ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0020 – Sundberg Tract

Z.A.P. DATE: June 3, 2008
June 17, 2008
July 1, 2008

ADDRESS: 8219 Burleson Road

OWNERS: Joan Elaine Frensley Smith;
Sundberg Farm Limited Partnership
(Jean and Marvin Chernosky);
Sundberg C&C Partners, Ltd. (Camille C. Mealy);
Ralph & Olga Schneider Family Partnership
(Eleanor Schneider and John P. Schneider, M.D. &
Frances E. and Robert W. Bauman);
Robert Carl Wolter

AGENT: Bury & Partners
(Melissa Matthiesen)

ZONING FROM: I-RR

TO: LI for Tract 1 (72.470 acres)
CS-MU for Tract 2 (46.205 acres)

TOTAL AREA: 118.676 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning for Tract 1 and general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning for Tract 2. On Tract 1, the following uses are prohibited: basic industry, resource extraction, and scrap and salvage. On Tract 2, establishes a 200-foot wide buffer between Multifamily Residential, and general warehousing and distribution, and light manufacturing uses, and a 100-foot wide buffer between Multifamily Residential uses and the following uses:

Commercial Uses	Industrial Uses	Civic Uses
Agricultural Sales and Services	Limited Warehousing and Distribution	Maintenance Service Facilities
Construction Sales and Services	Custom Manufacturing	Postal Facilities exceeding 10,000 square feet
Equipment Repair Services		
Equipment Sales		
Research Services		
Research Assembly Services		
Research Testing Services		
Research Warehousing Services		

The buffer zone shall be measured from a building developed with Multifamily Residential uses to a building with a commercial, industrial, or civic use.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated June 25, 2008, as provided in Attachment A.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 3, 2008: *MEETING CANCELLED DUE TO AGENDA POSTING ERROR*

June 17, 2008: *ITEM PULLED FROM THE AGENDA DUE TO NOTIFICATION ERROR*

July 1, 2008: *APPROVED LI-CO DISTRICT ZONING FOR TRACT 1 AND CS-CO DISTRICT ZONING ON TRACT 2, WITH CONDITIONS, AS STAFF RECOMMENDED, AND THE ADDITIONAL CONDITION OF PROHIBITING VEHICLE STORAGE ON TRACTS 1 AND 2.*

[J. SHIEH; C. HAMMOND – 2ND] (6-0) J. MARTINEZ; K. JACKSON – ABSENT

ISSUES:

The Applicant is in agreement with the Staff recommendation.

DEPARTMENT COMMENTS:

The subject property is an undeveloped, platted lot that is situated at the southwest corner of U.S. Highway 183 and Burleson Road, and is zoned interim – rural residence (I-RR) since its annexation into the City limits on December 31, 2003. There is a service station, undeveloped land, single family residences and office-warehouse uses to the north (GR-CO-NP, CS-MU-CO-NP, W/LO-NP, IP-CO-NP, LI-CO-NP), the Austin-Bergstrom International Airport, undeveloped land and commercial uses across U.S. Highway 183 to the east (AV, County), Onion Creek, undeveloped land and commercial uses to the south (County) and undeveloped land and three single family residences to the west (County). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant is proposing to create two zoning tracts: limited industrial service (LI) district for the 72 acres that comprises Tract 1 and general commercial services – mixed use (CS-MU) district for the 46 acres that comprises Tract 2. Tract 1 is located entirely within the Airport Overlay Zone (AO-3) also known as the ½ mile buffer zone that permits commercial and industrial uses. The AO-3 Zone does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. Tract 2 is within the Controlled Compatible Land Use Area which restricts land uses that create interference between the airport and aircraft. Please refer to Exhibit D.

The Applicant's conceptual plan shows 18.5 acres of retail at the corner of U.S. Highway 183 and Burleson Road (up to 200,000 square feet by the TIA), a loop road extending between these two roadways, 26.5 acres of industrial / commercial uses (up to 300,000 square feet) and 27.5 acres of multifamily residences (700 units) on the west side of the property (Tract 2). Completion of the project is anticipated in the year 2011. The recorded plat shows a

significantly sized drainage easement along the east and south sides of the property, and additional acreage within the water quality transition zone, and therefore, development will be limited in these areas. Exhibit B shows the recorded plat and Exhibit C shows the conceptual plan.

