

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-8
AGENDA DATE: Thu 07/28/2005
PAGE: 1 of 1**

SUBJECT: 14-05-0089 - Crist Land Addition - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 420 Thompson Lane (Colorado River Watershed) from rural residence (RR) district zoning and interim-single-family residence standard lot (I-SF-2) district zoning to family residence (SF-3) district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence large lot-conditional overlay (SF-1-CO) combining district zoning. Applicant: James A. Crist. Agent: A.E.C., Inc. (Phil Moncada). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0089

Z.P.C. DATE: July 5, 2005

ADDRESS: 420 Thompson Lane

OWNER: James A. Crist

AGENT: A.E.C., Inc. (Phil Moncada)

ZONING FROM: RR; I-SF-2 **TO:** SF-3 **AREA:** 1.570 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant single family residence large lot – conditional overlay (SF-1-CO) combining district zoning. The Conditional Overlay limits the development of the property to two single family residences.

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 5, 2005: *APPROVED SF-1-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT.*

[J. MARTINEZ; J. GOHIL – 2ND] (7-0) M. WHALEY-HAWTHORNE – ABSENT; T. RABAGO – ARRIVED LATE

ISSUES:

The Applicant is in agreement with the Staff recommendation.

DEPARTMENT COMMENTS:

The subject rezoning area is presently unplatted, developed with two single family residences and zoned interim – single family residence standard lot (I-SF-2) and rural residence (RR) subsequent to annexation into the City limits. Access is taken to Thompson Lane. The property contains a mixture of residential and commercial services uses. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Vicinity Map).

The property was divided by metes and bounds description and the RR portion is now less than the required one acre minimum lot size. A subdivision creating two residential lots is under Staff review and Staff advised the Applicant to pursue zoning that meets the proposed lot sizes of 0.89 and 0.68 acres. Therefore, the Applicant is now requesting permanent residential zoning to bring the two single family residences into compliance with the lot size requirements of zoning.

The properties are also located within Airport Overlay Zone 3 (AO-3, also known as the ½ mile buffer zone) that does not allow for new residential development to occur. The Staff recommends single family residence large lot (SF-1) zoning with a Conditional Overlay limiting the development of the property to two single family residences. SF-1 zoning would

also be compatible with other residential development that surrounds and is adjacent to this property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR; I-SF-2	Two single family residences
<i>North</i>	DR; CS-CO	Agricultural; Lighting, electrical and mechanical companies; Manufactured home park
<i>South</i>	I-RR; P-CO	Manufactured home park; Single family residence; Office; Capital Metro service yard
<i>East</i>	I-RR; CS-CO; I-SF-2	Manufactured home park; Single family residences; Construction sales and service
<i>West</i>	CS-CO; I-SF-2; RR; CS	Single family residences; Agricultural sales and service / General retail sales

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Colorado River

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council

SCHOOLS:

This property is served by the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0084	RR to CS	To Grant CS-CO	Approved CS-CO with the CO prohibiting several uses and establishing 2,000 trips per day, as ZAP recommended (9-2-04).
C14-04-0085	I-RR to CS	To Grant CS-CO	Approved CS-CO with the CO prohibiting several uses and establishing 2,000 trips per day, as ZAP

			recommended (9-2-04).
C14-00-2004	I-RR to RR; DR and CS	To Grant RR; DR and CS	Approved RR; DR and CS (2-8-01).

RELATED CASES:

The tract was annexed on September 6, 2001. The subject rezoning area is proposed for a subdivision consisting of two lots, to be known as Crist Land Addition. Please refer to Exhibit B and B-1. There are no site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bus Route
Thompson Lane	60 feet	26 feet	Collector	No

CITY COUNCIL DATE: July 28, 2005**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:**

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719

LAKE
ADD RIVER

LAKE

HERGOTZ LANE

THOMPSON LANE

SF-3

01-0000

SF-3

01-0000

SF-3

SF-3

SF-3

DR
00-0004

AGRICULTURE

SUPPLY COMPANY

CS

RR

RR
00-0004

FARM
SUPPLY

CS

CS-CO
04-0175

AUTO
SALES/REPAIR

US HIGHWAY 100

CS-NP

CS
00-0004

RR

CS-CO
04-0175

RR

I-RR

MH PARK

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LIGHTING CO

CS-CO
04-0004

00-0004

ELECTRICAL CO
MECHANICAL CO

CONSTRUCTION
SALES & SERVICE

CS-CO
04-0005

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AGRICULTURE

UNDEVELOPED

CS-CO
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SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH



CASE #: C14-05-0089
ADDRESS: 420 THOMPSON LN
SUBJECT AREA (acres): 1.570

ZONING Exhibit A

DATE: 05-08

INTLS: SM

CITY GRID
REFERENCE
NUMBER
M20



LIGHT

ELECTRIC

OFFICE

REPAIR

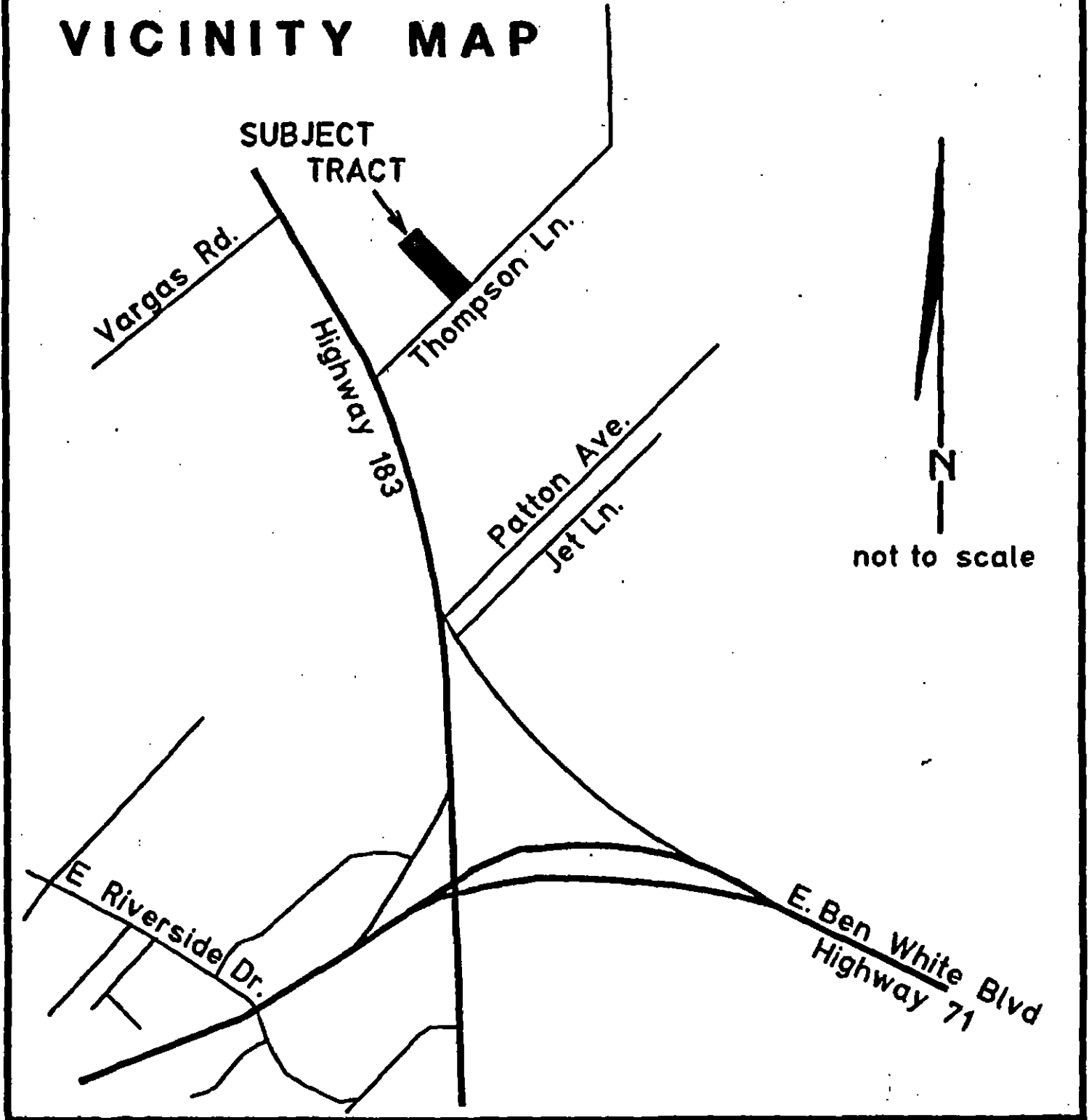
CS

CS

BASTOP HIGHWAY

NORTH

VICINITY MAP



not to scale

EXHIBIT A-2

CRIST LAND ADDITION

prepared March 24, 2005

A 74502A

NOTES:

1. No lot in this subdivision shall be conveyed until recorded in the City of Austin voter and landowner records.
2. All water and wastewater improvements shall be in accordance with City of Austin voter and landowner design criteria and specifications. All plans must be approved in the City of Austin Water and Wastewater Utility Department for review and approval. All subdivisions must be inspected by the City of Austin.
3. Water and wastewater systems serving this subdivision shall be included in accordance with the City of Austin and State of Texas Health Department plan and specifications. Plans and specifications shall be submitted to the City of Austin Water and Wastewater Utility Department for review.
4. Building Submittal Plans shall be in accordance with the City of Austin Building Ordinance.
5. No building, house, landscape, or other construction is permitted in drainage easements except as approved by the City of Austin.
6. All drainage easements on private property shall be maintained by the property owner at his expense.
7. Property owner shall provide for easements in drainage easements as may be necessary and shall not prohibit easements by governmental authorities.
8. The owner of this subdivision and his or her successors and assigns, maintain responsibility for plans for construction of public infrastructure which comply with applicable codes and regulations of the City of Austin. This owner understands and acknowledges that plans involving or requiring any lot in this subdivision, in whole or in part, to be included in this subdivision is not comply with such codes and regulations.
9. Prior to construction, except single family and/or duplex on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
10. All streets, alleys, easements, water, sewer, and water and wastewater lines are required to be constructed and installed to City of Austin standards.
11. Austin Energy has the right to cut and use trees and shrubbery and remove obstructions to its easement in order to install and maintain its electric, gas, and water lines. Austin Energy has the right to remove any trees and shrubbery and remove obstructions to its easement in order to install and maintain its electric, gas, and water lines. Austin Energy has the right to remove any trees and shrubbery and remove obstructions to its easement in order to install and maintain its electric, gas, and water lines.
12. The owner/developer of this subdivision may provide Austin Energy with any easement and/or easement required for the installation and ongoing maintenance of overhead and underground electric, gas, and water lines along the perimeter of the subdivision. These easements/requirements shall be included in the subdivision plat and shall be included in the subdivision plat. The owner/developer of this subdivision shall be responsible for the installation and ongoing maintenance of overhead and underground electric, gas, and water lines along the perimeter of the subdivision. These easements/requirements shall be included in the subdivision plat and shall be included in the subdivision plat.
13. The owner shall be responsible for installation of temporary erosion control, riprap, and tree protection. In addition, the owner shall be responsible for any utility planting and tree removal. The owner shall be responsible for the installation and ongoing maintenance of overhead and underground electric, gas, and water lines along the perimeter of the subdivision. These easements/requirements shall be included in the subdivision plat and shall be included in the subdivision plat.
14. Waterford Station This subdivision is located within the Colorado River Watershed which is designated as Urban and shall be maintained in accordance with the City of Austin Land Development Code.
15. All signs shall comply with the Austin Sign Ordinance.
16. Prior to construction on lot in this subdivision, drainage plans shall be submitted to the City of Austin for review. Submittal plans shall be held to the same standards as those submitted to other regulatory agencies. All proposed construction of this subdivision is subject to City of Austin regulatory agencies of a separate Development Permit.
17. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any infrastructure improvements required for the development of the lot in this subdivision is the responsibility of the developer and/or the owner of the lot. Failure to construct any required infrastructure in City standards may be just cause for the City of Austin to take action for certain development projects including building permits, site plan approvals and/or construction of easements.
18. An infrastructure system has been granted from the Subdivision Submittal Requirements and shall be included in a plat of a lot of 1" x 10"
19. Easements/requirements are required for all development, including single family and duplex construction pursuant to Section 25-4-31 of the City of Austin Land Development Code and the Environmental Criteria Manual.
20. Public infrastructure, held by City of Austin standards, are required along Thompson Lane as shown by dotted lines on the face of the plat. These easements shall be in place prior to the lots being completed. Failure to construct the required infrastructure may result in the subdividing of easements, including permits, in city connection by the governing body of city authority.

