

ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0027 – Felter Lane Road Zoning

Z.A.P. DATE: May 1, 2012

ADDRESS: Felter Lane at Burleson Road

OWNER/APPLICANT: Travis Business Park, Ltd.
(Brenda Horton)

AGENT: Thrower Design
(Ron Thrower)

ZONING FROM: I-SF-2; I-RR

TO: LI

AREA: 14.94 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 1, 2012: *TO GRANT LI-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT.*

[P. SEEGER; G. BOURGEOIS – 2ND] (6-0) S. BALDRIDGE – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject zoning area is developed with a mix of commercial, office/warehouse and industrial uses within the Travis Business Park, and is zoned interim – rural residence (I-RR) district. Travis Business Park has access to Burleson Road by way of Felter Lane which is a private driveway for the businesses. There are office/warehousing/ manufacturing uses and undeveloped land to the north (LI-PDA-NP), undeveloped land to the east, south and west (I-RR; County). There are a few uses within Travis Business Park that are not a part of the zoning application, and include office/warehouse uses and an adult lounge (I-RR). For reference, McKinney Falls Parkway is approximately one-half mile to the east. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

Travis Business Park and adjacent land to the east was annexed into the City limits on December 19, 2011. The Applicant proposes to zone the property to the limited industrial service (LI) district consistent with the existing set of commercial and industrial uses. Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with similar uses and zoning to the north, as well as properties within the City limits to the west, and there is sufficient separation from residential development; and, 2) access is taken to a major arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR; I-SF-2	Automotive repair; Door company; Fabrication shops; Construction sales and services; Office/warehouses
<i>North</i>	LI-PDA-NP	Office/warehouse/manufacturing; Undeveloped
<i>South</i>	I-RR; County	Office/warehouse; Undeveloped
<i>East</i>	I-RR; County	Office/warehouse; Undeveloped
<i>West</i>	I-RR; County	Adult lounge; Undeveloped

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

The subject property is within the Del Valle Independent School District.

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 634 – Montopolis Area Neighborhood Alliance
 688 – Southeast Neighborhood Plan – COA Liaison
 774 – Del Valle Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
 1316 – Southeast Combined Neighborhood Plan Contact Team
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0128.03 – Southeast Combined Neighborhood Plan (Southeast) Rezoning – Ben White/SH 71 on the north, U.S. 183 on the east, Burleson Rd.	Rezoning of 24 tracts of land	To Grant	Apvd. (10-10-02).

on the south, and Montopolis Dr. on the west			
C14-02-0198 – Telecom Office Park – 7001 Burleson Road	I-RR to LI-PDA	Apvd. Staff rec. of LI-PDA w/PDA for add'l permitted uses, prohibits certain uses, 2,000 trips, subj. to LI stds. unless developed with multi-family in which case MF-2 stds. apply, 25' buffer between residential and commercial/ industrial uses	Apvd. LI-PDA (8-7-03).
C14-02-0117 – Telecom Office Park – 4101 Smith School Road	I-RR to LI-PDA	Apvd. Staff rec. of LI-PDA w/PDA for 2,000 trips, add'l permitted uses, restricted uses with multi-family devt., subj. to LI stds. unless developed with multi-family in which case MF-2 stds. apply, 25' buffer between residential and commercial/ industrial uses, and prohibits certain uses	Apvd. LI-PDA (3-20-03).
C14-00-2041 – Lockheed Tract – 6800 Burleson Road	DR to LI	Apvd. Staff rec. of LI with conditions	Apvd. LI-PDA, LI-CO and RR-CO for area in the floodplain (3-8-01).

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 19, 2011 (C7a-11-001).

The property is platted as all of Lot 1 and a portion of Lot 2, Joe K. Smith Subdivision, recorded in October 1971 (C8s-71-213). There are no site plan applications on the property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Burleson Road	130 feet	2 @ 24 feet	Major Arterial	6,685

Felter Lane	N/A	40 feet	Private Collector	Not Available
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- Burleson Road is classified in the Bicycle Plan as Bike Route No. 72.
- Capital Metro bus service (Route No. 328) is available along Burleson Road.
- There are no existing sidewalks along Burleson Road and Felter Lane.