Staff recommends the Applicant's request for Tracts 1 and 2, based on the following considerations of the property: 1) location at the intersection of two major arterial roadways; 2) retail, commercial, industrial are appropriate within the Airport Overlay Zone, while apartments provide a residential component to this development; and 3) the Conditional Overlay prohibits intensive industrial uses of basic industry, resource extraction, scrap and salvage, establishes a 200-foot wide buffer between Multifamily Residential, and general warehousing and distribution, and light manufacturing uses, and a 100-foot wide buffer between Multifamily Residential and the following uses:

Commercial Uses	Industrial Uses	Civic Uses
Agricultural Sales and Services	Limited Warehousing and Distribution	Maintenance Service Facilities Facilities
Construction Sales and Services	Custom Manufacturing	Postal Facilities exceeding 10,000 square feet
Equipment Repair Services		
Equipment Sales		
Research Services		
Research Assembly Services		
Research Testing Services		
Research Warehousing Services		

The buffer zone shall be measured from a building developed with Multifamily Residential uses to a building with a commercial, industrial, or civic use.

The Traffic Impact Analysis establishes intersection improvements at Burleson Road and U.S. Highway 183, and at the site roadway on Burleson road, and requires additional right-of-way dedication along Burleson Road, right-of-way reservation on U.S. Highway 183.

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	GR-CO-NP; CS-NP; CS-MU-CO-NP	Service station with food sales; Undeveloped; Single family residences within the Blue-Bonnet Gardens subdivision; Office; Office-warehouses
South	N/A (County)	Onion Creek; Undeveloped; Commercial
East	AV; County	Austin-Bergstrom International Airport; Commercial; Single family residence
West	County	Undeveloped; Three single family residences

NEIGHBORHOOD PLAN AREA: N/A

TIA: Is required – Please refer to Attachment A

WATERSHED: Onion Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** Yes – U.S. Highway 183

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council
428 – Barton Springs / Edwards Aquifer Conservation District
627 – Onion Creek Homeowners Association
634 – Montopolis Area Neighborhood Alliance
688 – Southeast Neighborhood Planning Contact Team
750 – Del Valle Neighborhood Association 774 – Del Valle Independent School District
786 – Home Builders Association of Greater Austin
1005 – Elroy Preservation Association 1037 – Homeless Neighborhood Association
1075 – League of Bicycling Voters

SCHOOLS:

The subject property is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0052 – Felter Investments	RR-CO-NP; IP-NP; IP-CO-NP to RR-CO-NP and LI-CO-NP	To Grant RR-CO-NP and LI-CO-NP with the CO for a 50 foot wide setback on either side of the centerline of an open waterway with certain exceptions, and a 2,000 trip limit.	Approved RR-CO-NP and LI-CO-NP as Planning Commission recommended (12-13-07).
C14-03-0013 – Blue Bonnet Gardens, Southeast side of Norwood Lane –City Initiated	SF-2-NP to CS-MU-CO-NP	To Grant CS-MU-CO-NP with the CO prohibiting intensive CS uses and residential uses except the existing single family residences	Approved CS-MU-CO-NP as Planning Commission recommended (4-24-03).
C14-03-0012 – Blue Bonnet Gardens, Northwest side of Norwood Lane –City Initiated	SF-2-NP to CS-MU-CO-NP for Tracts 1 and 2, and CS-NP for Tract 2	To Grant CS-MU-CO-NP with the CO prohibiting intensive CS uses and residential uses except the existing single family residences for Tracts 1	Approved CS-MU-CO-NP and CS-NP as Planning Commission recommended (4-24-03).

