

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2009-0168 – Uncle Bob's 2222

REQUEST: Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code rezoning the property locally known as 10307 FM 2222 (Bull Creek Watershed) from limited office (LO) district zoning to general commercial services (CS) district zoning. The Street Deed is for the dedication of an additional 16 feet of right-of-way from the centerline of FM 2222.

DEPARTMENT COMMENTS:

The Applicant would like to pursue his request for CS district zoning at second/third readings.

The conditions imposed by City Council on 1st reading have been incorporated into the ordinance and attachments.

A valid petition of 43.42% has been filed by an adjacent property owner in opposition to this rezoning request.

APPLICANT: Sovran Acquisition, L.P. (Robert McGregor)

AGENT: Stanley Consultants, Inc. (Andrew Dodson)

DATE OF FIRST READING: June 24th, 2010, The public hearing was closed and the first reading of the ordinance for warehouse/limited office conditional overlay (W/LO-CO) combining district zoning with the following friendly amendment and conditions was approved on Council Member Spelman's motion, Council Member Cole's second on a 6-0 vote. Mayor Pro Tem Martinez was off the dais. The friendly amendment from Council Member Morrison was to prohibit the use of exterminating services. This was accepted by the maker of the motion and Council Member Cole who made the second.

The conditions were:

- Limit of 2,000 vehicle trips per day
- Dedication of an additional 16 feet of right-of-way

CITY COUNCIL HEARING DATE: July 29th, 2010

ORDINANCE NUMBER:

CITY COUNCIL ACTION:

ASSIGNED STAFF: Clark Patterson

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0168 Uncle Bob's 2222

Z. P. C. DATE: 02-16-2010

ADDRESS: 10307 Ranch Road 2222

AREA: 4.89 acres

APPLICANT: Sovran Acquisition, L.P.
(Robert McGregor)

AGENT: Stanley Consultants, Inc.
(Andrew Dodson)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: Yes

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: LO – Limited Office

ZONING TO: CS – Commercial Services

SUMMARY STAFF RECOMMENDATION:

Staff recommends W/LO-CO Warehouse/Limited Office – Conditional Overlay. The Conditional Overlay would limit the vehicle trips to 2000 per day. If the requested zoning is granted for this site, then approximately 16 feet of right-of-way from the existing centerline should be dedicated for FM 2222 according to the Transportation Plan.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve CS-CO zoning with conditions of: Limit to W/LO and NO uses, Height limit of 30-feet, limit of 2,000 vehicle trips per day and subject to Right-of-way dedication of 16-feet; was approved by Commissioner Betty Baker's motion, Commissioner Gregory Bourgeois second the motion on a vote of 5-2; Commissioner Patricia Seeger and Donna Tiemann voted against the motion (nay).

DEPARTMENT COMMENTS:

This tract of land was annexed by the City of Austin for Limited Purposes in 1984 by Ordinance #840503-H (see attached ordinances). The Limited Purpose annexation gave the tract of land the zoning designation of I-SF-2, Interim Single Family Residence, Standard Lot. Under case # C14r-84-471, which had attached as an exhibit a site plan for office buildings, the entire 4.89 acre tract was granted the permanent zoning designation of LO, Limited Office. In 1989, the tract of land was disannexed from the City of Austin's Limited Purpose Jurisdiction by Ordinance #890921-G. In January of 1996, a site plan was granted by the City of Austin for construction of mini-warehouse storage units under the name of AAA-Storage. The mini-warehouses were constructed and are what occupy the land to this day. In 1996, the tract of land was again annexed into the City of Austin, this time into the Full Purpose Jurisdiction by Ordinance #961024-I and was given back it's original zoning of LO, Limited Office.

To date the mini-warehouses have existed as a “legal non-conforming use” since Convenience Storage is not a permitted use in LO, Limited Office. The applicant has indicated that they are seeking a zoning category that will allow them to become a “legal use”. The applicant has requested a zone change to CS, Commercial Services in order to bring the current use into compliance with a zoning category that supports that use. The staff has evaluated the request and has determined that granting the requested CS, Commercial Service use in this area along FM 2222 will be to intense. Therefore, staff is recommending an alternate, less intense zoning category that will achieve the applicants desire to become a “legal use”, and that zoning category is W/LO, Warehouse/Limited Office.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO	Mini Warehouses
North	R&D	Research Campus
South	MF-2-CO	Apartment Complex
East	SF-2	Undeveloped
West	MF-2-CO	Apartment Complex

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0193	From I-SF-2 to GR-CO	Approved staff’s recommendation for GR-CO. (6-0)	Approved staff’s recommendation for GR-CO. (6-0) All 3 readings.
C14-95-0193	From I-SF-2 to MF-2-CO	Approved staff’s recommendation for MF-2-CO. (6-0)	Approved staff’s recommendation for MF-2-CO. (5-0) All 3 readings.

BASIS FOR RECOMMENDATION:

- Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting W/LO-CO zoning for the subject tract will be compatible with adjacent uses and adjacent zoning on the tracts to the North, South, and West.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- League of Bicycling Voters
- North Austin Neighborhood Alliance
- 2222 Property Owners Assoc.
- Long Canyon HOA
- Glen Lake Neighborhood Assoc.
- 2222 Coalition of Neighborhoods
- Courtyard HOA
- Middle Bull Creek Neigh. Assoc.

- Steiner Ranch Comm. Assoc.
- Comanche Trail Comm. Assoc.
- River Place Residential Assoc.
- Canyon Creek HOA

SCHOOLS:

- Grand View Hills Elementary School
- Canyon Ridge Middle School
- Leander High School

TRANSPORTATION:

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
FM 2222	83'	65'	Arterial	No	Wide Shoulders Exist/ Recommended	None

TR1. The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for FM 2222 Rd. If the requested zoning is granted for this site, then approximately 16 additional feet of right-of-way from the existing centerline should be dedicated for FM 2222 according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55]

TR2. 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]

SITE PLAN:

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 2. This site is in the Scenic Roadway Sign District.
- SP 3. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

- The site is subject to compatibility standards. Along the East property line, the following standards apply:
- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- e. No parking or driveways are allowed within 25 feet of the property line.
- f. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- g. For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- i. Additional design regulations will be enforced at the time a site plan is submitted.