21. Submittal of required voter quality certificate shall be according to City of Austin standards.
22. For a subdivision having less than 20 lots, the required voter quality certificate may be waived if the voter quality certificate is approved by the City of Austin.
23. Water Quality Certificate forms if used are for the purpose of obtaining compliance in Chapter 25-4-3 of the City Land Development Code. The voter and landowner quality certificate is required by Sections 25-4-3-20 and 25-4-3-20 Revised.
24. Submittal of the voter quality certificate are required for all subdivisions on each lot, including single family and duplex construction, pursuant to LDC Section 25-4-3-20.
25. In all subdivisions voter quality certificate are required to be submitted with the Environmental Criteria Manual and are designated and payable for payment of funding debts from voter quality certificate on per LDC 25-4-3-20.
26. This subdivision is not within the 50 year floodplain of any infrastructure easements in the Federal Flood Administration 1980 joint LDCS 1980 F, dated January 18, 1980.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, _____, County Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Submittal was filed for record in my office on the _____ day of _____, 2005, A.D., at _____ o'clock _____ P.M. It is the sealed Public Records of said County and State is Recorded in _____
WITNESSES MY HAND AND SEAL OF SAID COUNTY CLERK OF SAID COUNTY this _____ day of _____, 2005, A.D.
SANA BRESNAHAN, COUNTY CLERK TRAVIS COUNTY, TEXAS
By: _____
PLAT FOR RECORD OF _____, this _____ day of _____, 2005, A.D.
SANA BRESNAHAN, CLERK OF TRAVIS COUNTY TEXAS
By: _____

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THE COUNTY OF TRAVIS

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SANA BRESNAHAN, COUNTY CLERK TRAVIS COUNTY, TEXAS
By: _____



3-30-2005

Notary Public
Holt Carver, Registered Professional Land Surveyor No. 108
CARVER AND SONS PROFESSIONAL LAND SURVEYING, INC.
5801 Farview Road Austin, Texas 78754
812-443-0808

This subdivision is located in the Plat Purpose Jurisdiction of the City of Austin
on the _____ day of _____, 2005.

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Watershed Protection and Development
Revisor Department, City of Austin, County of Travis, this _____ day of _____, 2005, A.D.

An Attestation, P.L. Brinkley, Watershed Protection and Development Services Department

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THE COUNTY OF TRAVIS

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SANA BRESNAHAN, COUNTY CLERK TRAVIS COUNTY, TEXAS
By: _____



Notary Public
Holt Carver, Registered Professional Land Surveyor No. 108
CARVER AND SONS PROFESSIONAL LAND SURVEYING, INC.
5801 Farview Road Austin, Texas 78754
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SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant single family residence large lot – conditional overlay (SF-1-CO) combining district zoning. The Conditional Overlay limits the development of the property to two single family residences.

BACKGROUND

The subject rezoning area is presently unplatted, developed with two single family residences and zoned interim – single family residence standard lot (I-SF-2) and rural residence (RR) subsequent to annexation into the City limits. Access is taken to Thompson Lane. The property contains a mixture of residential and commercial services uses.

The property was divided by metes and bounds description and the RR portion is now less than the required one acre minimum lot size. A subdivision creating two residential lots is under Staff review and Staff advised the Applicant to pursue zoning that meets the proposed lot sizes of 0.89 and 0.68 acres. Therefore, the Applicant is now requesting permanent residential zoning to bring the two single family residences into compliance with the lot size requirements of zoning.

The properties are also located within Airport Overlay Zone 3 (AO-3, also known as the ½ mile buffer zone) that does not allow for new residential development to occur. The Staff recommends single family residence large lot (SF-1) zoning with a Conditional Overlay limiting the development of the property to two single family residences. SF-1 zoning would also be compatible with other residential development that surrounds and is adjacent to this property.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Single family residence large lot (SF-1) district is the designation for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

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

The properties are also located within Airport Overlay Zone 3 (AO-3, also known as the ½ mile buffer zone) that does not allow for new residential development to occur. The Staff recommends single family residence large lot (SF-1) zoning with a Conditional Overlay limiting the development of the property to two single family residences. SF-1 zoning would also be compatible with other residential development that surrounds and is adjacent to this property.

EXISTING CONDITIONS

Site Characteristics

The rezoning area is developed with two single family residences. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-1 zoning district would be 40%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Colorado River Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 136 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The landowner must pay the associated City fees.

Compatibility Standards

This tract is already developed.

No compatibility standards apply for the site.