		and 2, and CS-NP for Tract 3	
C14-96-0014 – Countryside Exxon	I-RR; DR to CS-1	To Grant GR-CO with CO for 2,000 trips	Approved GR-CO as Commission recommended (4-15-99).
C14-96-0024 – Araclean Services, Inc.-Bldg II Rezoning	IP to LI	To Grant LI-CO, subject to an Integrated Pest Management Program	Approved LI-CO with the CO prohibiting restaurants and food sales, and limiting the F.A.R. of financial services to 0.287 to 1 (3-24-94).
C14-86-141 – James W. Akin, Et Ux	DR to W/LO and IP	To Grant W/LO and IP with conditions	Approved W/LO and IP with Restrictive Covenant requiring a contact person during construction; no access through Bluebonnet Gardens to Norwood Lane as long as the west side of Norwood remains residentially zoned; 25' strip of DR to remain on east side of tract; any land determined to be in the 100-year floodplain will be zoned RR if Waterway Development Permit precludes alteration or fill which would remove land from the floodplain (5-14-87).

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2003 (C7a-03-016).

The property is platted as Lot 1, Block A of Sundberg Estates, a subdivision recorded on November 18, 2004 (C8J-03-0198.0A). There are no site plan applications on the property.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
U.S. Highway 183 Southbound, south of Burleson Road	170 feet	40 feet	Major Arterial Divided – 4 lanes, Freeway	
Burleson Road, east of U.S. Highway 183	60 feet	60 feet	Major Arterial Divided – 4 lanes; Classified as MAD-6 in 2025 Plan	

- Southbound U.S. Highway 183 is classified in the Bicycle Plan as a Priority SH 6 bike route. Burleson Road is classified as a BL 6 bike route.
- Capital Metro bus service is not available along U.S. Highway 183 or Burleson Road, and is not available within ¼ mile of this property.
- There appear to be existing sidewalks along U.S. Highway 183 southbound and Burleson Road, east of U.S. Highway 183.

COUNCIL DATE:	June 18, 2008	**ACTION:** Item pulled from the agenda due to notification error.
	July 24, 2008	Approved a Postponement request by Staff to August 7, 2008 (5-0, Cole and Shade off the dais).
	August 7, 2008	Approved a Postponement request by the Applicant to August 21, 2008 (7-0).
	August 21, 2008	Approved a Postponement request by the Applicant to September 25, 2008 (7-0).
	September 25, 2008	Approved a Postponement request by the Applicant to October 16, 2008 (7-0).
	October 16, 2008	

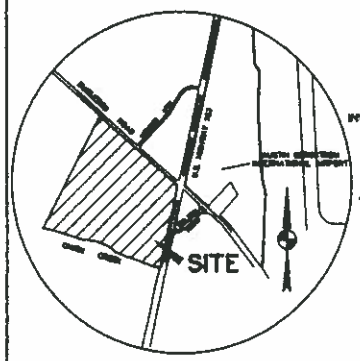
ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades **PHONE:** 974-7719
e-mail: wendy.rhoades@ci.austin.tx.us

20040033 4

SUNDBERG ESTATES



VICINITY MAP
N.T.S.

EXHIBIT B
RECORDED PLAT

BASIS OF BEARING

THE BASIS OF BEARINGS SHOWN HEREON IS TEXAS STATE PLANE COORDINATES CENTRAL ZONE (NAD83-HARN) AND WERE DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS CONNECTED TO THE FOLLOWING.

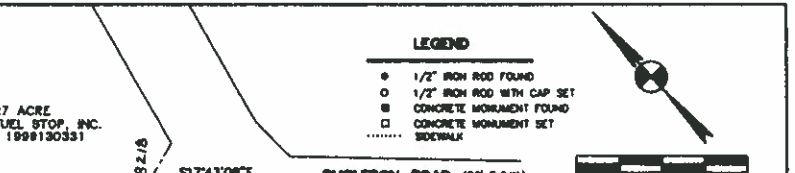
BM0920-DESIGNATION MARBRIDGE LOCATED IN TRAVIS COUNTY, TEXAS, USGS QUAD-OAK HILL (1995), 1.25 MILES WEST-SOUTHWEST OF MANCHACA IN FLAT GRASS NEAR THE BACKSTOP AT THE SOUTHWEST CORNER OF A BASEBALL DIAMOND AT THE MARBRIDGE HOME FOR BOYS.

