

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



**AGENDA ITEM NO.: Z-1  
AGENDA DATE: Thu 01/26/2006  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0169 - Scarbrough Business Park - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning and rezoning property locally known as North Interstate Highway-35 and Bratton Lane (Gilleland Creek Watershed) from interim-rural residence (I-RR) district zoning and general commercial services-conditional overlay (CS-CO) combining district zoning to limited industrial services (LI) district zoning with conditions. Zoning and Platting Commission Recommendation: To grant limited industrial services (LI) district zoning with conditions. Applicant: LIT Industrial Limited Partnership (Jeanna Camp). Agent: Drenner & Golden Stuart Wolff, L.L.P. (Michele Hausmann). City Staff: Sherri Sirwaitis, 974-3057.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-05-0169

**Z.A.P. DATE:** December 6, 2005

**ADDRESS:** North Interstate Highway-35 and Bratton Lane

**OWNER/APPLICANT:** LIT Industrial Limited Partnership (Jeanna Camp)

**AGENT:** Drenner Stuart Wolff Metcalfe Von Kreisler, LLP (Michele Haussmann)

**ZONING FROM:** I-RR, CS-CO    **TO:** LI    **AREA:** 67.31 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommends the applicant's request for LI, Limited Industrial, district zoning. The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis (TIA) recommendations provided in Attachment A.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

12/06/05: Approved staff's recommendation for LI district zoning, with conditions, by consent (7-0, K. Jackson, J. Pinnelli-absent); M. Hawthorne-1<sup>st</sup>, J. Donisi-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is currently undeveloped and moderately vegetated. This site is located to the north of an industrial park that has been developed along Grand Avenue Parkway and Long Vista Drive, within the County. There are industrial uses in the County and manufactured home sales uses, which were recently zoned from SF-2 to CS-CO in case C14-05-0048, to the south of the site. In addition, there are existing warehouse (zoned LI-CO), manufacturing, equipment rental, construction sales and services, and automotive repair services uses and a concrete plant (zoned LI) to the north of the property.

On September 13, 1984, Tract 1 (20.148 acres of this site) was limited purpose annexed by the City of Austin. Tract 1 was zoned CS-CO through case C14-00-2042 in May of 2000, with a conditional overlay for a 2,000 vehicle trip limit. Tract 2, the remaining 46.818 acres of this property, is currently undergoing limited purpose annexation by the City of Austin at the applicant's request: case C7L-05-004 – Attachment B. The applicant has an approved site plan for industrial/warehouse buildings to be developed over the entire 67.31 acres under consideration in this zoning case: case SP-01-0039C – Attachment C.

The staff recommends the applicant's request for LI zoning because the proposed zoning would be consistent and compatible with the surrounding land uses. The property is located adjacent to existing industrial and commercial uses to the north, south and east. LI zoning is appropriate for this location because of the commercial and industrial character of the area. The property in question meets the size requirements for LI zoning district and it fronts onto a major arterial roadway, Interstate Highway-35 North, and currently takes access to the IH-35 Southbound Service Road.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
Site	I-RR, CS-CO	Undeveloped
North	LI, LI-CO, County	Concrete Plant, Office/ Warehouse (Adult Oriented Business), Equipment Rental (Trailer Rental), Construction Sales and Services (Gold Star Cabinets & Marble), Automotive Repair/Sales Office(Michelin Tire Sales)
South	County, CS-CO	Industrial Park, Undeveloped Tract, Manufactured Home Sales (Palm Harbor Homes)
East	GR, SF-2, CS-CO	Community Recreation (Austin Park & Pizza), Industrial Uses
West	County	Undeveloped

**AREA STUDY:** N/A**TIA:** Required**WATERSHED:** Gilleland Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:** N/A**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-05-0144	GR to CS	10/18/05: Approved CS-CO, with conditions to prohibit Adult Oriented Businesses and Pawn Shop Services uses (7-1, B. Baker-Nay, T. Rabago-Left Early)	10/27/05: Approved ZAP recommendation of CS-CO (6-0, Alvarez-off dias); 1 <sup>st</sup> reading  11/17/05: Approved CS-CO, prohibiting salvage operations, by consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-05-0048	SF-2 to CS	Approved staff's recommendation of CS-CO zoning with additional condition to prohibit the following uses: Commercial Blood Plasma Center, Pawn Shop Services, Adult Oriented Businesses, with a public restrictive covenant stating that, "If the Mobile Home (Equipment Sales) use ceases on the site for 180-days or more the applicant will not object to a rezoning of the site to CS-CO to prohibit the Equipment Sales use." (8-0-1, K. Jackson-abstained)	8/25/05: Approved CS-CO (7-0); 1 <sup>st</sup> reading  9/29/05: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0)
C14-00-2042	SF-2 to CS	4/18/00: Approved staff rec. of CS-CO, w/ a 2,000 vtpd limit, by consent (7-1, JM-Nay)	5/18/00: Approved PC rec. of CS-CO on all 3 readings (6-0, Lewis-absent)

C14-97-0116	SF-2 to CS	9/23/97: Approved CS-CO, w/ a 2,000 vtpd limit (7-0)	10/16/97: Approved CS-CO (6-0); all 3 readings
C14-94-0027	SF-2 to CS	3/22/94: Approved CS-CO (9-0), subject to I.P.M. by restrictive covenant and the following conditions: 1) Administrative and Business Office uses shall be restricted to a max of 159,804 sq. ft. of gross floor area 2) Medical Office uses shall be restricted to a max of 58,530 sq. ft. of gross floor area 3) General Retail Sales uses shall be restricted to a max of 13,269 sq. ft. of gross floor area 4) Restaurant (General) uses shall be restricted to a max of 9,738 sq. ft. of gross floor area 5) Restaurant (Drive-in, Fast Food) uses shall be restricted to a max of 3,163 sq. ft. of gross floor area 6) Financial Services uses shall be restricted to a max of 12,500 sq. ft. of gross floor area 7) Food Sales uses shall be restricted to a max of 2,730 sq. ft. of gross floor area	4/21/94: Approved CS-CO, with conditions (5-0); all 3 readings
C14-93-0078	SF-2 to CS	8/17/93: Approved CS-CO (5-0); Limiting Retail uses to 0.105 to 1 FAR or maximum of 13,209 sq. ft.	9/02/93: Approved CS-CO (6-0); all 3 readings

**RELATED CASES:** C7L-05-004 (annexation in progress for Tract 2)  
SP-01-0039C (approved site plan)  
C8-00-2052.0A (subdivision)  
C14-00-2042 (previous zoning case for Tract 1)

**ABUTTING STREETS:** See TIA Memo (Attachment A)

**CITY COUNCIL DATE:** January 26, 2006

**ACTION:**

**ORDINANCE READINGS:** 1st

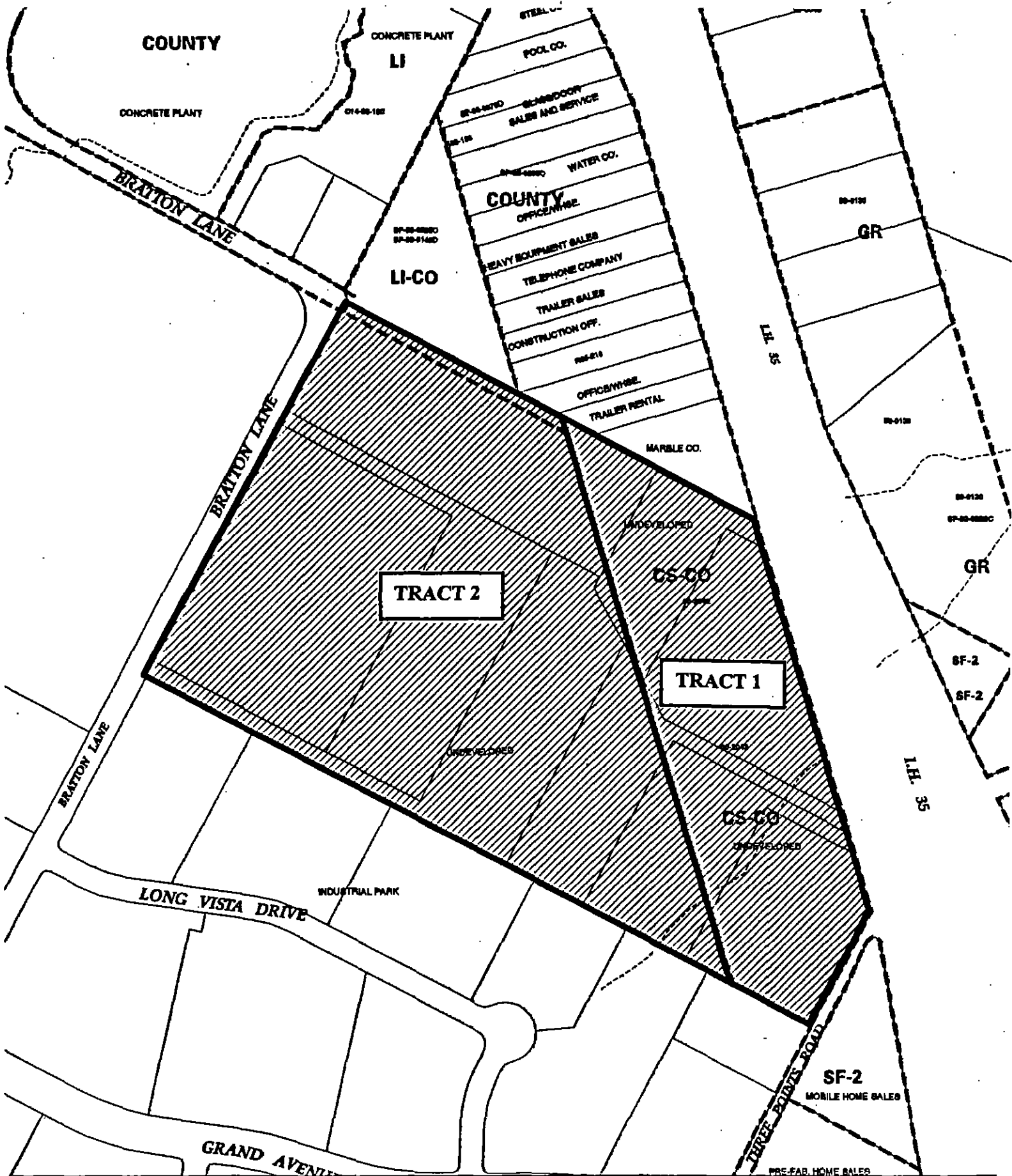
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3<sup>rd</sup>

