

ZONING CHANGE REVIEW SHEET

CASE: C14-2024-0142 (1001 West Howard Lane)

DISTRICT: 7

ADDRESS: 1001 W. Howard Lane

ZONING FROM: CS

TO: LI-CO

SITE AREA: 10.181 acres (443,484.3 sq. ft.)

PROPERTY OWNER: SL PROJECT TEXAS 2 LP (Travis Eickenhorst)

APPLICANT/AGENT: Land Use Solutions (Michele Hausmann)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends LI-CO, Limited Industrial-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit Basic Industry, Recycling Center, Resource Extraction, and Stockyards uses on the property.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

November 19, 2024

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 10+ acre lot that is developed with a one-story industrial warehouse that fronts onto West Howard Lane. The tracts of land to the east are zoned CS and CS-CO and contain office/warehouse uses. To the west, there is a commercial center zoned CS that contains retail and restaurant uses. Across Howard Lane to the north, there is multifamily development in the county. The land to the south contains a detention pond and a Capital Metro park and ride facility zoned CS. The applicant is requesting a rezoning of this lot to permit the General Warehousing and Distribution use to allow for outdoor storage on the site (*please see Applicant's Request Letter- Exhibit C*). Through a proposed conditional overlay, the applicant is requesting to prohibit the more intensive industrial uses: Basic Industry, Recycling Center, Resource Extraction, and Stockyards uses on the property.

The staff recommends LI-CO, Limited Industrial-Conditional Overlay Combining District, zoning. The property meets the intent of the LI base district as it is located on a large 10-acre site with frontage on a Level 3/arterial roadway. The site under consideration is surrounded by commercial zoning and uses to the south, east and west. There are industrial developments along this portion of Howard Lane zoned LI-CO and LI-PDA to the east. This lot is within Tech Ridge Neighborhood Center, is adjacent to Howard Lane/Gregg Activity Center and is 0.27 miles from Lamar Boulevard Activity Center as designated on the Growth Concept Map in the Imagine Austin Comprehensive Plan. There are transportation options available in this area as this site is adjacent to bus stops (ID # 5345 - 1101 Howard/Center Line, ID # 5374 - 1000 Howard/Center Line) along West Howard Lane and there are Metro Rapid bus routes along West Howard Lane to Center Line Pass to the east. In addition, there is park and ride facility 0.4 miles to the south (CapMetro Tech Ridge Park & Ride).

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

Conditional Overlay combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

2. *The proposed zoning should promote consistency and orderly planning.*

The site under consideration is surrounded by commercial zoning and uses to the south, east and west. There are industrial developments along this portion of Howard Lane

zoned LI-CO and LI-PDA to the east. This lot is within Tech Ridge Neighborhood Center, is adjacent to Howard Lane/Gregg Activity Center and is 0.27 miles from Lamar Boulevard Activity Center as designated on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Warehouse (Lone Star Electric Supply), Cell Tower
<i>North</i>	County	Multifamily (Villas at Tech Ridge)
<i>South</i>	CS	Detention Area, Capital Metro (Tech Ridge Park and Ride)
<i>East</i>	CS, CS-CO	Office/Warehouses (Alpha Granite and Tile, Omega Broadcast and Cinema, MTM Transit)
<i>West</i>	CS	Retail Center (Centre @ Howard Lane: Home Depot, Former Kohl's, Mt. Playmore, Baby A's, McDonald's National Tire and Battery, T-Mobile, Los Jarochos, Elite Nails, Palatable Nigerian Cuisine, Arby's)

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Walnut Creek

CAPITOL VIEW CORRIDOR: N/A

SCENIC ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets,
 Friends of Austin Neighborhoods,
 Homeless Neighborhood Association,
 Neighborhood Empowerment Foundation,
 North Growth Corridor Alliance,
 Pflugerville Independent School District,
 SELTexas,
 Save Our Springs Alliance,
 Sierra Club, Austin Regional Group,
 TechRidge Neighbors,
 Yager Community

SCHOOLS: Pflugerville I.S.D.