AUSTIN RRP-COOPERATIVE BASE NETWORK CONTROL STATION AND AN "A" ORDER HARN STATION LOCATED ON THE ROOF OF BUILDING 6 OF THE TEXAS DEPARTMENT OF TRANSPORTATION OFFICES AT CAMP HUBBARD, LOOP 1 @ 35th STREET, AUSTIN, TEXAS 78731

CURVE TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	11°09'36"	371.38	72.23	72.12	S53°07'37"E

SHEET 1 OF 3



SUNDBERG ESTATES

DATE: JANUARY 2003
PREPARED BY:

Bury+Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
Bury+Partners, Inc. ©Copyright 2003

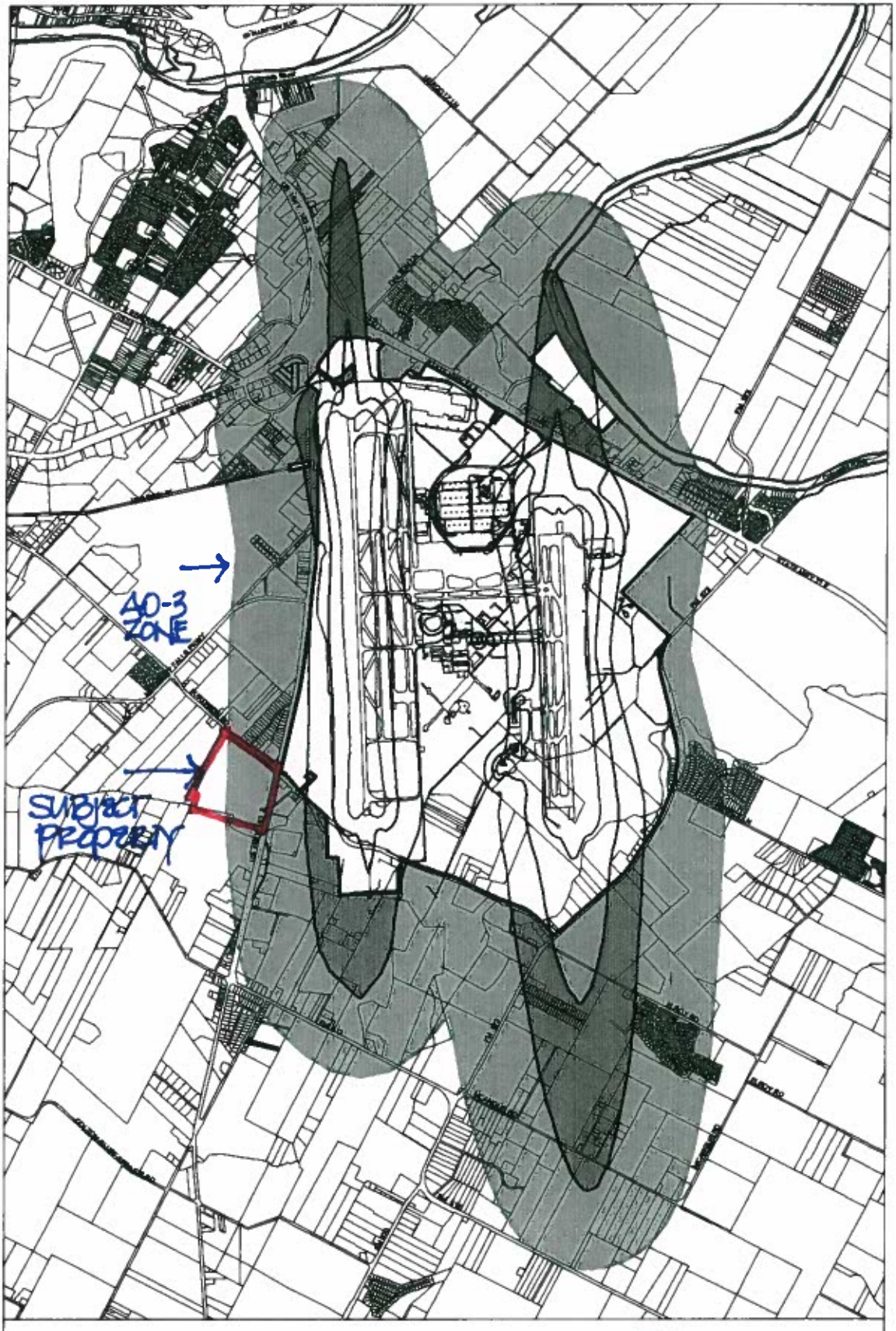
Drawn by: MTH Approved by: JTB Project No.: 001-03.29 File: H:\001\03\001329L4.dwg