SP 4. Hill Country Roadway

- a. The site/ is located within 1,000 feet of RM 2222 within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of 2222. The site may be developed with the following maximum floor-to-area ratio (FAR) (25-2-1122):

<i>i. <u>Slope</u></i>	<i><u>Maximum FAR</u></i>
ii. 0-15%	0.25
iii. 15-25%	0.10
iv. 25-35%	0.05

- b. Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along 2222 (25-2-1023)
- c. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state (25-2-1025).
- d. The allowable height is as follows: Within 200 feet of 2222 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet (25-2-1124).
- e. Each building shall be designed to use, to the greatest extent feasible, building materials that are compatible with the environment of the hill country, including rock, stone, brick, and wood. A person may not construct a building that has mirrored glass with a reflectance of more than 20%. (25-2-1126).
- f. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

ENVIRONMENTAL:

- 1) The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed and West Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

- 2) According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
- 3) The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
- 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) Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
- 7) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

CITY COUNCIL DATE: March 25th, 2010

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us

86-116
SP-91-35C
RZ88-4

PUD

R&D

PUD

85-23 R&D-PDA

85-23

FM 2222 RD

C814-84-32 SF-2

C814-84-32

MF-2-CO

SP-99-0126C

95-0193

85-18

DR

NO-CO

01-0121

N



 SUBJECT TRACT

 ZONING BOUNDARY

 PENDING CASE

OPERATOR: S. MEEKS

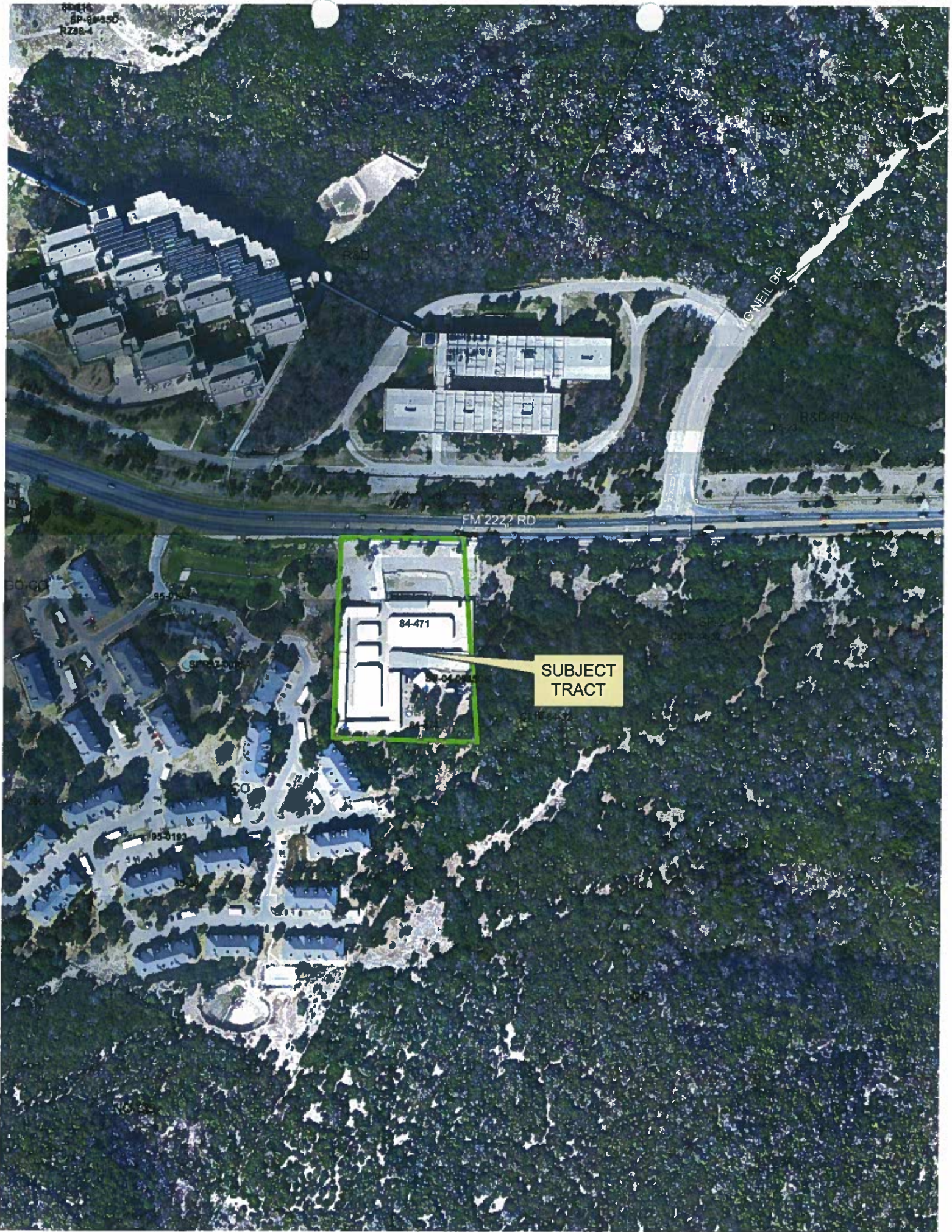
ZONING

ZONING CASE#: C14-2009-0168
ADDRESS: 10307 FM 2222 RD
SUBJECT AREA: 4.89 ACRES
GRID: D32-33
MANAGER: C. PATTERSON



1" = 400'

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.



84-471
SP-84-450
RZ88-4

IGNEIL DR

FM 2227 RD

84-471

SUBJECT TRACT

SP-84-450

84-471

ORDINANCE NO. 840503-H

AN ORDINANCE PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF AUSTIN AND THE ANNEXATION OF CERTAIN ADDITIONAL TERRITORY FOR THE LIMITED PURPOSES OF "PLANNING AND ZONING" AND "SANITATION AND HEALTH PROTECTION", SUCH TERRITORY CONSISTING OF APPROXIMATELY 500 ACRES OF LAND IN TRAVIS COUNTY, TEXAS, WHICH SAID ADDITIONAL TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF AUSTIN; PROVIDING A SERVICE PLAN; PROVIDING FOR SEVERABILITY; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. That the land and territory lying adjacent to and adjoining the City of Austin and which is described in Exhibit "A", which is attached hereto and made a part hereof, is hereby added and annexed to the City of Austin only for the limited purposes of (1) "Planning and Zoning" and (2) "Sanitation and Health Protection" pursuant to Article I, Section 7 of the Charter of the City of Austin. The territory described in Exhibit "A" shall be known as "Limited Purpose Territory" and the boundary limits of the limited purpose territory shall be known as the "Limited Purpose Boundary Limits".

PART 2. That as to the limited purpose territory annexed by PART 1, hereof, and in dealing with the property and inhabitants thereof, the City shall have each and every power which it otherwise possesses and which is reasonable and expedient for the accomplishment of the limited purposes for which such territory is annexed, and the power of the City to deal with the property and inhabitants of such limited purpose territory shall include the powers enumerated in the next two succeeding sentences but shall not be limited or restricted thereto. With regard to the limited purpose of "Planning and Zoning", the City shall have the power to control and regulate the use of property and the density of structures, to require compliance with reasonable zoning regulations, to control and regulate the subdivision of property, and to control and regulate the construction of buildings. With regard to the limited purpose of "Sanitation and Health Protection", the City shall have the power to adopt all reasonable regulations pertaining to sanitation and public health and to require compliance with such regulations. Every inhabitant of

territory annexed of said limited purposes, who is otherwise qualified, shall be entitled to vote in City elections on every issue where the question is the election or recall of a City Councilman or the amendment of the City Charter, and every such inhabitant shall be deemed to be a citizen of the City in connection with any City ordinance, regulation, or action which is, or is alleged to be, applicable to him or his property because of such limited purpose annexation, but will not be eligible to run for any office in the City of Austin. The City shall have no power to levy any tax for municipal purposes on either the property or the inhabitants of territory annexed for limited purposes, and no funds of the City shall be spent in such territory except where reasonable and expedient for the accomplishment of the limited purposes for which the territory is annexed; but the City may collect reasonable charges from property owners and inhabitants of such territory for services rendered by the City in the accomplishment of the limited purposes for which the territory is annexed.