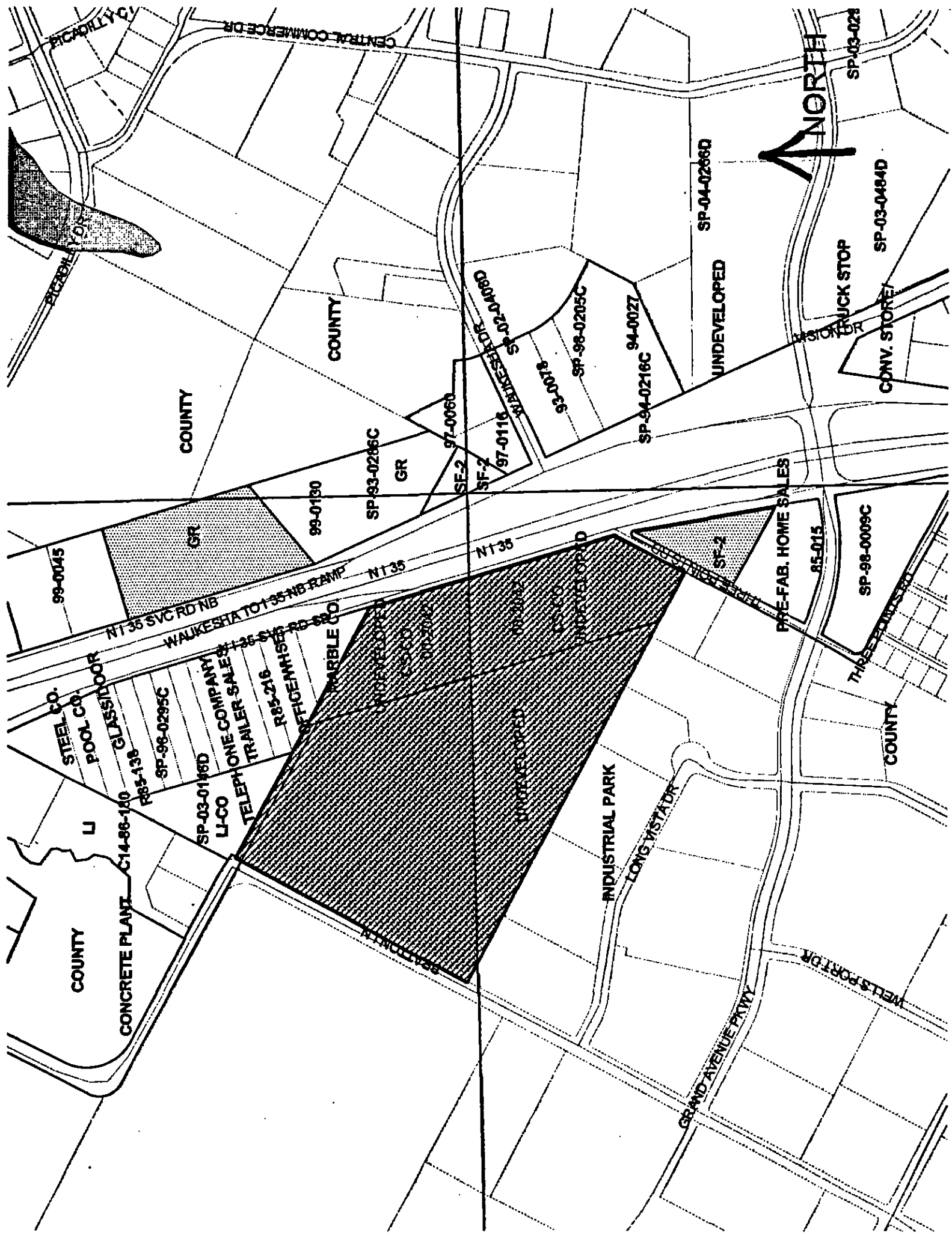
**ORDINANCE NUMBER:**

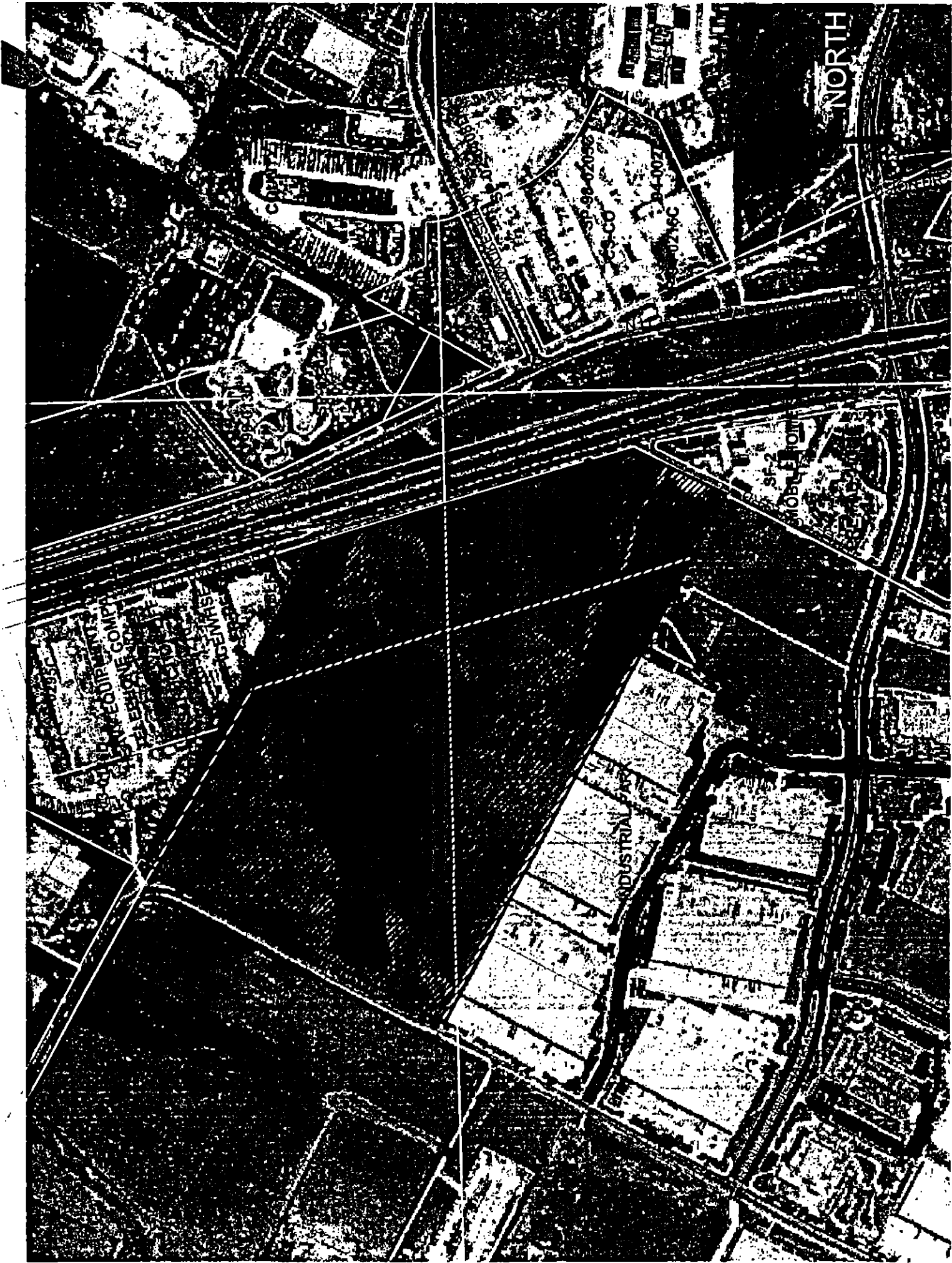
**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



 1" = 400'	<b>SUBJECT TRACT</b> 	<b>ZONING</b>		<b>CITY GRID REFERENCE NUMBER</b> M38
	<b>PENDING CASE</b> 			
	<b>ZONING BOUNDARY</b> 	<b>CASE #:</b> C14-05-0169		
	<b>CASE MGR:</b> S.SIRWAITIS	<b>ADDRESS:</b> 16034-16200 IH 35 NORTH <b>SUBJECT AREA (acres):</b> 60.960		
		<b>DATE:</b> 05-09 <b>INTLS:</b> TRC		





NORTH

EQUIPMENT

ELECTRIC

INDUSTRIAL

MOBILE

SP-98-02056

CS-CO

B4-007

002-SC

SC-2

## **STAFF RECOMMENDATION**

The staff recommends the applicant's request for LI, Limited Industrial, district zoning. The staff's recommendation includes a public restrictive covenant to encompass the Transportation Impact Analysis (TIA) recommendations provided in Attachment A.

