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**ZONING CHANGE REVIEW SHEET**

**CASE:** CI4-2014-0131 – Burleson Industrial Park **Z.A.P. DATE:** October 7, 2014

**ADDRESS:** 7103 Burleson Road

**OWNER/APPLICANT:** Burleson Park Holdings, LP (Ron W. Mills)      **AGENT:** KLove Engineering (Priscilla Gonzalez)

**ZONING FROM:** I-RR      **TO:** LI      **AREA:** 27.52 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited industrial service (LI) district zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

October 7, 2014:

**ISSUES:**

None at this time.

**DEPARTMENT COMMENTS:**

The subject zoning area is undeveloped, zoned interim – rural residence (I-RR) district and has access to Burleson Road. There are office/warehousing/manufacturing uses and undeveloped land to the north (LI-PDA-NP), a single family residential subdivision and dland to the east (County), undeveloped land to the south and west (I-RR; County). Adjacent to the west property line is the Travis Business Park which was recently approved for LI-CO and CS-1-CO district zonings. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The subject property and Omni Business Park adjacent 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 for development of an industrial/office/warehouse park. To that end, a seven lot subdivision served by a cul-de-sac is currently in process (C8-2014-0180). Staff recommends the Applicant’s request based on the following considerations: 1) the proposed use is compatible with similar uses and zoning to the east and west, and 2) access is taken to a major arterial roadway.

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**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	LI-PDA-NP	Undeveloped (within the Colorado Crossing development)
<i>South</i>	LI-CO	Undeveloped
<i>East</i>	LI-CO; County	Office/warehouses within Omni Business Park; Single family residences in Martinshaw subdivision
<i>West</i>	I-RR; LI-CO; CS-1-CO	Industrial and office/warehouse uses in the Travis Business Park

**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
- 627 – Onion Creek Homeowners Association
- 774 – Del Valle Independent School District
- 1075 – Bike Austin
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1228 – Sierra Club, Austin Regional Group
- 1258 – Del Valle Community Coalition
- 1316 – Southeast Combined Neighborhood Plan Contact Team
- 1340 – Austin Heritage Tree Foundation
- 1363 – SEL Texas
- 1408 – Go! Austin/Vamos! Austin – Dove Springs
- 1438 – Dove Springs Neighborhood Association
- 1441 – Dove Springs Proud
- 1447 – Friends of the Emma Barrientos MACC
- 511 – Austin Neighborhoods Council
- 634 – Montopolis Area Neighborhood Alliance
- 1037 – Homeless Neighborhood Association

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0143 – 7303 Burleson Rd	I-RR to LI	To Grant LI-CO w/CO for 2,000 trips	Apvd as ZAP recommended (1-17-2013).
C14-2012-0051 – Felter Lane Hot Bodies	I-RR to CS-1	To Grant CS-1-CO w/CO for 2,000 trips	Apvd as ZAP recommended (9-27-

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- 4134 Felter Ln		per day over the existing land uses	2012).
C14-2012-0027 – Felter Lane Road Rezoning – Felter Ln. at Burleson Rd	I-RR; I-SF-2 to LI	To Grant LI-CO w/CO for 2,000 trips per day over the existing land uses	Apvd as ZAP Commission recommended (5-24-12).
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. on the south, and Montopolis Dr. on the west	Rezoning of 24 tracts of land	To Grant	Apvd (10-10-02).
C14-02-0198 – Telecom Office Park – 7001 Burleson Rd	I-RR to LI-PDA	To Grant 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 Rd	I-RR to LI-PDA	To Grant 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 Rd	DR to LI	To Grant Staff rec. of LI with conditions	Apvd LI-PDA, LI-CO and RR-CO for area in the floodplain (3-8-01).

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/4**RELATED CASES:**

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

There is a proposed subdivision in process on the subject property for seven lots and two detention ponds served by a cul-de-sac (C8-2014-0180 – Burleson Industrial Park). Please refer to Exhibit B. There are no site plan applications on the property.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
Burleson Road	115 feet	60 feet	Major Arterial	6,685

- 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.

