (special)
Single family residential
Two-family residential
Family home
Community recreation (public)

Bed and breakfast residential (Group 2)
Park and recreation services (general)
Retirement housing (small site)
Townhouse residential
Urban farm
Community recreation (private)

The following uses are permitted uses of Tract 160b-2:

Park and recreation services (special)
Community recreation (private)

Park and recreation services (general)
Community recreation (public)

6. The following uses are prohibited uses of Tracts 160b-1, 160b-2, and 160c:

Administrative and business offices
Art and craft studio (general)
Automotive rentals
Building maintenance services
Business support services
Construction sales and services
Electronic prototype assembly
Financial services
Funeral services
General retail sales (limited)
Indoor entertainment
Laundry services
Personal improvement services
Plant nursery
Research services
Restaurant (limited)
Software development
Veterinary services
Custom manufacturing
Light manufacturing
Counseling services
Maintenance and service facilities
Residential treatment
Transportation terminal

Art and craft studio (limited)
Art and craft studio (industrial)
Bail bond services
Business or trade school
Commercial off-street parking
Consumer convenience services
Exterminating services
Food sales
General retail sales (general)
Hotel-motel
Indoor spots and recreation
Medical offices
Personal services
Professional office
Restaurant (general)
Service station
Theater
Basic industry
General warehousing and distribution
Limited warehousing and distribution
Congregate living
Railroad facilities
Transitional housing

The following uses are additional prohibited uses of Tract 160b-2:

Communications services	Off-site accessory parking
Outdoor sports and recreation	Club or lodge
Communication service facilities	Community events
Day care services (limited)	Employee recreation
Group home, Class I (general)	Group home, Class I (limited)
Group home, Class II	

7. The following uses are conditional uses of Tracts 160b-1 and 160c:

College and university facilities	Cultural services
Day care services (commercial)	Day care services (general)
Local utility services	Safety services

8. Calculations for zoning impervious cover, building coverage, floor to area ratios, parking, landscaping, and required open space are based on the cumulative gross site area of the PDA Property.
9. Except as provided in Sections 11 to 14, the CS site development standards apply to Tract 160a.
10. Except as provided in Sections 11 and 12, the SF-6 site development standards apply to Tracts 160b-1, 160b-2, and 160c.
11. The site development standards in Schedule 1, Column A, set forth in Section 24, apply to a single family residential use.
12. The site development standards in Schedule 1, Column B, set forth in Section 24, apply to a townhouse residential use or condominium residential use.
13. The uses identified in this section are subject to Section 14.

Congregate living	Retirement housing (small site)
Convalescent services	Retirement housing (large site)
Multifamily residential	

14. Except as provided in Section 15, development of the uses in Section 13 shall comply with the site development standards in Schedule 1, Column C set forth in Section 24.

15. This section applies to a combination use building.

A. A combination use building is a building that contains both a commercial use and (1) a residential use, or (2) a congregate living use or a convalescent services use.

B. A combination use building must comply with the following criteria.

1. The building must contain residential units above the ground floor.

2. The square footage of the residential units on the ground floor may not exceed 50 percent of the gross floor area of the ground floor.

3. The square footage of the non-residential units in the above-ground floor area may not exceed 50 percent of the gross floor area of the above-ground floor area.

C. The CS site development standards apply to a combination use building.

16. The maximum density is 1,472 dwelling units for a residential use identified in this section.

Bed and breakfast residential (Group 1)
Condominium residential
Multifamily residential
Retirement housing (large site)
Single family residential
Townhouse residential

Bed and breakfast residential (Group 2)
Group residential
Retirement housing (small site)
Single family attached residential
Small lot single family residential
Two-family residential

17. The uses identified in this section are subject to Sections 18 to 21.

Basic industry
Light manufacturing

General warehousing and distribution

18. A building setback in Section 19 shall not apply to a use or zoning district identified in Section 19 that is located east of Lamar Boulevard or on Tracts 147, 148, and 149.

19. A 200-foot wide building setback shall be established between a use identified in Section 17 and:
 - A. A use identified in Section 13.
 - B. A residential use including a combination use building.
 - C. A multifamily residence highest density (MF-6) district or less restrictive zoning district.
20. Notwithstanding Sections 18 and 19, development of the Property is subject to Chapter 25-2, Subchapter C, Article 10 (*Compatibility Standards*).
21. A use identified in Section 17 is a prohibited use of the property located in the vicinity of Banyon Street as shown in Exhibit "D".
22. A minimum 17.4 acres of the Property shall be open space. Open space may include a community recreation (private or public) use. Required setback areas may not be included as required open space except for the setback areas within a community recreation (private or public) use.
23. Open space required under Section 22 will be credited toward parkland dedication required for a residential subdivision within the Property, in accordance with Chapter 25-4, Article 3, Division 5 of the Code. An 80 percent credit will be allowed for privately owned and maintained park and recreational facilities, and a 100 percent credit will be allowed for land dedicated as parkland to the City.

