

ZONING REVIEW SHEET -- SUMMARY**CASE:** C14-2007-0171**P. C. DATE:** October 9, 2007**ADDRESS:** 10700 – 11000 Burnet Road, 2800 Block of Braker Lane, 11100-11900 Burnet Road and 3300 West Braker Lane**OWNER:** RREEF Domain, L.P.
(Chad Marsh)**AGENT:** Drenner+Golden, Stuart, Wolff,
LLP. (Michele Haussmann)**REZONING FROM:** MI-PDA (Major industrial – planned development area)**TO:** MI-PDA (Major industrial – planned development area) combining district**AREA:** 176.194 Acres**SUMMARY PLANNING COMMISSION RECOMMENDATION:***October 9, 2007:***APPROVED STAFF'S RECOMMENDATION FOR MI-PDA ZONING; BY CONSENT.****[J.REDDY, M.DEALEY 2ND] (9-0)****SUMMARY STAFF RECOMMENDATION:**

Staff recommends the rezoning from MI-PDA to MI-PDA to change conditions of Ordinance No. 20070412-024 (Please see Attachment "A"). The conditions are as follows:

- 1.) A revision to the parking requirements under Part 3, Section N, Subsection 2(c) stating:
 - c) A condominium or multifamily residence use shall provide one parking space for each dwelling unit and 0.5 additional parking spaces for each bedroom.

To add the following underlined words:

- c) A condominium or multifamily residence use shall provide one parking space for each **1 bedroom** dwelling unit and 0.5 additional parking spaces for each **additional** bedroom.
- 2.) Inclusion of the following items were inadvertently left out of the final draft ordinance approved by the Council and are not substantive changes to the ordinance:

Permitted and Prohibited Uses:**Uses Permitted in the MI Zoning District:**

All permitted uses under MI zoning classification as currently existing in the LDC

Additional Prohibited Uses:

Vehicle Storage

Agricultural Sales and Services

Drop-Off Recycling Collection Facility

Scrap and Salvage

* Other prohibited uses are described in ordinances 030731-Z-3 and 030731-Z-5.

Site Plan Expiration - Modification to Code Section 25-5-81(A) Site Plan Expiration:

- Except as provided in Subsections (C), (D) and (E) of this section, a site plan expires seven years after the date of its approval.

Preliminary Plan Expiration - Modification to Code Section 25-4-62 (2) Expiration of Approved Preliminary Plan:

- An approved preliminary plan expires:
- (2) in the desired development zone, ten years after the date the application for its approval is filed.

3.) All other terms and conditions under Ordinance No. 20070412-024 shall be retained.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 176.194 acre site along MoPac Expressway and Burnet Road north of Braker Lane. The site is currently under construction for a mixed-use project including retail, restaurants, office and multifamily development and houses industrial development, general offices, and warehousing. A portion of this site lies within a scenic roadway along MoPac Expressway.

The applicant seeks to clarify changes to Ordinance No. 20070412-024 to address parking requirements and include language that was inadvertently left out of the final draft ordinance approved by the Council and are not substantive changes to the ordinance.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MI-PDA	Industrial / IBM
<i>North</i>	LI	Office building
<i>South</i>	MI	Industrial
<i>East</i>	MI	IBM
<i>West</i>	MI-PDA / LI-PDA	Commercial / Industrial

NEIGHBORHOOD PLAN:

North Burnet / Gateway

TIA: Yes (Please see Transportation comments)

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

64--River Oaks Lakes Estates Neighborhood
 114--North Growth Corridor Alliance
 480--Scofield Farms Residents Assn.
 511--Austin Neighborhoods Council

742--Austin Independent School District
 786--Home Builders Association of Greater Austin

SCHOOLS:

