

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0182 – Burleson Rd. 78744

DISTRICT: 2

ZONING FROM: I-RR

TO: LI

ADDRESS: 7051 Burleson Road

SITE AREA: 55.41 acres

APPLICANT: Southeastern Freight Lines Inc. (Ryan Smigiel)

AGENT: Drenner Group, P.C. (Charley Dorsaneo)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

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

For a summary of the basis of Staff's recommendation, see page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 15, 2022:

CITY COUNCIL ACTION:

March 24, 2022:

ORDINANCE NUMBER:

ISSUES:

The Applicant has discussed the intended use, traffic and driveway access with Del Valle ISD officials and with the Southeast Neighborhood Plan Contact Team.

CASE MANAGER COMMENTS:

The subject zoning tract has frontage along Burleson Road on its north side and McKinney Falls Parkway on its south side and is zoned interim – rural residence (I-RR). It was annexed into the City limits in August 2020 and is undeveloped except for a small parking area on McKinney Falls that serves the adjacent Ojeda Middle School. There is undeveloped land and a manufacturing facility along the north side of Burleson Road to the north (LI-PDA-NP), commercial and industrial uses in the Travis Business Park and Burleson Industrial Park to the east (LI-CO; CS-1-CO; LI); Ojeda Middle School, undeveloped land and a City of Austin emergency services and Austin Community College training facility on McKinney Falls Parkway to the south (County); and office / warehouses, Smith Elementary School and the Texas Department of Parks and Wildlife headquarters to the west (LI-CO; W/LO-CO; DR). *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 so that it may be developed with a limited warehousing and distribution use. Access is proposed to be taken from both Burleson Road and McKinney Falls Parkway. The Applicant and Del Valle ISD officials have discussed improvements to the subject site and improvements to Ojeda Middle School as it pertains to shared vehicular access to McKinney Falls Parkway. Both parties agreed to work through these two items as the Applicant moves forward with the site planning process.

BASIS FOR RECOMMENDATION

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

The limited industrial services (LI) district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site.

2. *The proposed zoning should allow for a reasonable use of the property.*

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 Burleson Road and McKinney Falls Parkway, both arterial roadways.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped; Parking area along McKinney Falls Parkway for adjacent Middle School
<i>North</i>	LI-PDA-NP	Office / Warehouse / Manufacturing
<i>South</i>	County	Del Valle ISD Middle School; Undeveloped; COA Police, Fire and Austin Community College training facility
<i>East</i>	LI-CO; CS-1-CO; LI	Auto repair, Adult-oriented business, Night club, Building supply stores within the Travis Business Park; Office / warehouses, Building supply companies, Equipment rentals within the Burleson Industrial Park
<i>West</i>	LI-PDA; LI-CO; W/LO-CO; DR	Industrial; Office / Warehouses; Del Valle ISD Elementary School; Texas Parks and Wildlife Headquarters

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

This property is located within the Del Valle Independent School District boundaries.

COMMUNITY REGISTRY LIST:

511 – Austin Neighborhoods Council
 774 – Del Valle Independent School District
 1258 – Del Valle Community Coalition
 1316 – Southeast Combined Neighborhood Plan Contact Team
 1363 – SEL Texas
 1441 – Dove Springs Proud
 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation

627 – Onion Creek Homeowners Association
 1228 – Sierra Club, Austin Regional Group
 1408 – Go Austin Vamos Austin 78744
 1530 – Friends of Austin Neighborhoods
 1614 – Caracol Southeast
 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0058 – 4201 Felter Lane	I-RR to LI	To Grant	Apvd as Commission recommended (7-30-2020).
C14-2015-0042 – Burleson Industrial – 7005 Burleson Rd	I-RR to LI	To Grant LI-CO w/CO for 2,000 trips per day	Apvd as Commission recommended (6-11-2015).
C14-2014-0131 – Burleson Industrial Park – 7103 Burleson Rd	I-RR to LI	To Grant	Apvd as Commission recommended (11-6-2014).
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 – 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 Commission 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 Commission recommended (5-24-2012).
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 /	Apvd LI-PDA (8-7-2003).

		industrial uses	
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).
C14-02-0128.03 – Southeast Combined Neighborhood Plan (Southeast) Rezoning – Ben White/SH 71 on the north, U.S. 183 on the east, Burlison Rd. on the south, and Montopolis Dr. on the west	Rezoning of 24 tracts of land	To Grant	Apvd as Commission recommended (10-10-2002).
C14-02-0078 – Smith School Road – 4207 Smith School Rd	I-RR to CS	To Grant W/LO-CO w/CO for 2,000 trips / day	Apvd as Commission recommended (7-18-2002).
C14-00-2041 – Lockheed Tract – 6800 Burlison Rd	DR to LI	Apvd. Staff rec. of LI with conditions	Apvd LI-PDA, LI-CO and RR-CO for area in the floodplain (3-8-2001).