This property is within the Airport Overlay Zone AO-3. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

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: C14-05-0089

Contact: Wendy Walsh, (512) 974-7719

Public Hearings:

July 5, 2005 Zoning and Platting Commission

July 28, 2005 City Council

☒ I am in favor
☐ I object

FRED W. WALKER

Your Name (please print)

414 THURGOOD LAW

Your address(es) affected by this application

[Signature]

Signature

6/28/05

Date

Comments: I am in favor of the application.

THURGOOD LAW FIRM IS IN FAVOR OF

THIS CHANGE/REVISION TO THE

THIS NEW BOWTIE DEVELOPMENT/REVISION TO THE

AREA.

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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0089

Contact: Wendy Walsh, (512) 974-7719

Public Hearings:

July 5, 2005 Zoning and Platting Commission

July 28, 2005 City Council

JAMES A. CRIST

Your Name (please print)

422 Thompson Lane

Your address(es) affected by this application

Jenash Creek.

Signature

Date

6-27-05

Comments: add MU to zoning. Since
more than 50% of Thompson Lane
is commercial



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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0089

Contact: Wendy Walsh, (512) 974-7719

Public Hearings:

July 5, 2005 Zoning and Planning Commission

July 28, 2005 City Council

JOAQUINA FLORES CRIST

Your Name (please print)

418 THOMPSON LANE, AUSTIN TX

Your address(es) affected by this application

Joquina Flores-Crist 7-6-05

Signature

Date

Comments: RECOMMEND MU ADDITION

TO ITS USE.

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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810



ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 420 THOMPSON LANE AND CHANGING THE
3 ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD
4 LOT (I-SF-2) DISTRICT AND RURAL RESIDENCE (RR) DISTRICT TO SINGLE
5 FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO)
6 COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from interim single family residence standard lot (I-SF-2) district
12 and rural residence (RR) district to single family residence large lot-conditional overlay
13 (SF-1-CO) combining district on the property described in Zoning Case No. C14-05-0089,
14 on file at the Neighborhood Planning and Zoning Department, as follows:

15
16 Being 1.569 acres of land, more or less, consisting of a 1.0 acre tract and a 0.569
17 acre tract, out of the Santiago del Valle Grant, Travis County, the tracts of land
18 being more particularly described by metes and bounds in Exhibit "A"
19 incorporated into this ordinance (the "Property"),

20
21 locally known as 420 Thompson Lane, in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "B".

23
24 PART 2. The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:

26
27 Development of the Property may not exceed two single family residences.

28
29 Except as specifically restricted under this ordinance, the Property may be developed and
30 used in accordance with the regulations established for the single family residence large lot
31 (SF-1) base district and other applicable requirements of the City Code.
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1 **PART 3.** This ordinance takes effect on _____, 2005.

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4 **PASSED AND APPROVED**

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6
7
8 _____, 2005

§
§
§

Will Wynn
Mayor

9
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11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
15 City Attorney

Shirley A. Brown
City Clerk

**CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.**

C14-05-0089

**1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084**

FIELD NOTE DESCRIPTION OF 1.00 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (1.00 ACRE) TRACT OF LAND AS CONVEYED TO JAMES A. CRIST, JR. BY DEED RECORDED IN VOLUME 13133 PAGE 56 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found in the Northwest right-of-way line of Thompson Lane for the most Easterly corner of that certain (1.00 acre) tract of land as conveyed to James A. Crist, Jr. by deed recorded in Volume 13133 Page 56 of the Real Property Records of Travis County, Texas, and for the most Southerly corner of that certain (1.39 acre) tract of land as conveyed to Joaquinna Flores Crist by deed recorded in Volume 10817 Page 880 of the Real Property Records of Travis County, Texas, and being the most Easterly corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the Northwest right-of-way line of Thompson Lane, S 44 deg. 36' 36" W 139.73 ft. to a ½" iron rod found for the most Southerly corner of said Crist (1.00 acre) tract and for the most Easterly corner of that certain (3.17 acre) tract of land as conveyed to Fred Hoskins by deed recorded in Document No. 2001025678 of the Official Public Records of Travis County, Texas, and further described in Volume 3009 Page 2374 of the Deed Records of Travis County, Texas, and being the most Southerly corner of this tract;

THENCE leaving the Northwest right-of-way line of Thompson Lane with the Southwest line of said Crist (1.00 acre) tract, N 43 deg. 25' 42" W 319.09 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Crist (1.00 acre) tract and for the most Southerly corner of that certain (0.569 acre) tract of land as conveyed to James A. Crist by deed recorded in Volume 11173 Page 1120 of the Real Property Records of Travis County, Texas, and being the most Westerly corner of this tract;