24. Schedule I Site Development Chart.

Regulation	COLUMN A SINGLE FAMILY RESIDENTIAL	COLUMN B TOWNHOUSE & CONDOMINIUM	COLUMN C ALL OTHER RESIDENTIAL USES
Minimum Lot Size	3,500 SF	2,000 SF	5,750 SF
<i>Minimum Lot Width</i>	30 FT	20 FT	50 FT
<i>Maximum Height</i>	35 FT	35 FT	60 FT
<i>Minimum Front Yard Setback</i>	10 FT	5 FT	5 FT
<i>Minimum Front Garage Setback</i>	20 FT	20 FT	--
<i>Minimum Street Side Yard Setback</i>	10 FT	10 FT	10 FT
<i>Minimum Interior Side Yard Setback</i>	5 FT	0 FT	5 FT
<i>Minimum Rear Yard Setback</i>	5 FT	5 FT	10 FT
<i>Maximum Building Coverage</i>	55%	70%	75%
<i>Maximum Impervious Cover</i>	65%	75%	80%

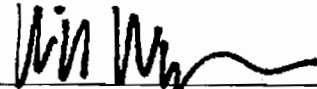
25. A site plan or building permit for development on Tract 160 may not be approved, released, or issued, if the completed development or uses of Tract 160, considered cumulatively with all existing or previously authorized development or uses, generate traffic onto Morrow Street that exceeds 1,000 trips per day.
26. Except as specifically provided under this ordinance, the PDA Property shall be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 7. This ordinance takes effect on April 26, 2004.