Austin Independent School District

- Davis Elementary School
- Murchison Middle School
- Anderson High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0016	MI to MI-PDA	06/11/03: APVD STAFF REC OF MI-PDA (8-0)	07/31/03: APVD MI-PDA (7-0); ALL 3 RDGS
C14-04-0151	MI-PDA to MI-PDA	11/23/04: APVD STAFF REC INCL 5 CONDS IN WPDR MEMO OF 11-16-04 (7-0)	12/16/04: APVD MI-PDA (7-0); ALL 3 RDGS
C14-06-0154	MI-PDA to MI-PDA	08/08/06: APVD STAFF REC OF MI-PDA BY CONSENT (8-0)	09/28/06: APVD MI-PDA (7-0); 1ST RDG 10/05/06: APVD MI-PDA CHANGES A COND OF ZONING (6-0); ALL 3 RDGS

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-97-0017	MI to MI-PDA; MF-2 to MI-PDA	07/08/97: APVD MI-PDA (5-0-3); AP AGREED TO PROVIDE PEDESTRIAN/SIDEWALK ACCESS TO DUVAL RD	08/14/97: APVD MI-PDA (7-0) ALL 3 RDGS
C14-00-2085	SF-2 to CS	10/27/00: WITHDRAWN BY APPLICANT	N/A
C14H-00-2177	LI-PDA to LI-PDA and LI-PDA-H	10/23/00: HLC: APVD H ZONING (6-0) BASED ON 1, 2-3, 5-9 & 12 10/24/00: APVD STAFF REC OF LI-PDA (1); LI-PDA-H (2) BY CONSENT (9-0)	10/30/00: APVD LI-PDA (1) & LI-PDA-H (2); (7-0); ALL 3 RDGS
C14-03-0016	MI to MI-PDA	06/11/03: APVD STAFF REC OF MI-PDA (8-0)	07/31/03: APVD MI-PDA (7-0); ALL 3 RDGS
C14-03-0017	MI to MI-PDA	06/11/03: PVD STAFF REC OF MI-PDA W/INCLUSION OF ORIG PDA CONDS (ORD. 000608-67); (8-0)	07/31/03: APVD MI-PDA (7-0); ALL 3 RDGS
C14-04-0146	P to CH	11/09/04: APVD STAFF ALT REC OF CH W/CONDS (8-0). Conditions: TIA	12/02/04: APVD CH (7-0); ALL 3 RDGS
C14-06-0077	LI-PDA to LI-PDA	06/13/06: APVD STAFF REC OF LI-PDA BY CONSENT (8-0)	07/27/06: APVD LI-PDA (7-0); ALL 3 RDGS

