ZONING CHANGE REVIEW SHEET

CASES: C14-2014-0175A and C14-2014-0175B – **Z.A.P. DATE:** December 16, 2014
Scott Airport Parking

ADDRESS: 2411, 2419 and 2426 Cardinal Loop; 2525 East State Highway 71 Westbound

DISTRICT AREA: 2

OWNER: City of Austin – Aviation Department (Jim Smith) **AGENT:** Scott Airport Parking, LLC (Chris Von Dohlen)

ZONING FROM: I-RR; RR; GR-CO **TO:** AV **TOTAL AREA:** 18.97 acres

AREA BY CASE: C14-2014-0175A – 8.624 acres; C14-2014-0175B – 10.346 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant aviation services (AV) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 16, 2014: *APPROVED AV DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*
[P. SEEGER; S. COMPTON – 2ND] (6-0) R. MCDANIEL – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of City-owned, undeveloped land along both sides of Cardinal Loop, with frontage along the westbound State Highway 71 frontage road. The west side of the rezoning area has interim – rural residence (I-RR) zoning and the east side has rural residence (RR) zoning and GR-CO zoning by a 2001 case. The majority of the land along SH 71 in the vicinity is developed with commercial uses. There is a City Fire Station and EMS facility to the north, as well as airport-related uses and the Austin – Bergstrom International Airport is located across SH 71 to the south (AV). Please refer to Exhibits A and B (Zoning Maps) and C (Aerial View).

Aviation Services (AV) district zoning is requested in order to provide proper zoning for the planning and future development of the Austin-Bergstrom International Airport. Specifically, the Applicant proposes to construct airport parking on the west side of Cardinal Loop, and airport parking and a kennel (a pet hotel) on its east side.

The AV district is the designation applicable to an airport-related use that requires direct access to airport facilities that is compatible with or supports airport operations and services. The designation applies to major public airport facilities, including airport-related uses on public lands and on private lands adjoining airport facilities. Allowable uses are limited to aviation facilities and activities, businesses, and services dependent on upon direct access to airport facilities, and related uses compatible with or supportive to airport operations and services. The proposed uses are consistent with the district being sought.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR; RR; GR-CO	Undeveloped
North	AV	City of Austin Fire Station / EMS facility; Airport-related office and storage areas
South	CS-1-CO; GR-CO; GR-MU-CO; CS-CO; I-SF-2	Paula Street r-o-w (not on the ground); Cocktail lounge; Undeveloped; Motel; Office; Restaurant; Auto repair; Auto sales; Service station
East	GR-CO; CS-1; RR; I-SF-2	Undeveloped
West	CS-CO; CS-1-CO	Convenience storage; Auto/RV rentals; Restaurant; Auto repair; Cocktail lounge

AREA STUDY: N / A **TIA:** Is not required

WATERSHED: Colorado River **DESIRED DEVELOPMENT ZONE:** Yes

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association
1075 – Bike Austin 1195 – Imperial Valley Neighborhood Association
1228 – Sierra Club, Austin Regional Group 1236 – The Real Estate Council of Austin, Inc.
1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation
1363 – SEL Texas 1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

This property is within the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0145 – Cardinal 1.03 – 2416 Cardinal Loop	I-SF-2 to CS	To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses	Apvd CS-CO as Commission recommended (01-23-2014).

C14-2013-0115 – 2415 SH 71 East Rezoning	I-RR to CS	To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses	Apvd. CS-CO as Commission recommended (12-12-2013).
C14-2013-0114 – 2439 SH 71 East Rezoning	I-SF-2 to CS	To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses	Apvd. CS-CO as Commission recommended (12-12-2013).
C14-02-0072 – 2463 SH 71 E	I-SF-2 to GR, CS-1	To Grant CS-CO for Tract 1, GR-CO for Tract 2, w/CO for 2,000 trips per day	Apvd. as Commission recommended (09-26-2002).
C14-02-0054 – Rezone Former Del Valle School Property – Cardinal Loop – North of Crozier Ln, Cardinal Lp and Shapard Ln	I-RR to AV	To Grant AV w/conditions of no public surface parking	Apvd AV (08-01-2002).
C14-00-2125 – "Club 71" Zoning – 2429-2433 E SH 71	I-SF-2 to CS for Tract 1 and CS-MU for Tract 2	To Grant CS-1-CO for footprint only and GR-CO for Tract 1 and GR-MU-CO for Tract 2, w/CO for 2,000 trips per day	Apvd. CS-1-CO and GR-CO for Tract 1 and GR-MU-CO as Commission recommended (10-26-2000).
C14-98-0252 – Bergstrom Center – 2031 E SH 71	I-RR to CS	To Grant CS-CO	Apvd. CS-CO w/CO prohibiting adult-oriented uses, construction sales and services, and pawn shops, and limit to 2,000 trips (03-11-1999).

RELATED CASES:

The south part of C14-2014-0175B was the subject of a previous zoning case known as the Silverstone Inn Project that was approved for GR-CO district zoning on January 18, 2001 (C14-00-2176). The Conditional Overlay prohibits pawn shops and adult-oriented uses.

The west tract is unplatted. The east tract is composed of Tract A, Bergstrom Arms Subdivision recorded in November 1973 (C8s-73-266), Lot 1, Bergstrom Village Number 2 recorded in April 1976 (C8s-76-055), Tracts A, B, C, D and E, Bergstrom Village Number Four recorded in August 1980 (C8s-79-193) and Lot 1-A, Resubdivision of Lot 1, Bergstrom Village No. One Amended recorded in (C8s-75-132). Please refer to Exhibits D, E, F and G.

There are no pending subdivision or site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Cardinal Loop	Varies (50-85 feet)	Varies (30-60 feet)	Local	No	No	Yes
SH 71	267 feet	238 feet	Arterial Highway	No	Yes	Yes
Paula Street (unimproved ROW)	60 feet	0 feet	N/A	No	No	Yes

CITY COUNCIL DATE: January 29, 2015

ACTION: Approved a Postponement request by Staff to February 12, 2015 (11-0).