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0073 (1200 West Howard Lane)	CS-CO to CS-1	7/20/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, J. Pinnelli-absent); J. Martinez-1 st , J. Gohil-2 nd .	8/24/04: Ordinance No. 040826-Z-8 for CS-1 district zoning was approved on all 3 readings.
C14-02-0111	Tract 1: GR-CO to GR Tract 2: CS-CO to CS	10/15/02: Approved staff's recommendation of GR-CO; CS-CO zoning with added condition to prohibit Automotive Sales; by consent (7-0, D. Castaneda-absent)	12/5/02: Granted GR-CO for Tract 1 and CS-CO for Tract 2 on all 3 readings (7-0)
C14-00-2099	SF-2, GR to CS	Approved staff rec. of CS-CO; with no adult-oriented businesses (8-0) on 10/17/00	Approved CS-CO w/additional prohibited uses (7-0); all 3 readings on 12/14/00
C14-98-0212	I-RR to CS	Approved GR-CO w/conditions for front to match existing GR and CS-CO for remainder of property, prohibit auto repair and auto washing except for on-site tenants (5-2, GW/DS-Nay) on 12/15/98	Approved PC rec. of GR-CO w/ conditions 97-0); 1 st reading on 1/14/99 Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings on 4/15/99
C14-96-0131	SF-2 to GR	Approved staff rec. of GR (9-0) on 12/10/96	Approved GR-CO w/ conditions (7-0); 1 st reading on 1/9/97 Approved GR-CO w/ conditions (7-0); 2 nd /3 rd readings on 3/20/97
C14-93-0047	SF-2 to CS	Approved GR-CO (6-0) on 4/27/93	Approved GR-CO and CS-CO w/conditions (6-0); 1 st reading on 5/6/93 Approved GR-CO and CS-CO (7-0); 2 nd /3 rd readings on 6/17/93

RELATED CASES:

C8-93-0148.0A – Subdivision Case

SP-94-0289C – Site Plan Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 1001 W HOWARD LANE. C14-2024-0142. Project: 1001 West Howard Ln. 10.181 acres from CS to LI. Existing: limited warehouse and distribution. Proposed: limited and general warehouse and distribution. No demolition is proposed.

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: <ul style="list-style-type: none"> • Within Tech Ridge Neighborhood Center; Adjacent to Howard Lane/Gregg Activity Center; 0.27 miles from Lamar Boulevard Activity Center
Y	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> • Adjacent to bus stops along W Howard LN, and 0.4 miles to the CapMetro Tech Ridge Park & Ride
Y	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> • Sidewalk present along W Howard LN
Y	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center. <ul style="list-style-type: none"> • Goods and Services present along I-35 Frontage Road
Y	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> • 0.5 miles to Los Hermanos Supermercado grocery store
	Connectivity and Education *: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
Y	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.) <ul style="list-style-type: none"> • 0.5 miles to Clinica Hispana Nazaret medical clinic
	Housing Choice *: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
Y	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
8	Number of “Yes’s”

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.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut 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.

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.

Fire

No comments.

Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

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

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

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for West Howard Lane. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for West Howard Lane according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

There is a proposed Urban Trail adjacent to this site, along the northern boundary. An easement may be required to provide for this trail.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
West Howard Lane	Level 3	116	Approx 125 feet	Approx 69 feet	Yes	Yes	Yes