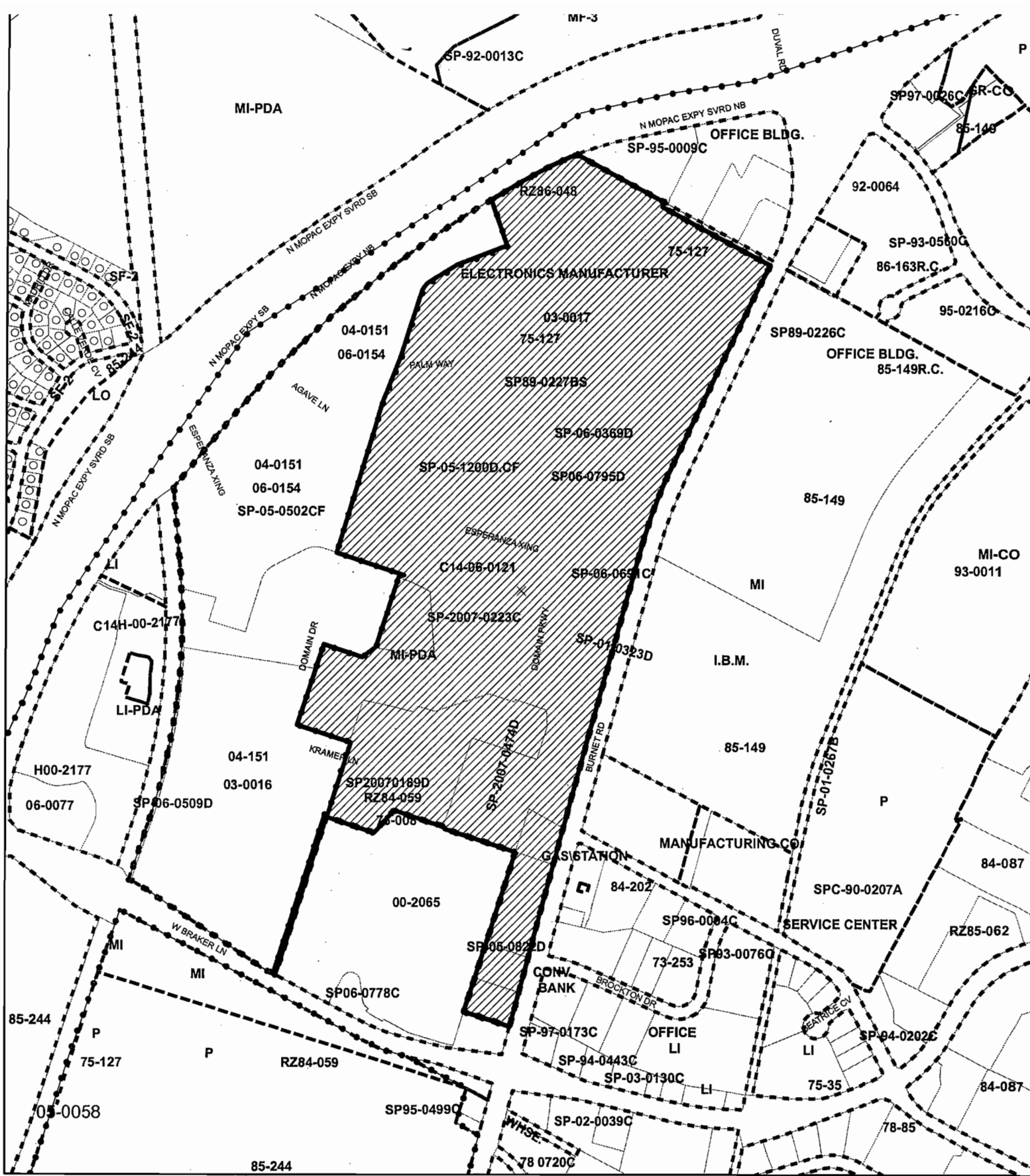
ABUTTING STREETS:




Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
MoPac	500'	Varies	Arterial	Portions	No	No
Burnet Road	120'	65'	Arterial	No	Yes	Priority 2
Braker Lane	Varies	2 @ 36'	Arterial	No	Yes	Priority 2

CITY COUNCIL DATE:

November 1, 2007

ACTION:**ORDINANCE READINGS: 1st**2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** jorge.rousselin@ci.austin.tx.us



-  Subject Tract
-  Zoning Boundary
-  Pending Cases

1" = 800'

OPERATOR: S. MEEKS

ZONING

CASE#: C14-2007-0171

ADDRESS: 3300 W BRAKER LN, 2800 BLK
W BRAKER LN, 10700-11000 &
11100-11900 BURNET RD

SUBJECT AREA: 175 ACRES

GRID: G19

OPERATOR: J. ROUSSELIN

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





C14-2007-0171

PAL

MAIN

DOMAIN

KRAMER

Legend

-  Base
-  Center Line
-  Major Roads

200 0 200 400 600 Feet

C14-2007-0171

STAFF RECOMMENDATION

Staff recommends the rezoning from MI-PDA to MI-PDA to change conditions of Ordinance No. 20070412-024 (Please see Attachment "A"). The conditions are as follows:

- 1.) A revision to the parking requirements under Part 3, Section N, Subsection 2(c) stating:
 - c) A condominium or multifamily residence use shall provide one parking space for each dwelling unit and 0.5 additional parking spaces for each bedroom.

To add the following underlined words:

- c) A condominium or multifamily residence use shall provide one parking space for each 1 bedroom dwelling unit and 0.5 additional parking spaces for each additional bedroom.