PART 3. The municipal services to be provided to the limited purpose territory annexed by PART 1. hereof are set forth on the "Service Plan" attached hereto and made a part hereof as Exhibit "B".

PART 4. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances if for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this ordinance shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion thereof or provision, or regulations contained herein, shall become inoperative or fail by reason of any unconstitutionality of any other portion hereof and all provisions of this ordinance are declared to be severable for that purpose.

PART 5. Whereas an emergency exists concerning the safe, orderly and healthful growth and development of the City, and such emergency requires the suspension of the rule providing for the reading of an ordinance on three separate days, and requires that this Ordinance become effective immediately upon its passage in order to assure the immediate preservation of the public peace, health, safety and general welfare both of the public residing within the City and the and the public residing adjacent to the City; therefore, the rule requiring the reading of an ordinance on three separate days is hereby suspended and this Ordinance shall become effective

immediately upon its passage, as provided by the Charter of the City of Austin.

PASSED AND APPROVED

May 3, 1984

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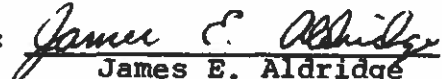
Ron Mullen
Mayor

APPROVED:



Paul C. Isham
City Attorney

ATTEST:



James E. Aldridge
City Clerk

WMC:saf

ORDINANCE NO. 86 1211-A

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

4.89 ACRES OF LAND, BEING ALL OF THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY AND THE J.W. PREECE SURVEY NO. 2, LOCALLY KNOWN AS 10307 RM 2222, FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. CHAPTER 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district from Interim "SF-2" Single Family Residence to "LO" Limited Office on the property described in File C14r-84-471, to-wit:

All of that certain parcel or tract of land out of the William Bell Survey and the J.W. Preece Survey No. 2 in Travis County, Texas, being a portion of that certain tract of land as conveyed to William Leet by deed recorded in Volume 1401, Page 2 of the Travis County Deed Records, said tract of land as surveyed by Ralph Harris Surveyor, Inc., being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

locally known as 10307 RM 2222 in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.


PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "B", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6100 et seq., of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin. The rule requiring that ordinances shall be read on three separate days

is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

PASSED AND APPROVED

December 11, 1986

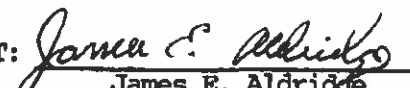
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Frank C. Cooksey
Mayor

APPROVED:


Barney L. Knight
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf
18

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 890921- G

AN ORDINANCE ADJUSTING AND ALTERING THE LIMITED PURPOSE BOUNDARY LIMITS OF THE CITY OF AUSTIN; DISANNEXING FROM AUSTIN'S LIMITED PURPOSES BOUNDARIES APPROXIMATELY 8,041 ACRES OF LAND; WAIVING THE REQUIREMENT OF SEC. 2-2-3 OF THE AUSTIN CITY CODE OF 1981 THAT ORDINANCES BE READ ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

WHEREAS, recent state legislation (Act of May 29, 1989, ch. 822, § 3, 1989 Tex. Sess. Law Serv. 3770, 3772 (Vernon)) requires disannexation not later than September 30, 1989, of land annexed for limited purposes before September 1, 1987, if the owner of the land has filed a written request for disannexation with the City of Austin no later than August 1, 1989; and

WHEREAS, the City of Austin has received written requests for disannexation of the land identified in PART 1 of this ordinance from persons who stated they were the owners or duly authorized representatives of the owners of that land; and

WHEREAS, based on information reasonably available to the City of Austin, the City Council finds that the owner of each tract of land identified in this ordinance (or, in the case of a platted subdivision, the owners of at least 51% of the land within the subdivision) has made a timely request for disannexation pursuant to state law, and that no written withdrawal of that request has been received before the City Council's action on this ordinance from any person submitting a request for disannexation; Now, Therefore,

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

PART 1. The territory located within the limited purpose boundary limits of the City of Austin, totalling approximately 8,041 acres of land in 119 separate tracts as more fully described below in this PART 1, is detached and disannexed from the City of Austin and shall not be included within the limited purpose boundary limits of the City for any purpose. The present limited purpose boundary limits of the City are hereby altered and amended to exclude the following territory from the limited purpose boundary limits of the City of Austin:

TRACT 1: approximately 5.0 acres of land identified as Tax Parcel Number 01-0227-04-09 in the Travis Central Appraisal District Office, owned by Franklin Buie, as referenced in Planning Department file no. C7ad-89-116.

TRACT 2: approximately 0.01 acres of land identified as Tax Parcel Numbers (i) 01-2725-01-06, and (ii) 01-2725-01-07 in the Travis Central Appraisal District Office, owned by David Chan, as referenced in Planning Department file no. C7ad-89-117.

TRACT 3: approximately 32.57 acres of land identified as Tax Parcel Number 04-0757-03-23 in the Travis Central Appraisal District Office, owned by Myra Winfield, as referenced in Planning Department file no. C7ad-89-118.

CITY OF AUSTIN, TEXAS

PART 4. If any part of this ordinance or its application is for any reason held to be unconstitutional, invalid, or unenforceable, the unconstitutionality, invalidity, or unenforceability of such part shall in no way affect, impair, or invalidate the remaining parts of this ordinance. As to such remaining parts, this ordinance shall remain in full effect. If this ordinance is for any reason held to be ineffective in disannexing any part of the limited purpose territory disannexed from the City, the ineffectiveness as to such territory shall not affect, impair, or invalidate the disannexation of the remainder of the disannexed territory, it being the purpose and intent of the City Council to disannex from the City every part of the territory described in this ordinance, regardless of whether any other part of the territory described in this ordinance is effectively disannexed.

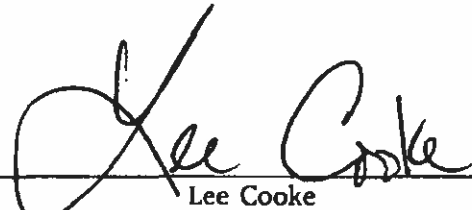
PART 5. The requirement of Sec. 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days is waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 6. Because state law requires disannexation of the territory disannexed by this ordinance no later than September 30, 1989, and because prompt and final action on this disannexation of limited purpose territory is in the public interest, the City Council declares that an emergency exists concerning the safe, orderly, and healthful growth and development of the City. To assure the immediate preservation of the public peace, health, and safety, this ordinance shall be effective immediately upon its passage as required by this emergency and as provided by the City Charter of the City of Austin.

