

## ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2015-0066 – Big State Electric

**Z.A.P. DATE:** July 7, 2015

**ADDRESS:** 7101 Burleson Road

**DISTRICT AREA:** 2

**OWNER:** BSE Investments, LLC  
(Vincent Real)

**AGENT:** Southwest Engineers, Inc.  
(Gabriel Hovdey)

**ZONING FROM:** I-RR

**TO:** LI

**AREA:** 1.316 acres

### **SUMMARY STAFF RECOMMENDATION:**

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

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 existing centerline of Burleson Road in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

July 7, 2015:

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject zoning area is developed with an electrical supply company and takes access to Burleson Road and Felter Lane, the latter of which is a private driveway for the businesses within Travis Business Park. There are office/ warehousing/ manufacturing uses and undeveloped land to the north (LI-PDA-NP); undeveloped land and commercial, office/warehouse and industrial uses within the Omni Business Park to the east (LI; I-RR; LI-CO); commercial, office/warehouse and industrial uses to the south and west (LI-CO; CS-1-CO; I-RR). 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 prior to expanding the existing use, including additional parking areas. The proposed expansion has triggered the need to obtain zoning that covers the use which is a blend of the light manufacturing and construction sales and services uses. Staff recommends the Applicant's request based on the following considerations: 1) adjacency to heavy commercial and industrial uses and zoning on all sides, 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	Electrical supply company
<i>North</i>	LI-PDA-NP	Undeveloped
<i>South</i>	LI-CO; I-RR	Door company; Limited warehousing and distribution; Construction sales and services
<i>East</i>	LI	Undeveloped
<i>West</i>	LI-CO; CS-1-CO	Automotive repair; Adult cabaret; Limited warehousing and distribution; Construction sales and services

**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
- 1528 – Bike Austin

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0042 – Burleson Industrial – 7005 Burleson Rd	Unzoned to LI	To Grant	Apvd (06-11-2015).
C14-2014-0131 – Burleson Industrial Park – 7103 Burleson Rd	I-RR to LI	To Grant	Apvd (11-06-2014).
C14-2012-0143 – 7303	I-RR to LI	To Grant LI-CO	Apvd as ZAP

Burleson Rd		w/CO for 2,000 trips	recommended (01-17-2013).
C14-2012-0051 – Felter Lane Hot Bodies – 4134 Felter Ln	I-RR to CS-1	To Grant CS-1-CO w/CO for 2,000 trips per day over the existing land uses	Apvd as ZAP recommended (09-27- 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 (05-24- 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	Apvd LI-PDA (3-20- 2003).

		certain uses	
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 (3-8-2001).

**RELATED CASES:**

The property was annexed into the full-purpose City limits on December 19, 2011 (C7a-2011-001 – Ordinance No. 20111208-028).

The zoning area is a portion of Lot 2 of the Joe K. Smith Subdivision, recorded in October 1971 (C8s-71-213). Please refer to Exhibit B.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Burleson Road	124 feet	63 feet	Arterial	Yes, Partially	Yes, Shared Lane (Wide Outer Lane)	Yes