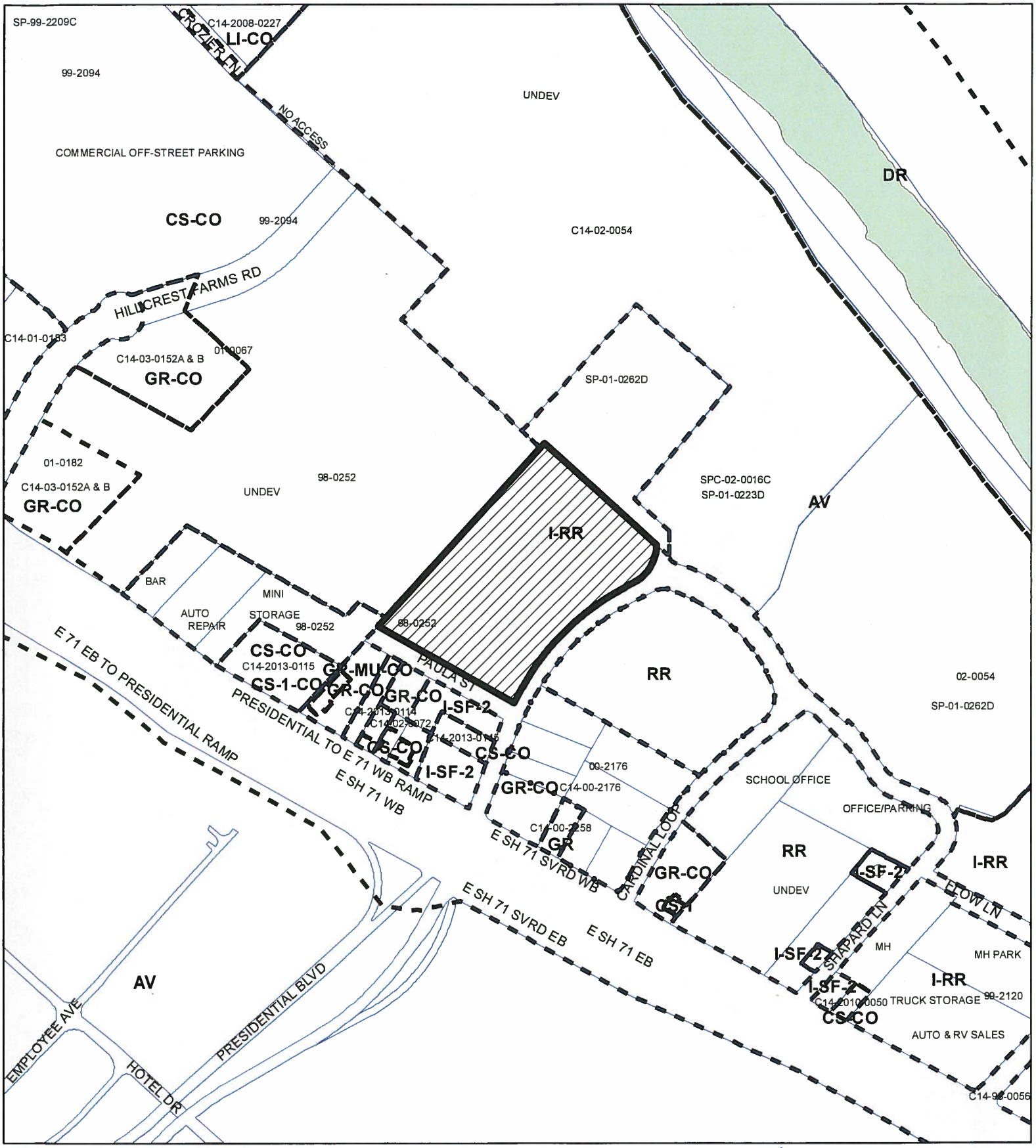
February 12, 2015

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

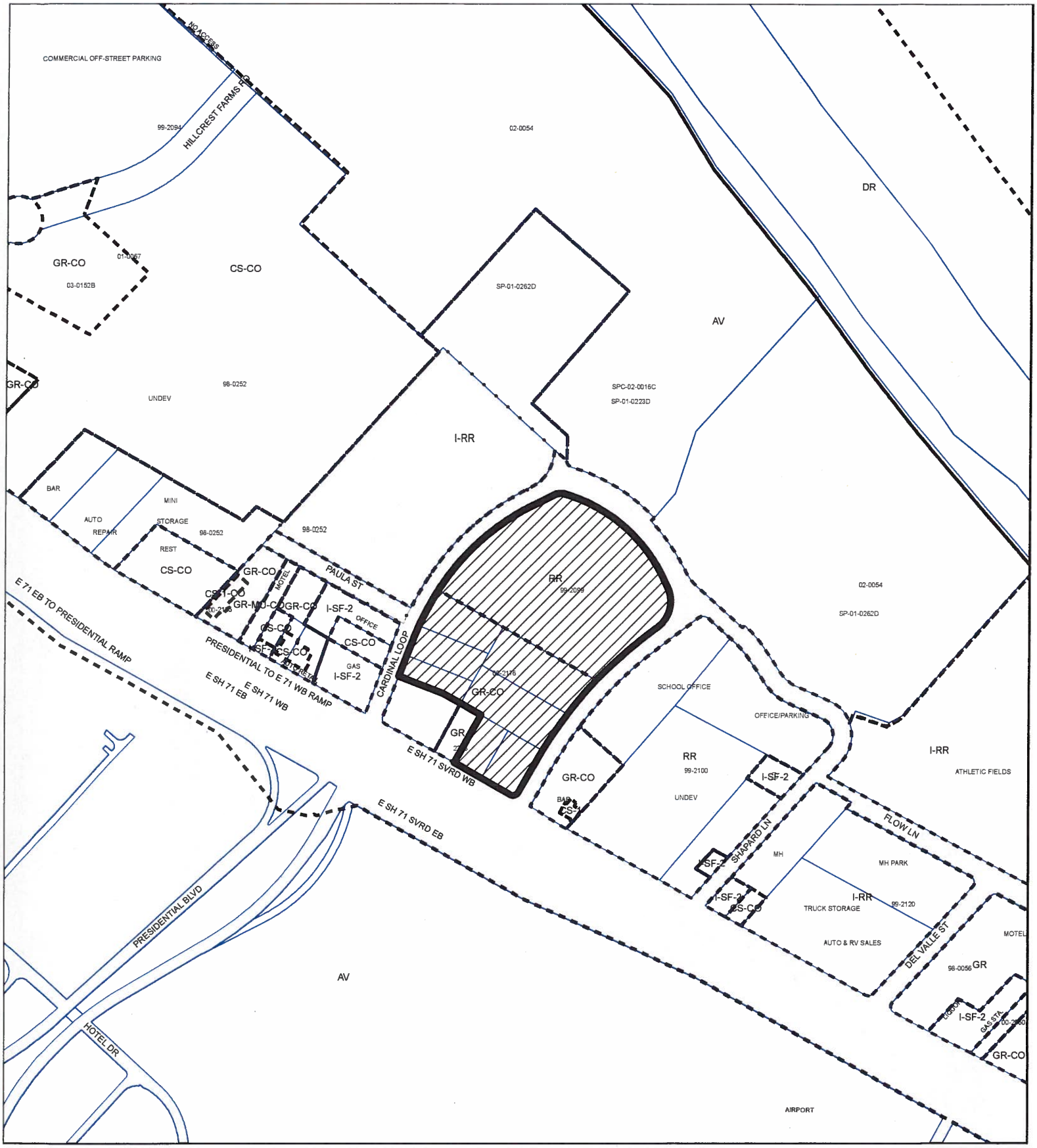
Exhibit A

CASE#: C14-2014-0175A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN
FOUNDED 1839



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

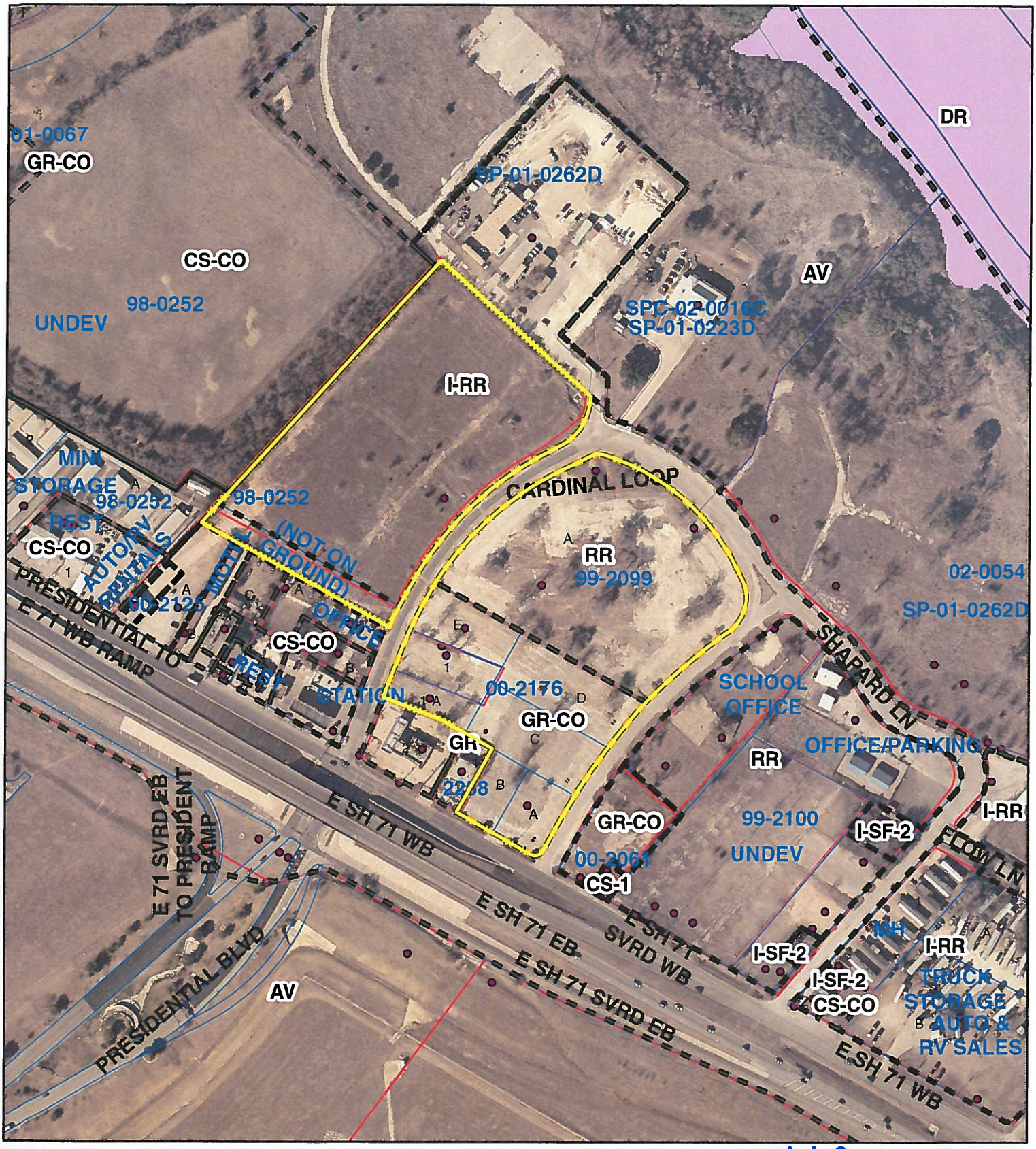
ZONING CASE#: C14-2014-0175B

EXHIBIT B

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN FOUNDED 1839



Subject Tract

Zoning District Boundary

Zoning Case in Review

1 inch = 300 feet

N

ZONING

EXHIBIT C

ZONING CASE#: C14-2014-0175A & C14-2014-0175B
LOCATION: 2411, 2419,& 2426 Cardinal Loop; 2525 East SH 71
SUBJECT AREA: 18.97 ACRES
MANAGER: Wendy Rhoades

This map has been produced by the Planning Development Review Dept. staff for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

67/42

BERGSTROM ARMS SUBDIVISION

APPROVED FOR ACCEPTANCE

Date: 11-13-73

Richard R. Lillie

Richard R. Lillie
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD
BY THE CITY PLANNING COMMISSION,
CITY OF AUSTIN, TEXAS

Date: Nov 15, 1973

Chairman

Secretary

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to build streets, roads and other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection with same."