PASSED AND APPROVED:

September 21, 1989

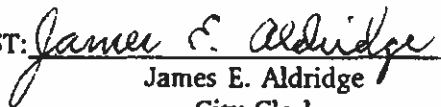
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Lee Cooke
Mayor

APPROVED:


Barney L. Knight
City Attorney

ATTEST:


James E. Aldridge
City Clerk

AFM/jj

CITY OF AUSTIN, TEXAS

TRACT 95: approximately 4.0 acres of land identified as Tax Parcel Number 01-7537-03-28 in the Travis Central Appraisal District Office, owned by G. F. England, as referenced in Planning Department file no. C7ad-89-210.

TRACT 96: approximately 540 acres of land identified as Tax Parcel Numbers (i) 01-5147-01-06, (ii) 01-5137-01-01, (iii) 01-5947-01-16, (iv) 01-5947-01-18, (v) 01-5947-01-19, (vi) 01-5947-01-20, (vii) 01-5947-01-21, (viii) 01-5947-01-22, (ix) 01-5947-01-23, (x) 01-5947-01-24, (xi) 01-5947-01-25, (xii) 01-5947-01-27, (xiii) 01-5947-01-29, (xiv) 01-5937-03-01, and (xv) 01-5937-03-02 in the Travis Central Appraisal District Office, owned by Robert Theriot, et al, as referenced in Planning Department file no. C7ad-89-211.

TRACT 97: approximately 5.0 acres of land identified as Tax Parcel Number 01-5118-01-15 in the Travis Central Appraisal District Office, owned by Elbert A. King, as referenced in Planning Department file no. C7ad-89-212.

TRACT 98: approximately 5.0 acres of land identified as Tax Parcel Numbers (i) 01-5137-04-10, and (ii) 01-5137-04-11 in the Travis Central Appraisal District Office, owned by Don Reynolds, as referenced in Planning Department file no. C7ad-89-213.

TRACT 99: approximately 9.95 acres of land identified as Tax Parcel Number 01-6737-04-04, in the Travis Central Appraisal District Office, owned by Mary Jane Carvel, as referenced in Planning Department file no. C7ad-89-214.

TRACT 100: approximately 116 acres of land identified as Tax Parcel Numbers (i) 01-3427-02-06, and (ii) 01-3427-02-13 in the Travis Central Appraisal District Office, owned by Diane Finch, as referenced in Planning Department file no. C7ad-89-215.

TRACT 101: approximately 30.26 acres of land identified as Tax Parcel Numbers (i) 01-3427-02-16, (ii) 01-3427-02-17, and (iii) 01-3427-02-20 in the Travis Central Appraisal District Office, owned by Vernon Lemens, Jr., as referenced in Planning Department file no. C7ad-89-216.

TRACT 102: approximately 14 acres of land identified as the Marshal Ford Vista Subdivision, as referenced in Planning Department file no. C7ad-89-217.

TRACT 103: approximately 17.84 acres of land identified as Tax Parcel Numbers (i) 01-6737-02-31, (ii) 01-6737-02-14, and (iii) 01-6747-03-08 in the Travis Central Appraisal District Office, owned by Derrell Moore, as referenced in Planning Department file no. C7ad-89-218.

TRACT 104: approximately 17.427 acres of land identified as Tax Parcel Numbers (i) 01-6737-02-43, (ii) 01-6737-02-44, (iii) 01-6737-02-45, (iv) 01-6737-02-46, (v) 01-6737-02-48, 01-6737-02-49 in the Travis Central Appraisal District Office, owned by Marcus Lonnie Moore, as referenced in Planning Department file no. C7ad-89-219.

TRACT 105: approximately 8.77 acres of land identified as Tax Parcel Numbers (i) 04-0211-07-09, (ii) 04-0211-07-03, (iii) 04-0211-07-10 in the Travis Central Appraisal

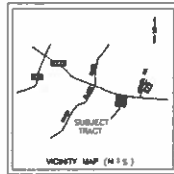
A-A-A STORAGE FACILITIES

10307 FM 2222
AUSTIN, TEXAS

THIS SHEET CONTAINS NOTES FOR THE DEVELOPER

1. The developer shall provide adequate drainage for the site in accordance with the City of Austin's Stormwater Management Ordinance (S.M.O.) and the Texas Department of Transportation (TxDOT) standards.
2. The developer shall provide adequate erosion and sedimentation control measures for the site in accordance with the City of Austin's Stormwater Management Ordinance (S.M.O.) and the Texas Department of Transportation (TxDOT) standards.
3. The developer shall provide adequate landscaping and tree protection measures for the site in accordance with the City of Austin's Stormwater Management Ordinance (S.M.O.) and the Texas Department of Transportation (TxDOT) standards.
4. The developer shall provide adequate temporary construction site erosion and sedimentation control measures for the site in accordance with the City of Austin's Stormwater Management Ordinance (S.M.O.) and the Texas Department of Transportation (TxDOT) standards.
5. The developer shall provide adequate temporary construction site erosion and sedimentation control measures for the site in accordance with the City of Austin's Stormwater Management Ordinance (S.M.O.) and the Texas Department of Transportation (TxDOT) standards.
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9. The developer shall provide adequate temporary construction site erosion and sedimentation control measures for the site in accordance with the City of Austin's Stormwater Management Ordinance (S.M.O.) and the Texas Department of Transportation (TxDOT) standards.
10. The developer shall provide adequate temporary construction site erosion and sedimentation control measures for the site in accordance with the City of Austin's Stormwater Management Ordinance (S.M.O.) and the Texas Department of Transportation (TxDOT) standards.

APPROVED FOR DEVELOPMENT PERMIT BY: [Signature] DATE: 5/1/96
A DEVELOPER OF A-A-A STORAGE FACILITIES
SP-22-201/D
SHEET DEVELOPMENT PERMIT NUMBER: _____ (DATE)
REVISION DESCRIPTION: _____
REVIEWED BY: [Signature] DATE: 4-29-96
16-0094 4-29-96
TRANS CO DEVELOPMENT PERMIT NUMBER: _____ (DATE)
APPROVED BY: [Signature] DATE: 4-29-96
FOR THE DEPARTMENT OF TRANSPORTATION



SHEET INDEX:

- 1 OF 6 COVER SHEET
- 2 OF 6 SITE LAYOUT & DIMENSION CONTROL PLAN
- 3 OF 6 DRAINAGE AND GRADING PLAN
- 4 OF 6 LANDSCAPING AND TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN/TREE PROTECTION PLAN
- 5 OF 6 DETAIL SHEET
- 6 OF 6 INTERIM DETENTION FACILITY

ALLOD NOTE: NO PART OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 180 ACRES PLANNED MAP OF AUSTIN METROPOLITAN AREA IS WITHIN THE BOUNDARIES OF THE CITY OF AUSTIN. THE CITY OF AUSTIN HAS NO JURISDICTION OVER THIS TRACT. THE CITY OF AUSTIN HAS NO JURISDICTION OVER THIS TRACT. THE CITY OF AUSTIN HAS NO JURISDICTION OVER THIS TRACT.