EXHIBIT A

Page 2 of 2
1.00 ACRE

THENCE with the common line of said Crist (1.00 acre) tract and Crist (0.569 acre) tract, N 44 deg. 39' 40" E at 118.51 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" and continuing with the same bearing for a total distance of 133.52 ft. to a point for the most Easterly corner of said Crist (0.569 acre) tract and for the most Northerly corner of said Crist (1.00 acre) tract and being the most Northerly corner of this tract;

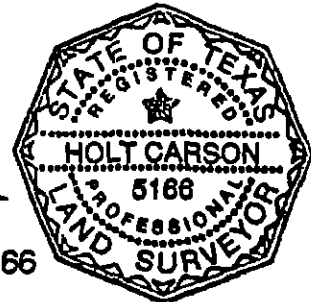
THENCE with the Northeast line of said Crist (1.00 acre) tract, S 44 deg. 32' 36" E 318.82 ft. to the **PLACE OF BEGINNING**, containing 1.00 acre of land.

PREPARED: June 7, 2005.



Holt Carson

Registered Professional Land Surveyor No. 5166



CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

FIELD NOTE DESCRIPTION OF 0.569 ACRE OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN (0.569 ACRE) TRACT OF LAND AS CONVEYED TO JAMES A. CRIST BY DEED RECORDED IN VOLUME 11173 PAGE 1120 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a ½" iron rod found in the Northwest right-of-way line of Thompson Lane for the most Southerly corner of that certain (1.00 acre) tract of land as conveyed to James A. Crist, Jr. by deed recorded in Volume 13133 Page 56 of the Real Property Records of Travis County, Texas, and for the most Easterly corner of that certain (3.17 acre) tract of land as conveyed to Fred Hoskins by deed recorded in Document No. 2001025678 of the Official Public Records of Travis County, Texas, and further described in Volume 3009 Page 2374 of the Deed Records of Travis County, Texas, and from which a ½" iron rod found in the Northwest right-of-way line of Thompson Lane for the most Easterly corner of said Crist (1.00 acre) tract bears N 44 deg. 36' 36" E 139.73 ft.;

THENCE leaving the Northwest right-of-way line of Thompson Lane with the Southwest line of said Crist (1.00 acre) tract, N 43 deg. 25' 42" W 319.09 ft. to a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors" for the most Westerly corner of said Crist (1.00 acre) tract and for the most Southerly corner of that certain (0.569 acre) tract of land as conveyed to James A. Crist by deed recorded in Volume 11173 Page 1120 of the Real Property Records of Travis County, Texas, and being the most Southerly corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the Southwest line of said Crist (0.569 acre) tract, N 43 deg. 25' 42" W 187.61 ft. to a ½" iron rod found for the most Westerly corner of said Crist (0.569 acre) tract and being the most Westerly corner of this tract;

THENCE with the Northwest line of said Crist (0.569 acre) tract, N 43 deg. 57' 25" E 129.89 ft. to a ½" iron rod found for the most Northerly corner of said Crist (0.569 acre) tract and for the most Westerly corner of that certain (1.39 acre) tract of land as conveyed to Joaquinna Flores Crist by deed recorded in Volume 10817 Page 880 of the Real Property Records of Travis County, Texas, and being the most Northerly corner of this tract;

EXHIBIT A

Page 2 of 2
0.569 ACRE

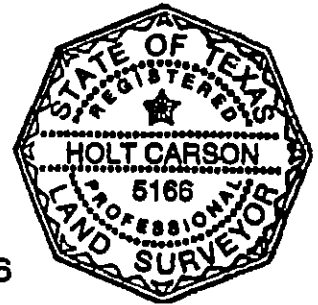
THENCE with the Northeast line of said Crist (0.569 acre) tract, S 44 deg. 32' 36" E 189.12 ft. to a point for the most Easterly corner of said Crist (0.569 acre) tract and for the most Northerly corner of said Crist (1.00 acre) tract and being the most Easterly corner of this tract;

