

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0042 – Burleson Industrial

Z.A.P. DATE: May 5, 2015

ADDRESS: 7005 Burleson Road

DISTRICT AREA: 2

OWNER/APPLICANT: BUR 13, Ltd.
(Terry Boothe)

AGENT: Bury, Inc.
(Derek Villamez)

ZONING FROM: I-RR (upon annexation)

TO: LI

AREA: 13.172 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial services – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the daily number of vehicle trips to 2,000.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 5, 2015: *APPROVED LI-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY CONSENT*

[C. BANKS; S. COMPTON – 2ND] (6-0) G. ROJAS – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject zoning area is undeveloped and in the process of being annexed into the full purpose City limits and has access to Burleson Road. There are office/ warehousing/ manufacturing uses and undeveloped land to the north (LI-PDA-NP); undeveloped land and office / warehouses to the east (County, CS-1-CO, LI-CO); undeveloped land to the south (County), and industrial warehouses to the west (LI-PDA). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to zone the property to the limited industrial services (LI) district for the development of industrial uses, including the basic industry use. Staff recommends the Applicant's request based on the following considerations: 1) adjacency to heavy commercial and industrial uses and zoning to the north, east and west, and 2) access is taken to a major arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR (upon annexation)	Undeveloped
<i>North</i>	LI-PDA-NP	Office/Warehouse/Manufacturing
<i>South</i>	LI-PDA; County	Industrial and office/warehouses within the Telecom Office Park; Undeveloped
<i>East</i>	LI-CO; CS-1-CO; County	Undeveloped; Office/warehouses within Travis Business Park; Adult cabaret
<i>West</i>	LI-PDA	Industrial and office/warehouse uses in the Telecom Office 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 (SCAN)
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 634 – Montopolis Area Neighborhood Alliance
 774 – Del Valle Independent School District 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
 1408 – Go! Austin/Vamos! Austin – Dove Springs
 1438 – Dove Springs Neighborhood Association 1441 – Dove Springs Proud
 1447 – Friends of the Emma Barrientos MACC

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0131 – Burleson Industrial Park – 7103 Burleson Rd	I-RR to LI	To Grant	Apvd (11-06-2014).
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 –	I-RR to CS-1	To Grant CS-1-CO	Apvd as ZAP

Felter Lane Hot Bodies – 4134 Felter Ln		w/CO for 2,000 trips per day over the existing land uses	recommended (9-27- 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- 2012).
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 (8-7-2003).
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- 2003).
C14-00-2041 – Lockheed Tract – 6800	DR to LI	To Grant Staff rec. of LI with conditions	Apvd LI-PDA, LI-CO and RR-CO for area in the

Burleson Rd			floodplain (3-8-2001).
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RELATED CASES:

There is a Development Agreement for this property, Case No. C7A-2011-001, known as "Helen Boothe et al." (Ordinance number 20111208-027).

This property is in the process of being annexed into the Full-Purpose Jurisdiction and scheduled to be effective on June 22, 2015 (C7a-2015-0004).

There are no subdivision or site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Daily Traffic
Burleson Road	120 feet	MAD-4, 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 existing sidewalks along the north side of Burleson Road.

CITY COUNCIL DATE: June 11, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial services – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the daily number of vehicle trips to 2,000.

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) adjacency to heavy commercial and industrial uses and zoning to the north, 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 13.17 acre parcel. This property is located just outside the boundaries of the Southeast Combined Neighborhood Planning Area, which terminates along the north side of Burleson Road. Surrounding land uses includes undeveloped land and industrial/warehouse park to the north, undeveloped land and the Ojeda Middle School to the south, an industrial/warehouse park to the west, and undeveloped land and an industrial/warehouse park to the west. The proposed use is an industrial use.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this property as being just partially within the boundaries of a 'Job Center'. Job Centers are meant to accommodate businesses not well-suited for residential or environmentally sensitive areas, which take advantage of existing transportation infrastructure such as arterial roadways, freeways, and mostly contain office parks, manufacturing, warehouses, logistics, 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 supported by Imagine Austin. During the site development stage, it is hoped that the developer design this project to be an asset to both the city **and support Imagine Austin** by adding the following features: retain some of the trees along the Burleson Road to provide shade and beauty, and add an sidewalk to people can travel along this five lane corridor without a vehicle.

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 COA GIS, there is a Critical Water Quality Zone crossing the northwest portion of the project. Development is limited in the Critical Water Quality Zone per LDC 25-8.

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

Numerous 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

There is no single family housing within 540 feet of the site; therefore, compatibility standards will not be triggered.