LEGAL DESCRIPTION: 4.001 ACRES OUT OF THE WILLIAM REILLY SURVEY NO. 802 AND THE J.B. PROCTOR SURVEY NO. 3

SUBMITTAL DATE: JANUARY 11, 1996
THIS TRACT IS SUBJECT TO THE CITY OF AUSTIN'S STORMWATER MANAGEMENT ORDINANCE.

1. THIS TRACT HAS BEEN DETERMINED BY THE CITY OF AUSTIN TO BE A LEGAL LOT (LAND STATUS: EX-20-2000).
2. THIS TRACT HAS BEEN DETERMINED BY THE CITY OF AUSTIN TO BE A LEGAL LOT (LAND STATUS: EX-20-2000).
3. A NUMBER FROM SECTION 12-2-11 OF THE CITY LAND DEVELOPMENT CODE (P.O. REGISTRATION) HAS BEEN GRANTED BY THE CITY OF AUSTIN.

NO.	DESCRIPTION	REMARKS	TOTAL AREA (AC)	NET EXISTING COVER	NET IMP. COVER	% IMP. COVER	CITY OF AUSTIN OFFICIAL DATE	DATE ADDED
1	EXISTING TRACT AREA	4.001	6	NONE	10,000.00	0%	12-2-96	12-2-96
2	EXISTING TRACT AREA	4.001	6	4,662	10,000.00	50%	12-2-96	12-2-96
3	EXISTING TRACT AREA	4.001	6	363	10,000.00	50%	12-2-96	12-2-96
4	EXISTING TRACT AREA	4.001	6	160	10,000.00	50%	12-2-96	12-2-96
5	EXISTING TRACT AREA	4.001	6	193	10,000.00	50%	12-2-96	12-2-96
6	EXISTING TRACT AREA	4.001	6	193	10,000.00	50%	12-2-96	12-2-96

CORRIDOR ENGINEERING COMPANY
4801 TIFFANY DR. ROUND ROCK, TEXAS 78664
512 244- 4279



OFFICIALS AND FILED
REC 7 2 1996
CITY OF AUSTIN, TEXAS (2-19-96)

OWNER: THE FM 2222 BUSINESS TRUST
5547 McNEIL RD.
AUSTIN, TEXAS
(512) 219-5996

ORDINANCE NO. 961024-I

AN ORDINANCE ANNEXING, FOR FULL PURPOSES, TERRITORY WITHIN THE LIMITED PURPOSE BOUNDARY LIMITS OF THE CITY OF AUSTIN, CONSISTING OF APPROXIMATELY 564 ACRES OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 2, THE J.W. PREECE SURVEYS NOS. 2 & 4, LOCATED IN TRAVIS COUNTY, TEXAS; AND APPROVING A SERVICE PLAN FOR THE ANNEXED TERRITORY.

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

PART 1. Notice of two public hearings concerning annexation of the territory described in Exhibit A was published in a newspaper of general circulation in the City of Austin, Texas and in the area to be annexed. The public hearings were held on September 26, 1996 and October 3, 1996 at 6:30 p.m. in Council Chambers. The public hearings were concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.

The annexation, for full purposes, of the territory described in Exhibit A serves the interests of the current and future residents of the City of Austin. The Service Plan attached to this ordinance as Exhibit B was made available and explained at the public hearings as required by state law.

PART 2. The present boundary limits of the City are amended to include the following described territory which is within the limited purpose boundary limits of the City of Austin in Travis County, Texas, and which is annexed into the City for full purposes:

Approximately 564 acres of land out of the William Bell Survey No. 2, the J. W. Preece Surveys Nos. 2 and 4 in the City of Austin, Travis County, Texas, unplatted land-Engling Tract and Park West, as that land is more particularly described in the legal description attached to this ordinance as Exhibit A.

PART 3. The Service Plan attached as Exhibit B is approved as the Service Plan for the annexed area.

PART 4. The Council waives the requirements of Sections 2-2-3 and 2-2-7 of the City Code for this ordinance.

PART 5. This ordinance takes effect on December 31, 1996.

PASSED AND APPROVED

October 24, 1996.

§
§
§



Bruce Todd
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



James E. Aldridge
City Clerk

CRICHTON AND ASSOCIATES

LAND SURVEYORS

6448 HIGHWAY 290 EAST

SUITE B-105

AUSTIN, TX 78723

512-244-3395 - PHONE

512-244-9508 - FAX

EXHIBIT A

FIELD NOTES

FIELD NOTES FOR A 4.8905 ACRE TRACT OUT OF THE J.W. PREECE SURVEY NO. 2 ABSTRACT NO. 2471 AND THE WILLIAM BELL SURVEY NO. 802 ABSTRACT NO. 112 IN TRAVIS COUNTY, TEXAS. BEING THE SAME TRACT DESCRIBED IN VOLUME 13215 PAGE 826 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a 3/4" pipe found on the South R.O.W. of F.M. 2222 and at the Northwest corner of a 106.163 acre tract conveyed to the City of Austin in Volume 11848 Page 1718 Real Property Records of Travis County, Texas for the Northeast corner of this tract and the **POINT OF BEGINNING**.

THENCE S 03° 53' 14" W leaving said R.O.W. and with the West line of said 106.163 acre tract also being the East line of this tract 544.04 feet to a 1/2" pin found at a P.I. in the West line of said 106.163 acre tract for the Southeast corner of this tract also being the most Easterly corner of Lot 1 Block A of Amended Plat of Block A, Lots 6 and 10, Twenty-Two Twenty-Two Business Park, a subdivision recorded in Doc No. 200000317 of the Travis County, Texas Real Property Records for the Southeast corner of this tract.

THENCE with the common line of this tract and said Lot 1 Block A the following two courses.

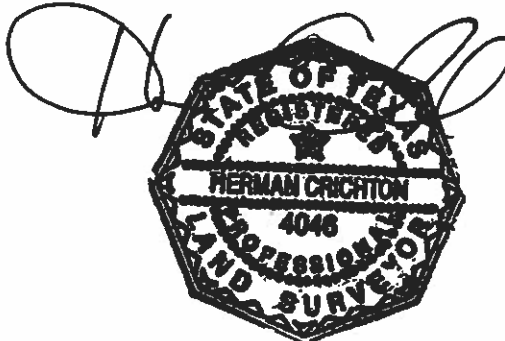
- 1) N 86° 07' 00" W, 391.71 feet to a 1" pipe found for the Southwest corner of this tract.
- 2) N 03° 50' 56" E at about 518.09 feet pass the Northeast corner of said Lot 1 Block A, in all a distance of 543.13 feet to a 3/4" pipe found on the South R.O.W. of F.M. 2222 for the Northwest corner of this tract.