Water Utility

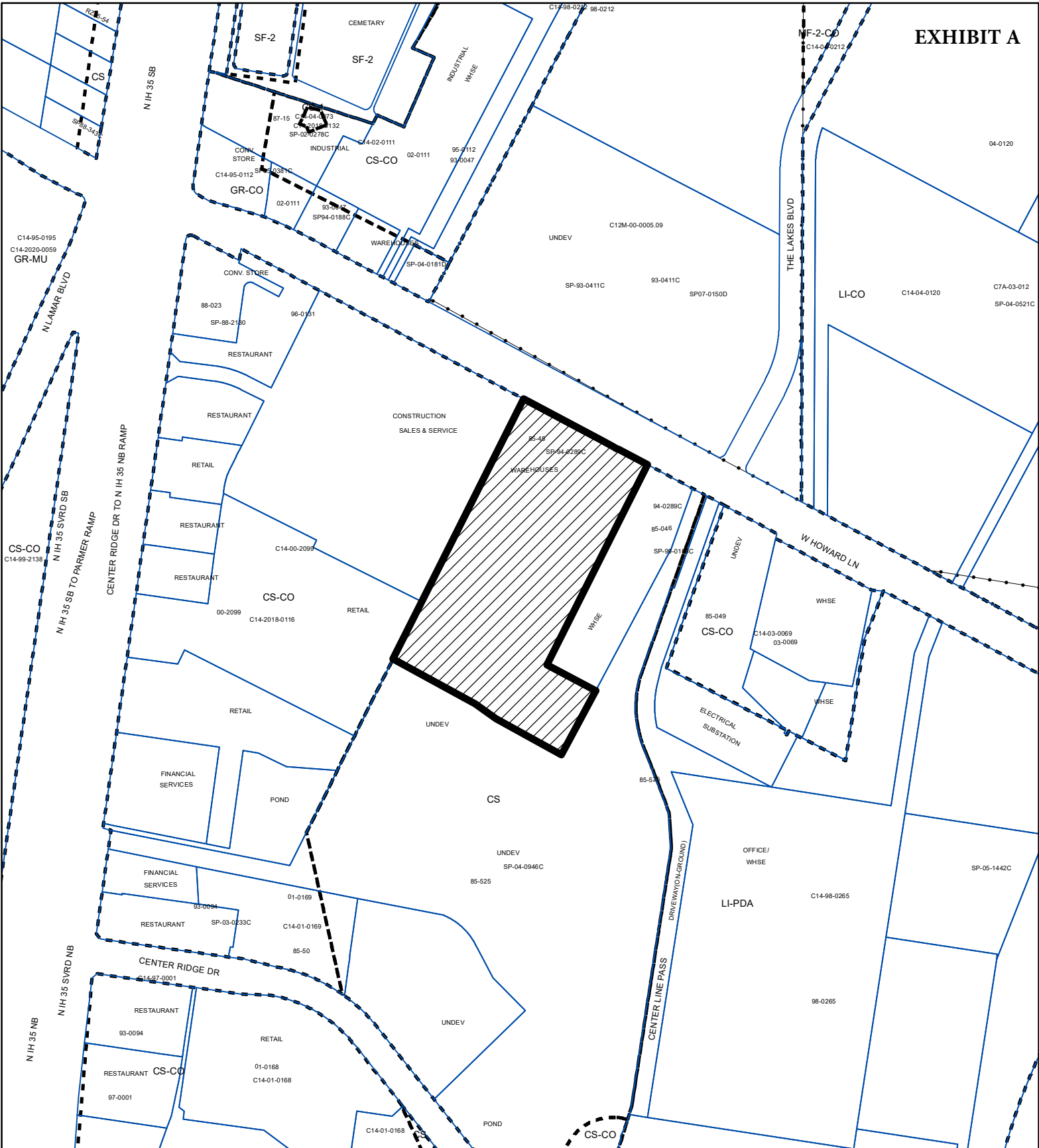
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW




- A. Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Comments from Interested Parties