"Be it resolved by the Commissioner's Court of Travis County, Texas: That the acceptance for maintaining by Travis County, Texas, of the roads or streets in Real-Estate Subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developers' construction; but that erecting signs for traffic control, such as for speed limits and STOP and YIELD signs, shall remain the responsibility of the County."

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 19 day of Nov. A. D. 1973, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 398.

WITNESS MY HAND AND SEAL OF OFFICE, this 19 day of Nov. A.D. 1973.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

BY

Deputy

FILED FOR RECORD:
At 10:20 o'clock a M. this 19th day of Nov A. D. 1973.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

By

Deputy

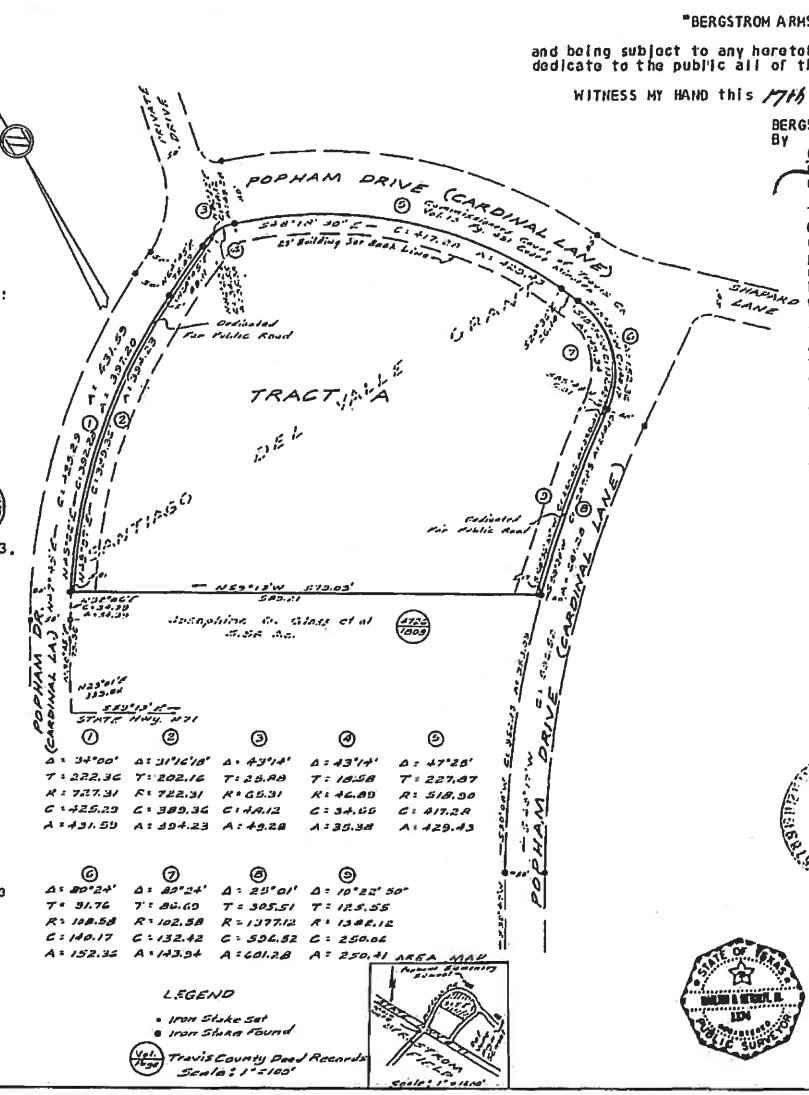
THE STATE OF TEXAS
COUNTY OF TRAVIS I, Doris Shropshire, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 19 day of Nov A. D. 1973 at 10:20 o'clock a M. and duly recorded on the 19 day of Nov A. D. 1973 at 10:25 o'clock a M. in the Plat Records of said County in Plat Book 67, Page 42

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, the date last above written.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas

By:

Deputy

F.B. 509 Pg. 24, 3 & 53
PLAN 8389



①	②	③	④	⑤
Δ: 34°00'	Δ: 31°12'18"	Δ: 43°14'	Δ: 43°14'	Δ: 47°28'
T: 222.36	T: 202.16	T: 25.88	T: 18.58	T: 227.47
R: 727.31	R: 722.31	R: 65.31	R: 46.89	R: 518.98
C: 425.29	C: 389.36	C: 48.12	C: 34.66	C: 417.28
A: 431.59	A: 394.23	A: 49.28	A: 35.38	A: 429.43

⑥	⑦	⑧	⑨
Δ: 80°24'	Δ: 82°24'	Δ: 25°01'	Δ: 10°22'50"
T: 91.76	T: 86.69	T: 305.51	T: 125.55
R: 108.58	R: 102.58	R: 1377.12	R: 1382.12
C: 140.17	C: 132.42	C: 596.52	C: 250.06
A: 152.32	A: 143.94	A: 601.28	A: 250.41

THE STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:

That Bergstrom Arms, Ltd, acting by and through Glenn W. Casey, as General Partner, and being the owner of 6.00 acres of land out of the Santiago Del Valle Grant in Travis County, Texas, as conveyed to Bergstrom Arms, Ltd. in Volume 4725, Page 1788, Travis County Deed Records, said 6.00 acre tract being out of that 47.00 acre tract described in a deed to Marie Goodnight in Volume 1701, Page 187, Travis County Deed Records, and does hereby adopt this map or plat as its subdivision of said 6.00 acre tract, to be known and designated as

"BERGSTROM ARMS SUBDIVISION"

and being subject to any heretofore given easements, and does hereby dedicate to the public all of the streets and easements shown hereon.

