

## ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0140 Northeast Service Center

DISTRICT: 1

ADDRESS: 8301 and 8001 ½ Johnny Morris Rd.

ZONING FROM: I-RR

TO: P

SITE AREA: approx. 132.154 acres

PROPERTY OWNER: City of Austin

AGENT: City of Austin Financial Services (Christopher Mills)

CASE MANAGER: Beverly Villela (512-978-0740, [Beverly.Villela@austintexas.gov](mailto:Beverly.Villela@austintexas.gov))

STAFF RECOMMENDATION:

Staff recommends granting P (Public Use). See the *Basis of Recommendation* section below.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**June 18, 2024: APPROVED STAFF'S RECOMMENDATION OF P ZONING, BY CONSENT.**

*[L. STERN, B. GREENBERG – 2<sup>ND</sup>], (9-0); 2 VACANCIES ON THE DIAS*

CITY COUNCIL ACTION:

**September 12, 2024:**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is approximately 132.154 acres, undeveloped, and located on Johnny Morris Rd. The property is currently designated interim-rural-residence (I-RR) and has a city-initiated Resolution No. 20231102-005 to zone the property Public (P) which will allow for the construction of the Northeast Service Center (NESC). The property has a warehouse beverage distribution and manufacturing (ETJ) to the north, single family residential (ETJ, SF-2, and SF-4A) to the south and east, and Southern Walnut Creek Hike and Bike Trail to the west. ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).***

The applicant is requesting to zone the property Public (P) to construct the NESC, which is designed to improve the operations of Austin Resource Recovery (ARR) and the Fleet Mobility Services Department (FMSD).

Staff is recommending the public use (P) district zoning as it is intended for land owned or leased by federal, state, county, or city government.  
 The applicant is in agreement with the staff recommendation.

**BASIS OF RECOMMENDATION:**

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

The proposed public (P) district is intended for land owned or leased by federal, state, county, or city government.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

Staff is recommending (P) zoning for the subject property as the proposed development will help facilitate the construction of the Northeast Service Center.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	ETJ	Warehouse Beverage Distribution and Manufacturing
<i>South</i>	ETJ; PUD; SF-2	Single Family Residential; Undeveloped; Single Family Residential
<i>East</i>	ETJ; SF-4A	Single Family Residential
<i>West</i>	P	Outdoor Sports and Recreation

**NEIGHBORHOOD PLANNING AREA:** N/A

**WATERSHED:** Decker Creek and Walnut Creek (Suburban)

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**SCHOOLS:** Austin Independent School District

Jordan Elementary School

Dobie Middle School

LBJ High School

**COMMUNITY REGISTRY LIST:**

Austin Independent School District,  
 Austin Lost and Found Pets,  
 Austin Neighborhoods Council,  
 Austin Regional Group  
 Colony Park/Lakeside Community  
 Development Corp,

Del Valle Community Coalition,  
 Friends of Austin Neighborhoods,  
 Friends of Northeast Austin,  
 Homeless Neighborhood Association,  
 L.B.J. Neighborhood Association,  
 Neighborhood Empowerment Foundation,

Neighbors United for Progress,  
Parker Station Residential Community

SeTexas,  
Sierra Club

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0185 – 7800 Johnny Morris Rd. – Tennis Center	I-RR to P	To Grant P (11/15/05)	Approved P as Planning Commission Recommended (12/15/2005)
C14-2011-0068 – 7800 Johnny Morris Rd. & 2611 Park Bend – Southern Walnut Creek Hike and Bike Trail	I-RR to P	To Grant P (09/16/11)	Approved P as Planning Commission Recommended (09/22/2011)
C14-2017-0036 – 7620 Decker Ln. – Parker Creek Ranch Residential	I-RR; SF-2 to SF-4A	To Grant SF-4A (08/15/2017)	Approved SF-4A as Planning Commission Recommended (09/28/2017)

RELATED CASES:

N/A

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

**Project Name and Proposed Use:** 7814-8405 JOHNNY MORRIS RD. The City of Austin is proposing to zone approximately 132.154 acres from I-RR to P. Council Resolution No. 20231102-005. Existing: Maintenance Yard to Maintenance Yard and Service Facility for Austin Resource Recovery and Fleet Maintenance Department operations/maintenance.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <b>0.15 miles from Decker Center Job Center</b>
	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.

	<b>Connectivity and Food Access</b> *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education</b> *: Located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living</b> *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	<b>Connectivity and Health</b> *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
	<b>Housing Choice</b> *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability</b> *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use</b> *: Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy</b> *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation</b> : Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy</b> : Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	<b>Workforce Development, the Economy and Education</b> : Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land</b> : Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
5	<b>Number of “Yes’s”</b>

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City’s Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Decker 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. The site is in the Desired Development Zone.

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

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

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Fire

No comments on zoning change.

PARD – Planning & Design Review

There are no parkland dedication requirements associated with the proposed use.

Site Plan

No comments on zoning change.

Austin Transportation and Public Works Department – Engineering Review

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. The traffic impact analysis for this site is not required, the traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. [LDC 25-6-113].