C8J-03-0198.0A

PHOTOGRAPHIC MYLAR


M.F.
2.0 ac
Multi-Family
27.5 ac
WQTZ
not in floodplain
14 ac
90' R.O.W.
Riverside Resources
Sundburg Tract
Austin, Texas
Conceptual Land Use Plan "D"
rvi

Exhibit C



Austin-Bergstrom International Airport

Proposed Airport Overlay Zones

Produced by: Infrastructure Support Services

N
W
E
S

Date Plotted: August 7, 2001

Airport Overlay Zone AO-1
Airport Overlay Zone AO-2
Airport Overlay Zone AO-3 – 1/2 mile buffer
65 DNL Contour
70 DNL Contour
75 DNL Contour
Airport Property Boundary

EXHIBIT D

Date:	August 7, 2008
To:	Wendy Rhoades, Case Manager
CC:	Scott Feldman, P.E./ Arthur F. Gamble III, P.E Alliance Transportation Group, Inc. Carol Barnes, Fiscal Officer Melissa Matthiesen, Bury & Partners, Inc.
Reference:	Sundberg Tract TIA, C14-2008-0020 (8219 Burleson Road)

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Sundberg Tract, dated February 27, 2008, prepared by Arthur F. Gamble III, P.E. of Alliance Transportation Group, Inc., and offers the following comments:

The Sundberg Tract TIA covers two tracts of land totally 118.676 acres. The site is located in southeast Austin at the southwest corner of the intersection of Burleson Road and US 183.

The property is currently undeveloped. The applicant has requested a zoning change to Limited Industrial (LI), and Commercial Services-Mixed Use (CS-MU). The estimated completion of the project is expected in the year 2011.

TRIP GENERATION

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 17,154 unadjusted average daily trips (ADT).

The table below shows the unadjusted trip generation by land use for the proposed development:

Table 1. Trip Generation - Unadjusted

				AM Peak		PM Peak	
LAND USE	**ITE Code**	**Size**	**ADT**	**Enter**	**Exit**	**Enter**	**Exit**
Apartments	220	700 DU	4,358	69	277	262	141
Shopping Center	820	200,000 SF	10,656	145	93	475	514
General Light Industrial	110	300,000 SF	2,140	233	32	37	228
Total			**17,154**	**447**	**402**	**774**	**883**

ATTACHMENT A

ASSUMPTIONS

1. Traffic growth rates provided by the City of Austin were as follows:

Table 2. Growth Rates per Year	
Roadway Segment	**%**
All Roadways	2%

2. In addition to these growth rates, background traffic volumes for 2008 included estimated traffic volumes for the following projects:
    - SP-07-0048C Colorado Crossing
    - SP-06-0332C Zydeco
    - C8-03-0189.02 Met Center II

3. Reductions were taken for pass-by for the following uses:

Table 3. Summary of Pass-By Reductions		
Land Use	**Pass-By Reductions %**	
	AM	**PM**
Shopping Center	0%	34%

4. No reductions were taken for internal capture or transit use.

EXISTING AND PLANNED ROADWAYS

US 183 – US 183 forms the eastern border of the site and is classified as a four-lane divided arterial between State Highway 71 East (SH71E) and Onion Creek. The Austin Metropolitan Area Transportation Plan (AMATP) classifies US 183 from SH71E and Onion Creek, as a six-lane freeway by 2025. This roadway is classified as a priority 2 route in the Bicycle Plan.