WITNESS MY HAND this 17th day of October A. D. 1973.

BERGSTROM ARMS, LTD.
By

Glenn W. Casey
General Partner

THE STATE OF TEXAS
COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared Glenn W. Casey, General Partner of Bergstrom Arms, Ltd, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and consideration therein expressed as the act and deed of Bergstrom Arms, Ltd., and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of Oct A. D. 1973.

Notary Public in and for Travis County, Texas

Seal

OCT 1973
RECEIVED

This certifies that City of Austin Code, Chapter 23.27 of 1954 has been complied with.

Surveyed Oct 5, 1973
Metcalfe Engineering Co. Inc.
BY: Marlton O. Metcalfe Jr.
Marlton O. Metcalfe Jr.
Reg. Public Surveyor #1374
Austin, Texas

EXHIBIT D

C8s-73-266

BERGSTROM VILLAGE NUMBER FOUR

APPROVED FOR ACCEPTANCE:
Date: 6 August 1980

Richard A. Lillie by Evelyn S. Butler
Richard A. Lillie EVELYN S. BUTLER
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS
Date:

Miguel A. Guerrero MIGUEL A. GUERRERO
Chairman

Mary E. Schechter MARY E. SCHECHTER
Secretary

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to build streets, roads and other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection with same."

"Be it resolved by the Commissioners Court of Travis County, Texas: That the acceptance for maintaining by Travis County, Texas, of the roads or streets in Real-Estate Subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developers' construction: but that erecting signs for traffic control, such as for speed limits and STOP and YIELD signs, shall remain the responsibility of the County."

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 18th day of August A. D. 1980 the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 427.

WITNESS MY HAND AND SEAL OF OFFICE, this 18th day of August A. D. 19 .
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas
By
Deputy

FILED FOR RECORD:
At 1:45 o'clock P M. this 18 day of August A. D. 1980.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas
By Linda Kleemeier
Deputy LINDA KLEEMEIER

THE STATE OF TEXAS
COUNTY OF TRAVIS I, Doris Shropshire, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 18 day of Aug A. D. 1980 at 1:45 o'clock P M. and duly recorded on the 18 day of Aug A. D. 1980 at 1:50 o'clock P M. in the Plat Records of said County in Plat Book 79, Page 387.
WITNESS MY HAND AND SEAL OF OFFICE of the County Court, Travis County, Texas, the date last written above
DORIS SHROPSHIRE, Clerk, County Court, Travis County, Texas.
By Linda Kleemeier
Deputy LINDA KLEEMEIER

DRAINAGE NOTE:
Prior to construction on Lots A,B,C,D,&E in this subdivision, drainage plans will be submitted to the City Engineering Department for approval. Rainfall runoff shall be held to the amount existing at undeveloped status by use of ponding or other approved methods.

100 YEAR FLOOD PLAIN NOTE: No part of this tract is within the boundries of the 100 Year Flood Plain; based upon information obtained from the Travis County Engineer's Office - Source URS/Forrest & Cotton, Inc. Flood Insurance Study.

METCALFE ENGINEERING COMPANY, INC.
By Marlton O. Metcalfe Sr.
Marlton O. Metcalfe, Sr.
Registered Professional Engineer
#4217

Sidewalks are required along the streets adjacent to the subdivision except Texas State Highway #71.

No lot in this subdivision can be occupied until connected with a public water and wastewater system.

"Be advised that the Board of Water Control & Improvement District #12 has voted to serve this subdivision with water: however, the Board has a policy which will limit each tract to one (1) one inch meter until such time as plans are submitted and approved by the Board of this District for a larger service."

THE STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:
That we, John T. Jones, Jr. and Albert L. Pence, dba Bergstrom Village Shopping Center, a Texas General Partnership, the partners are and the only partners are John T. Jones, Jr. and Albert L. Pence, being the owners of the 3.5515 acre tract shown hereon, a portion of a 5.56 acre tract out of the Santiago Del Valle Grant in Travis County, Texas, as described in a deed of record in Volume 4918, Page 1166, Travis County Deed Records, said 5.56 acre tract being out of Lot 12 of 517 acres as shown on a map which is recorded in Plat Book 1, Page 32, Travis County Plat Records, being a partition of a portion of the Santiago Del Valle Grant in Cause #7425 of the District Court of Travis County, Texas, do hereby adopt this map or plat as our subdivision of said 3.5515 acres of land, to be known and designated as

"BERGSTROM VILLAGE NUMBER FOUR"

and being subject to any heretofore given easements, and we do hereby dedicate to the public all of the streets and easements shown hereon.

WITNESS OUR HANDS this day of A. D. 1980.

John T. Jones Jr.
John T. Jones, Jr.
General Partner

Albert L. Pence
Albert L. Pence
General Partner

NAME OF OWNER:
John T. Jones
Albert L. Pence
dba Bergstrom Village Shopping Center
Suite 208 Westgate Building
Austin, Texas 78701

THE STATE OF TEXAS
COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared John T. Jones, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he had executed the same for the purposes and consideration therein expressed, as the act and deed of Bergstrom Village Shopping Center, a Texas General Partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of July A. D. 1980.