- 2.) Inclusion of the following items were inadvertently left out of the final draft ordinance approved by the Council and are not substantive changes to the ordinance:

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Uses Permitted in the MI Zoning District:

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Agricultural Sales and Services

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* Other prohibited uses are described in ordinances 030731-Z-3 and 030731-Z-5.

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Preliminary Plan Expiration - Modification to Code Section 25-4-62 (2) Expiration of Approved Preliminary Plan:

- An approved preliminary plan expires:
- (2) in the desired development zone, ten years after the date the application for its approval is filed.

- 3.) All other terms and conditions under Ordinance No. 20070412-024 shall be retained.

The Staff recommendation is based on the following considerations:

- 1.) The underlying zoning district is not proposed to be modified;
- 2.) The recommended changes will not have a detrimental land use or transportation impact on the proposed redevelopment; and
- 3.) All other terms and conditions under Ordinance No. 20070412-024 shall be retained and will maintain development continuity.

BASIS FOR RECOMMENDATION

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

The purpose of a planned development area (PDA) combining district is to:

- (1) provide for industrial and commercial uses in certain commercial and industrial base districts; or*
- (2) incorporate the terms of a planned development area agreement into a zoning ordinance following annexation of a property that is subject to a planned development area agreement.*

The proposed rezoning meets the purpose statement of the district sought as the proposed change will encourage commercial uses in an industrial based zone.

- 2. Zoning changes should promote compatibility with adjacent and nearby.***

Existing uses adjacent to the subject property are mixed uses and commercial uses. Changes will not have a detrimental impact to the existing and surrounding land uses.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 176.194 acre site along MoPac Expressway and Burnet Road north of Braker Lane. The site is currently under construction for a mixed-use project including retail, restaurants, office and multifamily development and houses industrial development, general offices, and warehousing. A portion of this site lies within a scenic roadway along MoPac Expressway.

Transportation

1. Transportation has no issues with the requested changes.

ORDINANCE NO. 20070412-024

AN ORDINANCE AMENDING ORDINANCE NO. 030731-Z-3 AND ORDINANCE NO. 030731-Z-5 TO REZONE AND CHANGE THE ZONING MAP FROM MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT TO MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT FOR PROPERTY LOCATED AT 10700-11000 AND 11100-11900 BURNET ROAD, 2800 BLOCK OF BRAKER LANE AND 3300 WEST BRAKER LANE.

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

PART 1. The planned development area is comprised of property originally known as the Multek planned development area ("Multek") and the Domain planned development area ("Domain"). Multek is comprised of approximately 70 acres of land located at 3300 West Braker Lane in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-5. Multek was approved July 31, 2003 under Ordinance No. 030731-Z-5, and amended under Ordinance No. 041216-Z-5b. Domain is comprised of approximately 235 acres of land located at 11400 Burnet Road in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-3. Domain was approved July 31, 2003 under Ordinance No. 030731-Z-3, and amended under Ordinance No. 041216-Z-5a; both Multek and Domain were last amended by Ordinance No. 20061005-044. This ordinance affects a portion of the property identified in the Domain and Multek planned development areas and is shown on the attached Exhibit "A".

PART 2. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from major industrial planned development area (MI-PDA) combining district to major industrial planned development area (MI-PDA) combining district on the property described in Zoning Case No. C14-06-0121, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Block A, Domain Section 2 Subdivision, and Lot 3, Block A, Multek Subdivision, and Lots 1-B, 1-C, 1-D, and 1-E, Block A, Resubdivision of Lot 1, Block A, Domain Section 2 Subdivision, subdivisions in the City of Austin, Travis County, Texas, as more particularly described in Documents No 200300333, 200400090, and 200600294, respectively, recorded in the Official Public Records of Travis County, Texas (the "Property"),

locally known as 10700-11000 and 11100-11900 Burnet Road, 2800 Block of Braker Lane and 3300 West Braker Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 3. The provisions in Ordinances No. 030731-Z-3 and No. 030731-Z-5 apply to the Property except as otherwise provided in this ordinance. Development of the Property shall conform to the limitations and conditions set forth in this ordinance.