## **BASIS FOR RECOMMENDATION**

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

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

The property in question is a sixty-seven acre site that will take access to the Interstate Highway-35 Southbound Service Road.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed LI zoning promotes consistency and orderly planning because the site under consideration is surrounded by existing industrial and commercial uses to the north, south and east. This property is located to the north of a developed industrial park which is situated along Grand Avenue Parkway and Long Vista Drive within the County. The tracts of land to the south of the site are developed with industrial uses and manufactured home sales (zoned CS-CO). In addition, there are existing warehouse uses (zoned LI-CO), manufacturing uses, equipment rental uses, construction sales and services, automotive repair services, and a concrete plant (zoned LI) to the north of the property. There is CS-CO and GR zoning to the east (across IH-35) and an undeveloped tract of land in the County to the west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The LI zoning district would allow for a fair and reasonable use of the site. LI zoning is appropriate for this location because of the commercial and industrial character of the area. The property in question fronts onto a major arterial roadway, Interstate Highway-35 North, and will take access to the IH-35 Southbound Service Road.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is moderately vegetated and undeveloped. The property is located on Interstate Highway-35 North approximately 1,200 feet north of the intersection of Grand Avenue Parkway and IH-35 Southbound Service Road.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.



### **Impervious Cover**

The maximum impervious cover allowed by the LI zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

### **Environmental**

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

According to flood plain maps, there is no flood plain in, or within close proximity of, 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.

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, which preempt current water quality or Code requirements.

### **Transportation**

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

### **Right of Way**

No comment.

### **Water and Wastewater**

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 the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and utility adjustments to serve the site, each lot and land use. The water and wastewater utility system must be in accordance with the City design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated and applicable City fee.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Compatibility Standards**

The site is not subject to compatibility standards.



**Date:** December 6, 2005  
**To:** Sherri Sirwaitis, Case Manager  
**CC:** Kathy Hornaday, P.E., WHM Transportation Engineering  
**Reference:** Scarbrough Business Park TIA, C14-05-0169

The Transportation Review Section has reviewed the Traffic Impact Analysis for Scarbrough Business Park, dated September 2005, prepared by Kathy Hornaday of WHM Transportation Engineering, and offers the following comments:

### **TRIP GENERATION**

The Scarbrough Business Park is a 67.31-acre development located in north Austin near the northwest corner of IH 35 and Grand Avenue Parkway.

The property is currently undeveloped. A portion of the property is currently zoned Commercial Service with Conditional Overlay, while the remainder lies within the City of Austin's extra-territorial jurisdiction. The applicant has requested a zoning change to Limited Industrial (LI) for the entire tract. The estimated completion of the project is expected in the year 2010.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 12,744 unadjusted average daily trips (ADT).

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

<b>Table 1. Trip Generation</b>				
<b>LAND USE</b>	<b>Size</b>	<b>ADT</b>	<b>AM Peak</b>	<b>PM Peak</b>
Manufacturing	222,300sf	842	156	161
Warehousing	222,300sf	1,168	146	123
General Office	140,000sf	1,729	245	236
Shopping Center	116,000sf	4,689	102	410
High Turnover Restaurant	12,000sf	826	71	67
<b>Total</b>		<b>9,254</b>	<b>720</b>	<b>997</b>

### **ASSUMPTIONS**

1. Background traffic volumes for 2005 included estimated traffic volumes for the following projects:

SP-03-0146D Bell-Bratton Lane  
 C14-05-0144 Longhorn International

2. Pass-by and internal capture reductions were taken for the following uses:

<b>Table 2. Summary of Pass-By and Internal Capture</b>			
<b>Land Use</b>	<b>Pass-By Reduction %</b>		<b>Internal Capture Reduction %</b>
	<b>AM Peak</b>	<b>PM Peak</b>	
Shopping Center	34%	34%	10%
High Turn-Over Sit Down Restaurant	43%	43%	10%

3. No reductions were taken for transit use.

### **EXISTING AND PLANNED ROADWAYS**

**IH 35** – This highway is currently classified as a six-lane freeway from SH 45 to Parmer Lane. The Austin Metropolitan Area Transportation Plan (AMATP) calls for a six-lane freeway with HOV lanes by the year 2025. Year 2003 traffic volumes along IH 35 were 163,000 vehicles per day (vpd) north of FM 1825.

**Grand Avenue Parkway** – This roadway lies south of the site and is currently classified as a six-lane divided major arterial. Based upon peak traffic counts in the vicinity of this project, 12,950 vpd are estimates west of IH 35.

**Three Points Road** – This roadway is located east of the site and is classified as a two-lane local street with 38 feet of right-of-way and 22 feet of pavement. Estimated traffic counts along this roadway north of Grand Avenue Parkway are 1,800 vpd.

**Bratton Lane** – This roadway forms the western boundary of the site and is classified as a two-lane local street adjacent to the site. Currently, the roadway has 80 feet of right-of-way and 26 feet of pavement. Bratton Lane is estimate to have 3,750 vpd north of Grand Avenue Parkway. Realignment of this roadway is proposed in the future to eliminate two existing 90 degree turns.

### **INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed 11 Intersections, 2 of which are signalized. Existing and projected levels of service are as follows, assuming that all Improvements recommended in the TIA are built:

<b>Table 3. Level of Service</b>				
<b>Intersection</b>	<b>2005 Existing</b>		<b>2010 Site + Forecasted</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
IH 35 EFR and Grand Avenue Parkway*	B	C	B	E**
IH 35 WFR and Grand Avenue Parkway*	E	C	F**	D
IH 35 WFR and Three Points Road	A	A	A	C
Three Points Road and Grand Avenue Parkway	A	A	A	A
Bratton Lane and Grand Avenue Parkway	D	F	C	C
Bratton Lane and Driveway A			A	A
Bratton Lane and Driveway B			A	A
Bratton Lane and Driveway C			A	A

Three Points Road and Driveway D		A	A
Three Points Road and Driveway E		A	A
IH 35 WFR and Driveway F		A	B

\* = SIGNALIZED

\*\* = 2010 FORECASTED TRAFFIC WITHOUT SITE TRAFFIC WILL BE FAILING IN BOTH THE AM/PM PEAK AT THIS INTERSECTION. THE ADDITION OF SITE TRAFFIC WILL NOT SIGNIFICANTLY CONTRIBUTE TO THE FAILING LEVEL OF SERVICE.

## **RECOMMENDATIONS**

1) Prior to 3<sup>rd</sup> Reading at City Council, fiscal is required to be posted for the following improvements:

Intersection	Improvement	Site Pro Rata Percentage
IH 35 WFR and Grand Avenue Parkway	Add eastbound right-turn lane	5.6%
Bratton Lane and Grand Avenue Parkway	Installation of traffic signal	12%

- 2) To accommodate site traffic on Three Points Road, this development will be required to post boundary street fiscal for 50% of the total width necessary for construction of up to a 4-lane collector in accordance with the Land Development Code.
- 3) Approval from the Texas Department of Transportation, the Signals Division of Public Works, and Travis County must be received prior to scheduling this case for 1<sup>st</sup> reading at City Council.
- 4) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2628.



Amy Link  
Sr. Planner - Transportation Review Staff  
Watershed Protection and Development Review



MICHELE C. HAUSSMANN  
PRINCIPAL PLANNER

(512) 404-2233  
mch@lawdsww.com

September 20, 2005

Ms. Virginia Collier  
Department of Transportation and Sustainability  
Sustainability Department  
City of Austin  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, TX 78767

**VIA HAND DELIVERY**

RE: Scarbrough Business Park – Approximately 46.818 Acres Located on  
Interstate Highway 35 and Bratton Lane ("Property"); Proposed Limited Purpose  
Annexation.

Dear Ms. Collier:

As representatives of the owner of the above stated Property, we respectfully submit the enclosed owner's petition for limited purpose annexation. The Property is part of a larger tract consisting of 66.966 acres known as the Scarbrough Business Park. In connection with the annexation request, the owner of the Property is concurrently filing an application to rezone the Property from unzoned to LI zoning district. Furthermore, the owner is including the remainder of the Scarbrough Business Park in the zoning application to rezone that portion of the project from CS-CO to LI zoning district.

I met with Sherri Sirwaitis, Case Manager to discuss details of the annexation and rezoning proposal. Copies of the zoning application and applicant's summary letter are enclosed for your review.

The Property is platted (Document Number 200000267, City File Number C8-00-2052.0A) and a site plan is approved on the Property (Scarbrough Business Park, City File Number SP-01-0039D). Copies of the plat and site plan are enclosed for your review.

Please let me know if you or your team members require additional information or have any questions. Please keep me updated throughout the review process. Thank you for your time and attention to this project.

