

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 56
AGENDA DATE: Thu 10/20/2005
PAGE: 1 of 1

SUBJECT: C14-05-0107.01 - East Congress Neighborhood Plan Rezoning, Tract A - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 700 Industrial Boulevard; 908-932 East St. Elmo Road and 4100-4336 Santiago Street (Blunn Creek Watershed; Williamson Creek Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning. First reading approved on September 29, 2005. Vote: 7-0. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0107.01

REQUEST:

Approve second / third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known 700 Industrial Boulevard; 908 – 932 East St. Elmo Road and 4100 – 4336 Santiago Street (Blunn Creek Watershed; Williamson Creek Watershed) from limited industrial services-neighborhood plan (LI-NP) combining district zoning and general commercial services-neighborhood plan (CS-NP) combining district zoning to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district zoning.

DEPARTMENT COMMENTS:

The rezoning ordinance reflects the action taken by the City Council at First Reading.

APPLICANT: City of Austin

AGENT: Neighborhood Planning and Zoning Department (Kathleen Welder)

DATE OF FIRST READING: September 29, 2005, approved LI-PDA-NP combining district zoning on First Reading (7-0).



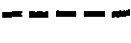
CITY COUNCIL HEARING DATE: October 20, 2005

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: W.WALSH

ZONING
 CASE #: C14-05-0107.01
 ADDRESS: 700 Industrial Blvd; 908-932 E. St.Elmo Rd. Date: 05-08
 4100-4336 Santiago St.
 SUBJECT AREA (acres): 17.526
 INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 H17

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED IN THE EAST CONGRESS NEIGHBORHOOD PLAN AREA AT 700 INDUSTRIAL BOULEVARD, 908-932 EAST ST. ELMO ROAD, AND 4100-4336 SANTIAGO STREET FROM LIMITED INDUSTRIAL SERVICES-NEIGHBORHOOD PLAN (LI-NP) COMBINING DISTRICT AND GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO LIMITED INDUSTRIAL SERVICES-PLANNED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (LI-PDA-NP) COMBINING 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 districts on the property described in Zoning Case No. C14-05-0107.01, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited industrial services-neighborhood plan (LI-NP) to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

An unplatted 10.768 acre tract of land, more or less, out of the Isaac Decker League, Survey 20, Abstract 8, Travis County, and Lot 2A, Interstate 35 Industrial Park III Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 172, of the Plat Records of Travis County, Texas; and,

Tract Two: From general commercial services-neighborhood plan (CS-NP) to limited industrial services-planned development area-neighborhood plan (LI-PDA-NP) combining district.

Lot 1A, Interstate 35 Industrial Park III Amended Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 81, Page 333, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 700 Industrial Boulevard, 908-932 East St. Elmo Road, and 4100-4336 Santiago Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. Except as specifically provided in Part 3 and Part 4, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

PART 3. Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part.

1. Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

2. Except as provided in Sections 3 and 4, all permitted and conditional limited industrial services (LI) uses are permitted and conditional uses of the Property.

3. The following uses are additional permitted uses of the Property:

Bed and breakfast residential (Group 1)
Condominium residential
Multifamily residential
Hospital services (limited)
Family home
Private primary educational facilities
Public primary educational facilities
Commercial blood plasma center
Pet services

Bed and breakfast residential (Group 2)
Group residential
Townhouse residential
Community events
Guidance services
Private secondary educational facilities
Public secondary educational facilities
Liquor sales
Consumer repair services

4. The following uses are conditional uses of the Property:

Hospital services (general)

Cocktail lounge

5. The following site development standards apply to the Property.

1. The minimum lot size is 5,750 square feet.

2. The minimum lot width is 50 feet.

3. The maximum height is 90 feet.

4. The minimum front yard setback is 25 feet.

1
2 5. The minimum street side yard setback is 25 feet.

3
4 6. The minimum interior side setback is 0 feet.

5
6 7. The minimum rear yard setback is 15 feet.

7
8 8. The maximum building coverage is 85 percent.

9
10 9. The maximum impervious cover is 85 percent.

11
12 **PART 4.** The Property is subject to Ordinance No. 20050818-2004 that established the
13 East Congress neighborhood plan combining district.

14
15 **PART 5.** This ordinance takes effect on _____, 2005.

16
17
18 **PASSED AND APPROVED**

19
20 §
21 §
22 §

23 _____
24 Will Wynn
25 Mayor

26
27 **APPROVED:** _____

28 David Allan Smith
29 City Attorney

ATTEST: _____

Shirley A. Brown
City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER H17
	PENDING CASE				
	ZONING BOUNDARY				
	CASE #: C14-05-0107.01 ADDRESS: 700 Industrial Blvd; 908-932 E. St.Elmo Rd. Date: 05-08 4100-4336 Santiago St.				
	CASE MGR: W.WALSH SUBJECT AREA (acres): 17.526 INTLS: TRC				

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0107.01

P.C. DATE: September 13, 2005

ADDRESS: 700 Industrial Boulevard; 908 – 932 East St. Elmo Road; 4100 – 4336 Santiago Street

APPLICANT: City of Austin
(Kathleen Welder)

AGENT: Neighborhood Planning &
Zoning Department
(Wendy Walsh)

ZONING FROM: LI-NP; CS-NP **TO:** LI-PDA-NP **AREA:** 17.526 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

September 13, 2005: *APPROVED LI-PDA-NP DISTRICT ZONING AS STAFF
RECOMMENDED; BY CONSENT.*

[J. M. CORTEZ; D. SULLIVAN – 2ND] (9-0)

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject rezoning area consists of an auto salvage use, auto sales and office / warehouses, and is zoned general commercial services – neighborhood plan (CS-NP) district and limited industrial services – neighborhood plan (LI-NP) district. The property has access to Terry-O Lane, Industrial Boulevard, East St. Elmo Road and Santiago Street. The property is surrounded by commercial and industrial uses and industrial base district zoning (LI-NP; LI-PDA-NP). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), A-2 (Boundaries of the East Congress Neighborhood Planning Area), A-3 (Future Land Use Map of the East Congress Neighborhood Planning Area), and B and B-1 (Recorded Plats).