ZONING

ZONING CASE#: C14-2024-0142



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

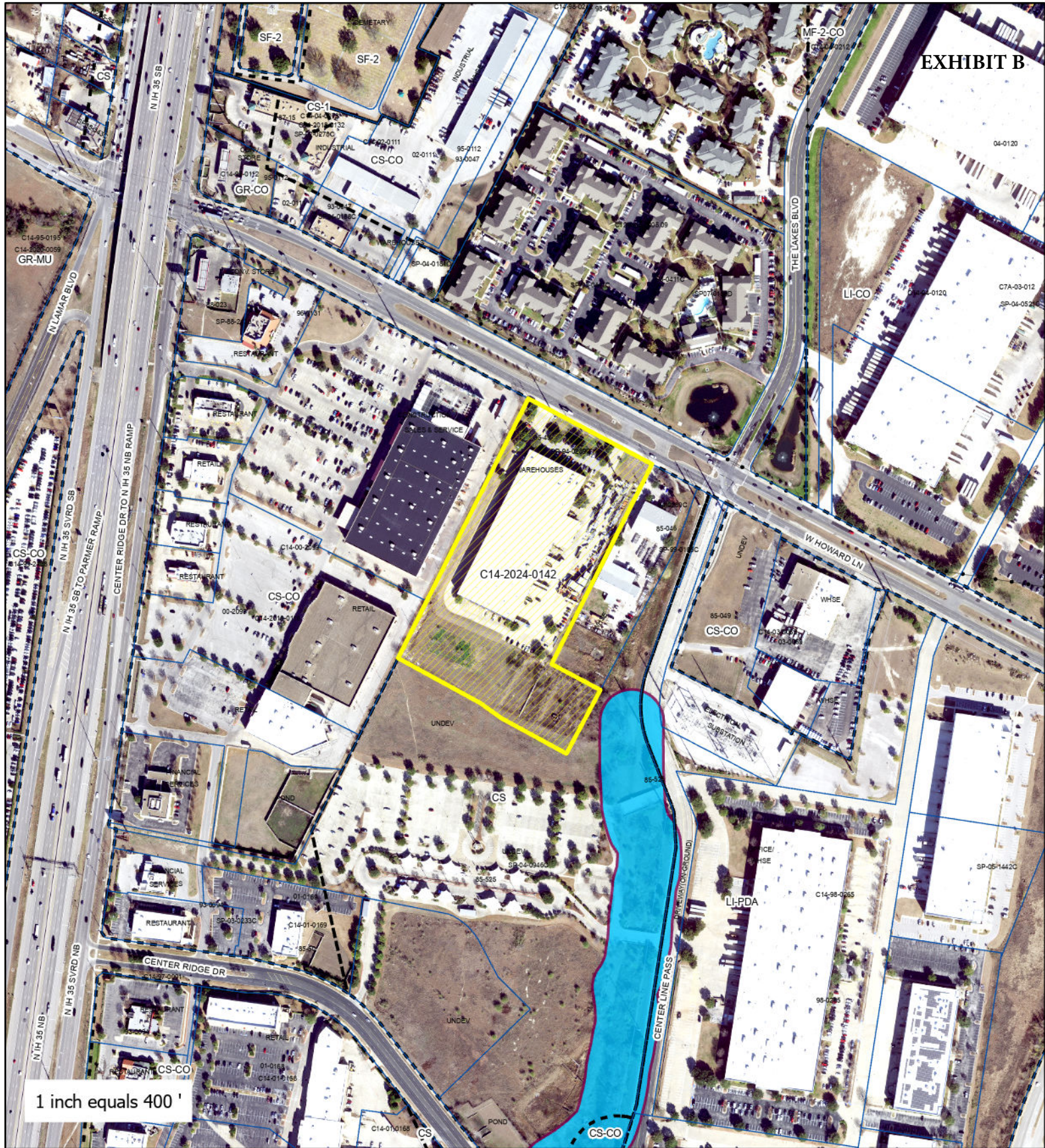
1" = 400'

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



Created: 9/23/2024







1 inch equals 400'

1001 West Howard Ln

ZONING CASE#: C14-2024-0142
 LOCATION: 1001 W. Howard Ln.
 SUBJECT AREA: 10.181 Acres
 MANAGER: Sherri Sirwaitis



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



This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 9/24/2024



Michele Haussmann

PRINCIPAL

Michele@LandUseSolutionsTX.com

August 27, 2024

Ms. Joi Harden, Chief Zoning Officer
 Planning Department
 City of Austin
VIA Electronic Mail Joi.Harden@AustinTexas.gov

Re: Zoning Application – Approximately 10.18 acres located at 1001 West Howard Lane, in the City of Austin (“City”), Travis County, Texas (“Property”)

Dear Ms. Harden:

As representatives of the owner of the above stated Property, SL Project Texas 2 LP (“Applicant”), we respectfully submit the enclosed Zoning Application and submittal package. The Property is developed with a warehouse building that was permitted as Site Plan Case Number SP-94-0289C. The rezoning request is from CS to LI to allow for the General Warehousing and Distribution use to allow for outdoor storage. The Applicant agrees to a Conditional Overlay prohibiting industrial uses in the LI zoning district including Basic Industry, Recycling Center, Resource Extraction, and Stockyards. The Property is not located in a Neighborhood Plan, so a plan amendment is not required. Please see the enclosed aerials and zoning exhibits for your review.

The following are the details of the request:

Acreage:	10.18 acres
Existing Land Use Designation:	NA
Existing Zoning:	CS
Proposed Zoning:	LI

The Property is surrounded by compatible zoning districts including CS to the north, south and east, and LI-PDA to the west. The proposed LI zoning district is consistent and compatible with the surrounding zoning and land uses.

Yvonne Espinoza with Austin Fire Department (AFD) reviewed the proposed rezoning to LI and the surrounding zoning and land uses. AFD has no concerns with the rezoning. Please find enclosed Ms. Espinoza’s confirmation email.