Very truly yours,

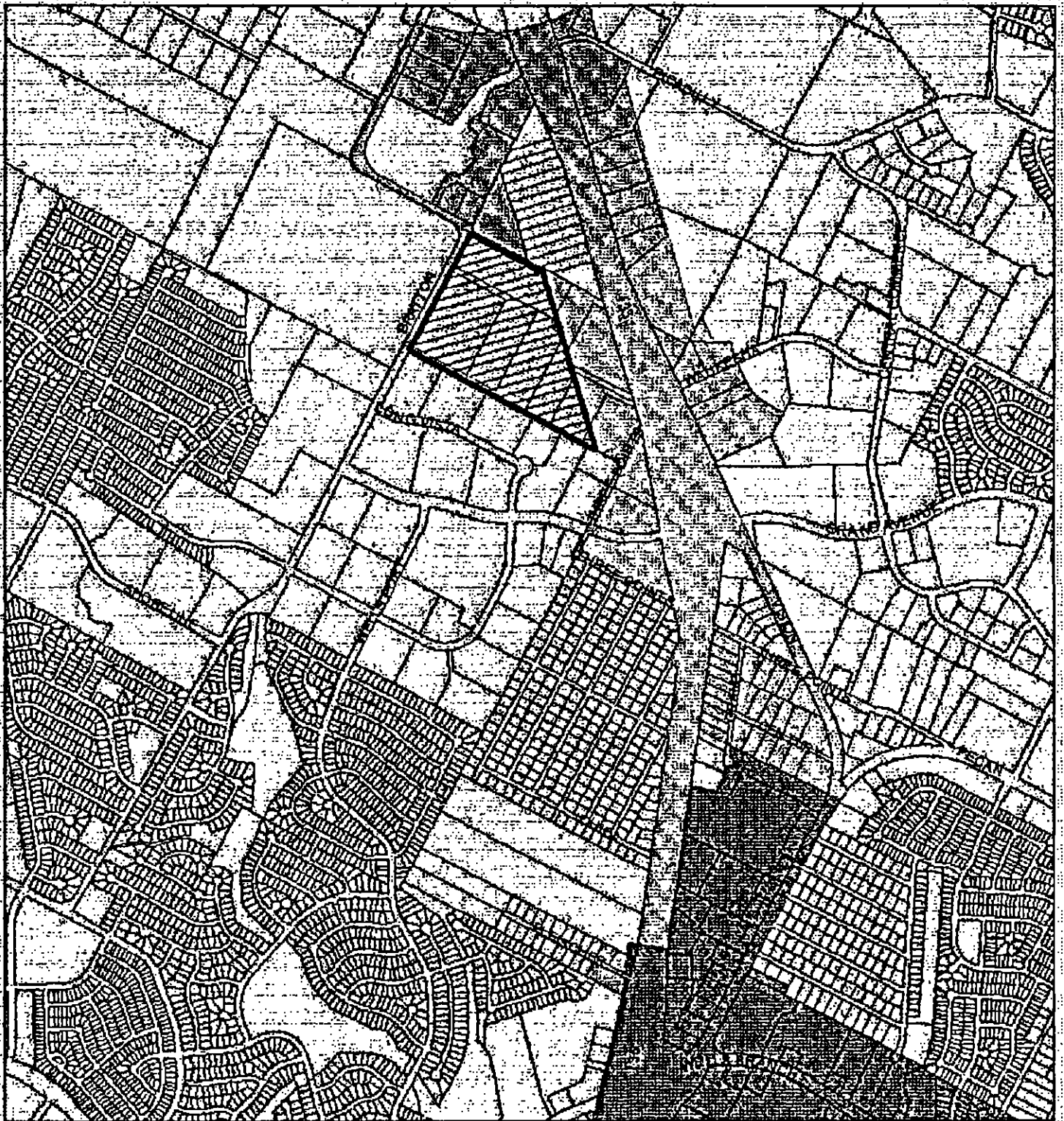
A handwritten signature in black ink, appearing to read 'Michele C. Haussmann', written over a horizontal line.

Michele C. Haussmann







**Enclosures**

**cc: Sherri Sirwaitis, Neighborhood Planning and Zoning Department (via hand delivery with enclosures)**  
**Jeanna Camp, LIT Industrial (via electronic mail without enclosures)**  
**Susan Harris, Site Solutions (via electronic mail without enclosures)**  
**Steve Metcalfe, Firm (without enclosures)**



**Scarbrough Subdivision Area  
Proposed Limited Purpose  
Annexation Area  
C7L-05-004**

City of Austin  
Neighborhood Planning & Zoning Department  
September 8, 2005

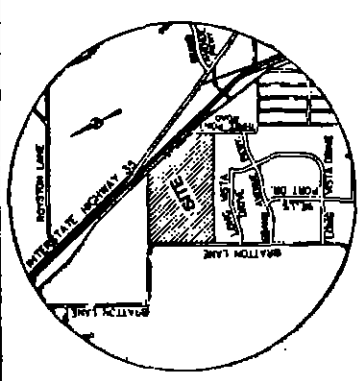
-  Proposed 2005 Annexation Area
-  Austin Full Purpose
-  Austin Limited Purpose
-  Austin ETJ



0 0.25 0.5 1 Miles



# SITE DEVELOPMENT PERMIT PLANS FOR THE SCARBROUGH TRACT



OWNER: THE TRAMMELL CROW COMPANY  
400 WEST 15TH STREET, STE. 1100  
AUSTIN, TEXAS 78701  
(512) 462-0000

ARCHITECT: THE AUSTIN GROUP  
500 SOUTH MOYAC  
BALDWIN, KS. SUITE 110  
AUSTIN, TEXAS 78748

ENGINEER: BETHAN PARTNERS, INC.  
1346 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746  
(512) 338-0011

LAND DESIGN PARTNERS  
1346 BEE CAVE ROAD, SUITE 100  
AUSTIN, TEXAS 78746  
(512) 337-5800

### EXISTING CONDITIONS

THE PROPERTY IS LOCATED WITHIN THE BALDWIN CREEK WATERSHED, WHICH IS A SUBWATERSHED OF THE COAST GUARD WATERSHED.

### PROPOSED LAND DEVELOPMENT

THE PROPOSED DEVELOPMENT IS A 100-ACRE TRACT OF LAND, SITUATED IN THE EAST PART OF THE BALDWIN CREEK WATERSHED, WHICH IS A SUBWATERSHED OF THE COAST GUARD WATERSHED.

### LAND DESCRIPTION

THE LAND IS SITUATED IN THE BALDWIN CREEK WATERSHED, WHICH IS A SUBWATERSHED OF THE COAST GUARD WATERSHED.

### DEVELOPMENT PLAN

- 1. THE PROPOSED DEVELOPMENT IS A 100-ACRE TRACT OF LAND, SITUATED IN THE EAST PART OF THE BALDWIN CREEK WATERSHED, WHICH IS A SUBWATERSHED OF THE COAST GUARD WATERSHED.
- 2. THE PROPOSED DEVELOPMENT IS A 100-ACRE TRACT OF LAND, SITUATED IN THE EAST PART OF THE BALDWIN CREEK WATERSHED, WHICH IS A SUBWATERSHED OF THE COAST GUARD WATERSHED.
- 3. THE PROPOSED DEVELOPMENT IS A 100-ACRE TRACT OF LAND, SITUATED IN THE EAST PART OF THE BALDWIN CREEK WATERSHED, WHICH IS A SUBWATERSHED OF THE COAST GUARD WATERSHED.

**Bury+Partners**  
Consulting Engineers and Surveyors  
1117 W. 11TH STREET, SUITE 100  
AUSTIN, TEXAS 78703  
(512) 462-0000

PERMIT NO.: SP-01-00100

SUBMISSION NO.: CS-00-2001.04

ZONING NO.: CH-00-2042

ADDRESS: 18000 NORTH INTERSTATE HIGHWAY 35 SERVICE ROAD SOUTHBOUND  
AUSTIN, TEXAS COUNTY, TEXAS

SUBMITTAL DATE: JANUARY 23, 2005

SUBMITTED BY: JAMES R. WOOD, P.E.  
BURY+PARTNERS, INC.  
1346 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746  
(512) 338-0011

### PLAN SUBMITTALS

NO.	DATE	COMMENTS
1	01-27-05	UPDATE SUBMITTAL NO. 1 (P&I)
2	01-27-05	UPDATE SUBMITTAL NO. 2 (P&I)
3	01-27-05	UPDATE SUBMITTAL NO. 3 (P&I)

THE SUBMITTAL NO. 1, 2, AND 3, WHICH WERE SUBMITTED TO THE CITY OF AUSTIN, TEXAS, ON JANUARY 23, 2005, ARE HEREBY WITHDRAWN AND THE CITY OF AUSTIN, TEXAS, IS REQUESTING THAT THE CITY OF AUSTIN, TEXAS, RECONSIDER THE SUBMITTAL NO. 1, 2, AND 3, WHICH WERE SUBMITTED TO THE CITY OF AUSTIN, TEXAS, ON JANUARY 23, 2005.

FILE: C:\0101\35\00100.DWG

SHEET NO.