A representative for the property owners approached Planning Commission and expressed an interest in LI-PDA-NP district zoning similar to that recommended by Staff for properties directly north and east. The Commission and Council directed Staff to initiate a rezoning application on the subject property to LI-PDA-NP with a height limit of 90 feet, and to designate the property as Mixed Use on the Future Land Use Map (FLUM). LI-PDA-NP zoning is consistent with the goal of locating mixed – use development and commercial uses along major commercial corridors, and a corresponding objective of preserving and

enhancing the St. Elmo Industrial District where appropriate, in addition to recognizing the property's proximity to the interchange of two freeways. For these reasons, Staff recommends LI-PDA-NP district zoning.

The PDA requirements are as follows:

Site Standards

Minimum lot size	5,750 square feet
Minimum lot width	50 feet
Maximum height	90 feet
Minimum front setbacks	25 feet
Minimum street side setback	25 feet
Minimum interior side setback	0 feet
Minimum rear yard setback	15 feet
Maximum building cover	85 %
Maximum impervious cover	85 %
Maximum floor-to-area ratio	Not applicable

Additional Permitted Uses

Residential

Bed and Breakfast (Group 1)	Bed and Breakfast (Group 2)
Condominiums Group residential	Multi-family Townhouses

Civic

Cultural Services	College and University Facilities
Communication Service Facilities	Community Events
Community Recreation – Private	Community Recreation – Public
Congregate Living	Counseling Services
Day Care Services (Commercial)	Day Care Services (General)
Day Care Services (Limited)	Family Home
Group Home Class I – General	Group Home Class I – Limited
Group Home Class II	Guidance Services
Hospital Services - Limited	Local Utility Services
Maintenance and Service Facilities	Private Primary Educational Facilities
Private Secondary Educational Facilities	Public Primary Educational Facilities
Public Secondary Educational Facilities	Religious Assembly
Residential Treatment	Safety Services

Commercial

Administrative and Business Offices	Agricultural Sales and Services
Art Gallery	Art Workshop
Automotive Rentals	Automotive Repair Services
Automotive Sales	Automotive Washing (of any type)
Bail Bond Services	Building Maintenance Services
Business or Trade School	Business Support Services

Campground	Construction Sales and Services
Consumer Convenience Services	Consumer Repair Services
Convenience Storage	Commercial Blood Plasma Center
Commercial Off-Street Parking	Communications Services
Drop-off Recycling Collection Facility	Electronic Prototype Assembly
Electronic Testing	Employee Recreation
Equipment Repair Services	Equipment Sales
Exterminating Services	Financial Services
Food Preparation	Food Sales
Funeral Services	General Retail Sales – Convenience
General Retail Sales – General	Hotel – Motel
Indoor Entertainment	Indoor Sports and Recreation
Kennels	Laundry Services
Liquor Sales	
Medical Offices (not exceeding 5,000 sq. ft. of gross floor space)	
Medical Offices (exceeding 5,000 sq. ft. of gross floor space)	
Monument Retail Sales	Off-Site Accessory Parking
Outdoor Sports and Recreation	Pawn Shop Services
Personal Improvement Services	Personal Services
Pet Services	Plant Nursery
Printing and Publishing Services	Professional Office
Research Services	Restaurant (Limited)
Restaurant (General)	Service Station
Software Development	Theater
Vehicle Storage	Veterinary Services

Industrial

Custom manufacturing	Limited Warehousing and Distribution
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Conditional Uses

Club or Lodge	Cocktail Lounge
Hospital Services – General	Outdoor Entertainment
Transitional Housing	Transitional Housing

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LI-NP	Auto salvage; Auto sales; Office / warehouses
<i>North</i>	LI-PDA-NP	Commercial uses, including restaurants
<i>South</i>	LI-NP; LI-CO-NP	Concrete plant; Lithographics company
<i>East</i>	LI-PDA-NP	Auto sales; Hotel; Cafeteria
<i>West</i>	LI-NP; CS-1; LI-CO-NP	Warehouses; Cocktail lounge; Adult entertainment; Supply company; Auto salvage; Pipe company

NEIGHBORHOOD PLANNING AREA:

South Congress Combined Neighborhood Planning Area
(East Congress)

TIA: Is not required**WATERSHED:** Blunn Creek;
Williamson Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association
 74 – South River City Citizens Association
 96 – Southeast Corner Alliance of Neighborhoods (SCAN)
 300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 498 – South Central Coalition 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District 995 – South Austin Commercial Alliance

SCHOOLS:

Galindo Elementary School

Porter Middle School

Travis High School

CASE HISTORIES:

Please refer to Related Cases below.

