ZONING CHANGE REVIEW SHEET

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:**

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

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Colorado River

**DESIGNED 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:**

<table>
<thead>
<tr>
<th>NUMBER</th>
<th>REQUEST</th>
<th>COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-2013-0145 –</td>
<td>I-SF-2 to CS</td>
<td>To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses</td>
<td>Apvd CS-CO as Commission recommended (01-23-2014).</td>
</tr>
<tr>
<td>Cardinal 1.03 – 2416</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cardinal Loop</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Case Reference</td>
<td>Zoning Request</td>
<td>Recommendation</td>
<td>Approval Details</td>
</tr>
<tr>
<td>----------------</td>
<td>----------------</td>
<td>----------------</td>
<td>-----------------</td>
</tr>
<tr>
<td>C14-2013-0115 – 2415 SH 71 East Rezoning</td>
<td>I-RR to CS</td>
<td>To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses</td>
<td>Apvd. CS-CO as Commission recommended (12-12-2013).</td>
</tr>
<tr>
<td>C14-2013-0114 – 2439 SH 71 East Rezoning</td>
<td>I-SF-2 to CS</td>
<td>To Grant CS-CO w/the CO for 2,000 trips and prohibiting adult-oriented businesses</td>
<td>Apvd. CS-CO as Commission recommended (12-12-2013).</td>
</tr>
<tr>
<td>C14-02-0072 – 2463 SH 71 E</td>
<td>I-SF-2 to GR, CS-1</td>
<td>To Grant CS-CO for Tract 1, GR-CO for Tract 2, w/CO for 2,000 trips per day</td>
<td>Apvd. as Commission recommended (09-26-2002).</td>
</tr>
<tr>
<td>C14-02-0054 – Rezone Former Del Valle School Property – Cardinal Loop – North of Crozier Ln, Cardinal Lp and Shapard Ln</td>
<td>I-RR to AV</td>
<td>To Grant AV w/conditions of no public surface parking</td>
<td>Apvd AV (08-01-2002).</td>
</tr>
<tr>
<td>C14-00-2125 – “Club 71” Zoning – 2429-2433 E SH 71</td>
<td>I-SF-2 to CS for Tract 1 and CS-MU for Tract 2</td>
<td>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</td>
<td>Apvd. CS-1-CO and GR-CO for Tract 1 and GR-MU-CO as Commission recommended (10-26-2000).</td>
</tr>
<tr>
<td>C14-98-0252 – Bergstrom Center – 2031 E SH 71</td>
<td>I-RR to CS</td>
<td>To Grant CS-CO</td>
<td>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).</td>
</tr>
</tbody>
</table>

**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:**

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Classification</th>
<th>Sidewalks</th>
<th>Bike Route</th>
<th>Capital Metro (within 1/4 mile)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cardinal Loop</td>
<td>Varies (50-85 feet)</td>
<td>Varies (30-60 feet)</td>
<td>Local</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>SH 71</td>
<td>267 feet</td>
<td>238 feet</td>
<td>Arterial Highway</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Paula Street</td>
<td>60 feet</td>
<td>0 feet</td>
<td>N/A</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>(unimproved ROW)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**CITY COUNCIL DATE:** January 29, 2015

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

February 12, 2015

Approved a Postponement request by an adjacent property owner to February 26, 2015 (11-0).

**ORDINANCE READINGS:** 1\(^{st}\) 2\(^{nd}\) 3\(^{rd}\)

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades

**e-mail:** wendy.rhoades@austintexas.gov

**PHONE:** 512-974-7719
BERGSTROM ARMS SUBDIVISION

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That Bergstrom Arms, Ltd., acting by and through Glenn H. Casey, as General Partner, and being the owner of 6.00 acres of land out of the Santiage Del Valle Grant in Travis County, Texas, as conveyed to Bergstrom Arms, Ltd., in Volume 4725, Page 1089, Travis County Deed Records, said 6.00 acres tract being out of that 45.00 acre tract described in a deed to Horie Goodeight in Volume 1701, Page 437, Travis County Deed Records, and does hereby adopt this map of plat as its subdivision of said 6.00 acre tract, to be known and designated as

"BERGSTROM ARMS SUBDIVISION"

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

WITNESS My hand this 7th day of October A. D. 1973.

