

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0019 – Dalton Airport Overlay Rezoning

DISTRICT: 2

ZONING FROM: I-RR

ZONING TO: LI

ADDRESS: 1019 Dalton Lane

SITE AREA: 16.25 acres
(707, 850 sq. ft.)

PROPERTY OWNER: HPI Acquisition, LLC

AGENT: Winstead PC (Micah King)

CASE MANAGER: Cynthia Hadri 512-974-7620, Cynthia.hadri@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant limited industrial services – conditional overlay (LI-CO) combined district zoning. The conditional overlay will prohibit the following uses:

- | | |
|--|----------------------------------|
| • Basic Industry | • ~~Light Manufacturing~~ |
| • ~~Custom Manufacturing~~ | • Recycling Center |
| • Drop-Off Recycling Collection Facility | • Resource Extraction |
| | • Scrap and Salvage |

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 6, 2026: APPROVED THE STAFF'S RECOMMENDATION FOR LI-CO WITH CUSTOM MANUFACTURING AND LIGHT MANUFACTURING REMOVED FROM THE PROHIBITED LIST

[R. PUZYCKI; B. GREENBERG - 2ND] (9-0) A. CORTES AND L. OSTA LUGO - ABSENT.

CITY COUNCIL ACTION:

October 22, 2026:

ORDINANCE NUMBER:

ISSUES:

The applicant is amenable to staff's recommendation of LI-CO with the prohibited uses listed above.

CASE MANAGER COMMENTS:

The property in question is approximately 16.25 acres, developed with a plant nursery with access to Dalton Lane, an ASMP level 2 street and Sherman Road an ASMP level 1 street. The site is currently designated interim – rural residential (I-RR) combined district zoning. The surrounding zoning patterns consist of light industrial, commercial and automotives uses, single family residential and mobile home parks (I-RR; I-SF-2; CH-CO; CS-CO; LI-CO; MH). ***Please refer to Exhibits A (Zoning Map) and B (Aerial View).*** The applicant is requesting limited industrial services – conditional overlay (LI-CO) combined district zoning to allow for a broader range of uses that align with the existing developments in the area. ***Please refer to Exhibit C (Applicant’s Summary Letter).***

BASIS OF RECOMMENDATION:

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

The limited industrial service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

The 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. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Limited warehousing and distribution zoning is generally a low intensive, low traffic generating land use. With the addition of the prohibited uses in the conditional overlay restricting the more intensive land uses on the property, the environmentally sensitive property will have a lower impact from the future land use. The recent rezonings in the area, along with the current request, promote compatibility with adjacent and nearby uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Crop Production – Plant Nursery
<i>North</i>	LI-CO	Automotive uses
<i>South</i>	I-SF-2; MH; RR	Mobile Home; Single Family Residential
<i>East</i>	I-SF-2; CS-CO	Mobile Home; Single Family Residential; Venue
<i>West</i>	I-RR; CH-CO	Undeveloped; Plant Nursery

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Carson Creek

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

C14-2026-0019

SCHOOLS: Del Valle Independent School District

Gilbert Smith Elementary School John P. Ojeda Middle School Del Valle High School

COMMUNITY REGISTRY LIST:

Austin Neighborhoods Council
Del Valle Community Coalition
Del Valle Independent School District
Friends of Austin Neighborhoods
Homeless Neighborhood Association

Imperial Neighborhood Association
Overton Family Committee
Richland Estates Neighborhood
Organization

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0227 – Live Oak Brewing Co. – 1615 Crozier Ln	I-RR to LI	To Grant LI-CO	Approved LI-CO as Zoning and Platting Commission Recommended (2-12-2009).
C14-99-0134 - Dalton Lane General Partnership	I-RR to LI	To Grant LI-CO	Approved LI-CO Zoning and Platting Commission Recommended (2/1/2001)
C14-02-0145 - Insurance Auto Auctions, Inc.	I-RR to LI	To Grant LI-CO (date)	Approved LI-CO as Zoning and Platting Commission Recommended (2/13/2003)
C14-2019-0019 – Capitol Manor Mobile Home Park	I-RR to MH Withdrawn due to Property’s location within Airport Overlay Zone – 3 Not applicable	I-RR to MH Withdrawn due to Property’s location within Airport Overlay Zone – 3 Not applicable	I-RR to MH Withdrawn due to Property’s location within Airport Overlay Zone – 3 Not applicable
C14-2021-0040 – 1501 Crozier Ln Zoning	I-RR to CS-CO	To Grant CS-CO (09/7/2021)	Approved CS-CO as Zoning and Platting Commission Recommended (10/29/2021)

RELATED CASES:

There are no related case.