RELATED CASES:

The South Congress Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on August 18, 2005 (C14-05-0107).

As shown in Exhibit B and B-1, the rezoning area consists of Lot 2A of the Interstate 35 Industrial Park III subdivision, recorded in September 1981, Lot 1A of the Interstate 35 Industrial Park III (Amended) subdivision, recorded in December 1989, as well as unplatted acreage on the west side.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Stassney Lane	Varies	Varies	Arterial	Yes	No	Route #76
IH-35	400 feet	Varies	Arterial	No	No	No

Ben White Boulevard	Varies	Varies	Arterial	No	Route #28	No
Congress Avenue	120 feet	Varies	Arterial	No	Route #13	Route #47

CITY COUNCIL DATE: September 29, 2005 **ACTION:** Approved LI-PDA-NP district zoning on First Reading (7-0).

October 20, 2005


ORDINANCE READINGS: 1st September 29, 2005 2nd 3rd

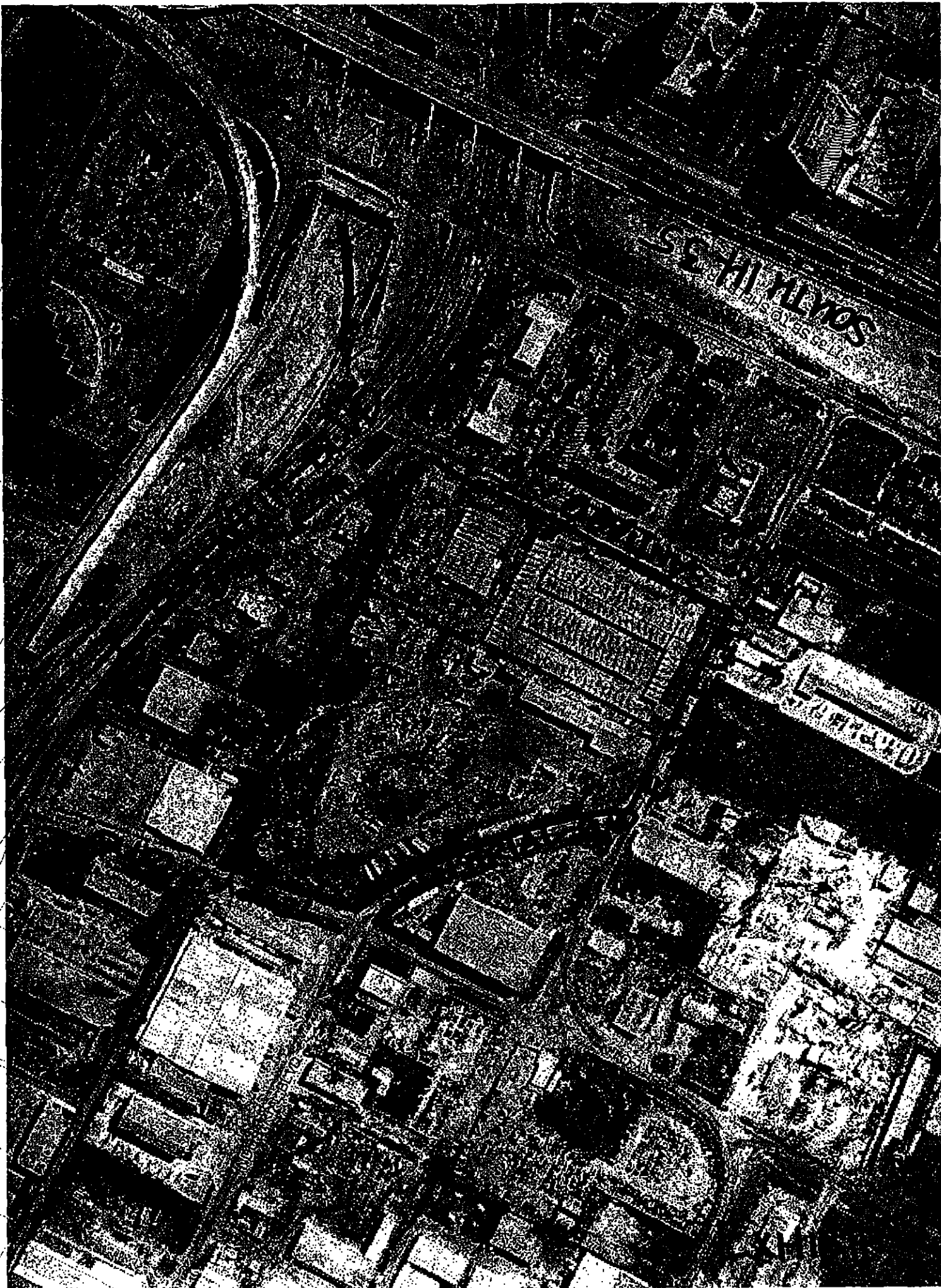
ORDINANCE NUMBER:

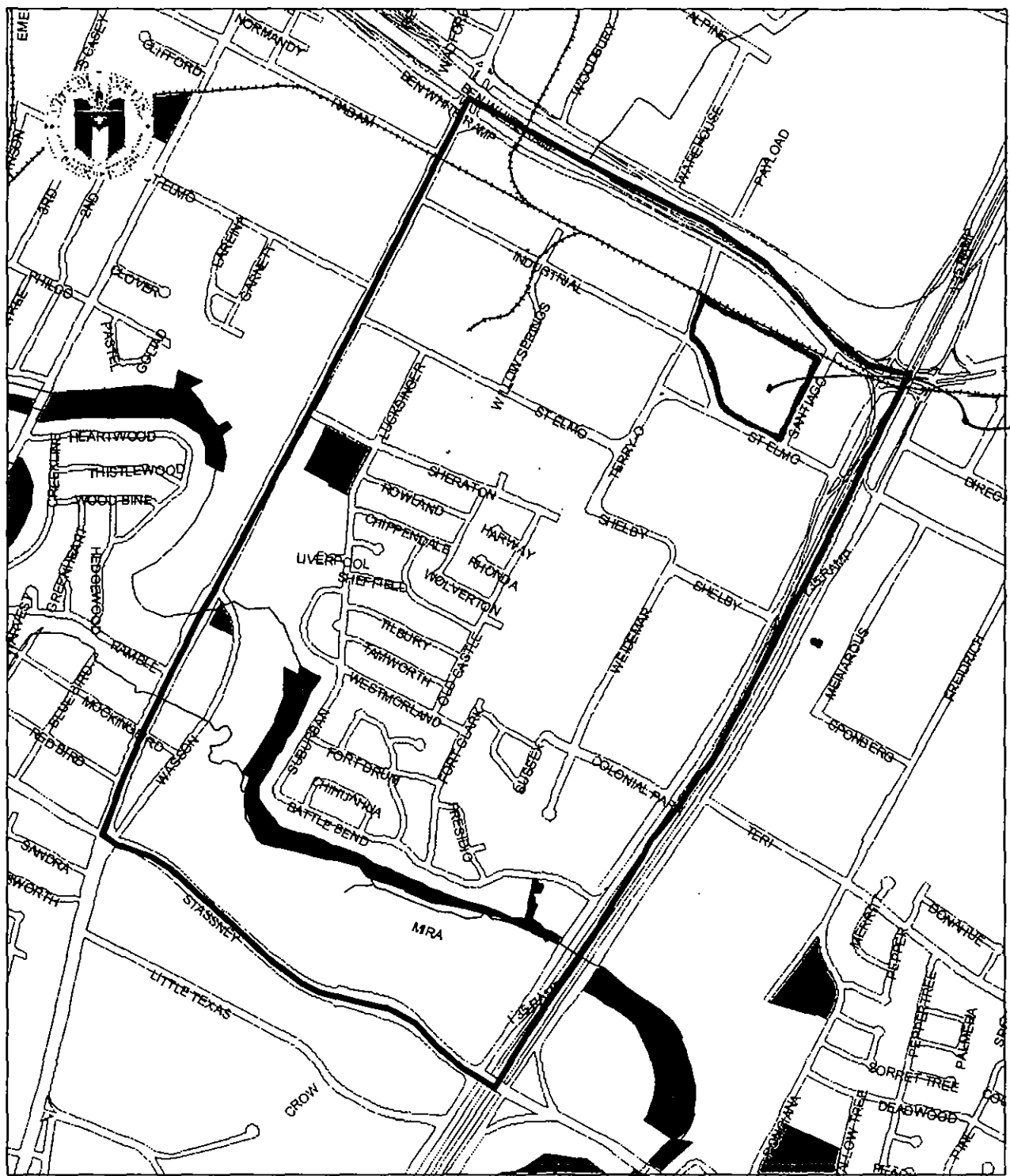
CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div style="width: 20px; height: 10px; border-top: 1px dashed black; border-bottom: 1px dashed black; border-left: 1px dashed black; border-right: 1px dashed black; margin-right: 5px;"></div> </div>	ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER H17
	CASE #: C14-05-0107.01			
	ADDRESS: 700 Industrial Blvd; 908-932 E. St.Elmo Rd. Date: 05-08 4100-4336 Santiago St.			
	SUBJECT AREA (acres): 17.526 INTLS: TRC			