A. The following uses are prohibited uses of the Property:

Monument retail sales	Basic industry
Recycling center	Vehicle storage
Agricultural sales and services	Drop-off recycling collection facility
Scrap and salvage	

B. This section applies to the portion of the Property that was subject to Ordinance No.030731-Z-3.

The maximum density for residential use is 6,000 dwelling units.

C. Sections 9, 10, and 12 of Ordinance No. 030731-Z-3 do not apply to the Property.

D. Sections 7, 8, and 10 of Ordinance No. 030731-Z-5 do not apply to the Property.

E. Section 25-8-341 (*Cut Requirements*) and Section 25-8-342 (*Fill Requirements*) are modified to allow a maximum cut and fill of 12 feet of depth. All cut and fill areas shall be structurally contained.

F. The definition of 'site' in Section 25-1-21(98) and the requirements regarding contiguity under 25-2-243 (*Proposed District Boundaries Must Be Contiguous*) does not apply for purposes of calculating impervious cover.

G. Section 25-8-394(C)(3)(a) (*Uplands Zone*) is modified to increase the multifamily impervious cover limit from 60 percent to 80 percent.

H. The zoning setback requirements set forth in Division 3 (*Industrial Districts*) Section 25-2-601 (*Industrial Park (IP), Major Industry (MI), and Limited Industrial Service (LI) District Regulations*) do not apply to the Property.

I. Except as provided in Section J, MI site development standards apply to the Property.

J. The following site development regulations apply:

Minimum lot size (square feet)	0
Minimum lot width	50
Maximum height	308 feet
Maximum building coverage	100%
Maximum floor area ratio	8:1
Setbacks:	
Front	0
Street side yard	0
Interior side yard	0
Rear yard	0

K. Section 25-4-171 (*Access to Lots*) of the City Code is modified to permit a lot to abut a dedicated public street or a Major Internal Drive identified in the Design Criteria Chart in Section L.

L. This section applies to a Major Internal Drive.

1. A Major Internal Drive must have a direct connection to a public street or to another Major Internal Drive that has access to a public street.
2. Signage, traffic signals, and other traffic control devices may be installed on a Major Internal Drive.
3. Parking is permitted along a Major Internal Drive as shown in the Design Criteria Chart.
4. A Major Internal Drive shall comply with the Design Criteria as shown in the chart below.

DESIGN CRITERIA

Major Internal Drive Name	No. of Lanes	Paving	Median	Sidewalk	Parking
Esperanza Blvd	4, divided	44'(only relative to the portion of Esperanza for which owner owns both sides)	Yes (ranges from 12' to 23')	Yes	2 sides
Domain Parkway	4, divided	44'	Yes (ranges from 11' to 22')	Yes	None
Domain Drive	2, divided	15' (Domain-Endeavor side only)	Yes (ranges from 4' to 14')	Yes	None
Palm Way	2	22'	None	Yes	2 sides
Domain Blvd.	2	22'	None	Yes	2 sides
Park Street	2	22'	None	Yes	2 sides
Kramer Lane	2	22'	None	Yes	2 sides

- M. The parkland requirements set forth under Section 25-4, Article 3, Division 5 (*Parkland Dedication*) and Section 25-4-211(A) (*Applicability*) do not apply to the Property. The requirements shall be satisfied through a restrictive covenant that sets out the provisions for providing parkland areas.
- N. Parking. Section 25-6-472(A) and (I) (*Parking Facility Standards*), Section 25-6-473(D) (*Modification of Parking Requirements*); Section 25-6-477(B) (*Bicycle Parking*); Chapter 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) of the City Code, and are modified to permit parking to comply with the standards as set forth in this section.
1. Section 25-6-472(A) (*Parking Facility Standards*) is modified to allow a parking facility for a use to comply with the requirements set forth in this ordinance instead of the requirements in Appendix A (*Tables of Off-Street Parking and Loading*).
 2. Parking spaces. The following regulations apply:
 - a) Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 325 square feet of gross building area.