ADDITIONAL STAFF COMMENTS:

Comprehensive Planning:

Project Name and Proposed Use: 1019 DALTON LANE. C14-2026-0019. Project: Dalton Airport Overlay Rezoning. 16.25 acres from I-RR to LI. Existing: crop production. Proposed: limited warehousing and distribution. Note that the site is located within the Airport Overlay (AO-3).

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures *
	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 *:
	Mobility and Public Transit *: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access *: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment *: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access *: Provides or is located within 0.50 miles of a grocery store/farmers market.
	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.
	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.)
	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. • Limited warehousing & distribution
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
2	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 Carson 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 a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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:

There are no comments.

PARD – Planning & Design Review:

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:

All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

Site plans will be required for any new development except for residential only project with up to 4 units.

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

The site is located within Austin-Bergstrom Overlay AO-3. No uses will be allowed that create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing.

Austin Transportation Department – Engineering Review:

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Sherman Rd. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Sherman Rd. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Dalton Ln. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Dalton Ln. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Existing Street Characteristics:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Dalton Ln.	Level 2	84'	61'	23'	No	Yes	No
Sherman Rd.	Level 1	58'	48'	17'	No	No	No

Austin Water Utility:

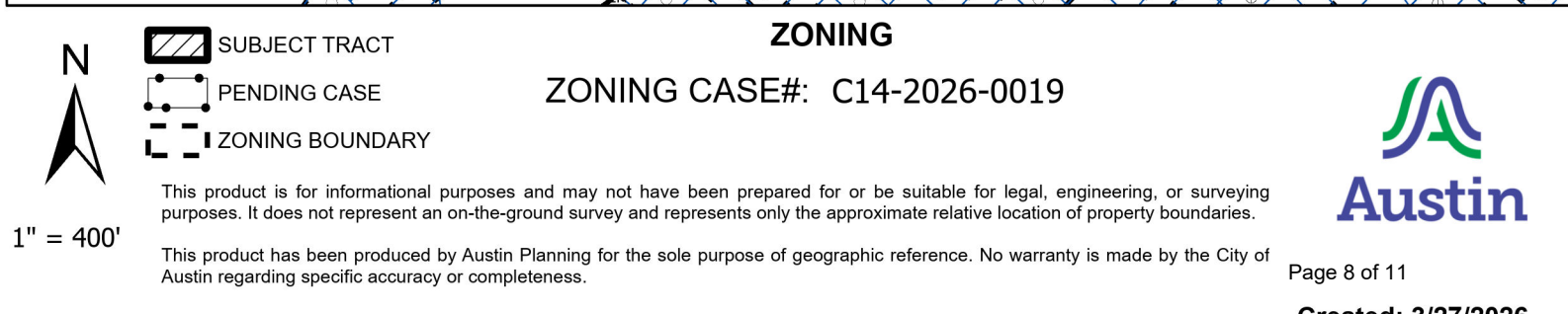
No comments on zoning change.