SHEET 1 OF 1

DATE

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

APPROVED FOR SUBMITTAL

Signature: J. Williams, Jr.  
DATE: 5-2-01  
CITY OF AUSTIN, TEXAS

Signature: J. Williams, Jr.  
DATE: 5-2-01  
CITY OF AUSTIN, TEXAS

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CITY OF AUSTIN, TEXAS

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Signature: J. Williams, Jr.  
DATE: 5-2-01  
CITY OF AUSTIN, TEXAS

01-01-00100

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**Bury+Partners**  
Consulting Engineers and Surveyors  
Suite 1000 2nd St. SW, Box 4011, San Francisco, CA 94103  
Tel: 415/774-1100 Fax: 415/774-1101  
www.bury.com  
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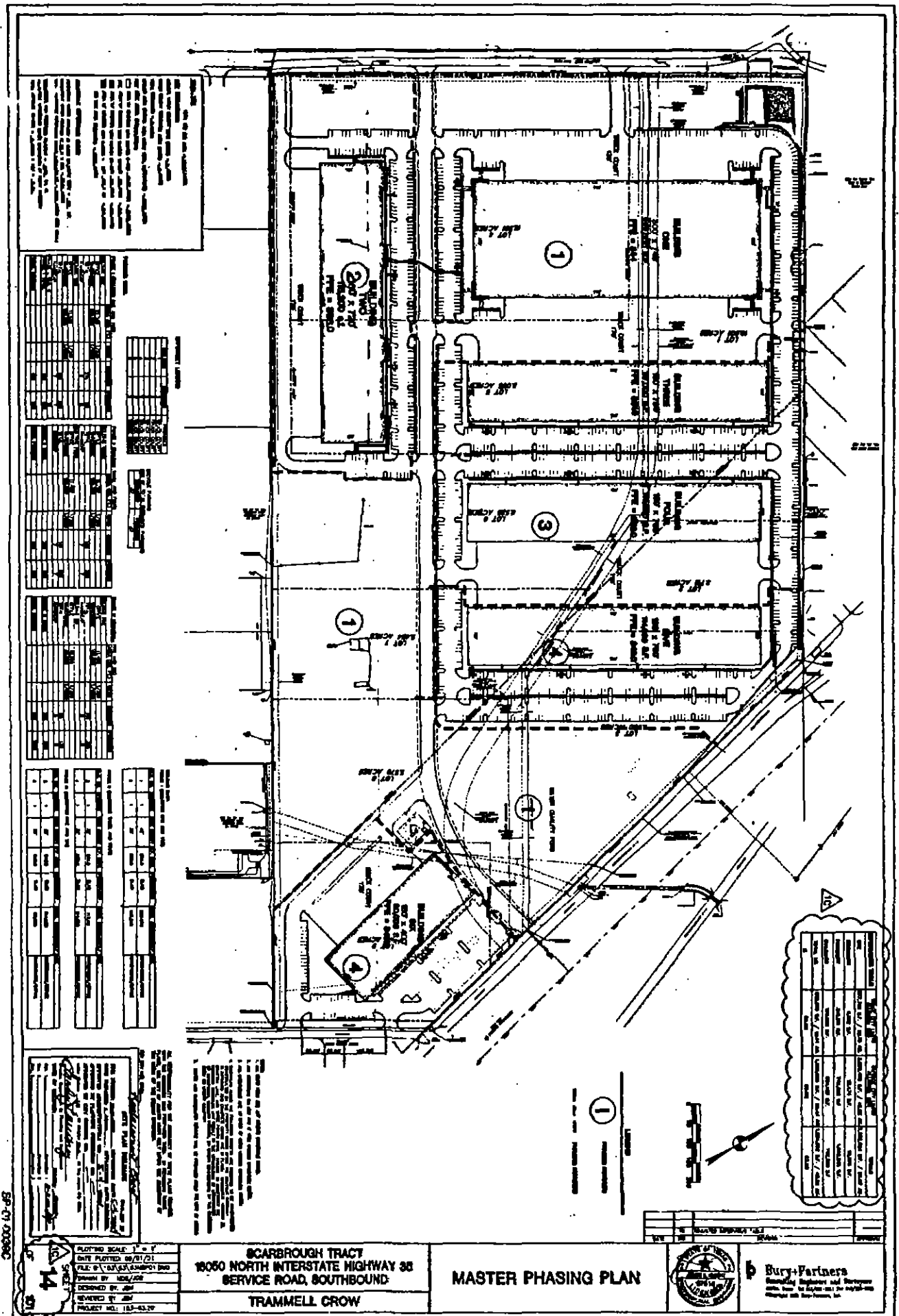
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[illegible]

SCAR BROOK HALL, 1000, SCARBOROUGH  
*Officer J. Brown*  
SCARBROOK  
SUBDIVISION  
A NEW LOT SCARBROOK CONTAINING  
OF 10,000 ACRES  
DATE: FEBRUARY 17, 2000  
PREPARED BY  
**B** Bury+Partners  
Consulting Engineers and Surveyors  
Suite 1000, 1000-1001, 1000-1002  
Scarborough, Ont. M1B 1B1

**SCARBROUGH  
SUBDIVISION**  
A ONE LOT SUBDIVISION CONSISTING  
OF 0.4157 ACRES  
DATE: FEBRUARY 17, 2000  
PREPARED BY:  
**Bury+Partners**  
Consulting Engineers and Surveyors  
Austin, Texas Tel: 512/331-1101 Fax: 512/331-0801  
Bury+Partners, Inc. Copyright 2000



SP-01 000800

**PLATTING SCALE:** 1" = 1'

**DATE PLATTED:** 06/21/21

**FILE NO.:** 06/21/21

**DESIGNED BY:** J. CROW

**CHECKED BY:** J. CROW

**PROJECT NO.:** 183-43.29

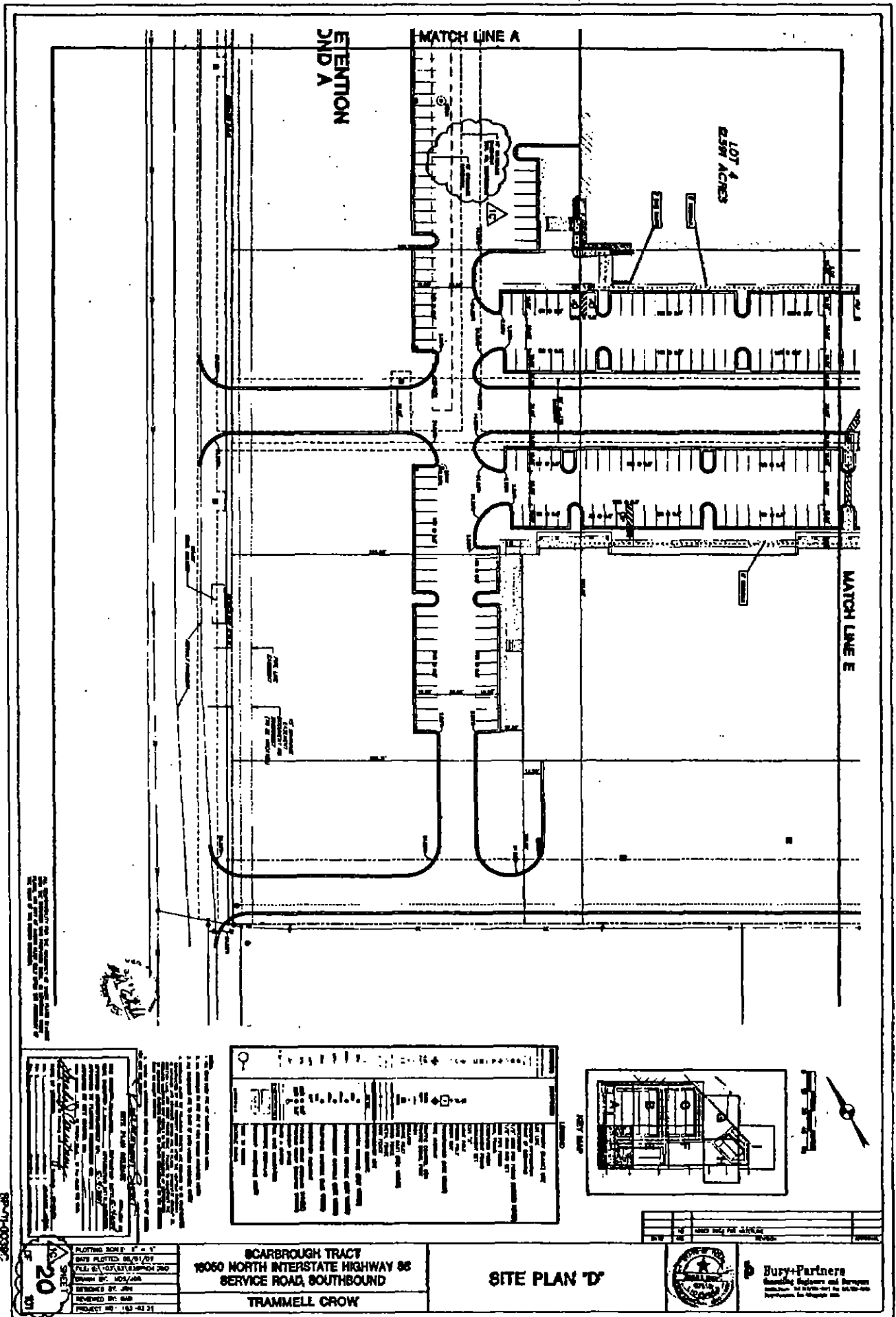
**Bury+Partners**  
 Surveying, Engineering and Mapping  
 18050 NORTH INTERSTATE HIGHWAY 38  
 SERVICE ROAD, SOUTHBOUND  
 TRAMMELL CROW



PLOTTING SCALE: 1" = 4'  
 DATE PLOTTED: 02/01/89  
 FILE: & 103-83-230001  
 DRAWN BY: MDE/JOR  
 DESIGNED BY: JAM  
 REVIEWED BY: SAG  
 PROJECT NO: 103-83-39