- b) General office, professional office, medical offices, and other commercial office uses shall provide one parking space for every 400 square feet of gross building area.
- c) A condominium or multifamily residence use shall provide one parking space for each dwelling unit and 0.5 additional parking spaces for each bedroom.
- d) A hotel-motel use shall provide one parking space for every two rooms.
- e) College and university facilities, and primary and secondary educational facilities (private and public) uses shall provide one parking space for every 500 square feet of gross building area.
- f) Outdoor sports and recreation uses shall provide eight parking spaces per playing field.
- g) Off-street parking is not required for: neighborhood parks, amphitheaters and other auditoriums, community centers, pavilions, picnic shelters or tables, playgrounds, swimming pools, basketball/sport courts, or bike rental facilities.
- h) The Director of Watershed Protection and Development Review Department shall determine the parking requirements for a use not listed in this subsection.
- i) Except as otherwise provided in this subsection, bicycle parking shall comply with Chapter 25-6, Appendix A of the City Code.

A condominium or multifamily residential or commercial use shall provide not less than one bicycle parking space for every 60 motor vehicle parking spaces.

- j) Angled, reverse angled and parallel parking spaces are permitted on Major Internal Drives and all internal drives.
3. Parking Design and Construction Standards shall comply with the requirements in the Parking Lot Criteria Chart shown in this subsection.

Parking Lot Criteria

	A	B	C	D		E	F	
	Angle of Parking (degrees)	Width of Stall	Depth of stall 90° to aisle	Width of aisle		Width of stall parallel to aisle	Module width	
				One Way	Two Way		One Way	Two Way
Standard Parking Spaces								

Surface Parking Lots	Angle	B	C	D (One Way)	D (Two Way)	E	F (One Way)	F (Two Way)
	0 (parallel)	8.5	8.5 (width)	11.0	22	22 (length)	28	39
	45	9.0	17.0	11.0	22	12.9	48	58
	90	9.0	17.5	--	25	9.0	--	60

Commercial Parking Garage	Angle	B	C	D (One Way)	D (Two Way)	E	F (One Way)	F (Two Way)
	90	9.0	17.0	--	23	9.0	--	57
	60	9.0	18.0	13	--	10.4	49	--
	45	9.0	16.5	12	24	12.7	45	58

Residential Parking Garage	Angle	B	C	D (One Way)	D (Two Way)	E	F (One Way)	F (Two Way)
	90	9.0	17.0	--	23	9.0	--	57
	60	9.0	18.0	13	--	10.4	49	--
	45	9.0	16.5	12	24	12.7	45	58

4. Loading and Unloading. Section 25-6-592 (*Loading Facility Provisions for the CBD and DMU Zoning District*) applies to the Property except that 25-6-592 (C)(2) is modified to allow loading and unloading in an alley.

- O. Design and Construction of Drainage Facilities and Improvement. The existing on-site detention pond was designed and constructed to over-detain 12 percent, an additional 99 cubic feet per second, of the required detention volume.

- P. Building Placement. The building placement requirements set forth in this section do not apply to Lots 1-B and 1-C, Resubdivision of Lot 1, Block A, Domain Section 2 Subdivision.
 1. A principal building shall have a maximum setback of 20 feet from the western edge of the 15-foot electric and telecommunications line easement, Document No. 200300333, that lies adjacent to Burnet Road.

2. Except as otherwise provided in Subsection 3, a parking structure or surface parking lot is prohibited between a building and the east property line that runs along Burnet Road. A hike and bike trail is allowed in this area.
3. For purposes of retaining existing trees in the area of the southwest corner of Burnet Road and Palm Way:
 - a) Subsection 1 of this part does not apply, and
 - b) A parking structure or surface parking lot may be located between a building and the east property line that runs along Burnet Road.
4. A building shall have a minimum of one entrance facing Burnet Road. A pedestrian connection must be provided from the building entrance to the sidewalk adjacent to Burnet Road.
5. An above-ground parking structure shall be screened so that cars are not visible from Burnet Road.