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

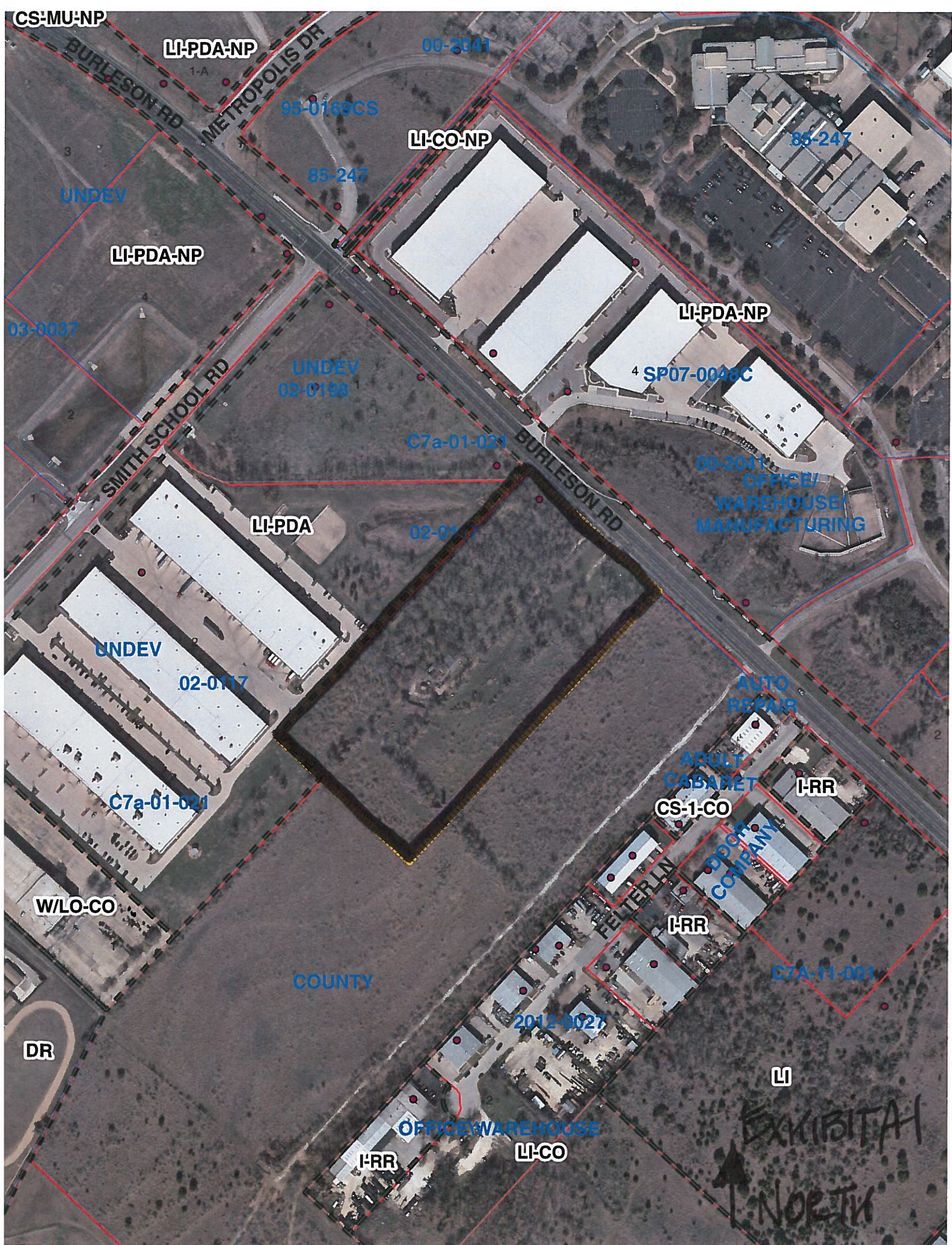
The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for Burleson Road. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of Burleson Road in accordance with the Transportation Plan [LDC, Sec. 25-6-51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

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 [LDC, 25-6-117].

Water / Wastewater

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 the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.





CS-MU-NP

LI-PDA-NP

00-2041

95-0169CS

LI-CO-NP

85-247

UNDEV

85-247

LI-PDA-NP

LI-PDA-NP

03-0037

UNDEV
02-0198

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C7a-01-021

00-2041
OFFICE/
WAREHOUSE/
MANUFACTURING

LI-PDA

02-0117

UNDEV

02-0117

C7a-01-021

AUTO
REPAIR

ADULT
CABARET

I-RR

CS-1-CO

DOOR
COMPANY

I-RR

C7A-11-001

W/LO-CO

COUNTY

2012-0027

DR

OFFICEWAREHOUSE

LI-CO

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EXHIBIT A1
NORTH