CITY COUNCIL DATE: May 24, 2012

ACTION:

ORDINANCE READINGS: 1st

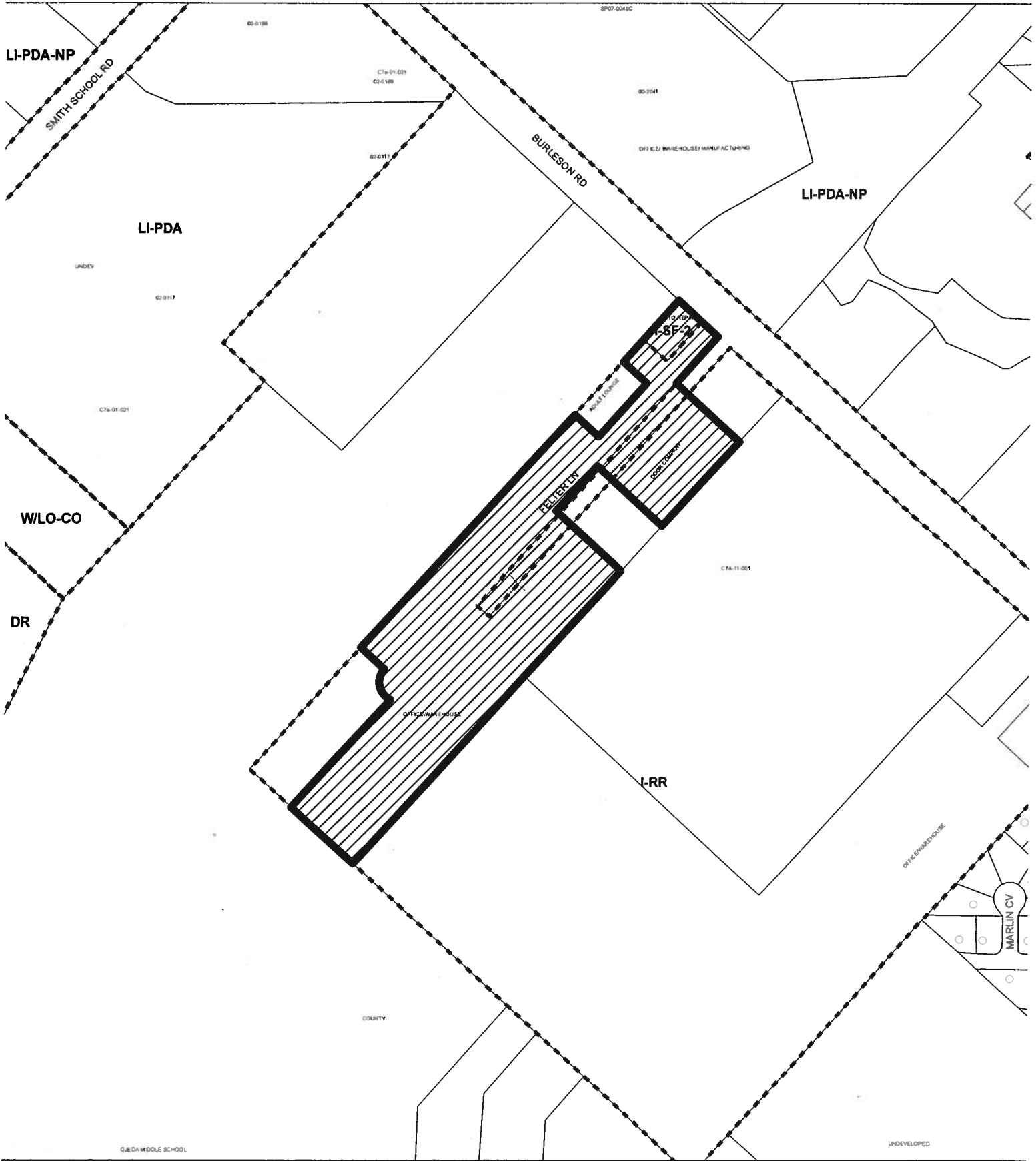
2nd

3rd

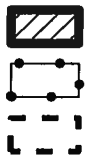
ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