RELATED CASES:

The property was annexed into the full purpose City limits on August 10, 2020 and assigned I-RR zoning (C7a-2020-0002).

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

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Burleson Road	125 feet	64 feet	Level 3 (Minor Arterial)	No	Bike Lane	Yes
McKinney Falls Parkway	105 feet	27 feet on each side of an 18-foot median	Level 3 (Minor Arterial)	Yes	Shared Lane	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case has dual street frontage and is located on the west side of Burleson Road and the north side of McKinney Falls Parkway. It is not located within the boundaries of a neighborhood planning area. The property is 55.41 acres in size, mostly undeveloped, and is located just outside the boundaries of the **McKinney Job Center**, which is to the north. Surrounding land uses include undeveloped land, a business / warehouse office park, and single-family subdivisions to the north; to the south is undeveloped land and the John Ojeda Middle School; to the east are business/warehouse office parks; and to the west are two business / warehouse office parks, Smith Elementary School, and Texas Parks and Wildlife Department.

The proposal per the agent: zone the property from I-RR to LI (Limited Industrial Services) to allow for a limited warehousing and distribution use, which is consistent with the zoning adjacent to the Property.

Connectivity

A bus stop is located directly in front of the subject property on Burleson Road. There appear to be unprotected bike lanes but no public sidewalks along this portion of Burleson Road. On McKinney Falls Parkway, there are no public transit stops or bike lanes but there is a public sidewalk along this section of the road. Mobility and connectivity options are fair in the area.

Imagine Austin

The property is located immediately adjacent to a **Job Center** and abuts several office / warehouse parks. Like many Imagine Austin Centers, they are represented by a circles or globular shapes that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. From Imagine Austin: *Job centers will mostly contain office parks,*

manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Growth Concept Map offers transportation choices such as light rail and bus rapid transit to increase mobility options.

The following Imagine Austin policies are applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and infill development should be sensitive to the predominant character of these communities.
- **LUT P20.** Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

Based on this property having a large number of other light industrial and office / warehouse parks located within a half a mile radius of this site; the Imagine Austin policies above that recognize that different neighborhoods have different characteristics; but fair mobility and connectivity options, this request partially supports the Imagine Austin Comprehensive Plan.

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. There is a regional water quality / detention facility that will serve this site, therefore onsite drainage facilities will not be provided.

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%
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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.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the *LI zoning district is 80% (90% with transfers)*, which is based on the more restrictive *watershed* regulations.

PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for LI zoning, with a proposed use of warehousing and distribution, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

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.

Any new development is subject to Subchapter E (Suburban roadway). Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Austin Transportation Department

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for McKinney Falls Parkway. It is recommended that 60 feet of right-of-way from the existing centerline

should be dedicated for McKinney Falls Parkway according to the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

Transportation Assessment

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. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

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 Austin Water for compliance with City criteria and suitability for operation and maintenance.