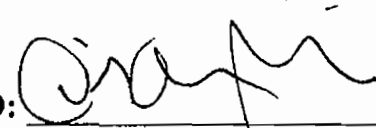
PASSED AND APPROVED

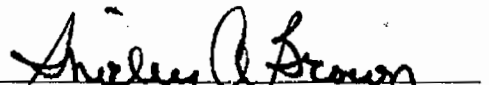
April 15, 2004

§
§
§

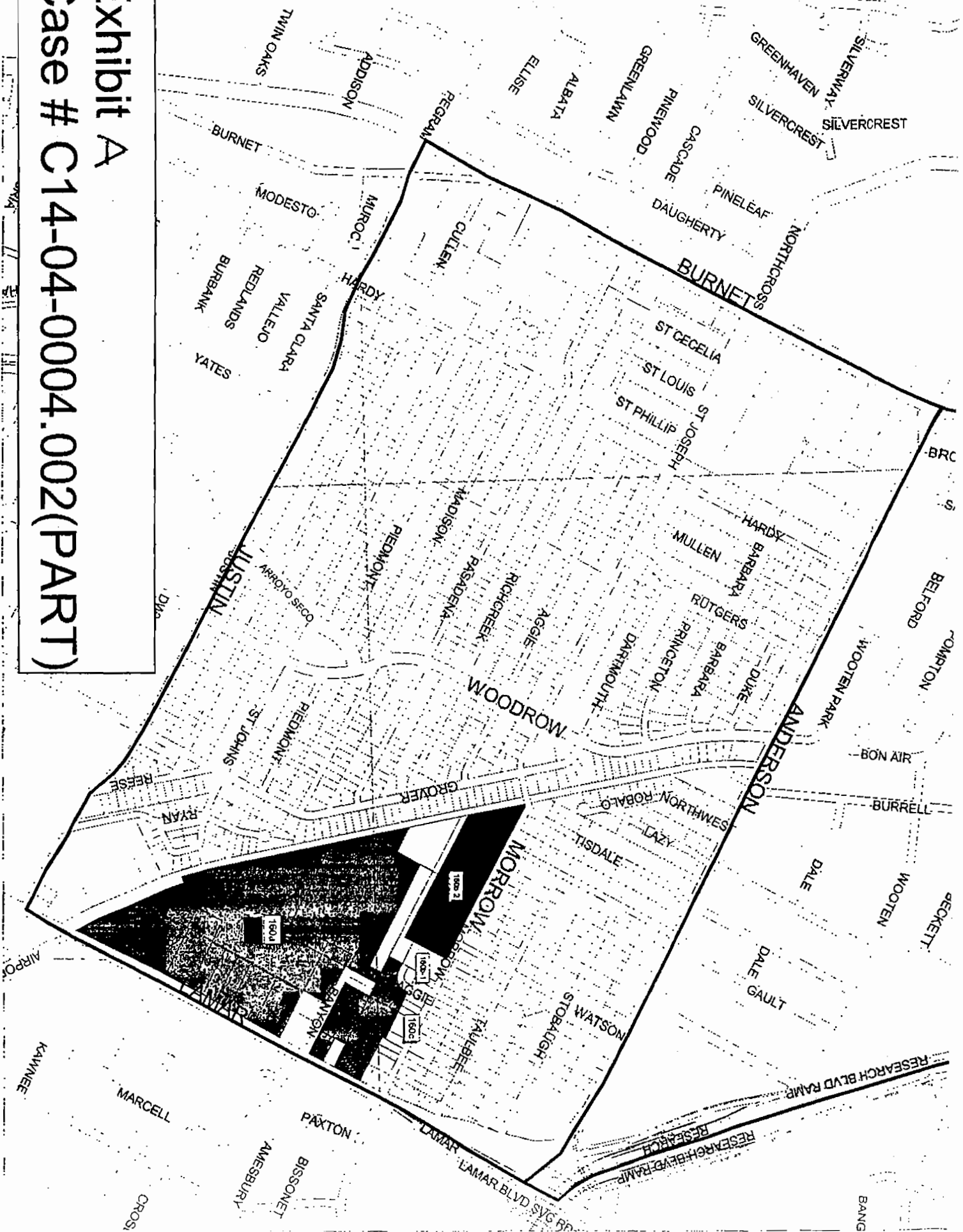


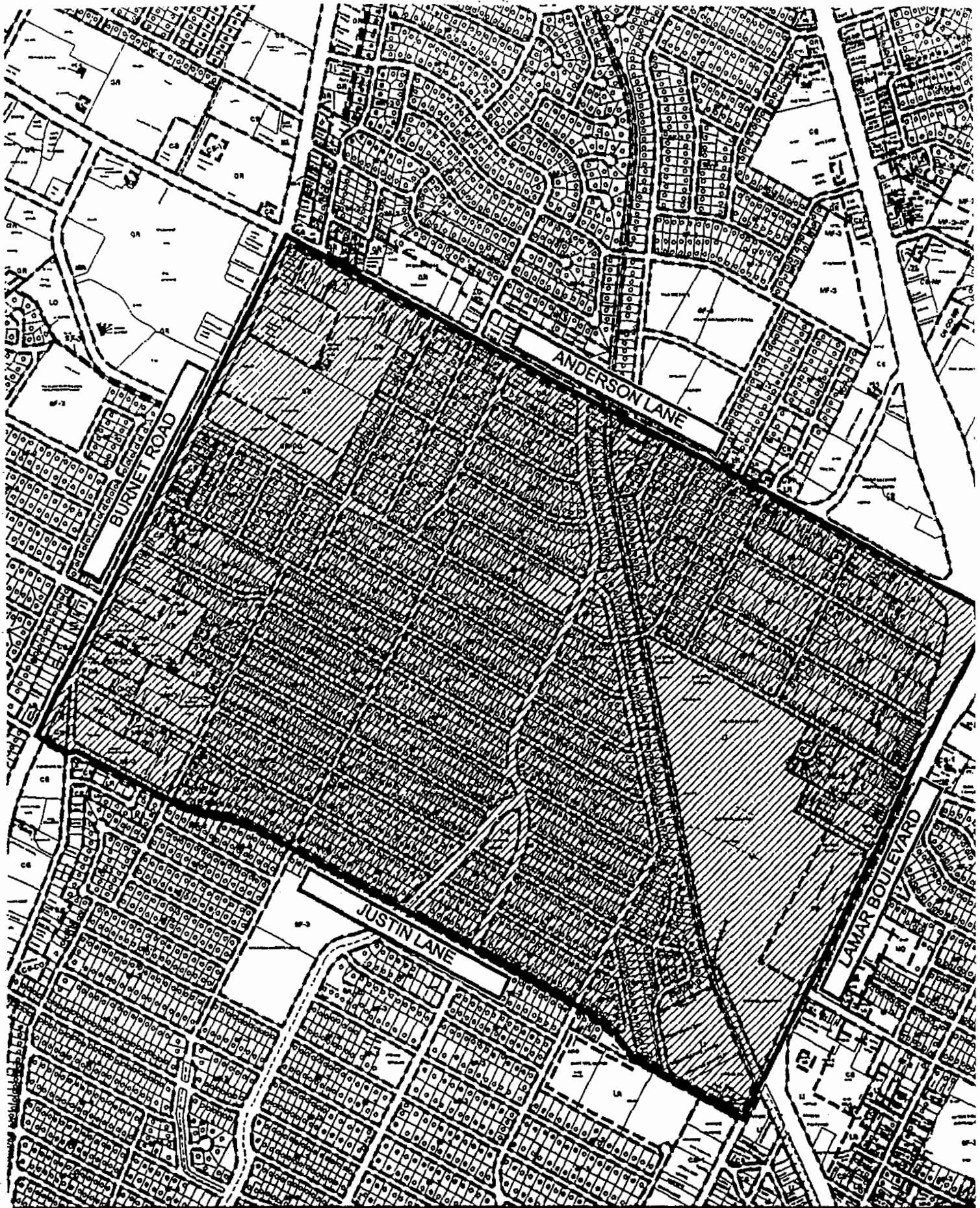
Will Wynn
Mayor

APPROVED: _____

David Allan Smith
City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk

Case # C14-04-0004.002(PART)





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: W. WALSH



CASE #: C14-04-0004.002

ADDRESS: CRESTVIEW COMBINED
NEIGHBORHOOD PLAN AREA

ZONING EXHIBIT D

DATE: 04-02

CITY GRID
REFERENCE
NUMBER

J28-30 K28

TISDALE DR.

- = 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED
- = CONCRETE MONUMENT FOUND
- = 5/8" IRON ROD SET
WITH PLASTIC CAP STAMPED
"L/JA INC. RPLS 4532"

TEXACO CHEMICAL COMPANY
VOL. 10701, PG. 256

LEAGUE

WATSON ST.