BERGSTROM ARMS, LTD.

By: /s/ Glenn H. Casey

General Partner

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Glenn H. 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 7th day of October A. D. 1973.

[Signature]

Notary Public in and for Travis County, Texas

WITNESS My hand and Seal of Office, this 7th day of October A. D. 1973.

ORIS SHOEPshire

Clerk, County Court, Travis County, Texas

[Signature]

WITNESS My hand and Seal of Office, this 7th day of October A. D. 1973.

ORIS SHOEPshire

Clerk, County Court, Travis County, Texas

[Signature]

WITNESS My hand and Seal of Office, this 7th day of October A. D. 1973.

ORIS SHOEPshire

Clerk, County Court, Travis County, Texas

[Signature]
Bergstrom Village Number Four

DRAINAGE NOTE: Plans for construction on Lots A, B, C, D, E, F, G, H, I, and J of this subdivision will be submitted to the City Engineering Department for approval. Rainfall runoff shall be carried to the nearest existing storm drain, or at a unsightly status by use of ponding or other approved methods.

MCCALPSE ENGINEERING COMPANY, INC.
by Allan O. McLelland, P.E.
Registered Professional Engineer
4212

100 YEAR FLOODPLAIN NOTE: No part of this tract is within the boundaries of the 100 Year Flood Plain. Based upon information obtained from the Travis County Engineer's Office - Source ORS/Packet & Cotton, Inc., Flood Insurance Study.

 sidewalls are required along the streets adjacent to the subdivision except Texas Highway 871.

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

"BE SERIOUS VILLAGE NUMBER FOUR"

and being subject to any hereafter given covenants, and we hereby dedicate to the public all of the streets and easements shown herein.

IN WITNESS WHEREOF this day of , 1980.

J. D. C. 1980.

By

TEXAS STATE HIGHWAY

FILED FOR RECORD:
A. D. 1980.

AT TRAVIS COUNTY COURT, A. D. 1980.

DORIS SHROPSHIRE

County Clerk, Travis County, Texas

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of , 1980.

J. D. 1980.

By

filed for Travis County

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of , 1980.

J. D. 1980.

By

filed for Travis County

EXHIBIT B

P.B. 650 P. 36
PLAN 8689

5.951 Ac.

Area in subdivision

0.7485 Ac.

Area dedicated for street purposes

3.4230 Ac.

Area in lots
BERGSTROM VILLAGE NUMBER TWO

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 0.346 of one acre tract as shown hereon, being a portion of a 5.6-acre tract, a portion of the Santiago Dol Velio Grant in Travis County, Texas, as conveyed to us by deed of record in Volume 491B, Page 146, Travis County Deed Records, said 5.6-acre tract being out of Lot No. 17 of 17 acres as shown on a map which is recorded in Plat Book 50, Page 38, Travis County Plat records, being a portion of a portion of the Santiago Dol Velio Grant in Cause No. 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 subject to any restrictions given in said plat, and we do hereby dedicate to the public any streets and easements shown hereon.

WITNESS OUR HANDS the 8th day of April A.D. 1976,

John T. Jones, Jr.
General Partner
Albert L. Pence
General Partner

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this 8th day of April 1976, personally appeared John T. Jones, Jr., and Albert L. Pence, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that such 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.

SUSAN M. MILLER
Notary Public In and for Travis County, Texas
My Commission expires 6-1-77

ADDRESS OF DEVELOPERS:
John T. Jones, Jr.
300 E. Huntland Drive
Suite 200
Austin, Texas
Albert L. Pence
P.O. Box 4514
Austin, Texas 78766

CURVE DATA

LOCATION MAP

LEGEND

EXHIBIT F

C8S-76-055
LOT 1-A, RESUBDIVISION OF LOT 1, BERGSTROM VILLAGE NO. ONE AMENDED

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That we, John T. Jones, Jr., and Albert L. Pence, doing business as Bergstrom Village Shopping Center, a Texas General Partnership, the partners are, do hereby create and file this plat with the County Clerk of Travis County, Texas, on the 3rd day of July, 1976, in said County, State of Texas, for the purpose of conveying the property described in said plat and for all matters connected therewith.