THENCE S 86° 15' 00" E with the South R.O.W. of F.M. 2222 also being the North line of this tract 392.07 feet to the **POINT OF BEGINNING** and containing 4.8905 acres more or less.

I hereby certify that the foregoing field notes were prepared from a survey on the ground in April of 1997, under my supervision and are true and correct to the best of my knowledge and belief.

Witness my hand and seal November 5, 2009

Herman Crichton, R.P.L.S. 4046
95_224 zoning



SCALE: 1" = 100'

F . M . 2 2 2 2

P.O.B.

3/4" PIPE
FOUND

S 86°15'00" E 392.07'

1/2" PIPE
FOUND

544.04'

LOT 1 BLOCK A
AMENDED PLAT
OF BLOCK A,
LOTS 6 AND 10
TWENTY-TWO
TWENTY-TWO
BUSINESS PARK
DOC. NO.
200000317

4.8905 AC.

CITY OF AUSTIN
106.163 AC.
11848/1718

N 03°50'56" E 543.13'

S 03°53'14" W

1" PIPE
FOUND

N 86°07'00" W 391.71'

1/2" PIN
FOUND

SKETCH TO ACCOMPANY FIELD NOTES FOR A
4.8905 ACRE TRACT OUT OF THE J. W. PREECE
SURVEY NO. 2 ABSTRACT NO. 2471 AND THE
WILLIAM BELL SURVEY NO. 802 ABSTRACT NO.
112 IN TRAVIS COUNTY, TEXAS BEING THE SAME
TRACT RECORDED IN VOL. 13215 PG. 826 OF
THE REAL PROPERTY RECORDS OF TRAVIS
COUNTY, TEXAS

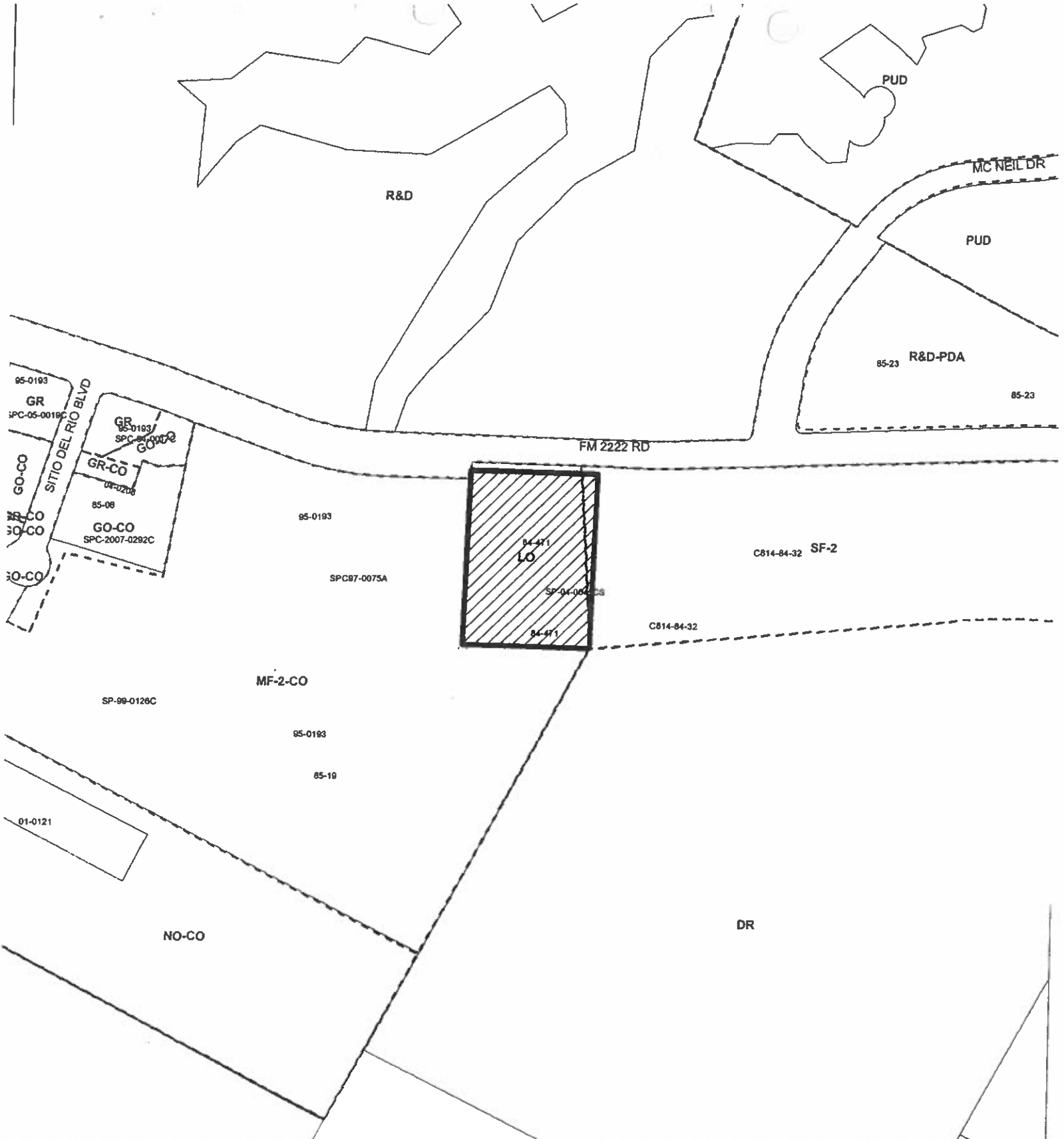
CRICHTON
AND ASSOCIATES INC.
LAND SURVEYORS




6448 HWY 290 E. SUITE B-105
AUSTIN, TEXAS 78723
(512) 244-3395
FAX (512) 244-9508

95-224zoning



DATE: Nov. 5, 2009



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

ZONING *EXHIBIT B*

ZONING CASE#: C14-2009-0168
 ADDRESS: 10307 FM 2222 RD
 SUBJECT AREA: 4.89 ACRES
 GRID: D32-33
 MANAGER: C. PATTERSON

OPERATOR: S. MEEKS



1" = 400'

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.

P E T I T I O N

Date: 3/18/10

File Number: C14-2009-0168

Address of Rezoning Request: 10307

Ranch Road 2222

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than LO, which is the current zoning, or W/LO, which is the zoning recommended by staff.