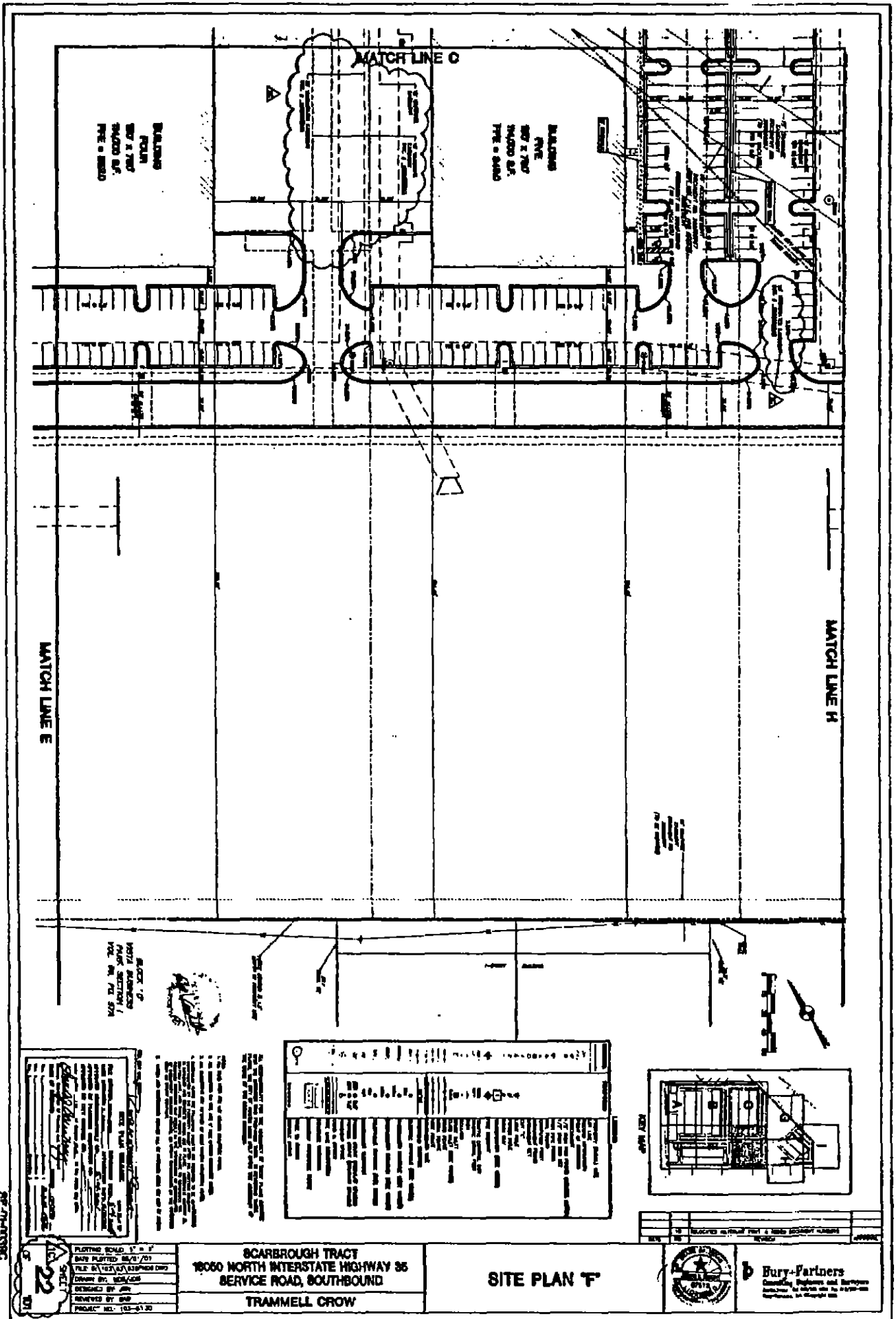


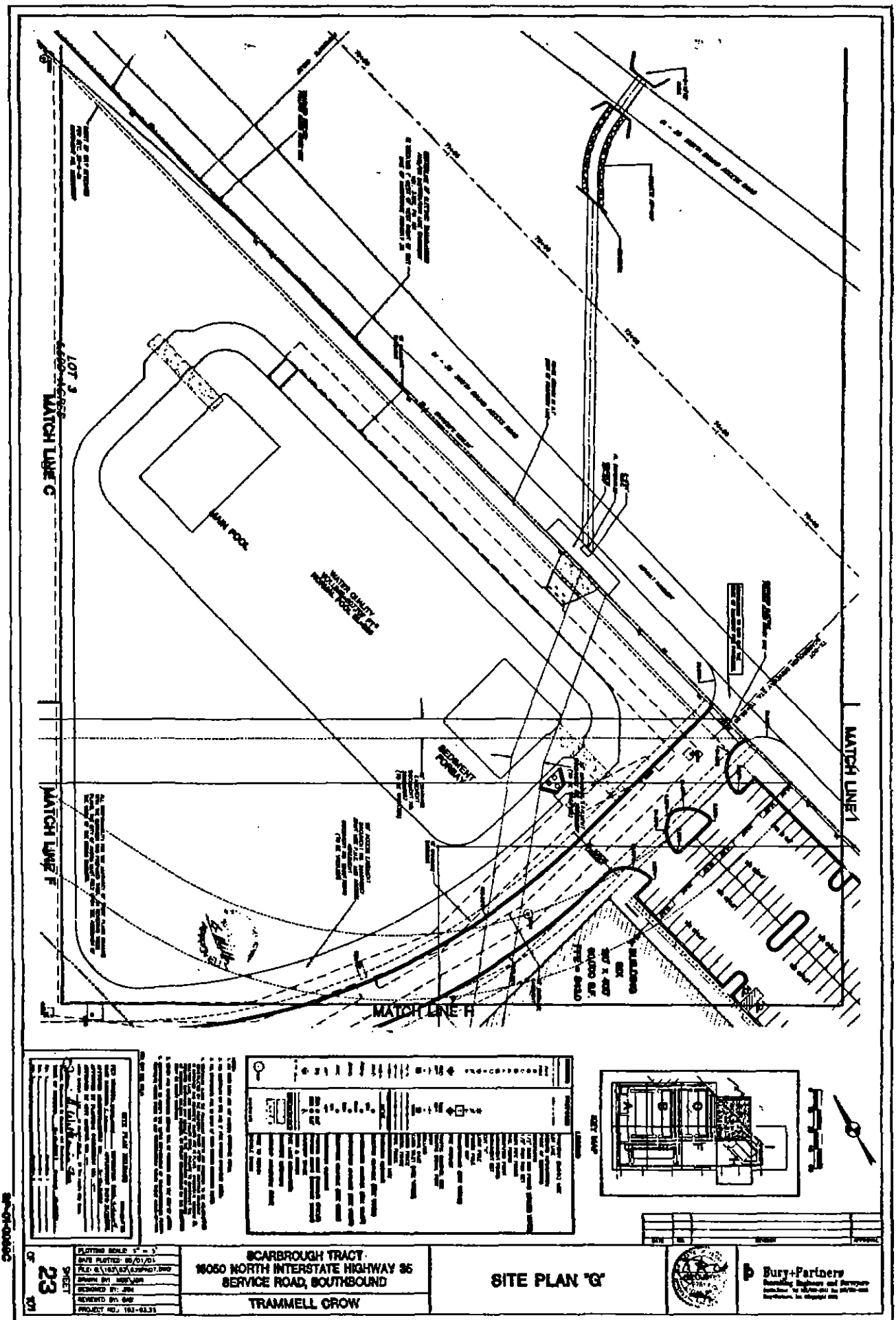




**Bury+Partners**  
Consulting Engineers and Surveyors  
Suite 100, 141 St. John's Ave. St. John's, NL A1B 3X9  
Telephone: (709) 596-1111 Fax: (709) 596-1112  
E-mail: info@bury.com











**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT NORTH IH-35 AND BRATTON LANE AND REZONING AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) DISTRICT.**

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

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district and general commercial services-conditional overlay (CS-CO) combining district to limited industrial services (LI) on the property described in Zoning Case No. C14-05-0169, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: A 20.148 acre tract of land, more or less, out of several lots in Block A of the Scarbrough Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: A 46.818 acre tract of land, more or less, out of several lots in Block A of the Scarbrough Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance,

locally known as the property located at North IH-35 and Bratton Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".

1  
2 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2006.  
3

4  
5 **PASSED AND APPROVED**  
6

7  
8  
9 \_\_\_\_\_, 2006

§  
§  
§

10 **Will Wynn**  
11 **Mayor**  
12

13  
14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

15 **David Allan Smith**  
16 **City Attorney**

**Shirley A. Gentry**  
**City Clerk**

20.148 ACRES  
SCARBROUGH SUBDIVISION  
ING CLARION PARTNERS

FN NO. 05-465 (MJJ)  
AUGUST 31, 2005  
BPI JOB NO. 1599-01

**EXHIBIT A**

**DESCRIPTION**

OF 20.148 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 7, 8 AND 9, BLOCK "A" SCARBROUGH SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 20.148 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2 inch iron rod found in concrete in the westerly line of Interstate Highway 35 (R.O.W. varies), being the southeasterly corner of Lot 1 Royston Lane Ltd., a subdivision of record in Volume 76, Page 355 of the Plat Records of Travis County, Texas and the northeasterly corner of said Lot 2, Block "A" Scarbrough Subdivision, for the northeasterly corner hereof;

THENCE, S14°10'23"E, along the westerly line of Interstate Highway 35, being the most easterly lines of said Lots 2, 3, 7, 8 and 9, Block "A" Scarbrough Subdivision, for the most easterly line hereof, a distance of 1338.22 feet to a 1/2 inch iron rod with cap found at the intersection of the westerly line of Interstate Highway 35 with the northwesterly line of Three Points Drive (R.O.W. varies), being an angle point in the easterly line of said Lot 9, Block "A" Scarbrough Subdivision, for an angle point hereof;