LANDUSE
SOLUTIONS

Please let me know if you or your team members have any questions or need additional information. Thank you for your time and assistance with the request.

Respectfully,

Michele Haussmann

Enclosures

CC: Wendy Rhoades, Development Services Department, *via electronic mail*
John Kiltz, SL Project Texas 2 LP, *via electronic mail*
Travis Eickenhorst, SL Project Texas 2 LP, *via electronic mail*

AUSTIN OFFICE 5612 Parade Ridge | Austin, TX 78731 | 512.212.4114

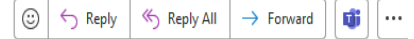
SAN ANTONIO 10003 NW Military Hwy, Ste 2215 | San Antonio, TX 78231 | 210.812.2222

Email from Yvonne Espinoza

RE: 1001 West Howard Lane



Espinoza, Yvonne <Yvonne.Espinoza@austintexas.gov>
To Michele Haussmann
Cc Dylan Coons; Laurie Kaplan



Wed 7/17/2024 3:47 PM

Good afternoon Michele,

I have reviewed what you sent and looked at surrounding properties. AFD does not have any concerns about the change. The property has a significant setback from the existing residential property and the LI-PDA zoning. Let me know if you have any other questions.



YVONNE ESPINOZA, P.E. | Consulting Engineer – Engineering and Plan Review – Fire Marshals Office
6310 Wilhelmina Delco Dr., Austin, TX 78752 | D: 512.974.0185 | M: 512.748-4751 | <https://www.austintexas.gov/department/fire-marshals-office>
FB | AustinFireDepartment TW | @AustinFireDept IN | @austinfiredept

Aerial Zoomed Out





LANDUSE SOLUTIONS

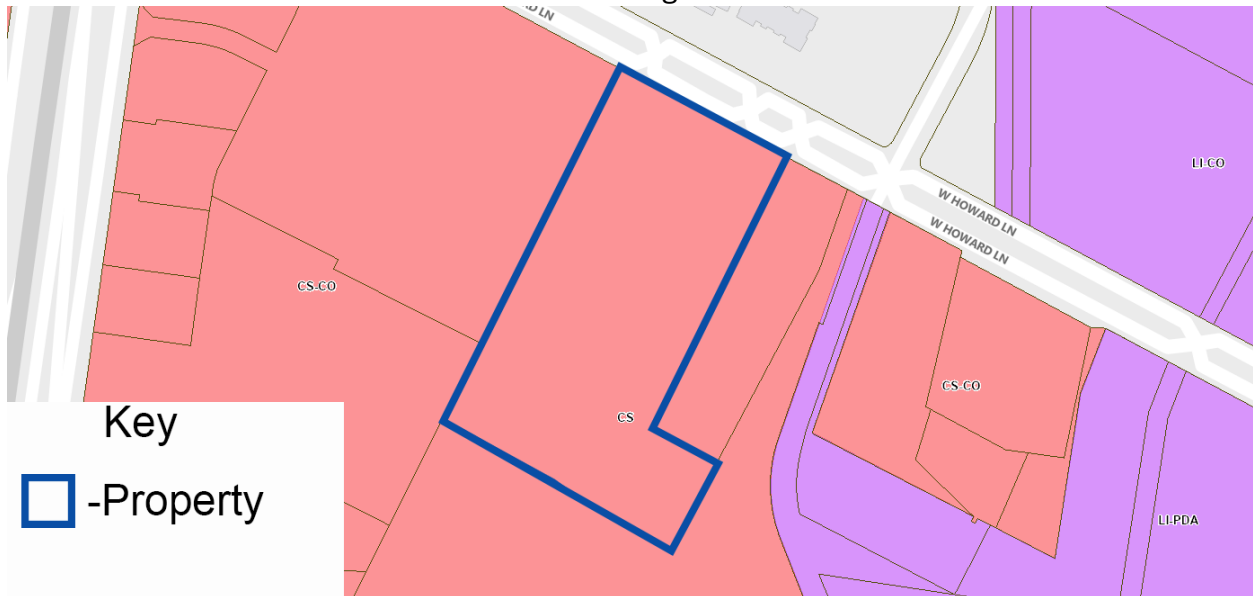
Aerial Zoomed In



Key

□ -Property

Zoning



Key

□ -Property