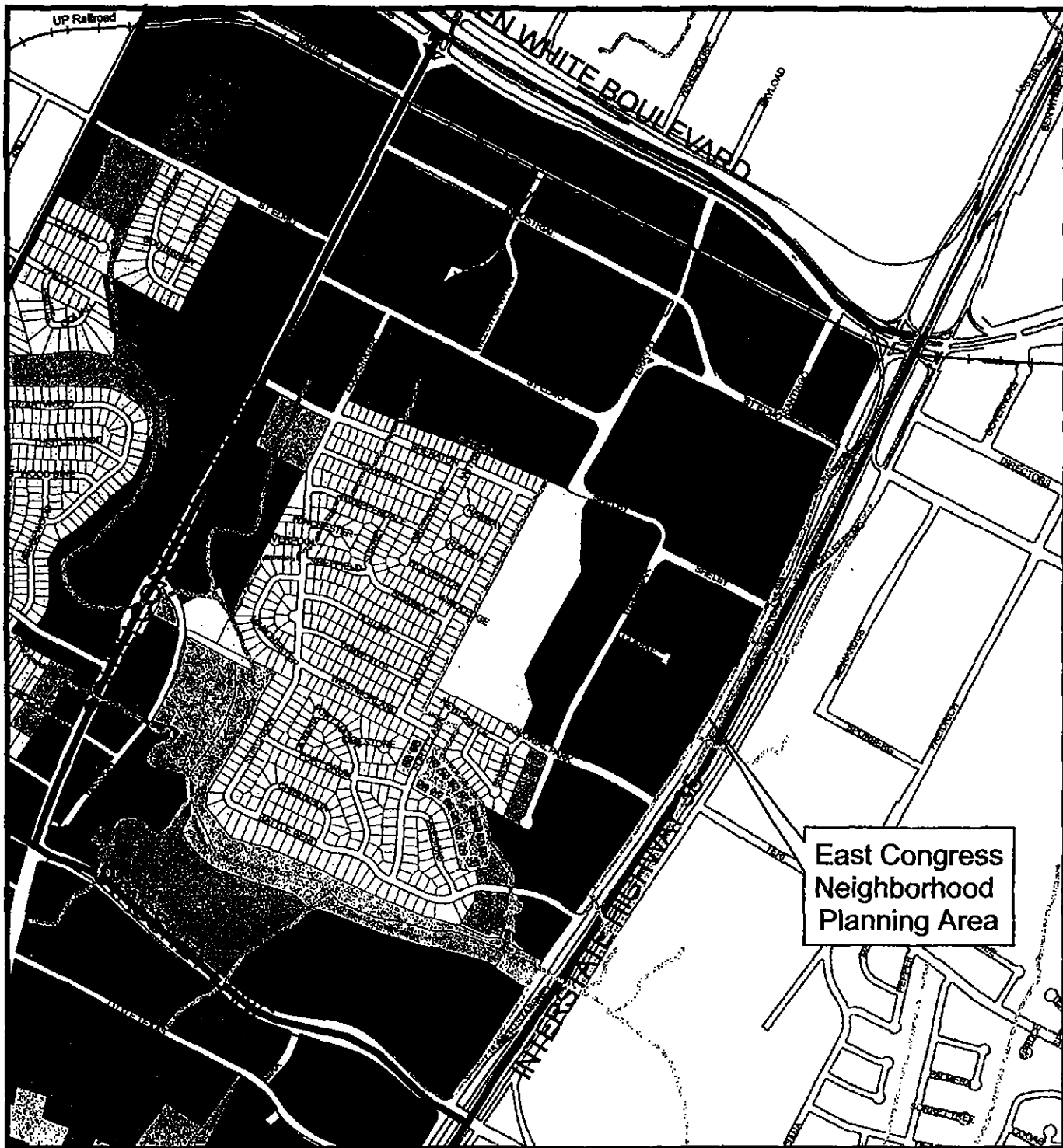


REZONING
AREA

East Congress Neighborhood Planning Area



EXHIBIT A-2



0 1,000 2,000 Feet



East Congress Neighborhood Planning Area: Future Land Use Map

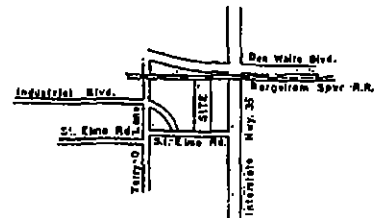
Produced by the City of Austin
Neighborhood Planning and Zoning Department
August 18, 2005

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

Single-family	Mixed Use/Office
Higher-Density Single Family	Industry
Mobile Homes	Civic
Mixed Residential	Open Space
Multi-family	670 Utilities
Commercial	UP Railroad
Mixed Use	Creeks
Warehouse/United Office	boundary_soc layer
Office	

EXHIBIT A-3

Interstate 35 Industrial Park III

East Ben White Blvd.
A.O.W. VariesLocation Map
no scale

SCALE: 1"=100'