Q. Sidewalk Standard. Burnet Road is not currently a Core Transit Corridor. However, the following standards set forth in Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) apply to the properties adjacent to Burnet Road.

1. Section 2.2.2.B. (*Sidewalks*); Section 2.2.2.B.1. (*Street Tree/Furniture Zone*); Section 2.2.2.B.2. (*Clear Zone*); Section 2.2.2.B.3 (*Utilities*); and Section 2.2.2.C. 1.2.3 (*Supplemental Zone - Optional*).
2. Sidewalks are not required adjacent to Burnet Road until Burnet Road has curb and gutters. Sidewalks shall be constructed according to the North Burnet Gateway Plan.

PART 4. This ordinance takes effect on April 23, 2007.

PASSED AND APPROVED

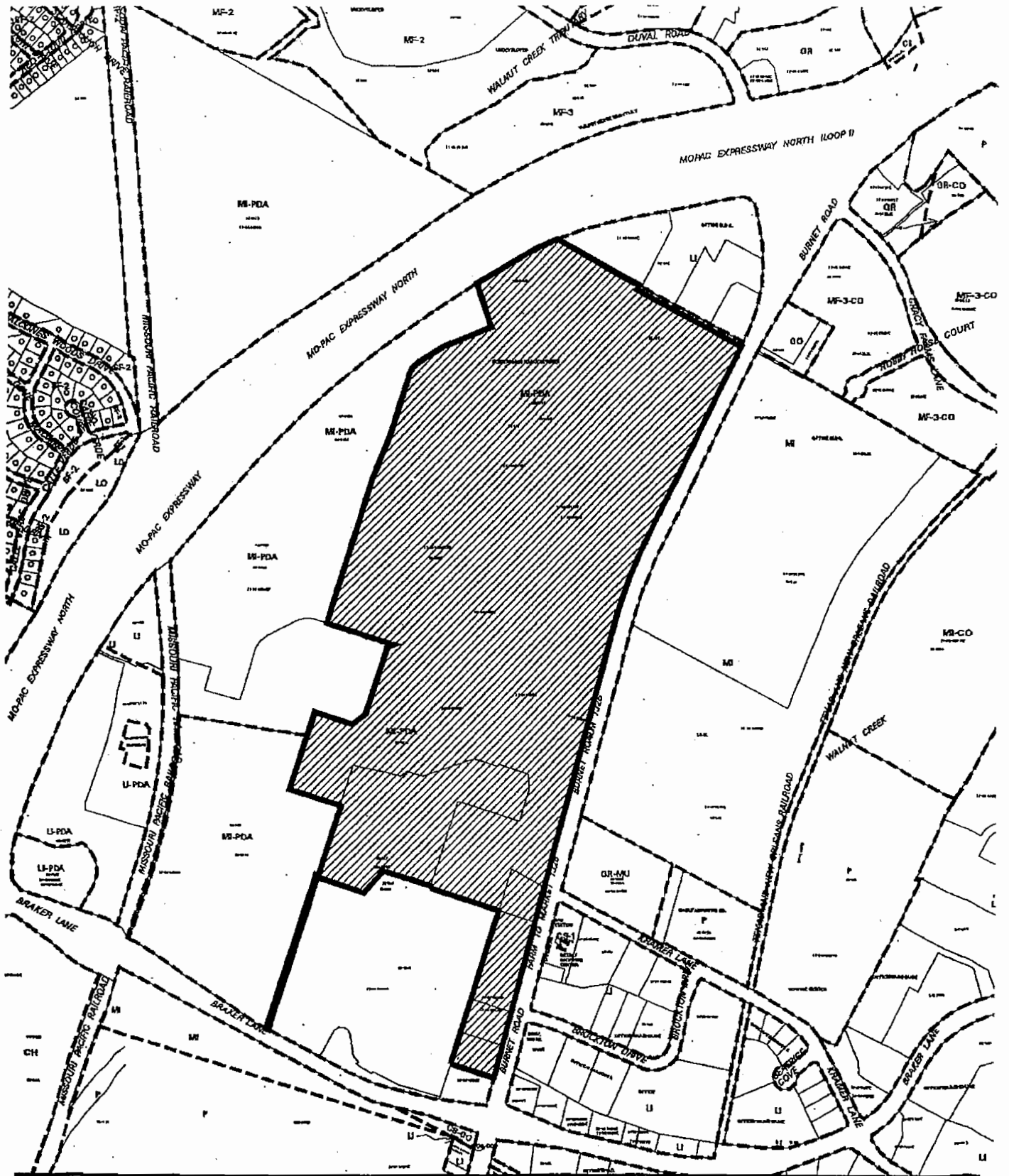
_____ April 12 _____, 2007

§
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk



<p>1" = 800'</p>	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: J. ROUSSELIN</p>	<p>ZONING EXHIBIT A</p>		<p>CITY GRID REFERENCE NUMBER</p> <p>K33;K34</p>
	<p>CASE #: C14-06-0121</p> <p>ADDRESS: 10700-11000 Burnet Rd., 11100-11900 Burnet Rd., 2800 Block of Braker Ln., 3300 West Braker Ln. and 10701 North MoPac Expressway</p> <p>SUBJECT AREA (acres): 176.194</p>	<p>DATE: 07-01</p> <p>INTLS: SM</p>		

September 5, 2007

Mr. Greg Guernsey
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

VIA HAND DELIVERY

RE: The Domain Zoning Application
174.693 Acres Located at the Northwest Corner of Burnet Road and Braker Lane
(the "Property"); Proposed Rezoning from MI-PDA Zoning to MI-PDA Zoning

Dear Mr. Guernsey:

As representatives of the owners of the above stated Property, we respectfully submit the enclosed zoning application packet. The requested rezoning is from MI-PDA, Major Industry-Planned Development Area Combining District zoning to MI-PDA, Major Industry-Planned Development Area Combining District zoning. The 174.693 acre tract is currently developed and is part of the original IBM campus. An ownership map and zoning map highlighting the Property are enclosed for your review.