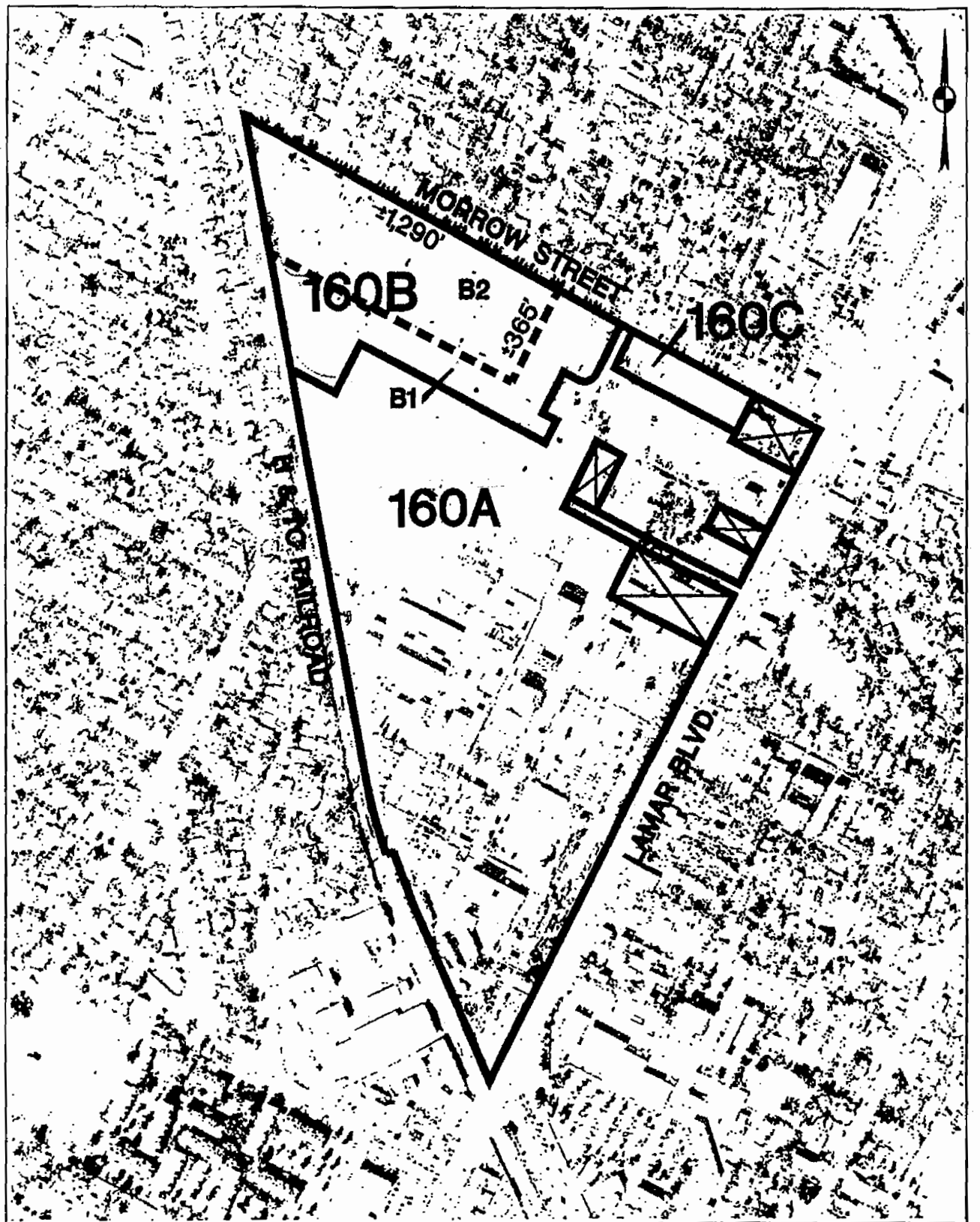
POINT OF BEGINNING

S29°36' 03" W
 167.30
 5/8"
 N60°58'
 LOT 1
 LOT 3
 LOT 2
 AGGIE LN.
 S29°57' 48" W
 190.17
 S28°55' 44" W
 100.00
 S60°31' 20" E
 130.80
 R=50.00
 C=70.71
 A=78.54
 D=90°00' 00"
 CB=S74°57' 48" W

EXHIBIT C - pg 1 of 2

DATE : MARCH 22, 1993

Lichter/Jameson & Associates, Inc.



**HUNTSMAN TRACTS
FACILITY 160A, 160B, & 160C**
EXHIBIT C Pg 2 of 2

b Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0911 Fax 512/328-0325
Bury+Partners, Inc. ©Copyright 2004

FILE: G:\1425\01\EXH\142501EXH01

PROJECT No.: 1425-01.00

SCALE: N.T.S.