Legend

- o Iron Pin Set
- Iron Pin Found
- d C.M. Set
- C.M. Found

Curve Data

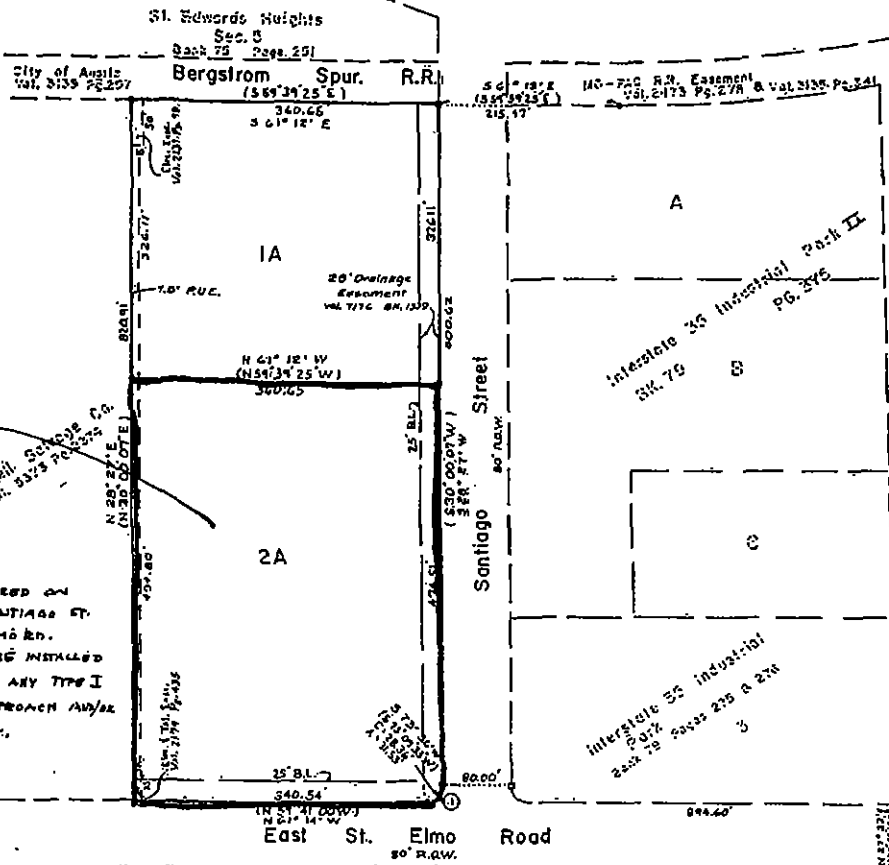
①

I = 90° 18' 53"
 R = 20.00'
 T = 20.11'
 C = 28.36'
 A = 31.53'

REZONING
AREA

SIDEWALK NOTE:

SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF SANTIAGO ST. & NORTH SIDE OF ST. ELMO RD. SUCH SIDEWALKS WILL BE INSTALLED PRIOR TO ACCEPTANCE OF ANY TYPE I OR TYPE II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS
 THAT J & T, 31, A TEXAS GENERAL PARTNERSHIP, ACTING HEREIN BY AND THROUGH
 THOMAS P. FRANCIS, MANAGING GENERAL PARTNER, OWNER OF 6.174 ACRES OF LAND OUT
 OF THE SANTIAGO DEL VALLE GRANT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS,
 HAVING BEEN LOT 1, INTERSTATE 35 INDUSTRIAL PARK, RECORDED IN BOOK 79 AT PAGES
 275 AND 276 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT HAVING BEEN
 VACATED BY INSTRUMENT OF RECORD IN VOL. 7565 AT PAGE 415 OF THE DEED
 RECORDS OF SAID COUNTY, SAID PROPERTY HAVING BEEN CONVEYED TO IT, WITH OTHER
 PROPERTY, BY DEED OF RECORD IN VOL. 6656 AT PAGE 1119 OF THE SAID DEED RECORDS
 DOES HEREBY SUBDIVIDE SAID PROPERTY IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE
 KNOWN AS INTERSTATE 35 INDUSTRIAL PARK III, AND DOES HEREBY DEDICATE TO THE
 PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.
 WITNESS THE HAND OF SAID MANAGING GENERAL PARTNER THIS THE
 DAY OF A.D. 1981.

Thomas P. Francis
 THOMAS P. FRANCIS
 MANAGING GENERAL PARTNER

STATE OF TEXAS
 COUNTY OF TRAVIS
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED,
 THOMAS P. FRANCIS, MANAGING GENERAL PARTNER OF J & T 31, KNOWN TO ME TO BE
 THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT
 AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS THE ACT AND DEED OF SAID
 CORPORATION, FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE
 CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 21 DAY OF JULY
 A.D. 1981.

Kathy Halbert
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
 MY COMMISSION EXPIRES 10-31-84
 PRINT NAME

"I, CHASE BARONCO, JR., A REGISTERED PUBLIC SURVEYOR, AM AUTHORIZED UNDER THE
 LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY
 CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 41 OF THE AUSTIN CITY CODE, IS
 TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE
 UNDER MY SUPERVISION ON THE GROUND."

Chase Baronco, Jr.
 CHASE BARONCO, JR.
 REGISTERED PUBLIC SURVEYOR

APPROVED FOR ACCEPTANCE

Richard Lillie DATE SEPT. 1, 1981
 RICHARD W. LILLIE, DIRECTOR OF PLANNING
 FILED FOR RECORD, THIS THE 3rd DAY OF Sept A.D. 1981 AT 8:05 O'CLOCK
 A.M. DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS.

BY *L. Jorau*
 DEPUTY

STATE OF TEXAS
 COUNTY OF TRAVIS
 I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT WITHIN AND FOR THE COUNTY
 AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT
 OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD
 IN MY OFFICE ON THE 3rd DAY OF Sept A.D. 1981 AT 8:05 O'CLOCK A.M. AND DULY
 RECORDED ON THE 3rd DAY OF Sept A.D. 1981 AT 8:05 O'CLOCK A.M. IN THE PLAT
 RECORDS OF SAID COUNTY IN BOOK 81 AT PAGE 172.
 WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, THE DATE LAST
 WRITTEN ABOVE.
 DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

BY *L. Jorau*
 DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF
 AUSTIN, TEXAS, ON THE 31st DAY OF SEPT A.D. 1981.

David C. Buchanan *Gilbert M. Martin*
 CHAIRMAN DAVID C. BUCHANAN SECRETARY GILBERT M. MARTIN

NOTE: PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION DRAINAGE PLANS WILL
 BE SUBMITTED TO THE ENGINEERING DEPARTMENT OF THE CITY OF AUSTIN FOR REVIEW.
 RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY
 PONDING OR OTHER APPROVED METHODS.

NOTE: THE PROPERTY IN THIS SUBDIVISION IS NOT IN A SPECIAL FLOOD HAZARD AREA
 ACCORDING TO MAP OR SHEET 6-7 OF THE URS FLOOD AND COTTON FLOOD AREA STUDY MAP.

NOTE: LOTS IN THIS SUBDIVISION ARE HEREBY RESERVED FOR USE OTHER THAN SINGLE
 FAMILY OR TWO FAMILY DWELLINGS.