Given under our hand and seal of office, this 3rd day of July, 1976.

[Signature]
General Partner

JOHN T. JONES, JR.
General Partner

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, onsite 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 submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission’s name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0175
Contact: Wendy Rhoades, 512-474-7719
Public Hearing: December 16, 2014, Zoning and Platting Commission
January 29, 2015, City Council

Robert Conley
Your Name (please print)
2433 Hwy 290 W #4 Del Valle, TX 78617
Your address(es) affected by this application

I am in favor
☐ I object

Signature
12-09-14
Date

Daytime Telephone: 512-945-5041

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.

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
February 10, 2015

Austin City Council  
Via Email

Re: Agenda Items 77 and 78 – Postponement Request

Dear Council Members:

My family owns the Airport Fast Park located at Ben White and Spirit of Texas Drive. We have operated Airport Fast Park since 2003, and have served as an important option for many Austinites. Recently, I learned that Scott Airport Parking was awarded a bid to lease public property that is part of the Airport Master Development Plan. I was surprised to learn this since we were not invited to bid. Nevertheless, more surprising was the fact that the City was seeking to rezone the property to Aviation Services (“AV”), which would exempt the property from site development regulations, application of Subchapter E, and limit the type of uses that could be put on the property in the future. Because these properties (Agenda Items 77 and 78) may be within the Airport Master Development Plan, the private off-airport commercial parking vendor (Scott Airport Parking), will also be the beneficiary of several automatic variances found in Ordinance No. 20120628-014.

At this late stage, to afford appropriate evaluation by this Council, we would ask that Items 77 and 78 be postponed for at least 30 days to allow you an opportunity to determine the type of development standards that should be applied to these sites next to the Colorado River; the way in which the bidding for the opportunity to develop on public land was conducted and should be conducted; and the appropriate zoning to encourage flexible commercial zoning in the future at these sites.

Providing off-airport parking for Austinites is highly competitive. We would simply ask that each commercial enterprise be treated equitably. I am available to answer any questions concerning our facilities and operations; my phone number is 513-241-0429 x1111, and my cell phone number is 513-304-4266.

Regards,

AIRPORT FAST PARK

Manuel Chavez III
Lee,
Responses are pasted below.

QUESTION (CM GARZA):
Please provide a description of the different compliance requirements for Subchapter E – Design Standards and Mixed use between the zoning categories: CS (Commercial Services), GO (General Office) and AV (Aviation Services).

ANSWER:
Properties zoned CS, GO, and AV zoned properties north of State Highway 71 (including the subject two rezoning areas) have to comply with the regulations described in Subchapter E. Subchapter E requirements are as follows:

1. Site Development Standards including standards for the Relationship of Buildings to Streets and Walkways, Connectivity Between Sites, Building Entryways, Exterior Lighting, Screening of Equipment and Utilities, Private Common Open Space and Pedestrian Amenities, and Shade and Shelter

2. Building Design Standards including Glazing and Façade Relief Requirements, and options to improve building design

3. **NOTE**: There are standards for Vertical Mixed Use Buildings, however, this particular site is within the Airport Overlay Zone, which doesn’t allow for new residential development to occur, hence these standards wouldn’t be applicable.

QUESTION (CM GARZA):
Does the zoning category AV (Aviation Services) have to comply with the Watershed Ordinance and the maximum impervious cover requirements included in those regulations?

ANSWER:
AV zoned properties north of SH 71 have to comply with the Watershed Ordinance and the maximum impervious cover requirements.

QUESTION (GM GARZA):
Please also provide information regarding the site plan requirements included in the contract between the City of Austin and Scott Airport for the property located at.

ANSWER:
The contract prohibits the construction of structures that obstruct the airspace in and around the airport or interfere with visual, radar, radio or other systems controlling aircraft.

Please let me know if we can provide any additional information.