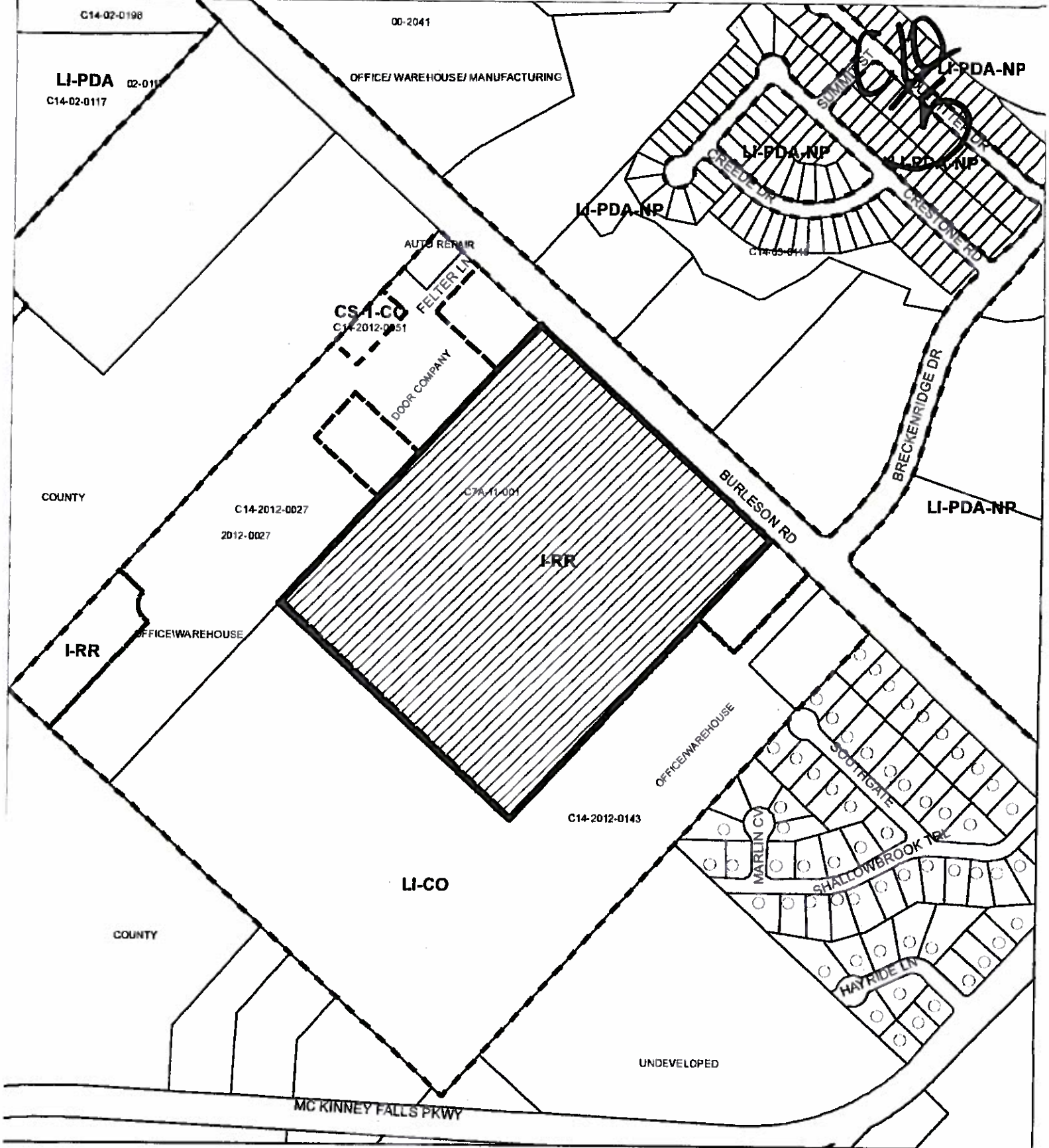
**CITY COUNCIL DATE:** November 6, 2014      **ACTION:**




**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

**PHONE:** 512-974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING** Exhibit A  
**CASE#: C14-2014-0131**

1" = 400'

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.



LI-PDA

OFFICE  
WAREHOUSE/  
MANUFACTURING

LI-PDA-NP

LI-PDA-NP

CS-1-CO

I-RR

LI-CO

OFFICE/WAREHOUSE

EXHIBIT A

↑ NORTH



AUTO REPAIR

TOBACCO

SHOES  
COMPANY

FELTER LN

CTA-11-001

012-002

BRECKENRIDGE DR

MURKINCY

SHALLOW ROCK CTR

COUNTY

UNDEVELOPED



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/4**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited industrial service (LI) 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 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 east and west, and 2) access is taken to a major arterial roadway.

**EXISTING CONDITIONS****Site Characteristics**

The subject zoning area is undeveloped. 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.

**Comprehensive Planning**

This zoning case is located on the south side of Burleson Road, on an undeveloped 27.5 acres parcel, which is not located within the boundaries of an area with an adopted neighborhood plan. This property is located just outside the boundaries of the Southeast Combined Planning Area. Surrounding land uses includes vacant land to the north and south, and two warehouse/office industrial parks to the east and west. The proposed use is an industrial park.

**Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this property as being just south of a 'Job Center' to the north. Job centers are meant to accommodate businesses not well-suited for residential or environmentally sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, and mostly contain office parks, manufacturing, warehouses, logistics,



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and other businesses with similar demands and operating characteristics. Based on the property being adjacent to existing industrial parks, and immediately adjacent to a Job Center, this project is consistent with Imagine Austin.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge 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. 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.

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 512-974-1876. 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 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.

### **Site Plan**

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

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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.

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

### **Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for Burleson Road. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing center line of Burleson in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. *Please note that right-of-way dedication will be required with the subdivision or site plan application, whichever comes first.*

Chad Crager in the Public Works Department and Eric Bollich in the Austin Transportation Department may have additional comments regarding multi-modal facility enhancements.

### **Water / Wastewater**

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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.