Betty Baker
BETTY BAKER
Notary Public in and for Travis County, Texas

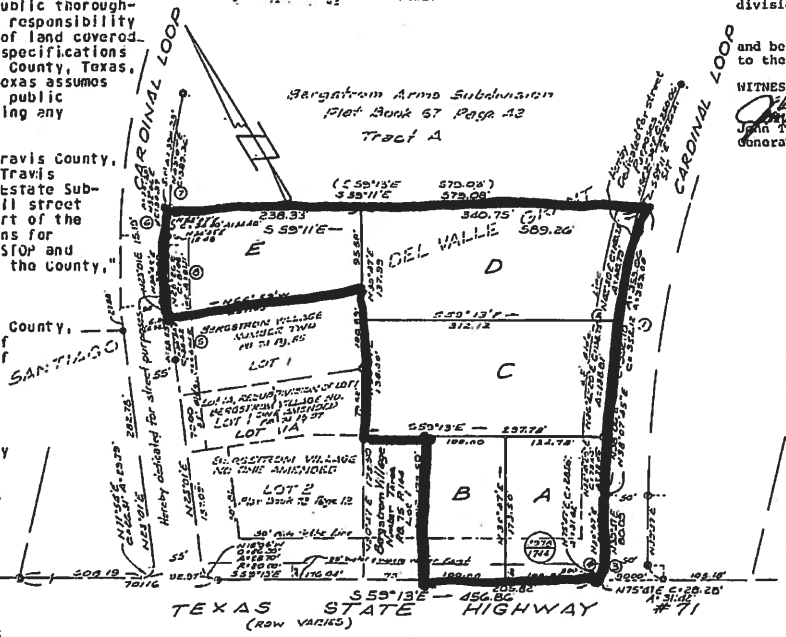
NOTARY PUBLIC COUNTY OF TRAVIS TEXAS

THE STATE OF TEXAS
COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared Albert L. Pence, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he had executed the same for the purposes and consideration therein expressed, as the act and deed of Bergstrom Village Shopping Center, a Texas General Partnership, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 31st day of July A. D. 1980.

Betty Baker
BETTY BAKER
Notary Public in and for Travis County, Texas

NOTARY PUBLIC COUNTY OF TRAVIS TEXAS

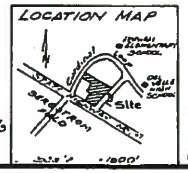


CURVE DATA

1	2	3	4
Δ: 14°21'25"	Δ: 25°01'	Δ: 90°00'	Δ: 90°00'
T: 177.52'	T: 302.68'	T: 20.00'	T: 20.00'
R: 1377.16'	R: 1382.16'	R: 20.00'	R: 20.00'
C: 352.12'	C: 598.68'	C: 28.28'	C: 28.28'
A: 353.08'	A: 603.47'	A: 31.42'	A: 31.42'

5	6	7	8
Δ: 3°05'25"	Δ: 2°42'34"	Δ: 30°00'	Δ: 4°38'35"
T: 29.87'	T: 17.20'	T: 260.83'	T: 40.58'
R: 1085.05'	R: 727.31'	R: 722.31'	R: 1000.85'
C: 58.55'	C: 34.35'	C: 422.37	C: 81.08'
A: 58.63'	A: 34.35'	A: 426.65	A: 81.11'

LOCATION MAP



LEGEND
- Iron Pipe Set
- 60# Nail Found
- Iron Pipe Found
- Concrete Monument Set
- Travis County Deed Records

Scale 1" = 100'

Area in subdivision	3.5515 Ac.
Area dedicated for street purposes	0.0685 Ac.
Area in lots	3.4830 Ac.

I, George L. Sanders, am authorized under the laws of the State of Texas, to practice the profession of Surveying and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from an actual survey of the property made under my supervision on the ground.

Certified to this 15th day of May A. D. 1980.

Surveyed May 15, 1980
Metcalfe Engineering Co, Inc.
By: George L. Sanders
George L. Sanders
Registered Public Surveyor #1838
Austin, Texas

F.B. 566 P.36
PLAN 8889
EXHIBITE

CBS-79-193

BERGSTROM VILLAGE NUMBER TWO

APPROVED FOR ACCEPTANCE:
Date: 4/14/76
By Richard Little
RICHARD H. LITTLE
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS
Date: 4/14/76
Chairman
Secretary

"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas assumes no obligation to build streets, roads and other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection with same."

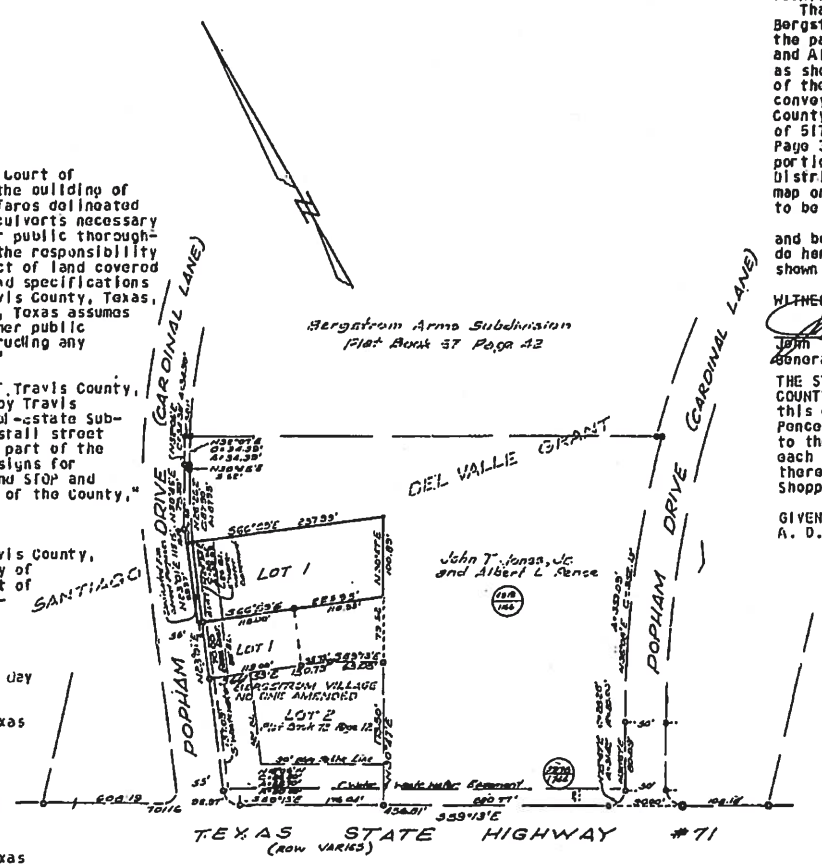
"Be it resolved by the Commissioners Court of Travis County, Texas: That the acceptance for maintaining by Travis County, Texas, of the roads or streets in Real-estate Subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developers' construction; but that erecting signs for traffic control, such as for speed limits and STOP and YIELD signs, shall remain the responsibility of the County."