THENCE, S30°21'29"W, leaving the westerly line of Interstate Highway 35, along the northwesterly line of Three Points Drive, being the southeasterly line of said Lot 9, for the southeasterly line hereof, a distance of 420.64 feet to a 1/2 inch iron rod with cap found in the northerly line of that certain 6.52 acre tract of land conveyed to American Realty Trust, Inc. by deed of record in Volume 13290, Page 1276 of the Real Property Records of Travis County, Texas, being the southeasterly corner of said Lot 9, Block "A" Scarbrough Subdivision, for the southeasterly corner hereof;

THENCE, N59°40'47"W, along a portion of the northerly line of said 6.52 acre tract, being a portion of the southerly line of said Lot 9, Block "A" Scarbrough Subdivision, for the southerly line hereof, a distance of 287.39 feet to the southwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the easterly line of Bratton Lane, being the southwesterly corner of Lot 6, Block "A" of said Scarbrough Subdivision bears, N59°40'47"W, a distance of 2159.39 feet;

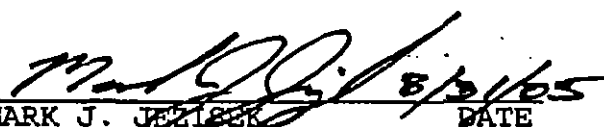
THENCE, N14°10'23"W, leaving the northerly line of said 6.52 acre tract, over and across said Lots 1, 2, 7, 8 and 9, Block "A" Scarbrough Subdivision, for the westerly line hereof, a distance of 1930.58 feet to a point in the southerly line of Lot 2 of said Royston Lane Ltd., being the northerly line of said Lot 1, Block "A" Scarbrough Subdivision, for the northwesterly corner hereof, from which a 1/2 inch iron rod with cap found in the easterly line of Bratton Lane, being the northwesterly corner of said Lot 1, Block "A" Scarbrough Subdivision bears, N59°31'26"W, a distance of 801.07 feet;

FN 05-465 (MJJ)  
AUGUST 31, 2005  
PAGE 2 OF 2

THENCE, S59°31'26"E, along the southerly lines of said Lot 1 and 2 Royston Lane Ltd., being the northerly lines of said Lots 1 and 2, Block "A" Scarbrough Subdivision, for the northerly line hereof, a distance of 702.82 feet to the POINT OF BEGINNING containing an area of 20.148 acres (877,645 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

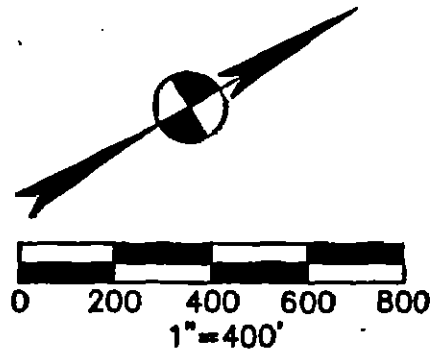
  
MARK J. JEZISEK  
R.P.L.S. NO. 5267  
STATE OF TEXAS

8/31/05  
DATE





# BRATTON LANE (R.O.W. VARIES)

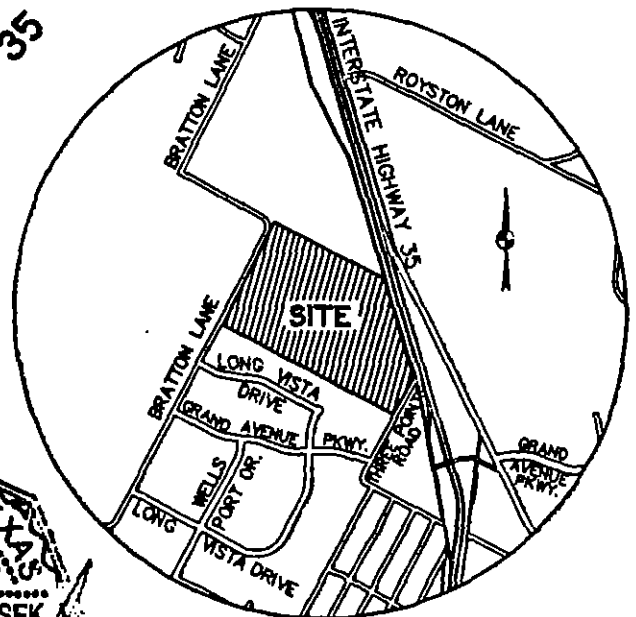
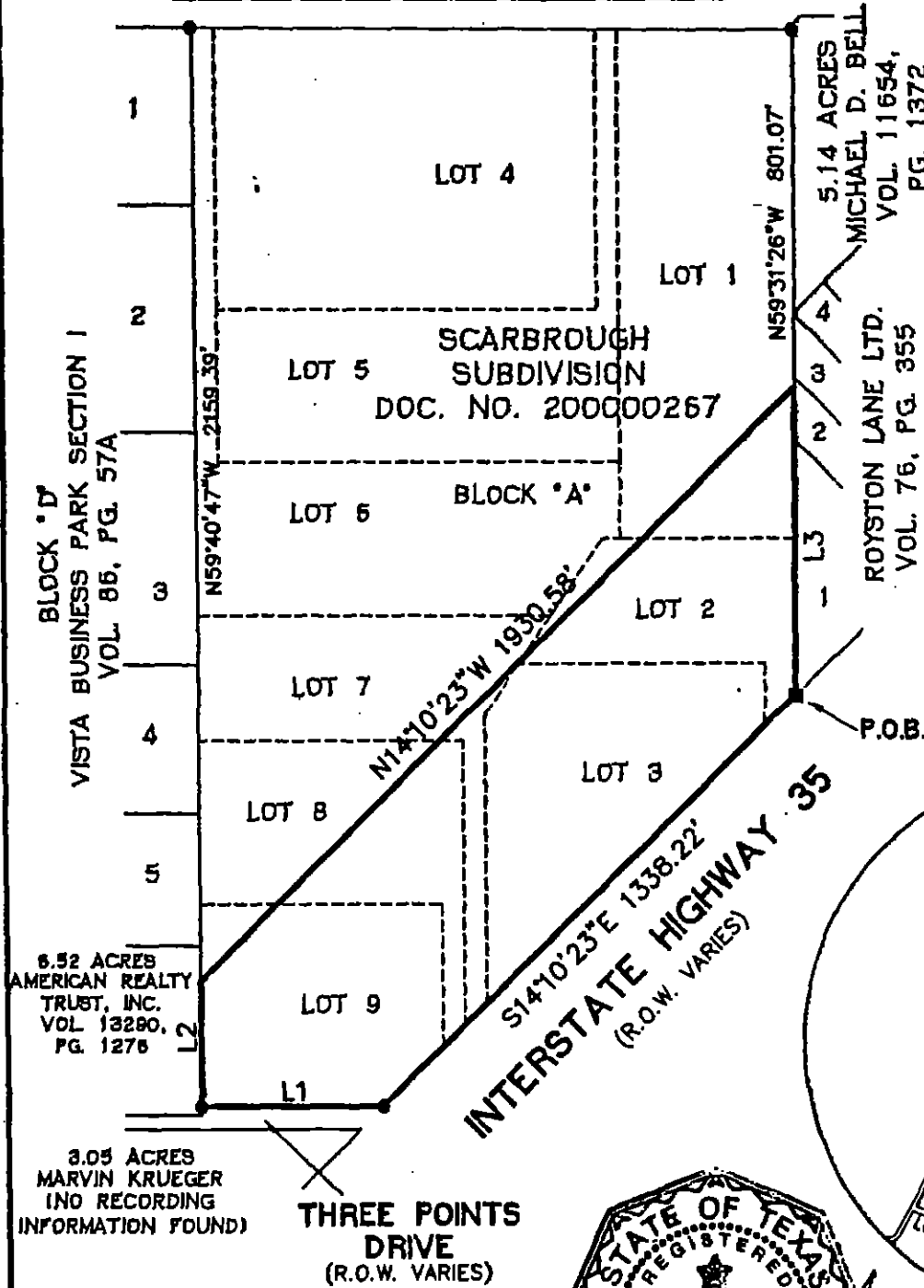


## LEGEND

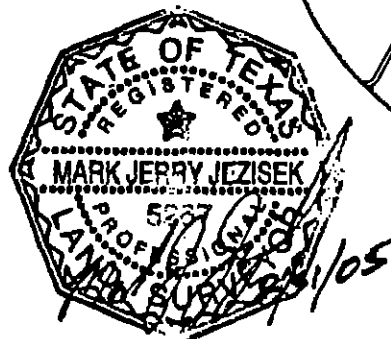
- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD FOUND IN CONCRETE
- P.O.B. POINT OF BEGINNING

## LINE TABLE

No.	Bearing	Distance
L1	S30°21'29"W	420.64'
L2	N59°40'47"W	287.39'
L3	S59°31'26"E	702.82'



VICINITY MAP  
N.T.S.