(STATE REASONS FOR YOUR PROTEST)

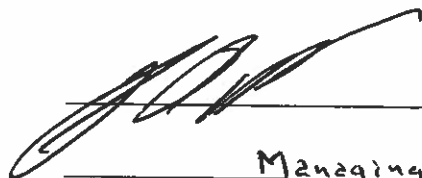
The requested CS zoning is inappropriate for this site and is incompatible with the adjacent residential property.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address



Joseph Williams 10301 FM 2222 Austin TX 78730

Managing Member Austin 2222 Venture I, LP

Date: 3/18/10

Contact Name: Peter Torgrimson

Phone Number: 338-4722

PETITION

Case Number:

C14-2009-0168

Date:

Mar. 24, 2010

10307 FM 2222 RD

Total Area Within 200' of Subject Tract

499,767.61

1	<u>0151370436</u>	<u>AUSTIN 2222</u>	<u>217022.51</u>	<u>43.42%</u>
2		<u>VENTURE I L P</u>		<u>0.00%</u>
3				<u>0.00%</u>
4				<u>0.00%</u>
5				<u>0.00%</u>
6				<u>0.00%</u>
7				<u>0.00%</u>
8				<u>0.00%</u>
9				<u>0.00%</u>
10				<u>0.00%</u>
11				<u>0.00%</u>
12				<u>0.00%</u>
13				<u>0.00%</u>
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25				<u>0.00%</u>
26				<u>0.00%</u>
27				<u>0.00%</u>

Validated By:

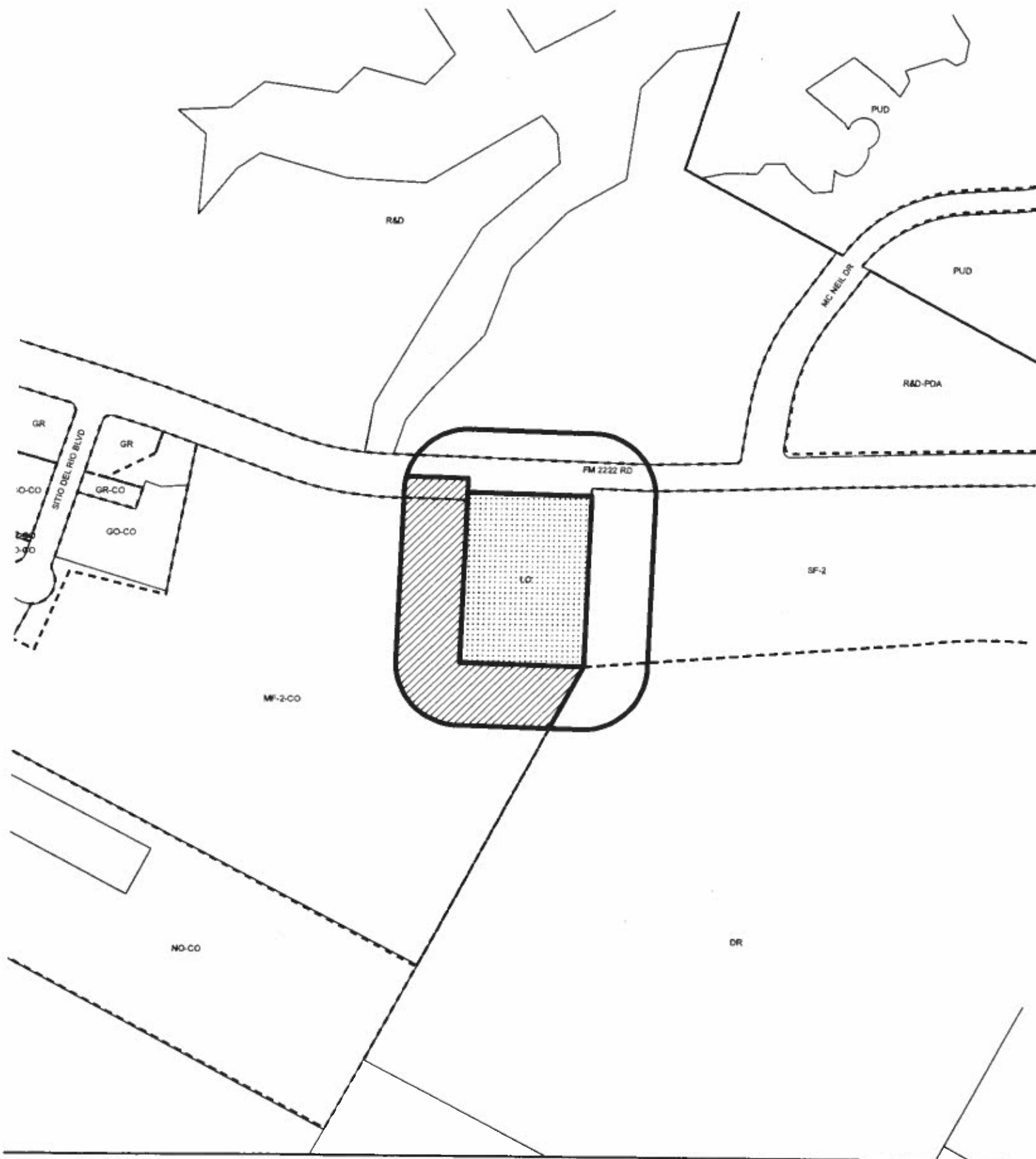
Stacy Meeks

Total Area of Petitioner:

217,022.51

Total %

43.42%



PETITION

CASE#: C14-2009-0168

ADDRESS: 10307 FM 2222 RD

GRID: D32-33

CASE MANAGER: C. PATTERSON

OPERATOR: S. MEEKS

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



1" = 400'

DODSON CIVIL GROUP, LLC

City of Austin
Mayor Leffingwell and fellow council members
301 West 2nd Street
Austin, TX 78702

Zoning Case: C14-2009-0168 Uncle Bob's Mini Storage

Dear Mayor and Council Members,

Please find attached several letter from neighborhood residents near the Uncle Bob's Mini Storage site. These letters are offered in support of the proposed zoning change as originally approved by Zoning and Platting from LO to CS-CO. I have met with several of the council members and they all suggested that these letters would provide more insight into the proposed change and allow the council to change the recommendation approved at first reading of W-LO.

During our public hearing at Zoning & Platting, we agreed to a height limitation of 30 feet, down from the allowable 40 feet. We also agreed to restrict the uses to only W-LO and NO uses within the CS zoning. I have tried to convey our reasoning for the height limit. W-LO does allow the owner to construct a 25 foot high structure, but it only allows 1 story buildings. The owner desires to construct a more upgraded facility to meet the demands of the neighborhood, as indicated in the letters I have included. Please review these letters and let me know what other additional information you would like to discuss. I currently have a letter mailed to the petitioner of the objection to meet with him to discuss options that may exist to alleviate any concerns they may have about the proposed change. As soon as I have had the meeting I will correspond further with your staff members to reach some resolution to this case.

I would like to thank the council members and their staff for meeting with me to discuss our options and would willingly accept further helpful information to reach our desired needs for this property. Please feel free to contact me with any question that may not have been addressed during our meetings. I may be reached via telephone at 748-3253 or email at awd@dodsoncivil.com.