Burleson Road – Burleson Road forms the northern border of the site and is classified as a four-lane divided major arterial between McKinney Falls Parkway and US 183 South (US183S). The Austin Metropolitan Area Transportation Plan (AMATP) classifies Burleson Road from McKinney Falls Parkway to US183S as a six-lane divided major arterial by 2025. This roadway is classified as a priority 1 route in the Bicycle Plan.

McKinney Falls Parkway – This roadway is located west of the site and is classified as a four-lane divided major arterial between US183S and Burleson Road. This roadway is classified as a priority 1 route in the Bicycle Plan.

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 9 intersections, of which 2 are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

Table 4. Level of Service				
Intersection	2008 Existing		2011 Site + Forecasted	
	AM	PM	AM	PM
US 183 and Burleson Road*	D	F	E	F
Burleson Road and McKinney Falls Parkway*	B	B	C	C
Burleson Road & Site Road North			A	A
Burleson Road & West Industrial Driveway			A	A
Burleson Road & East Industrial Driveway			A	A
Site Road East & US 183			A	A
Burleson Road & Apartment Driveway			A	A
Burleson Road & Retail Driveway 1			A	A
US 183 & Retail Driveway 2			A	A

*SIGNALIZED

RECOMMENDATIONS

1) Prior to 3rd reading at City Council, fiscal is required to be posted for the following improvements:

Intersection	Improvement	Total Cost ($)	Pro Rata Share (%)	Pro Rata Share ($)
Burleson Road at US 183	Widen EB leg to accommodate 2 left lanes, 2 thru lanes, and 1 right lane	$67,500	92.1%	$62,168
	Add right turn lane, relocate bike path, relocate utilities, and	$121,766	24.1%	$29,346
Burleson Road at Site Roadway	Improvements to prohibit out-bound left turn maneuvers	$11,500	100%	$11,500
Total		200,766	---	$103,014

*Fiscal estimates provided/sealed by Steven J. Miller, P.E. on August 6, 2008.

2) Two copies of the final TIA incorporating all comments must be submitted prior to 3rd Reading at City Council.

3) Driveways on Burleson Road:

   - The "Retail Driveway 1" should be constructed to prohibit left-in/left-out maneuvers.
   - Locations of the "East Industrial Driveway", "West Industrial Driveway", and the "Apartment Driveway" should meet the minimum offset and spacing standards as required by the Transportation Criteria Manual.

4) The "Site Roadway" at Burleson Road shall be constructed to prohibit left-out maneuvers. Improvements shall be approved by the Public Works Department at site plan or construction plan.

5) Driveway locations on TXDOT roadways are subject to the requirements of the TxDOT Access Management Manual. Approval of the TIA is not an approval of the driveway locations, is conditional, and approval of conceptual driveway locations may be revoked based on site conditions and constraints determined during construction plan review.

6) The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for Burleson Road. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of Burleson Road in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55). Right-of-way for Burleson Road is required to be dedicated during the subdivision or site plan process.

7) The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for US 183. If the requested zoning is granted, then 200 feet of right-of-way should be reserved from the existing centerline of US 183 in accordance with the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55). Right-of-way reservation for US 183 may be required by TxDOT during the subdivision or site plan process.

8) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

Candace Craig

Candace Craig
Sr. Planner – Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning for Tract 1 and general commercial services – mixed use – conditional overlay (CS-MU-CO) combining district zoning for Tract 2. On Tract 1, the following uses are prohibited: basic industry, resource extraction, and scrap and salvage. On Tract 2, establishes a 200-foot wide buffer between Multifamily Residential, and general warehousing and distribution, and light manufacturing uses, and a 100-foot wide buffer between Multifamily Residential uses and the following uses:

Commercial Uses	Industrial Uses	Civic Uses
Agricultural Sales and Services	Limited Warehousing and Distribution	Maintenance Service Facilities
Construction Sales and Services	Custom Manufacturing	Postal Facilities exceeding 10,000 square feet
Equipment Repair Services		
Equipment Sales		
Research Services		
Research Assembly Services		
Research Testing Services		
Research Warehousing Services		

The buffer zone shall be measured from a building developed with Multifamily Residential uses to a building with a commercial, industrial, or civic use.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated June 25, 2008, as provided in Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The LI district designation is for a commercial service use or limited manufacturing use generally located on a moderately sized site.