RECEIVED
 JUL 23 1981
 CITY PLANNING
 CITY OF AUSTIN

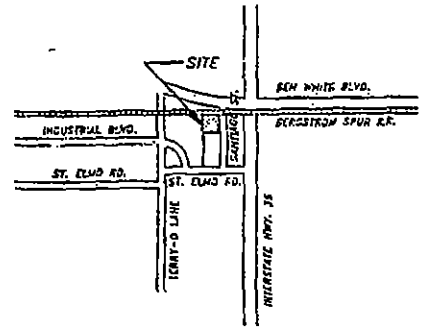
EXHIBIT B

CB5-81-141
 0776-81

Lot 1A Interstate 35 Industrial Park III (Amended)

OCTOBER 31, 1989

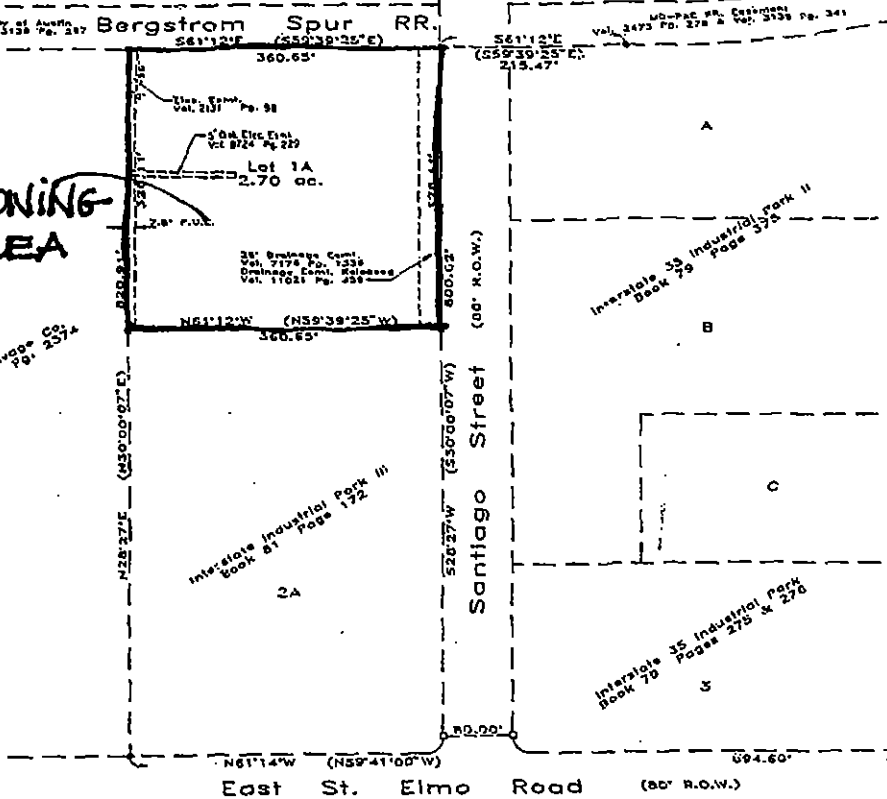
East Ben White Blvd.
(R.O.W. Varies)



Location Map
N.T.S.

**REZONING
AREA**

Hawell Solvage Co.
Vol. 5375 Pg. 257A



Interstate Highway 35
(500' R.O.W.)

1" = 100'

Legend

- o Iron Pen Set
- o Iron Pen Found
- o C.M. Set
- o C.M. Found
- () Record Info.

SIDWALK NOTE:
SIDEWALKS ARE REQUIRED ON THE WEST SIDE OF SANTIAGO STREET AND THE NORTH SIDE OF ST. ELMO ROAD. SUCH SIDEWALKS WILL BE INSTALLED PRIOR TO ACCEPTANCE OF ANY TYPE I OR TYPE II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:
THAT CHARLES MAUND AND C.M. GATTON, A PARTNERSHIP, ACTING HEREIN BY AND THROUGH, CHARLES MAUND, MANAGING PARTNER, OWNER OF LOT 1A, INTERSTATE 35 INDUSTRIAL PARK III, RECORDED IN BOOK 81 AT PAGE 172 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT CONTAINING 2.70 ACRES OF LAND, HAVING SAID PROPERTY CONVEYED TO IT BY DEED OF RECORD IN VOL. 7482 AT PAGE 550 OF THE TRAVIS COUNTY DEED RECORDS DO HEREBY AMEND SAID SUBDIVISION FOR THE SOLE PURPOSE OF CORRECTING A SCRIBER ERROR, PURSUANT TO SECTION 212.018 OF THE LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS LOT 1A, INTERSTATE 35 INDUSTRIAL PARK III (AMENDED), AND DOES HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, CHARLES MAUND, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20 DAY OF DECEMBER, 1989, A.D.

Charles Maund
CHARLES MAUND
MANAGING PARTNER
4110 SANTIAGO STREET
AUSTIN, TEXAS 78746
STATE OF TEXAS)
COUNTY OF TRAVIS)

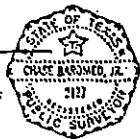
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20 DAY OF DECEMBER, 1989, A.D., BY CHARLES MAUND, MANAGING PARTNER, ON BEHALF OF CHARLES MAUND AND C.M. GATTON, A PARTNERSHIP.