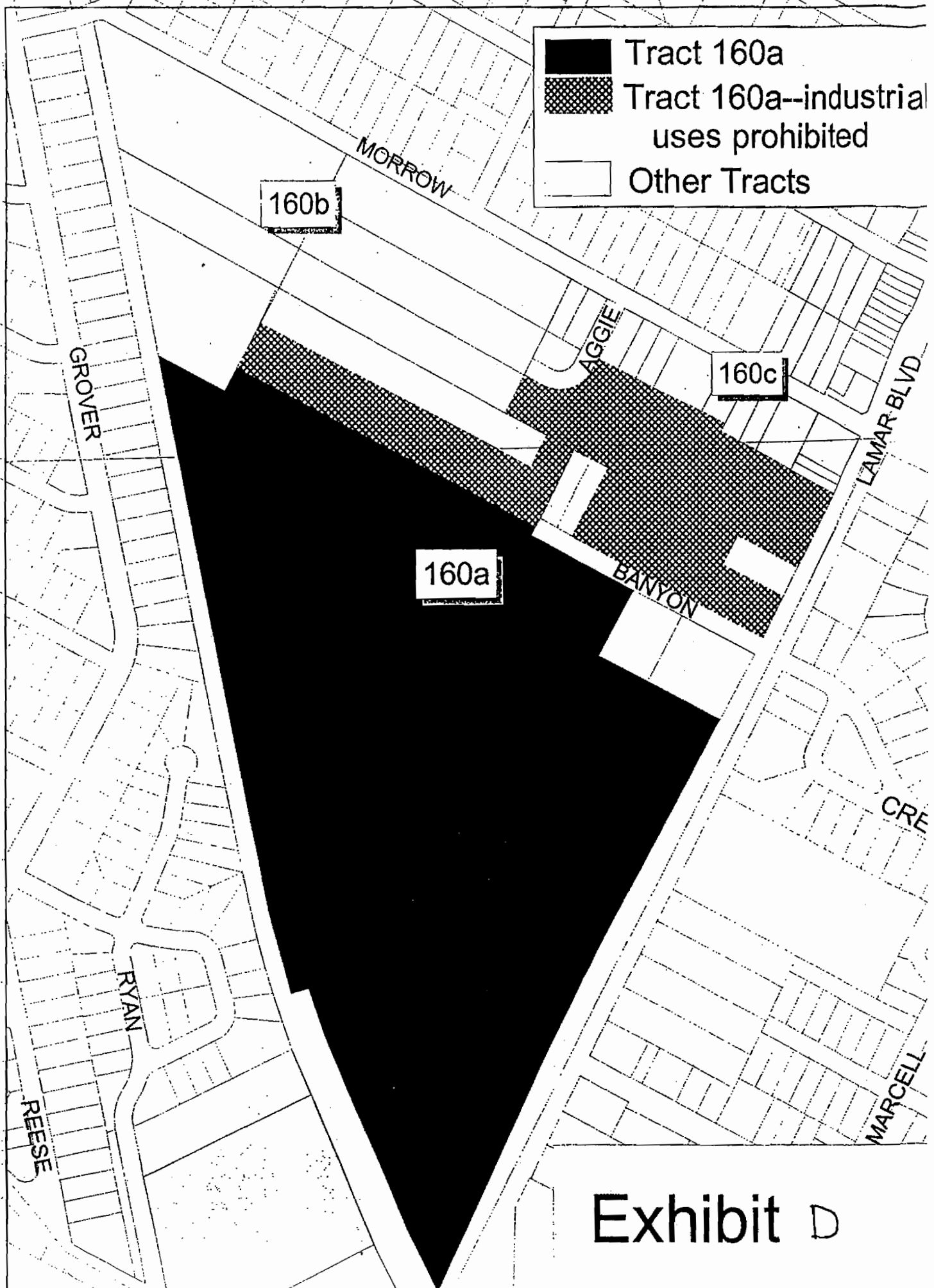


Exhibit D

08/28/07

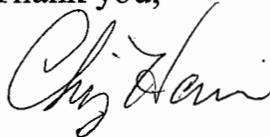
To: Jorge Rousselin

From: Chip Harris, Crestview Neighborhood Association

RE: C14-2007-0094

Please find attached original petition forms to be added to the case file. If you have any questions, please feel free to contact me at 463-3672.

Thank you,

A handwritten signature in cursive script, appearing to read "Chip Harris".

Chip Harris

RECEIVED

AUG 27 2007

Neighborhood Planning & Zoning

Petition

RECEIVED

AUG 27 2007

Neighborhood Planning & Zoning

Date: August 23, 2007

File Number C14-2007-0094

Address of
rezoning request 6909 Ryan Drive

To: Austin City Council

We, the owners of property affected by the requested zoning change at 6909 Ryan Dr, do hereby protest against any change of the Land Development Code which would zone the property to GR-MU (retail/multi use).

The reasons for the protest are as follows:

1. Increase in vehicular traffic (up to 2000 cars per day) through the residential neighborhood.
2. Public safety concerns for adults/children walking and/or bicycling on residential streets not designed for heavy traffic.

Signature	Printed Name	Address
<i>Lois Wilhelm</i>	LOIS WILHELM	7105 RYAN DR.
<i>E.T. Wilhelm</i>	E.T. WILHELM	7105 RYAN DR.
<i>Michael Brown</i>	Michael Brown	7106 Ryan Dr
<i>W.D. Stewart</i>	W.D. STEWART	7110 RYAN DR.
<i>Ida Nell Baker</i>	IDANELL BAKER	7113 RYAN DR.
<i>Samuel Carter</i>	SAMUEL CARTER	7107 RYAN DR.
<i>Jamye Coffey</i>	Jamye Coffey	7102 Ryan Dr.
<i>Eva May Smith</i>	EVA MAY SMITH	7104 RYAN DR.
<i>Linda Inman</i>	Linda Inman	7108 Ryan Dr

Date: 8-27-07

Contact Name: Chip Harris
Phone Number 458-2488

Petition

RECEIVED

AUG 27 2007

Neighborhood Planning & Zoning

Date: August 23, 2007

File Number C14-2007-0094

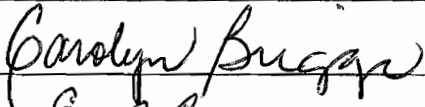
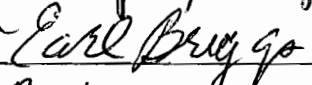
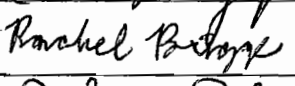
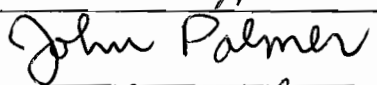
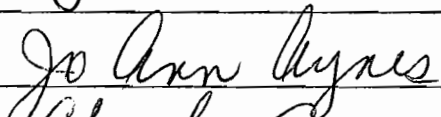
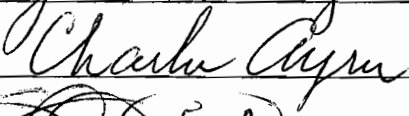