CS, Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments. The property is located in close proximity to Bastrop Highway / U.S. Highway 183, a major freeway. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

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

Staff recommends the Applicant's request for Tracts 1 and 2, based on the following considerations of the property: 1) location at the intersection of two major arterial

roadways; 2) retail, commercial, industrial are appropriate within the Airport Overlay Zone, while apartments provide a residential component to this development; 3) the Conditional Overlay prohibits intensive industrial uses, establishes buffers between Multifamily Residential, and intensive industrial, commercial and civic uses, and 4) the Traffic Impact Analysis establishes intersection improvements, additional right-of-way dedication and right-of-way reservation.

EXISTING CONDITIONS

Site Characteristics

The rezoning area is undeveloped with a vacant commercial building. According to the recorded plat, there is a 50.391 acre drainage easement along the east and south sides of the property that contains the meanders of Onion Creek, the FEMA 100-year floodplain and the critical water quality zone. The water quality transition zone extends in a north-south direction, generally outside of the drainage easement, and is approximately 15 acres in size. There is also a 30' natural gas pipeline easement that extends across southern portion of the property in a north-south direction. The northeast corner of the property is within a 400-foot wide restricted pipeline area.

Impervious Cover

The maximum impervious cover allowed by the LI and CS-MU zoning districts would be 80%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
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 flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. 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

This site will be subject to commercial design standards. Burleson Road is classified as a suburban roadway. For sites five acres or larger an internal circulation route is required and is classified as the principal street.

Any development will need to comply commercial design standards for sidewalk and building placement requirements for suburban roadways or internal circulation routes if applicable, this includes multi-family development.

FYI: This site is located in the Desired Development Zone (DDZ). Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

This site is within the Controlled Compatible Land Use Area of Austin-Bergstrom International Airport, but outside the Airport Overlay Zones.

This site is within the Airport Overlay Zone AO-3. Show the limits of the AO-3 zone on the plan.

This site is subject to the Hazardous Pipeline Ordinance at the southwest intersection of Burleson Road and US Hwy 183. Review by the Fire Department is required. LDC, 25-2-516.

Approval from TXDOT will be required for any access onto U.S. Highway 183.

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

Mail other please

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: C14-2008-0020
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
June 3, 2008 Zoning and Platting Commission
June 18, 2008 City Council

☑ **I am in favor**
☐ **I object**

CHERNOSKY, MARVIN + JEAN
Your Name *(please print)*

101 Westcott, #702, Houston, TX 77007
Your address(es) affected by this application

Marvin E. Chernosky 5/25/08
Signature Date

Comments: as part-owners we approve this change.

Thank you,
Jean & Marvin Chernosky

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

PUBLIC HEARING INFORMATION

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www.ci.austin.tx.us/development

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Case Number: C14-2008-0020
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
June 17, 2008 Zoning and Platting Commission
June 18, 2008 City Council

☒ **I am in favor**
☐ **I object**

Frances E. Bauman
Your Name *(please print)*

8219 Burleson Rd.
Your address(es) affected by this application

Frances E. Bauman
Signature

6-12-08
Date

Comments: We are interested in having Grandmother Sundberg's property properly rezoned as it should help the tax base.

We are certainly for this endeavor.

Thank you.

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Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2008-0020
Contact: Wendy Rhoades. (512) 974-7719
Public Hearing:
June 3, 2008 Zoning and Platting Commission
June 18, 2008 City Council

☒ **I am in favor**
☐ **I object**

Robert W. Bauman
Your Name *(please print)*

8219 Burleson Rd.
Your address(es) affected by this application

Signature

6-12 08
Date

Comments: About time this idle property be used for a good use.