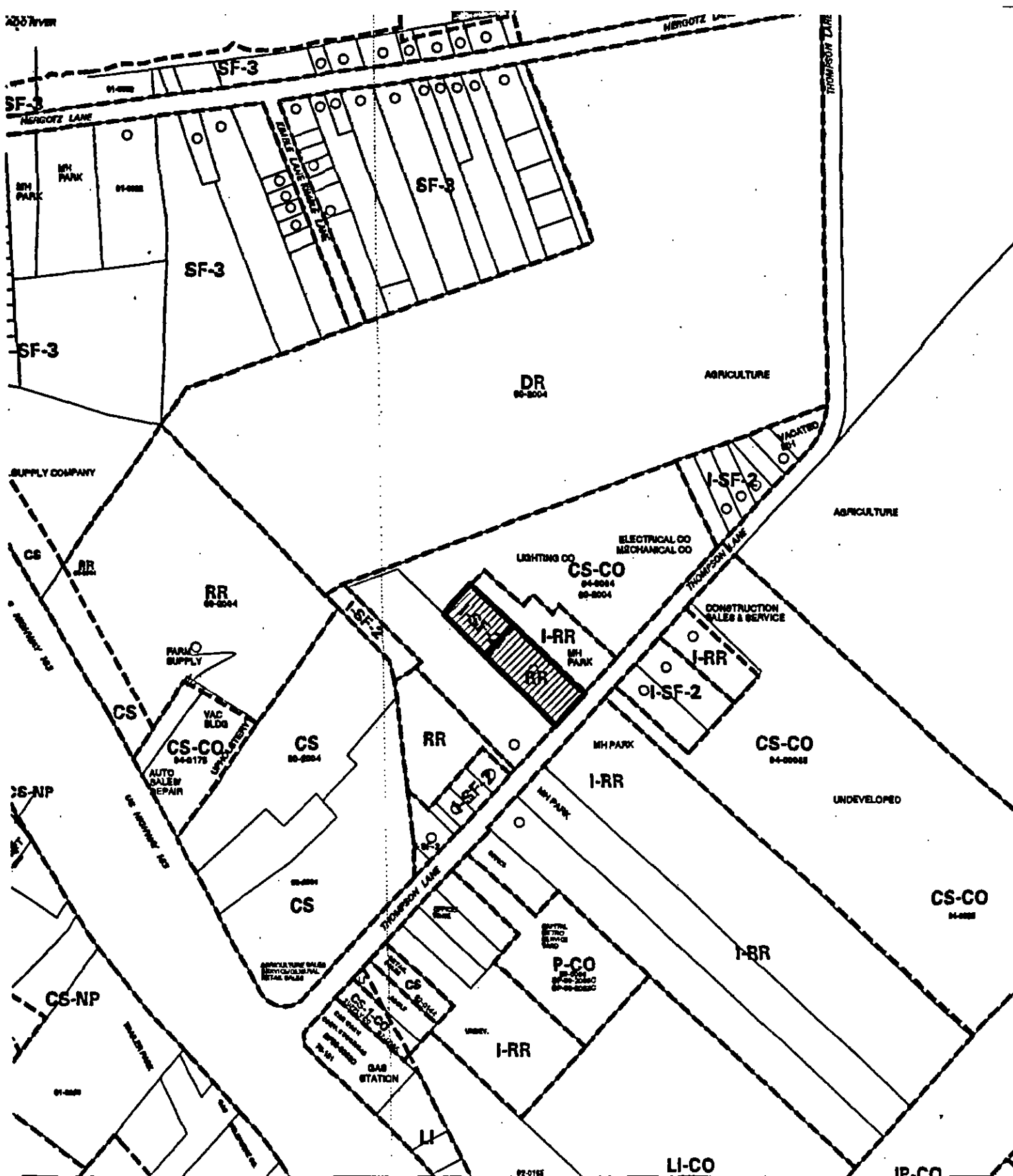
THENCE with the common line of said Crist (0.569 acre) tract and said Crist (1.00 acre) tract, S 44 deg. 39' 40" W at 15.01 ft. passing a ½" iron rod set with a plastic cap imprinted with "Carson and Bush Professional Surveyors", and continuing with the same bearing for a total distance of 133.52 ft. to the **PLACE OF BEGINNING**, containing 0.569 acre of land.

PREPARED: June 7, 2005.



Holt Carson
Registered Professional Land Surveyor No. 5166





 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	 	ZONING EXHIBIT B CASE #: C14-05-0089 ADDRESS: 420 THOMPSON LN SUBJECT AREA (acres): 1.570	DATE: 05-06 INTLS: SM	CITY GRID REFERENCE NUMBER M20

I-RR LCP I-RR