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for JOHNNY MORRIS RD. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for JOHNNY MORRIS RD according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
JOHNNY MORRIS RD	Corridor Mobility - Level 3	116 feet	108 feet	47 feet	No	On-street (shoulder)	No

TIA:

It is not required.

Austin Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, Service Extension Requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

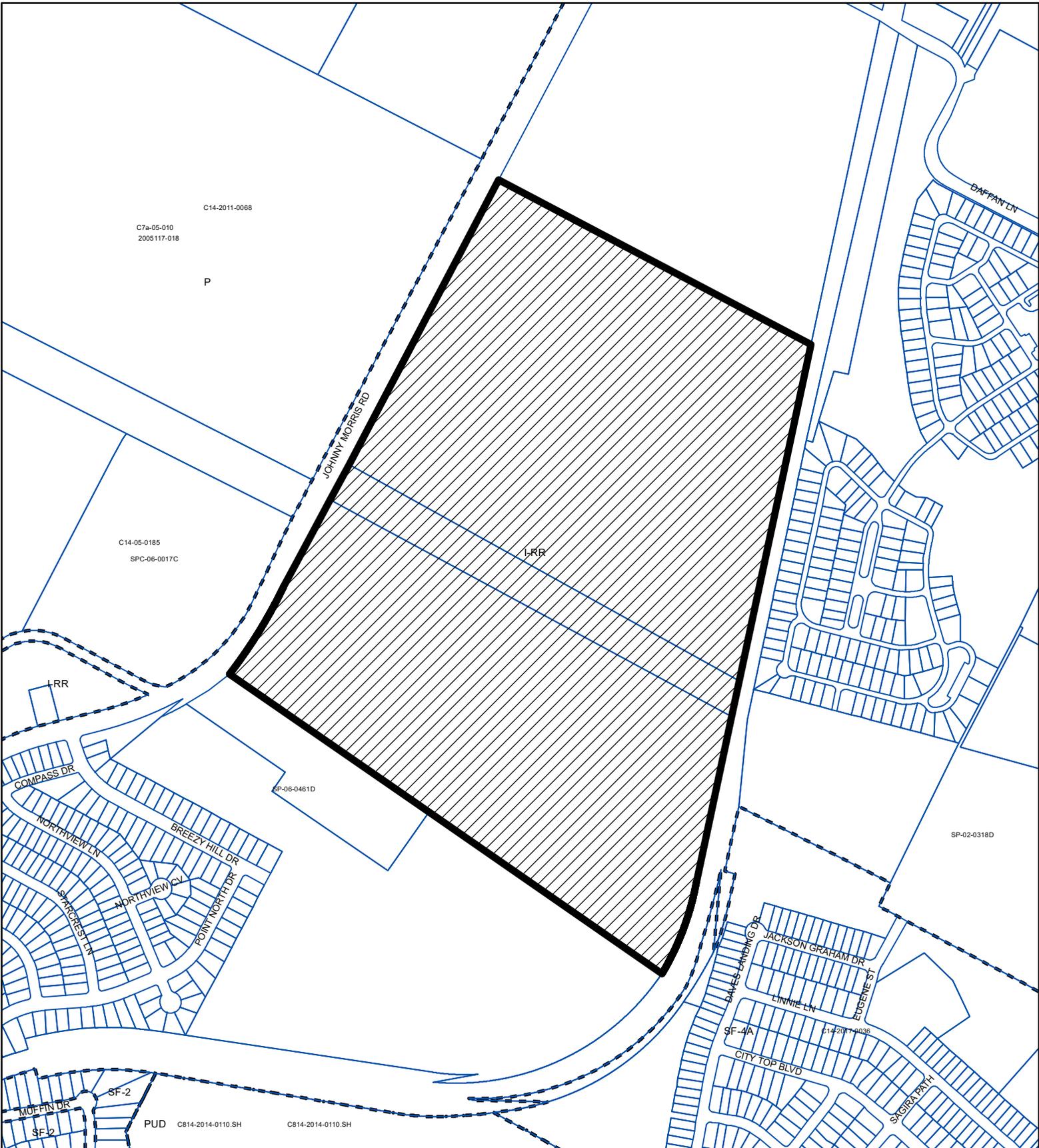
Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Exhibit B: Applicant's Summary Letter

Exhibit C: City Council Resolution No. 20231102-005

Exhibit D: Traffic Impact Analysis Determination Worksheet



C14-2011-0068  
 C7a-05-010  
 2005117-018  
 P

C14-05-0185  
 SPC-06-0017C

LRR

SP-06-0461D

SP-02-0318D

SF-2  
 MUFFIN DR  
 PUD C814-2014-0110.SH C814-2014-0110.SH

SF-4A  
 DAVES LANDING DR  
 JACKSON GRAHAM DR  
 LINNIE LN  
 EUGENE ST  
 CITY TOP BLVD  
 C14-2011-0036  
 SAGIRA PATH



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

ZONING CASE#: C14-2023-0140

**Exhibit A**



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 600'