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

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Case Number: C14-2008-0020
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
June 17, 2008 Zoning and Platting Commission
June 18, 2008 City Council

☑ **I am in favor**
☐ **I object**

CHERNOSKY, MARVIN + JEAN
Your Name *(please print)*

8219 Burleson Road, Austin TX
Your address(es) affected by this application

Marvin & Jean H. Chernosky 6-2-08
Signature Date

Comments: We are in favor.
Thanks

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Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2008-0020
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
July 1, 2008 Zoning and Platting Commission
July 24, 2008 City Council

☑ **I am in favor**
☐ **I object**

Mickey Hodnett
Your Name *(please print)*

5509 Hwy 183 S.
Your address(es) affected by this application

Signature _____ Date _____

Comments: _____

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Neighborhood Planning and Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2008-0020
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
July 1, 2008 Zoning and Platting Commission
~~July~~ 24, 2008 City Council

☑ ~~I~~ am in favor
☐ I object

ROBERT W BAUMAN
FRANCES E. BAUMAN
Your Name *(please print)*

FAXE
4411 TAWNEY; AMARILLO, TX. 79106
Your address(es) affected by this application

Signature

6-21-'08
Date

Comments:

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

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MU - return class

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Case Number: C14-2008-0020
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
July 1, 2008 Zoning and Platting Commission
July 24, 2008 City Council

☑ **I am in favor**
☐ **I object**

CHERNOSKY, Dr. & Mrs. Marvin
Your Name *(please print)*

C14-2008-0020

an owner - Case # C14-2008-0020

Your address(es) affected by this application

Dr. & Mrs. Marvin Chernosky 6-23-08
Signature Date

Comments: We approve - please move forward on this. It is taking much too long -

Dr. & Mrs. Marvin Chernosky

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

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Case Number: C14-2008-0020
Contact: Wendy Rhoades, (512) 974-7719
Public Hearing:
July 1, 2008 Zoning and Platting Commission
July 24, 2008 City Council

☐ I ~~am in favor~~
☑ I object

Jeffrey W. Archer
Your Name *(please print)*

7912 D.G. Collins Rd
Your address(es) affected by this application

Jeffrey W. Archer 7/5/08
Signature Date

Comments: The proposed Zoning Change will impact 7912 D.G. Collins Rd by proposed I-RR & I-1 changes. I oppose commercial svcs & limited manufacturing uses, also Tract 2: CS-MU, because it will impact the character of rural areas in the area.

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

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July 31, 2008

Ms. Wendy Rhoades
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs, 5th floor
Austin, Texas 78704

Re: Sundberg Tract – Zoning Case C14-2008-0020
Request for City Council Meeting Postponement
8219 Burleson Road
Austin, Travis County, Texas

Dear Ms. Rhoades:

As representatives of the above-stated Property owner, we respectfully request a postponement for zoning case C14-2008-0020, scheduled for the City Council meeting on Thursday, August 7, 2008. Unfortunately, both the applicant's agent and engineer will be out of town and unable to attend the scheduled meeting. Therefore, the applicant is requesting a postponement to the following City Council meeting scheduled for August 21, 2008.

Please let me know if you should require any additional information or have any questions regarding this request. Thank you in advance for your time and attention to this project and we apologize for any inconvenience this postponement may cause.

Sincerely,

Melissa M. Matthiesen

Cc: John Needham, *Riverside Resources*
Scott Ratcliff, *Firm*

I:\470\20\Admin\Letters\July 08\073108 Rhoades.doc\cee

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September 24, 2008

Ms. Wendy Walsh
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs, 5th floor
Austin, Texas 78704

Re: Sundberg Tract – Zoning Case C14-2008-0020
Request for City Council Meeting Postponement
8219 Burleson Road
Austin, Travis County, Texas

Dear Ms. Walsh:

As representatives of the Property Owners, we respectfully request a postponement for Zoning Case C14-2008-0020, scheduled for the City Council meeting on Thursday, September 25, 2008. Unfortunately, we are still working to coordinate execution and notarization of documents from two (2) of the five (5) property owners. Therefore, the applicant is requesting a postponement to the October 16, 2008 City Council meeting in order to have additional time to obtain the signed documents needed for the zoning approval.

Please let me know if you should require any additional information or have any questions regarding this request. Thank you in advance for your time and attention to this project and we apologize for any inconvenience this postponement may cause.

Sincerely,

Melissa M. Matthiesen

Cc: John Needham, *Riverside Resources*
Scott Ratcliff, *Firm*

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