**CITY COUNCIL DATE:** August 13, 2015

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

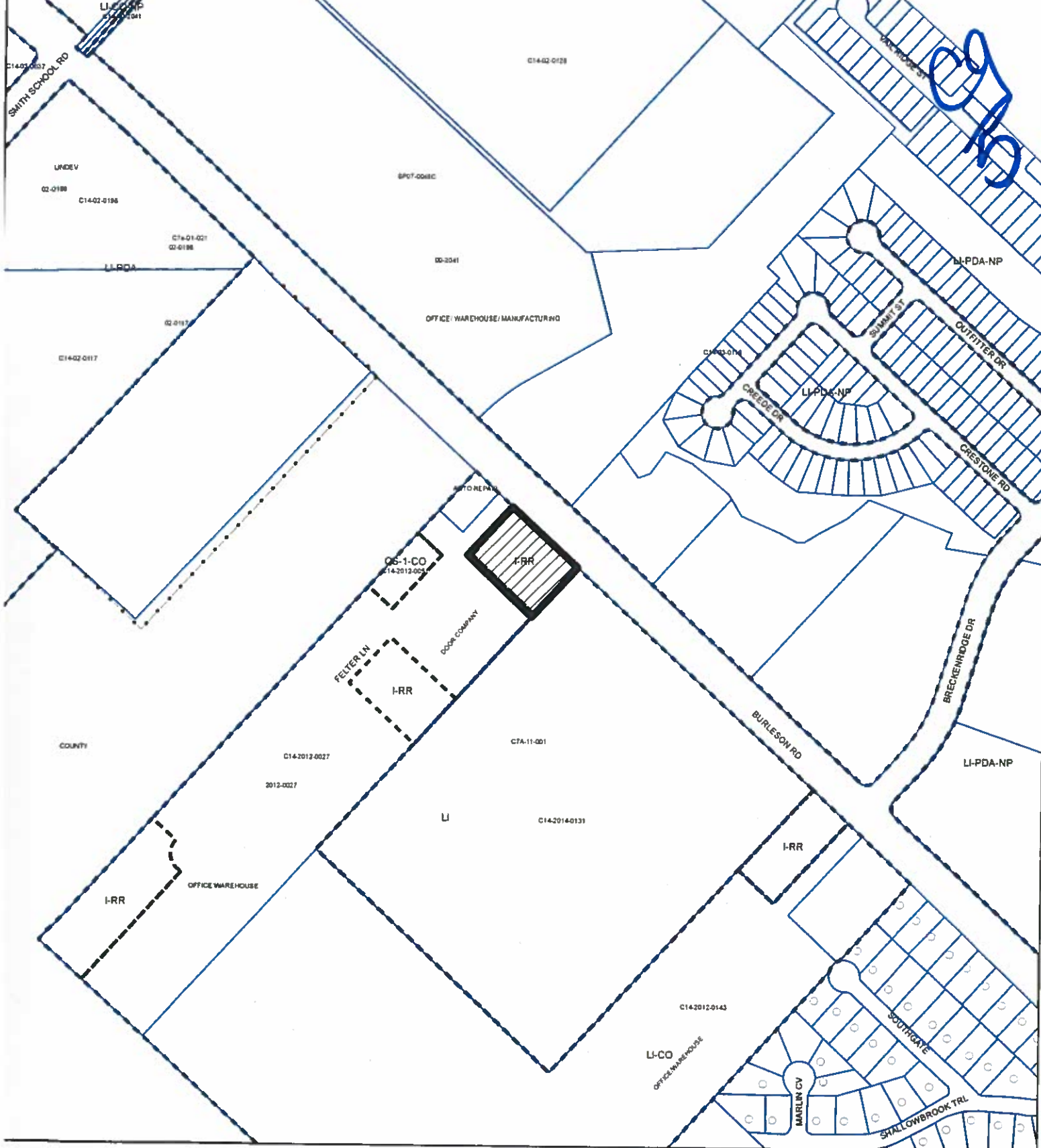
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**




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

**PHONE:** 512-974-7719



*[Handwritten signature]*



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING** *EXHIBIT A*  
**ZONING CASE#: C14-2015-0066**

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.





SP07-0048C

C7a-01-021

LI-PDA

02-011

BURLESON RD

00-2041

OFFICE/  
WAREHOUSE/  
MANUFACTURING

LI-PDA-NP

I-RR

CRESTONE RD

LI-PDA-NP

AUTO  
REPAIR

ADULT  
CABARET

I-RR

CS-1-CO

COOP  
COMPANY

I-RR

BURLESON RD

C7A-11-001

2612-1027

LI

I-RR

OFFICE WAREHOUSE

I-RR

LI-CO

EXPLICITA  
WAREHOUSE  
LAOR



CA/08

**SUMMARY STAFF RECOMMENDATION:**

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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 existing centerline of Burleson Road in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

**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 on all sides, and 2) access is taken to a major arterial roadway.

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

The subject property is developed with an electrical supply company. The site is flat and 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 southwest side of Burleson Road, on a 1.31 acre parcel, which includes an existing light industrial business. This property is also located just outside the boundaries of the Southeast Combined Planning Area, which is located to the north. Surrounding land uses includes undeveloped land to the north, and east, an auto collision repair shop to the west, and a light industrial warehouse to the south. The Big State Electric Company already exists on the property, including an office and a large warehouse, and the intent of this rezoning is to obtain the proper zoning for this light industrial pre-existing use.



### **Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this property as being just south and just outside the boundaries of a 'Job Center' to the north. Job centers are intended to accommodate businesses but are 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, and other businesses with similar demands and operating characteristics. Based on the property being located within an existing industrial park, and immediately adjacent to a Job Center, this project appears to be supported by 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.

C9/10

**Site Plan and Compatibility Standards**

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.

**Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

**Transportation**

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Additional right-of-way maybe required at the time of subdivision and/or site plan.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bike lane is recommended along Burleson Road.

**Water and Wastewater**

FYI: The site is currently developed. If the site is redeveloped 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.