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 19 day of April A. D. 1976, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 406.

WITNESS MY HAND AND SEAL OF OFFICE, this 19 day of April A. D. 1976.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas
By Johnny Moller
Deputy

FILED FOR RECORD:
At 4:05 o'clock P. M. this 19 day of April A. D. 1976.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas
By Lessie Smith
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS I, Doris Shropshire, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 19 day of April A. D. 1976 at 4:05 o'clock P. M. and duly recorded on the 19 day of April A. D. 1976 at 4:10 o'clock P. M. in the Plat Records of said County in Plat Book 74, Page 55.
WITNESS MY HAND AND SEAL OF OFFICE of the County Court, Travis County, Texas, the date last written above
DORIS SHROPSHIRE, Clerk, County Court, Travis County, Texas.
By Lessie Smith
Deputy



CURVE DATA
Total
Δ= 7°44'
T= 73.36'
R= 1085.09'
C= 146.35'
A= 146.46'

THE STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:
That we, John T. Jones, Jr. and Albert L. Ponce, dba Bergstrom Village Shopping Center, a Texas General Partnership, the partners are and the only partners are John T. Jones, Jr. and Albert L. Ponce, being the owners of 0.546 of one acre tract as shown hereon, being a portion of a 5.56 acre tract, a portion of the Santiago Del Valle Grant in Travis County, Texas, as conveyed to us by deed of record in Volume 4918, Page 1166, Travis County Deed Records, said 5.56 acre tract being out of Lot #2 of 517 acres as shown on a map which is recorded in Plat Book 1, Page 32, Travis County Plat Records, being a partition of a portion of the Santiago Del Valle Grant in Cause #7425 of the District Court of Travis County, Texas, do hereby adopt this map or plat as our subdivision of said to be known and designated as
"BERGSTROM VILLAGE NUMBER TWO".
and being subject to any heretofore given easements, and we do hereby dedicate to the public any streets and easements shown hereon.

WITNESS OUR HANDS this 8th day of April A. D. 1976.
John T. Jones, Jr.
General Partner
Albert L. Ponce
General Partner

THE STATE OF TEXAS
COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared John T. Jones, Jr. and Albert L. Ponce, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that each had executed the same for the purposes and consideration therein expressed, as the act and deed of Bergstrom Village Shopping Center, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of April A. D. 1976.
Susie Sanders
Notary Public in and for Travis County, Texas
My Commission expires 6-1-77

ADDRESSES OF DEVELOPERS:
John T. Jones, Jr.
300 E. Huntland Drive
Suite 203
Austin, Texas

Albert L. Ponce
P. O. Box 4514
Austin, Texas 78765

LEGEND
• Iron Stake Set
⊂ Iron Stake Found
Vol/Page Travis County Deed Records
Scale 1" = 100'

AREA IN LOTS 23,235.0'
AREA IN STREETS 531.0'
AREA IN SUBD. 23,767.0' or 0.546 Ac.

LOCATION MAP
Scale 1" = 1000'

Surveyed March 2, 1976
Metcalfe Engineering Co., Inc.
By: George L. Sanders
George L. Sanders
Registered Public Surveyor #1838
Austin, Texas

F.B. 303 P. 26 & 34
PLAN 8817
EXHIBIT F

C8S-76-055

LOT 1-A, RESUBDIVISION OF LOT 1, BERGSTROM VILLAGE NO. ONE AMENDED

APPROVED FOR ACCEPTANCE:
Date: 8-29-75
for Richard H. Little
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS
Date: 8-29-75
Chairman
Secretary

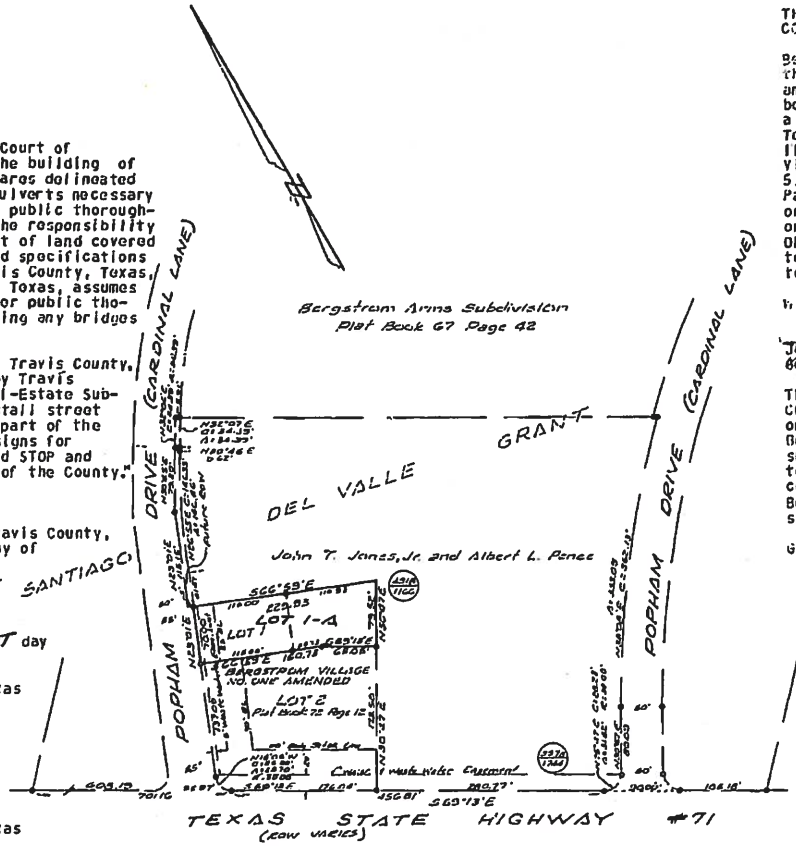
"In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads and other public thoroughfares delineated and shown on this plat, and all bridges and culverts necessary to be placed in such streets, roads and other public thoroughfares, or in connection therewith, shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build streets, roads and other public thoroughfares shown on this plat or of constructing any bridges or culverts in connection therewith same."