1" = 400'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING CASE
C14-2012-0027

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

C7a-01-021
02-0198

00-2041

OFFICE
WAREHOUSE
MANUFACTURING

02-0117

LPDA

LPDAMP

BURLESON RD

BURLESON ROAD

02-117

MAINTENANCE

ISF

LOUNGE

DOOR

CONCRETE

C7A-11-001

OFFICE WAREHOUSE

RR

OFFICE WAREHOUSE

COUNTY

EXHIBIT A-1



BURLESON ROAD
S 46° 05' E. 437.0'

JOE K. SMITH SUBDIVISION
SCALE: 1" = 100'

-LEGEND-
● - Iron Stake Found
○ - Iron Stake Set

By *Claude F. Bush, Jr.*
Claude F. Bush, Jr.,
Reg. Public Surveyor #202
September 20, 1971

U.S. A
Vol. 1341 Pg. 234

APPROVED FOR ACCEPTANCE ON
the 29th day of Sept.
A.D. 1971

By *Richard Lillie*
Richard Lillie,
Director of Planning

D. M. Bryant, Jr., et al
Vol. 3917 Pg. 1097

ACCEPTED AND AUTHORIZED FOR
RECORD BY THE PLANNING
COMMISSION OF THE CITY OF
AUSTIN, TEXAS on the 29th
day of September A.D.
1971

Joe K. Smith
Vol. 1632 Pg. 1233
(204)

A.R. Boothe
Vol. 929 Pg. 522

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned authority on this day personally appeared *Joe K. Smith*, known to me to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same as his act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 20th day of September, A.D. 1971.

Virgil Haggard
Public Auditor for Travis County, Texas

SEPTIC TANK NOTE:
Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 750 gallons and with a drain field of not less than 150 ft. and shall be installed in accordance with regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the developer.

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads or public thoroughfares or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and said court assumes no obligation to build any of the streets, roads or other public thoroughfares or any bridges or culverts in connection therewith.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 4 day of Oct. A.D. 1971, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing in the records of this plat and that said order has been duly recorded in the minutes of said court in Book 3 Page 384.

WITNESS MY HAND AND SEAL OF OFFICE this the 4 day of Oct. 1971
Doris Shropshire, County Clerk, Travis County, Texas.
By *L. Ramirez* Deputy

FILED FOR RECORD ON the 4 day of Oct. A.D. 1971 at 10:30 o'clock A.M.
Doris Shropshire, County Clerk, Travis County, Texas.
By *Shirley Wacker* Deputy

THE 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 foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 4 day of October A.D. 1971 at 10:30 o'clock A.M. and duly recorded on the 4 day of October A.D. 1971 at 10:32 o'clock A.M. in the Plat Records of Travis County, Texas in Book 56 Page 26.

WITNESS MY HAND AND SEAL OF OFFICE the date last written above.

Doris Shropshire, County Clerk, Travis County, Texas

ZONING AREA

EXHIBIT B
RECORDED PLAT

1971-213

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

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 medium or large sized site.

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

Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with similar uses and zoning to the north, as well as properties within the City limits to the west, and there is sufficient separation from residential development; and, 2) access is taken to a major arterial roadway.

EXISTING CONDITIONS**Site Characteristics**

The subject zoning area contains part of an commercial/industrial park that includes an automotive repair use, office/warehousing distribution uses, fabrication uses, and construction sales and services uses. There appear to be no significant topographical constraints on the site.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the LI zoning district would be 80%, which is a consistent figure between the watershed and the zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

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

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding 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.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Transportation

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day over the existing land use [LDC, 25-6-117].

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.