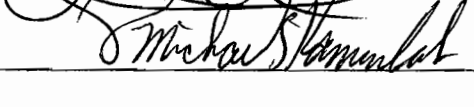
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rezoning request 6909 Ryan Drive

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Signature	Printed Name	Address
	CAROLYN BRIGGS	7116 RYAN DR.
	EARL BRIGGS	" " "
	Rachel Briggs	" " "
	JOHN L. PALMER	7109 " "
	JO ANN AYRES	7103 RYAN DR
	CHARLES AYRES	7103 RYAN DR
	STEPHEN PULTON	7100 RYAN DR.
	Michael E. Kunkle	7010 Ryan Dr

Date: 8-27-07

Contact Name: Chip Harris
Phone Number 458-2488

Petition

RECEIVED

AUG 27 2007

Neighborhood Planning & Zoning

Date: August 23, 2007

File Number C14-2007-0094

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2. Public safety concerns for adults/children walking and/or bicycling on residential streets not designed for heavy traffic.

Signature	Printed Name	Address
<i>Paul Borelli</i>	PAUL BORELLI	7101 RYAN DR
<i>Marla Benningfield</i>	Marla Benningfield	1001 W. St. Johns Ave
<i>Marla Benningfield</i>	MORLAND BENNINGFIELD	1001 W. ST JOHN AVE
<i>Mrs Jeanette Benningfield</i>	Jeanette BENNINGFIELD	1001 W. ST. JOHNS AVE.
<i>INGRID McDONALD</i>	<i>ImcDonald</i>	1203 W. ST. JOHNS
<i>Shane Pickett</i>	Shane Pickett	1015 St. Johns CR.
<i>Jeff Alford</i>	JEFF ALFORD	7013 St Johns Cr
<i>Shirley Allaway</i>	Shirley Allaway	7002 Ryan Dr
<i>James R. Simpson</i>	JAMES R. SIMPSON	7000 RYAN DR.

Date: 8-27-07

Contact Name: Chip Harris
Phone Number 458-2488

Petition

RECEIVED

AUG 27 2007

Neighborhood Planning & Zoning

Date: August 23, 2007

File Number C14-2007-0094

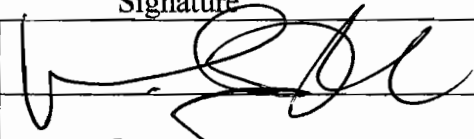
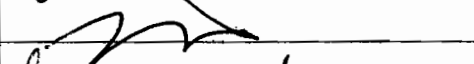
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2. Public safety concerns for adults/children walking and/or bicycling on residential streets not designed for heavy traffic.

Signature	Printed Name	Address
	KIMBERLY CARUSIK	6937 RYAN DR. AUSTIN, TX 78757
	JUDITH JOHNSON	1003 W ST JOHNS AVE AUSTIN TX 78757
Margaret Miller	margaret miller	1004 W. St. Johns Austin TX 78757
Michael Akel	Michael Akel	1002 W. Saint Johns Ave Austin, TX 78757

Date: 8-27-07

Contact Name: Chip Harris
Phone Number 458-2488

PETITION

Case Number:

C14-2007-0094

Date:

Aug. 29, 2007

Total Area within 200' of subject tract: (sq. ft.)

519,731.05

1				0.00%
2				0.00%
3				0.00%
4				0.00%
5				0.00%
6				0.00%
7				0.00%
8				0.00%
9				0.00%
10				0.00%
11				0.00%
12				0.00%
13				0.00%
14				0.00%
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22				0.00%
23				0.00%
24				0.00%
25				0.00%

Validated By:

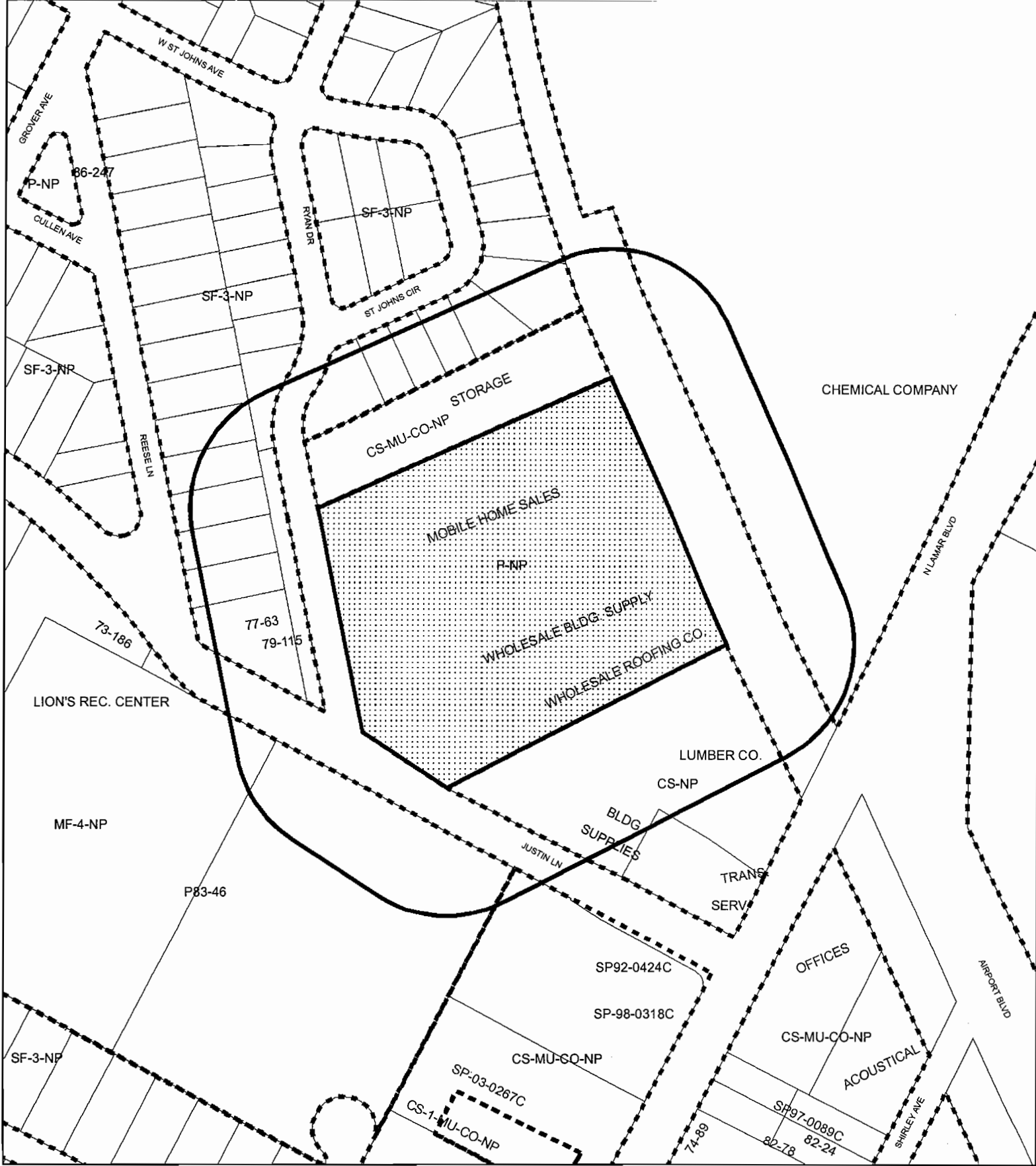
Stacy Meeks

Total Area of Petitioner:

0.00

Total %





0.00%



PETITIONS

CASE#: C14-2007-0094
 ADDRESS: 6909 RYAN DR
 GRID: K28
 CASE MANAGER: J. ROUSSELIN



-  Subject Tract
-  Property Owner
-  Buffer
-  Zoning Boundary

1" = 200' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2007-0094

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

August 14, 2007 Planning Commission

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

Math Davidson
Your Name (please print)

6901 Reese Lane
Your address(es) affected by this application

Math Davidson
Signature

8-6-07
Date

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Jorge Rousselin
P. O. Box 1088
Austin, TX 78767-8810

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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.ci.austin.tx.us/development

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Case Number: C14-2007-0094

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

August 14, 2007 Planning Commission

Robert Shaw

Your Name (please print)

6902 Rose Ln

Your address(es) affected by this application

[Signature]

Signature

8/5/07

Date

☐ I am in favor
☒ I object

Comments:

I am not interested in
having mobile home sales or
warehouse. Very un-attractive
and unappealing in a vintage
neighborhood.

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2007-0094

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

August 28, 2007 Planning Commission

☒ I am in favor
☐ I object

Matt Davidson

Your Name (please print)

6901 Reese Lane

Your address(es) affected by this application

Matt Davidson

Signature

8-19-07

Date

Comments:

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810