"Be it resolved by the Commissioners Court of Travis County, Texas: That the acceptance for maintaining by Travis County, Texas, of the roads or streets in Real-Estate Subdivisions does not obligate the County to install street marking signs, as this is considered to be a part of the developers' construction: but that erecting signs for traffic control, such as for speed limits and STOP and YIELD signs, shall remain the responsibility of the County."

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the day of A. D. 1975, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said Court in Book 3, Page 409.
WITNESS MY HAND AND SEAL OF OFFICE, this 1st day Sept A. D. 1975.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas
By
Deputy

FILED FOR RECORD:
At 1:05 o'clock P M. this 25 day of June A. D. 1976.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas
By
Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS I, Doris Shropshire, Clerk of County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 25 day of June A. D. 1976 at 1:05 o'clock P M. and duly recorded on the 25 day of June A. D. 1976 at 1:10 o'clock P M. in the Plat Records of said County in Plat Book 74, Page 97.
DORIS SHROPSHIRE
Clerk, County Court, Travis County, Texas
By
Deputy



AREA IN SUBDIVISION
0.362 Acres

LEGEND
• Iron Stake Set
• Iron Stake Found
(Vol. Page) Travis County Deed Records
Scale 1" = 100'

LOCATION MAP
Scale 1" = 1600'

THE STATE OF TEXAS
COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:
That we, John T. Jones, Jr. and Albert L. Ponce, dba Bergstrom Village Shopping Center, a Texas General Partnership, the partners are and the only partners are John T. Jones, Jr. and Albert L. Ponce, being the owners of Lot 1-A as shown hereon, being composed of 0.177 of one acre out of a 5.56 acre tract, a portion of the Santiago Del Valle Grant in Travis County, Texas, as conveyed to us by deed of record in Volume 4918, Page 1166, Travis County Deed Records, and all of Lot 1 of Bergstrom Village No. One Amended, a subdivision of a portion of said 5.56 acre tract, as shown on a map of record in Plat Book 72, Page 12, Travis County Plat Records, do hereby adopt this map or plat as our resubdivision of said Lot 1 and said 0.177 of one acre, to be known and designated as "LOT 1-A, RESUBDIVISION OF LOT 1, BERGSTROM VILLAGE NO. ONE AMENDED" and being subject to any heretofore given easements, and we do hereby dedicate to the public any streets and easements shown hereon.

WITNESS OUR HANDS this 30th day of July A. D. 1975.
John T. Jones, Jr.
General Partner
Albert L. Ponce
General Partner

THE STATE OF TEXAS
COUNTY OF TRAVIS BEFORE ME, the undersigned authority, on this day personally appeared John T. Jones, Jr. and Bert L. Ponce, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that each had executed the same for the purposes and consideration therein expressed, as the act and deed of Bergstrom Village Shopping Center, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of July A. D. 1975.
SUSIE SANDERS
Notary Public in and for Travis County, Texas
My Commission expires 6-1-77.

Addresses of Developers
John T. Jones, Jr.
300 E. Huntland Dr.
Suite 203
Austin, Texas 78752

Albert L. Ponce
P.O. Box 4514
Austin, Texas 78765

RECEIVED
AUG 1 1975
PLANNING DEPT.

STATE OF TEXAS
GEORGE L. SANDERS
1838
REGISTERED PUBLIC SURVEYOR

Surveyed July, 1975
Metcalfe Engineering Co, Inc
By: George L. Sanders
George L. Sanders
Registered Public Surveyor #1838
Austin, Texas

CBL-75-132

F.B. 509 P. 24 & 34
PLAN 8811

EXHIBIT G

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant aviation services (AV) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Aviation services district is intended to provide regulations applicable to major public airport facilities, including airport-related uses on public lands and on private lands adjoining airport facilities.

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

The AV district is the designation applicable to an airport-related use that requires direct access to airport facilities that is compatible with or supports airport operations and services. The designation applies to major public airport facilities, including airport-related uses on public lands and on private lands adjoining airport facilities. Allowable uses are limited to aviation facilities and activities, businesses, and services dependent on upon direct access to airport facilities, and related uses compatible with or supportive to airport operations and services. The proposed uses are consistent with the district being sought.

EXISTING CONDITIONS

Site Characteristics

The subject property has been cleared of all previous uses. There appear to be no significant topographical constraints on the site.

Impervious Cover

For publicly owned land in an AV district, the Land Development Code does not prescribe site development regulations, including impervious cover.

Comprehensive Planning

This zoning case is located on the east side of Cardinal Loop, just over 100 ft. north of SH-71. The property is approximately 19 acres in size and is vacant. It is also located outside the boundaries of a neighborhood planning area. Surrounding land uses includes a vacant lot to the north, south and east, and commercial uses to the west. The proposed use is airport parking.

Imagine Austin
The comparative scale of the site relative to nearby commercial uses in this area, including airport parking lots, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for SH 71. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

TxDOT and Central Texas Regional Mobility Authority are building the SH 71 Express Project. The project will include Shared Use Paths on the south side of 71, and likely sidewalks on the north side.

The traffic impact analysis for this site was waived because City of Austin projects are exempt from TIAs.

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is recommended as a dedicated multi-use path along SH 71.

Water and Wastewater

FYI: 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 any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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

No site plan comments at this time. Aviation (AV) districts are exempted from Subchapter E Commercial Design Standards.

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:
http://www.austintexas.gov/development.

Written comments must be submited to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the boad 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: C14-2014-0175
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: December 16, 2014, Zoning and Platting Commission
January 29, 2015, City Council

Robert Conley
Your Name (please print)

☒ **I am in favor**
☐ **I object**

2433 HWY-71-E-# Del Valle tx 78617
Your address(es) affected by this application

Robert Conley. 12-09-14
Signature *Date*

Daytime Telephone: 512-945-5044

Comments: the city of Austin is in need of more Parking for the airport, I think this would be a good spot for Parking.

Thank you Bob.

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