Sincerely,



Andrew Dodson, PE

Dodson Civil Group, LLC

CC: Clark Patterson, COA Case manager, 505 Barton Springs Rd, Austin, TX 78702

Peter Fulton Foss
10301 Ranch Rd 2222 #1428
Austin, TX 78730

512-346-7833-H
512-745-4059-C

May 20, 2010

Members of the City Council
City of Austin
P.O. Box 1088
Austin, TX 78767

Re: Zoning Case C14-2009-0168 Uncle Bob's 2222

Dear Mayor Leffingwell and members of the Council:

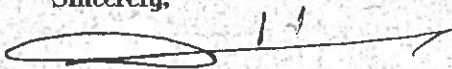
My family resides in the Riverlodge Apartments (which abuts Uncle Bob's), and it was brought to my attention that the Uncle Bob's ownership wants to expand its rentable square footage of climate control space.

Please accept this letter as my support for City of Austin to approve zoning for the owners of the property to expand by way of a 3-story structure.

This could be a real benefit to myself as well as some of my neighbors. We request that you approve the CS-CO zoning to this property and allow them to expand their facility.

Thank you for your attention to this matter.

Sincerely,



May 24, 2010

City Council Members of the City of Austin

RE: Zoning Case C14-2009-0168 Uncle Bob's 2222

Mayor Leffingwell and Fellow Council Members,

I am a resident in the Riverplace subdivision and wanted to show my support to the proposed upgrading of the Uncle Bob's mini storage facility on 2222. It is my understanding the property owners are wanting to add some climate control square footage via a 3 story building. This option would be a benefit for my family's personal needs.

Please note my support to approving the requested zoning to CS-CO.

Thank you.

Sincerely,

Don W. Lampton
Jolene A. Lampton

Don & Jolene Lampton

5503 Merrywing Circle

Austin, TX 78730

City Council Members of the City of Austin

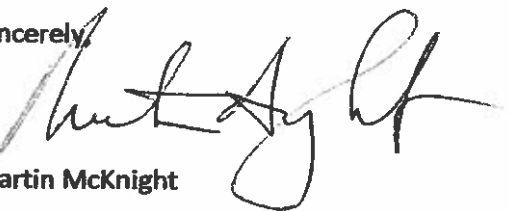
RE: Zoning Case C14-2009-0168 Uncle Bob's 2222

Mayor Leffingwell and Fellow Council Members,

I am a resident located in the vicinity of the Uncle Bob's storage facility located on 2222. In this area there is a limited supply of convenient climate control storage facilities to select from. As such, I feel it is worthwhile to support the proposed expansion by the owners of the Uncle Bob's property on 2222. I understand that once the zoning is approved, as originally accepted at Zoning & Platting of CS-CO, the owners would like to construct a 3 story conditioned storage facility. We respectfully request that you change your decision at the first reading from W/LO back to CS-CO.

Thank you for your time in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Martin McKnight', written over a horizontal line.

Martin McKnight

10017 Inshore Dr

Austin, TX 78730

City Council Members of the City of Austin

RE: Zoning Case C14-2009-0168 Uncle Bob's 2222

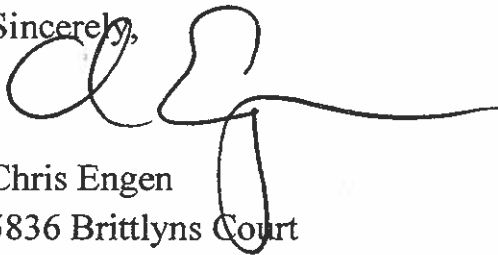
Mayor Leffingwell and Fellow Council Members,

My family and I live in the Riverplace subdivision and are city of Austin residents. We reside in very close proximity to the Uncle Bobs storage facility on 2222 and would consider their proposed expansion of climate control square footage to be a great advantage to myself as well as our neighbors. We have very limited convenient options in the area and with the new schools & homes coming on line in the area, it seems like a natural progression.

The property is hardly noticeable as it stands and this could be a good opportunity to dress up the property with the expansion plans. Please accept this letter as my families support for an approval to have the property zoned CS-CO so the owners can be allowed to build up to 3 story structures on site.

We appreciate your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Engen', with a long horizontal flourish extending to the right.

Chris Engen
5836 Brittllys Court
Austin, TX. 78730

City Council Members of the City of Austin


RE: Zoning Case C14-2009-0168 Uncle Bob's 2222

Mayor Leffingwell and Fellow Council Members,

I live in the Riverplace subdivision and am in close proximity to the Uncle Bob's Self Storage project located @ 10307 FM 2222. It is my understanding that a proposed expansion by way of a 3 story building is in the planning stages. It is my understanding that this expansion to the facility will be tastefully done and not distract from the appearance of the surrounding neighborhood. Please accept this letter in support of the proposed zoning change for this property and that the property will be approved zoned CS-CO.

I appreciate your consideration and this expansion would be a convenient amenity to the area.

Sincerely,


Name Stacey Delmonico
Address 9546 Big View Dr.
Austin, TX Zip Austin, TX 78730

City Council Members of the City of Austin

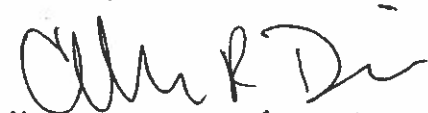
RE: Zoning Case C14-2009-0168 Uncle Bob's 2222

Mayor Leffingwell and Fellow Council Members,

I live in the Riverplace subdivision and am in close proximity to the Uncle Bob's Self Storage project located @ 10307 FM 2222. It is my understanding that a proposed expansion by way of a 3 story building is in the planning stages. It is my understanding that this expansion to the facility will be tastefully done and not distract from the appearance of the surrounding neighborhood. Please accept this letter in support of the proposed zoning change for this property and that the property will be approved zoned CS-CO.

I appreciate your consideration and this expansion would be a convenient amenity to the area.

Sincerely,



Name

Address

Austin, TX Zip

Charles R. Delmonico
9546 Big View Dr.
Austin TX 78730

2222 Coalition of Neighborhood Associations, Inc.

10601 FM 2222, Suite R #11

Austin, TX 78730

March 19, 2010

Via hand carry

Mr. Clark Patterson
Planning and Development Review Department
5th Floor
505 Barton Springs Road
Austin, TX 78704

Subject: C14-2009-0168 – Uncle Bob's 2222

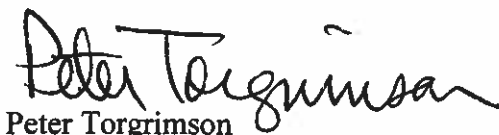
Dear Mr Patterson,

2222 Coalition of Neighborhood Associations (2222 CONA) joins the adjacent property owner in opposing the request for rezoning of the subject property to General Commercial Services (CS) zoning. Enclosed is a petition of opposition. Both 2222 CONA and the property owner support the current zoning, Limited Office (LO) and are not opposed to the staff-recommended Warehouse Limited Office (W/LO) zoning.

This case is Agenda Item 64 at the March 25, 2010 City Council meeting.

Please contact me if you have any questions or comments.

Sincerely,



Peter Torgrimson
President
2222 Coalition of Neighborhood Associations, Inc.
512-338-4722
peteratorgrimson@prodigy.net

Enclosure: Petition dated 3/18/10