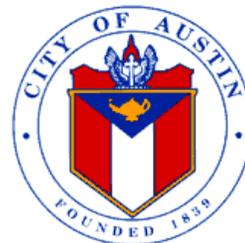
**Created: 11/15/2023**



### Northeast Service Center

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2023-0140  
 LOCATION: 8301 Johnny Morris Rd  
 SUBJECT AREA: 132.154 Acres  
 GRID: P26  
 MANAGER: Jonathan Tomko





# FINANCIAL SERVICES DEPARTMENT

PO Box 1088, Austin, TX 78767

City of Austin-PDC

**Lauren Middleton-Pratt**

Director - Planning Department

PO Box 1088

Austin, TX 78767

The City of Austin's Financial Services Department - Real Estate Division formally requests the rezoning of the property located at 8301 Johnny Morris Road, encompassing parcels 0226311204 and 0218310403. This rezoning is critical for the development of the Northeast Service Center (NESC), which is designed to improve the operations of Austin Resource Recovery (ARR) and the Fleet Mobility Services Department (FMSD).

The NESC is envisioned as a key administrative and service hub for ARR and FMSD. It will feature administrative offices, vehicle maintenance facilities, and ample parking for fleet vehicles. This center will support over 7,000 fleet assets utilized by various city departments including ARR, Austin Energy, Austin Water, Fire, Police, EMS, Watershed, and Parks. The development aims to enhance service efficiency, reduce operational costs, and mitigate environmental impacts.

Currently, the property is zoned as Interim Rural Residential (I-RR), a designation that requires rezoning to Public (P) to accommodate the proposed uses. This rezoning, initiated under City Resolution No. 20231102-005, is crucial for the planned site developments and aligns with the city's strategic development goals.

We respectfully request your approval to rezone this property, facilitating the timely initiation and completion of the NESC project. We are committed to maintaining transparency and open communication to adhere to all city and community standards.

For further information or to discuss this proposal, please contact Andrew Moore at [Andrew.Moore@austintexas.gov](mailto:Andrew.Moore@austintexas.gov) or (512) 974-7604.

Thank you for considering our proposal. We look forward to enhancing Austin's infrastructure and achieving our objectives of community service and environmental stewardship.

Sincerely,

*Andrew Moore*

Andrew Moore

P3 Program Manager

Financial Services Department



# FINANCIAL SERVICES DEPARTMENT

PO Box 1088, Austin, TX 78767

## Preliminary Site Plan





# FINANCIAL SERVICES DEPARTMENT

PO Box 1088, Austin, TX 78767

## Rendering Sample #1



## Rendering Sample #2





# FINANCIAL SERVICES DEPARTMENT

PO Box 1088, Austin, TX 78767

## Rendering Sample #3



## Rendering Sample #4



**RESOLUTION NO. 20231102-005**

**WHEREAS**, to support the efforts of Austin Resource Recovery and Fleet Mobility Services Department the City purchased two tracts of land on Johnny Morris Road totaling approximately 132 acres (the “City Property”); and

**WHEREAS**, Austin Resource Recovery and Fleet Mobility Services Department require an additional facility (the “Northeast Service Center”) on Johnny Morris Road to better serve customers, reduce operating costs, allow for staff expansion, and reduce the City’s carbon footprint; and

**WHEREAS**, to establish appropriate uses for Northeast Service Center requires appropriate zoning of the City Property; **NOW, THEREFORE,**

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

The City Council initiates the zoning of the City Property being approximately 132 acres of land, generally located south of Johnny Morris Road, west of Daffan Lane, east of Breezy Hill Drive, and north of Daves Landing Drive.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to process the application requesting appropriate zoning on the property and take necessary steps to ensure an efficient zoning process to avoid unnecessary delay.

**ADOPTED:** November 2, 2023

**ATTEST:**



Myrna Rios  
City Clerk

# Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: North East Service Center

Location: 8301 Johnny Morris Road - AKA 8401 1/2 Johnny Morris Road Parcel # 500454 & 214116

Applicant: Christopher Mills Telephone No: 512-974-9410

Application Status:  Development Assessment  Zoning  Site Plan

**EXISTING:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	66.366	0	I-RR	N/A			
2	65.79	0	I-RR	N/A			

**PROPOSED:**

**FOR OFFICE USE ONLY**

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
1	66.366	133,982	P	Maintenance			
2	65.79	146,310	P	& Service Center			

**ABUTTING ROADWAYS:**

**FOR OFFICE USE ONLY**

Street Name	Proposed Access?	Pavement Width	Classification
Johnny Morris Road	Y		

**FOR OFFICE USE ONLY**

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code. **Public facilities are exempt from TIA determination.**

The traffic impact analysis has been waived for the following reason:  
 \_\_\_\_\_  
 \_\_\_\_\_

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By: Adrianna Morrow Adrianna Morrow (COA) Date: 08/25/2023

Distribution:  File  Cap. Metro  TxDOT  DSD  Travis Co.  ATD Total Copies: \_\_\_\_\_

*NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.*