## BEARING BASIS:

THE BASIS OF BEARINGS OF THE SURVEY SHOWN HEREON IS THE NORTHERLY LINE OF VISTA BUSINESS PARK SECTION I (N59°40'47"W), A SUBDIVISION OF RECORD IN VOLUME 86, PAGE 57A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**Bury+Partners**  
ENGINEERING SOLUTIONS  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78749  
Tel. (512)328-9011 Fax (512)328-0325  
Bury+Partners, Inc. ©Copyright 2005

## SKETCH TO ACCOMPANY DESCRIPTION

OF 20.148 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 3, 7, 8 AND 9, BLOCK "A" SCARBROUGH SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ING CLARION  
PARTNERS**

46.818 ACRES  
SCARBROUGH SUBDIVISION  
ING CLARION PARTNERS

FN NO. 05-466(MJJ)  
AUGUST 31, 2005  
BPI JOB NO. 1599-01

## EXHIBIT B

### DESCRIPTION

OF 46.818 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 4, 5, 6, 7, 8 AND 9, BLOCK "A" SCARBROUGH SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 200000267 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 46.818 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a point in the southerly line of Lot 2 Royston Lane Ltd., a subdivision of record in Volume 76, Page 355 of the Plat Records of Travis County, Texas, being the northerly line of said Lot 1, Block "A" Scarbrough Subdivision, for the northeasterly corner hereof, from which a 1/2 inch iron rod found in concrete in the westerly line of Interstate Highway 35 (R.O.W. varies), being the southeasterly corner of Lot 1 of said Royston Lane Ltd. and the northeasterly corner of said Lot 2, Block "A" Scarbrough Subdivision bears, S59°31'26"E, a distance of 702.82 feet;

THENCE, S14°10'23"E, leaving the southerly line of said Lot 2 Royston Lane Ltd., over and across said Lots 1, 2, 7, 8 and 9, Block "A" Scarbrough Subdivision, for the easterly line hereof, a distance of 1930.58 feet to a point in the northerly line of that certain 6.52 acre tract of land conveyed to American Realty Trust, Inc. by deed of record in Volume 13290, Page 1276 of the Real Property Records of Travis County, Texas, being the southerly line of said Lot 9, Block "A" Scarbrough Subdivision, for the southeasterly corner hereof, from which a 1/2 inch iron rod with cap found in the westerly line of Three Points Drive (R.O.W. varies), being the southeasterly corner of said Lot 9, Block "A" Scarbrough Subdivision bears, S59°40'47"E, a distance of 287.39 feet;

THENCE, N59°40'47"W, in part along the northerly line of said 6.52 acre tract and in part along the northerly lines of Lots 1, 2, 3, 4 and 5, Block "D" Vista Business Park Section I, a subdivision of record in Volume 86, Page 57A of said Plat Records, being the southerly lines of Lots 4, 5 and 6, Block "A" of said Scarbrough Subdivision and said Lots 7, 8 and 9, Block "A" Scarbrough Subdivision, for the southerly line hereof, a distance of 2159.39 feet to a 1/2 inch iron rod with cap found in the easterly line of Bratton Lane (R.O.W. varies), being the southwesterly corner of said Lot 6, Block "A" Scarbrough Subdivision, for the southwesterly corner hereof;

THENCE, N30°32'28"E, along the easterly line of Bratton Lane, being the westerly lines of said Lots 1, 4, 5 and 6, Block "A" Scarbrough Subdivision, for the westerly line hereof, a distance of 1379.34 feet to a 1/2 inch iron rod with cap found in the southerly line of that certain 5.14 acre tract of land conveyed to Michael Bell by deed of record in Volume 11654, Page 1372 of said Real Property Records, being the northwesterly corner of said Lot 1, Block "A" Scarbrough Subdivision, for the northwesterly corner hereof;

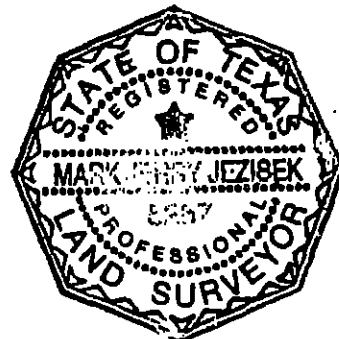
FN 05-466 (MJJ)  
AUGUST 31, 2005  
PAGE 2 OF 2

THENCE, S59°31'26"E, leaving the easterly line of Bratton Lane, in part along the southerly line of said 5.14 acre tract, the southerly lines of said Lot 2 Royston Lane Ltd. and the southerly lines of Lots 3 and 4 Royston Lane Ltd., being a portion of the northerly line of said Lot 1, Block "A" Scarbrough Subdivision, for the northerly line hereof, a distance of 801.07 feet to the POINT OF BEGINNING containing an area of 46.818 acres (2,039,373 sq. ft.) of land, more or less, within these metes and bounds.

I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. A SURVEY EXHIBIT WAS PREPARED TO ACCOMPANY THIS FIELDNOTE DESCRIPTION.

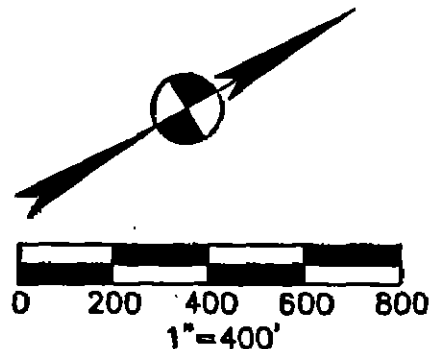
BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
3345 BEE CAVE ROAD, SUITE 200  
AUSTIN, TEXAS 78746

*Mark J. Jezisek* 8/31/05  
MARK J. JEZISEK DATE  
R.P.L.S. NO. 5267  
STATE OF TEXAS



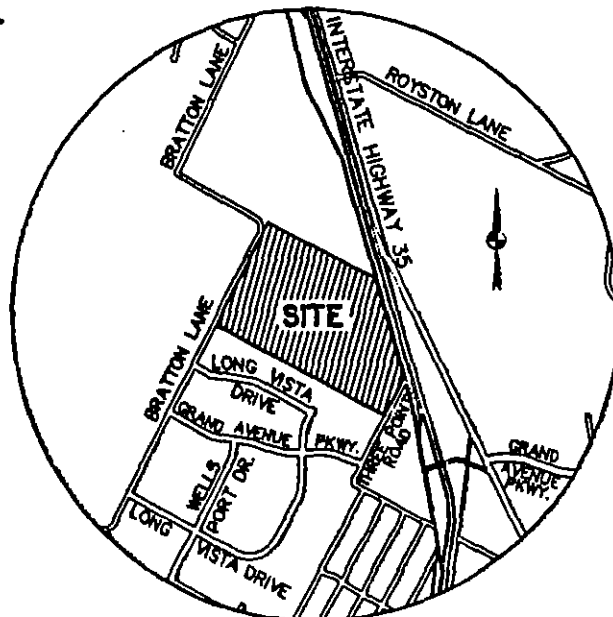
# BRATTON LANE

(R.O.W. VARIES)



## LEGEND

- 1/2" IRON ROD WITH CAP FOUND
- 1/2" IRON ROD FOUND IN CONCRETE
- P.O.B. POINT OF BEGINNING



VICINITY MAP  
N.T.S.

BLOCK "D"  
VISTA BUSINESS PARK SECTION I  
VOL. 86, PG. 57A

6.52 ACRES  
AMERICAN REALTY  
TRUST, INC.  
VOL. 13290,  
PG. 1276

3.05 ACRES  
MARVIN KRUEGER  
(NO RECORDING  
INFORMATION FOUND)

THREE POINTS  
DRIVE  
(R.O.W. VARIES)

INTERSTATE HIGHWAY 35  
(R.O.W. VARIES)

N30°32'28"E 1379.84'

LOT 4

SCARBROUGH  
SUBDIVISION  
DOC. NO. 200000267

LOT 1

5.14 ACRES  
MICHAEL D. BELL  
VOL. 11654,  
PG. 1372

LOT 5

P.O.B.

ROYSTON LANE LTD.  
VOL. 76, PG. 355

LOT 6

BLOCK "A"

LOT 2

LOT 7

S14°16'25"E 1930.58'

LOT 8

LOT 3

LOT 9

S59°40'47"E  
287.39'

## BEARING BASIS:

THE BASIS OF BEARINGS OF THE SURVEY SHOWN  
HEREON IS THE NORTHERLY LINE OF VISTA BUSINESS  
PARK SECTION I (N59°40'47"W), A SUBDIVISION OF  
RECORD IN VOLUME 86, PAGE 57A OF THE PLAT  
OF TRAVIS COUNTY, TEXAS.

**v+Partners**  
LAND SOLUTIONS  
10000, Suite 200

(512) 328-0325  
© Right 2005

## SKETCH TO ACCOMPANY DESCRIPTION

OF 46.818 ACRES OF LAND SITUATED IN TRAVIS COUNTY,  
TEXAS, BEING A PORTION OF LOTS 1, 2, 4, 5, 6, 7, 8,  
AND 9, BLOCK "A" SCARBROUGH SUBDIVISION, A  
SUBDIVISION OF RECORD IN DOCUMENT NO. 200000267 OF  
THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**ING CLARION  
PARTNERS**

COUNTY

CONCRETE PLANT

CONCRETE PLANT

LI

SP-14-05-100

SP-14-05-080  
SP-14-05-090

LI-CO

COUNTY  
OFFICEWARE

HEAVY EQUIPMENT SALES

TELEPHONE COMPANY

TRAILER SALES

CONSTRUCTION OFF.

MS-010

OFFICEWARE

TRAILER RENTAL

MARBLE CO.

UNDEVELOPED

CS-CO

TRACT 1

CS-CO

UNDEVELOPED

SP-0120

GR

SP-0120

SP-0120

SP-05-0800

GR

SF-2

SF-2

I.H. 35

INDUSTRIAL PARK

LONG VISTA DRIVE

SF-2

MOBILE HOME SALES

PRE-FAB HOME SALES

GRAND AVENUE

SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: S.SIRWAITIS



CASE #: C14-05-0169

ADDRESS: 16034-16200 IH 35 NORTH

SUBJECT AREA (acres): 66.966

ZONING EXHIBIT C

DATE: 05-09

INTLS: TRC

CITY GRID  
REFERENCE  
NUMBER

M38



1" = 400'