On April 12, 2007, the Property was rezoned to MI-PDA. The zoning case was unanimously approved by the City Council. The Zoning Ordinance and City Council back-up from the April 12, 2007 agenda date are enclosed for your review.

The proposed revisions to the language in the MI-PDA Ordinance are as follows:

- 1) Revise the parking requirements language to clarify that 1 parking spaces is required for a one bedroom unit by adding the following underlined words:
 - c) A condominium or multi-family housing use must provide one parking space for each 1 bedroom dwelling unit, and 0.5 additional parking spaces for each additional bedroom.
- 2) Include items 9, 10 and 11 in the April 12, 2007 City staff report, regarding permitted uses, site plan life of 7 years and preliminary plan life of 10 years, in the Zoning Ordinance. These items were inadvertently left out of the final draft of the Zoning Ordinance on April 12, 2007. These items were included in the Planning Commission recommendation and City Council vote. Therefore, these items are corrective in nature and are not substantive changes to the zoning.



Mr. Greg Guernsey
September 5, 2007
Page 2

Please let me know if you or your team members require additional information or have any questions. As we discussed, this case will be scheduled on the September 25, 2007 Planning Commission agenda and the October 18, 2007 City Council agenda. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in cursive script that reads 'Michele C. Haussmann'.

Michele C. Haussmann

Enclosures

- cc: Jerry Rusthoven, Neighborhood Planning and Zoning Department (via hand delivery with enclosures)
Jorge Rousselin, Neighborhood Planning and Zoning Department (via hand delivery with enclosures)
Janet Klotz, President, North Growth Corridor Alliance (via regular mail without enclosures)
Chad Marsh, Endeavor Real Estate Group (via electronic mail without enclosures)
Rashed Islam, HDR/WHM Transportation (via electronic mail without enclosures)
Steve Drenner, Firm (without enclosures)