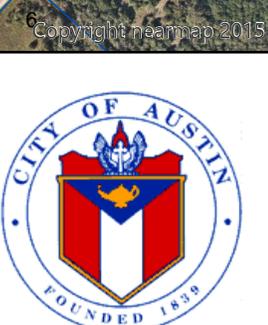
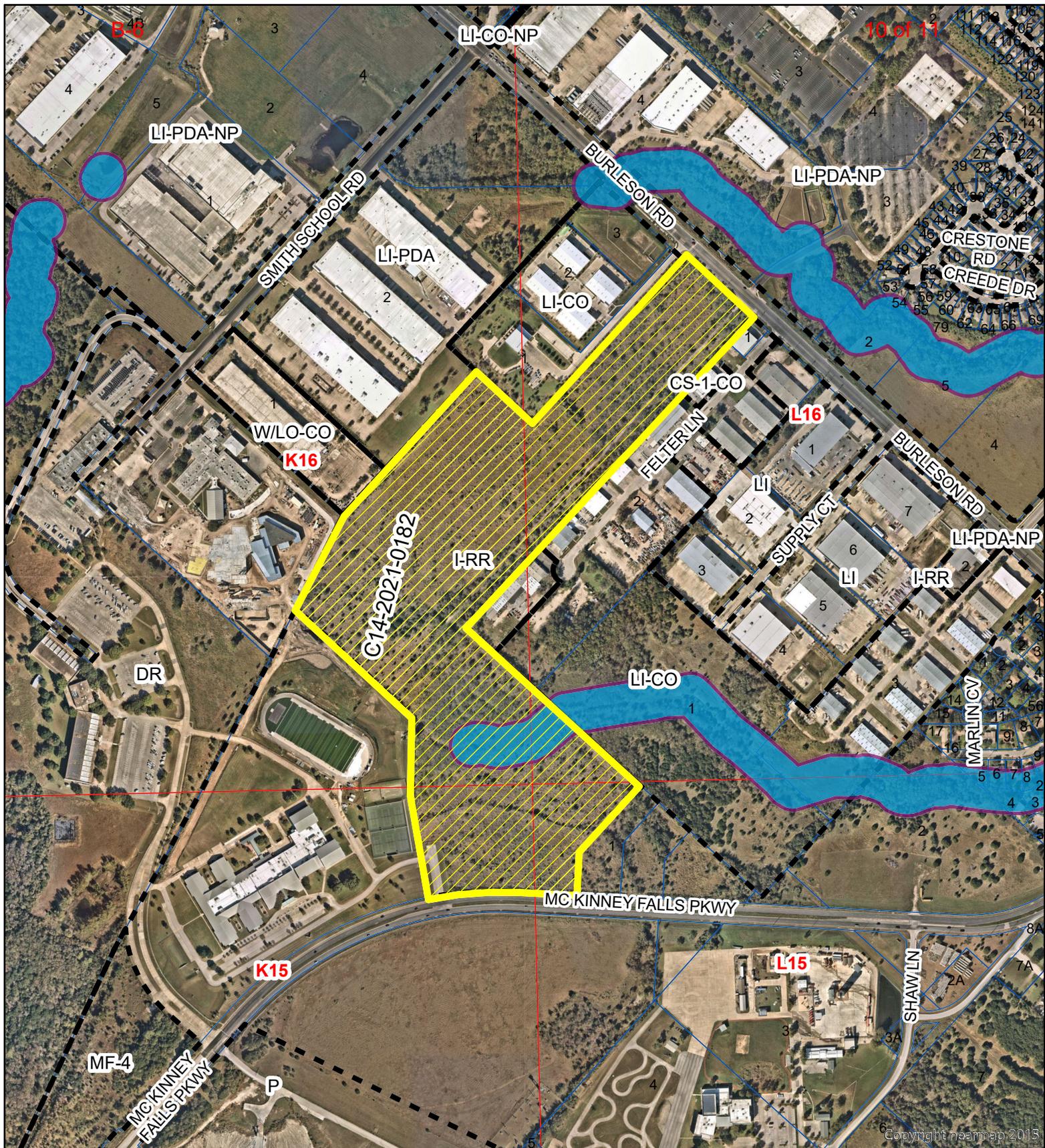
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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.

INDEX OF EXHIBITS AND ATTACHMENT TO FOLLOW:

A: Zoning Map
A-1: Aerial Map

Applicant's correspondence



BURLESON RD. 78744 Exhibit A - 1

ZONING CASE#: C14-2021-0182
 LOCATION: 7021-7053 Burleson Rd
 SUBJECT AREA: 55.41 ACRES
 GRID: K15, K16, L15, L16
 MANAGER: WENDY RHOADES

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



1" = 600'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Charley Dorsaneo
512-807-2949

DRENNER GROUP

November 22, 2021

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Burleson Rd. 78744 – Rezoning application for the approximately 55.41-acre property located between 7021 - 7053 Burleson Road, Austin, Texas in Austin, Travis County, Texas known as TCAD parcel no. 0320130101 (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled Burleson Rd. 78744 and is approximately 55.41 acres of land, located on the southwest side of Burleson Road, southeast of Smith School Road, and northwest of Felter Lane. The Property was annexed into the full purpose jurisdiction of the City of Austin via Ordinance No. 20200730-006 on August 7, 2020.

The Property is currently zoned I-RR (Interim - Rural Residence). The requested rezoning is from I-RR to LI (Limited Industrial Services). The Property is currently undeveloped. The purpose of the rezoning is to allow for a limited warehousing and distribution use. This rezoning request is consistent with the zoning adjacent to the Property.

The Property is not located within a neighborhood planning area, and therefore, a neighborhood plan amendment application is not required with this request. The attached Traffic Impact Analysis (“TIA”) determination was provided on November 26, 2021, by Justin Good, not requiring a TIA at this time.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Charley Dorsaneo

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Wendy Rhoades, Housing and Planning Department (*via electronic delivery*)