Don Hilgeman
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

Don Hilgeman MY COMMISSION EXPIRES 11-7-93
PRINT NAME

"I, CHASE BARONCO, JR., A REGISTERED PUBLIC SURVEYOR, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH TITLE 13 OF THE AUSTIN CITY CODE, TO TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND IN JULY, 1989.

Chase Baronco, Jr.
CHASE BARONCO, JR.
REGISTERED PUBLIC SURVEYOR NO. 2127
2130 GOODRICH AVE.
AUSTIN, TEXAS 78704



APPROVED FOR ACCEPTANCE:

BY C. J. Smith DATE 12-6-89

JIM SMITH, DIRECTOR
DEPARTMENT OF PLANNING & DEVELOPMENT

FILED FOR RECORD, THIS 13 DAY OF DECEMBER, 1989, A.D. AT 3:30 O'CLOCK P.M. DANA DEBEAUMGIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY B. Ruthford
DEPUTY

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUMGIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE OF THIS 13 DAY OF DECEMBER, 1989, A.D. AT 3:30 O'CLOCK P.M. AND JULY RECORDED ON THIS 24 DAY OF DECEMBER, 1989, A.D. AT 3:30 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN BOOK 88 AT PAGE(S) 353.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 24 DAY OF DECEMBER, 1989, A.D.

DANA DEBEAUMGIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

BY B. Ruthford
DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS 24 DAY OF DECEMBER, 1989, A.D.

M. Scott Roberts
CHAIRPERSON M. SCOTT ROBERTS

Dr. Carolyn Parker
SECRETARY DR. CAROLYN PARKER

NOTE: PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION GRAINAGE PLANS WILL BE SUBMITTED TO THE ENGINEERING DEPARTMENT OF THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

NOTE: THE PROPERTY IN THIS SUBDIVISION IS NOT IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO MAP OR SHEET G-7 OF THE URS FOREST AND COTTON FLOOD AREA STUDY MAP.
NOTE: LOTS IN THIS SUBDIVISION ARE HEREBY RESERVED FOR USE OTHER THAN SINGLE FAMILY OR TWO FAMILY DWELLINGS.

NOTE: BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

NOTE: THIS SITE IS IN THE NON-AQUIFER WILLIAMSON CREEK WATERSHIP, IS CLASSIFIED AS SUBURBAN AND IS EXEMPT PURSUANT TO JLOC 8/1/85 SECTION 13-2-502(a & f) DUE TO HAVING A ZONING SITE PLAN APPROVED PRIOR TO MAY 18, 1989.

EXHIBIT B-1

CB-89-0103.0A

0484 12-13-89 \$12500

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VOL 88 Page 323
PLAT RECORD, TRAVIS COUNTY, TEXAS

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant limited industrial services – planned development area – neighborhood plan (LI-PDA-NP) combining district zoning.

BACKGROUND

The subject rezoning area consists of an auto salvage use, auto sales and office / warehouses, and is zoned general commercial services – neighborhood plan (CS-NP) district and limited industrial services – neighborhood plan (LI-NP) district. The property has access to Terry-O Lane, Industrial Boulevard, East St. Elmo Road and Santiago Street. The property is surrounded by commercial and industrial uses and industrial base district zoning (LI-NP; LI-PDA-NP).

A representative for the property owners approached Planning Commission and expressed an interest in LI-PDA-NP district zoning similar to that recommended by Staff for properties directly north and east. The Commission and Council directed Staff to initiate a rezoning application on the subject property to LI-PDA-NP with a height limit of 90 feet, and to designate the property as Mixed Use on the Future Land Use Map (FLUM). LI-PDA-NP zoning is consistent with the goal of locating mixed – use development and commercial uses along major commercial corridors, and a corresponding objective of preserving and enhancing the St. Elmo Industrial District where appropriate, in addition to recognizing the property's proximity to the interchange of two freeways. For these reasons, Staff recommends LI-PDA-NP district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The LI district designation is for a commercial service use or limited manufacturing use generally located on a moderately sized site. The PDA combining district designation provides for industrial and commercial uses in certain commercial and industrial base districts.

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

The Staff's basis for recommendation is derived from rezonings approved for similarly situated properties to the north and east, recognizing the property's proximity to the interchange of two freeways, and the goals and objectives for land use as described in the South Congress Combined Neighborhood Plan:

GOAL THREE

Focus mixed-use development and commercial uses along major commercial corridors and in specialized districts.

Objective 3.12

The St. Elmo Industrial District should be preserved and enhanced where appropriate.

EXISTING CONDITIONS**Site Characteristics**

The subject property consists of an auto salvage use, auto sales; and office / warehouses. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

Within the Williamson Creek watershed, the maximum impervious cover allowed by the LI-PDA-NP zoning district would be 80%, which is a consistent figure between the watershed and zoning regulations. Within the Blunn Creek watershed, the maximum impervious cover allowed would be 80%, 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 both the Williamson Creek and Blunn Creek Watersheds of the Colorado River Basin. Williamson Creek 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 the portion of the site that is within the Williamson Creek Watershed 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%

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

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.

The portion of the site that is located within the Blunn Creek Watershed is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. This urban watershed portion of the site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation 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 utility construction must be inspected by the City. The landowner must pay the applicable and associated City fees.

Compatibility Standards

The proposed LI-PDA-NP district zoning does not trigger the application of compatibility standards.