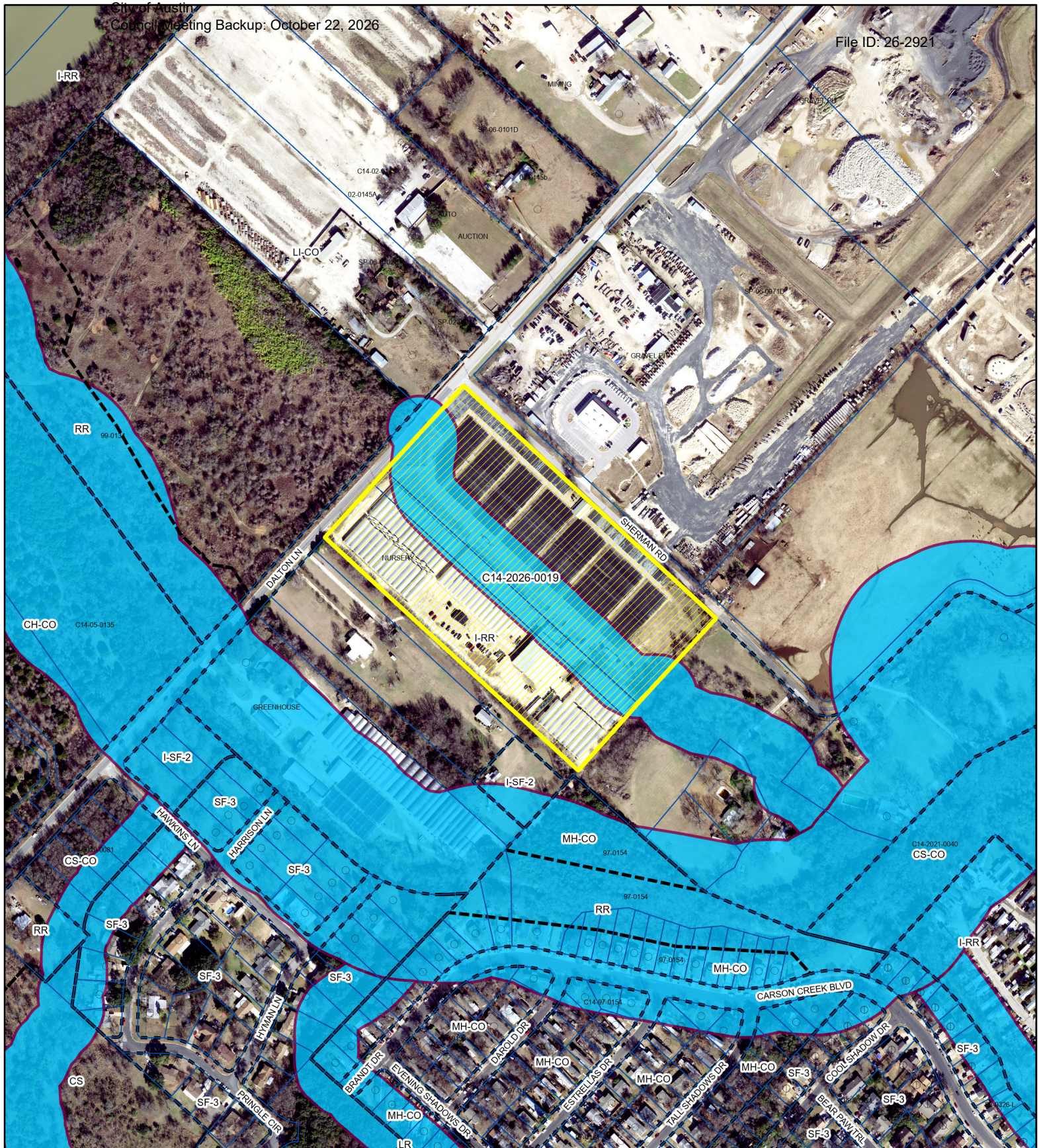
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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 AND ATTACHMENTS TO FOLLOW:

- A. Zoning Map
- B. Aerial Map
- C. Applicant's Summary Letter
- Correspondence from Interested Parties





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

Dalton Airport Overlay Rezoning

ZONING CASE#: C14-2026-0019
LOCATION: 1019 Dalton Ln
SUBJECT AREA: 16.25 Acres
MANAGER: Nancy Estrada



1" = 400'

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

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February 23, 2026

Lauren Middleton-Pratt
Director, Planning Department
City of Austin
6310 Wilhelmina Delco Drive
Austin, TX 78752

Re: Rezoning Application (“**Application**”) for 1019 Dalton Lane (the “**Property**”)

Dear Mrs. Middleton-Pratt:

This Application is to rezone the Property from I-RR to LI. The Property is located just east of the SH 71 - US 183 interchange, approximately 0.5 miles east of the airport, within Airport Overlay Zone 3 (“**AO-3**”), which is an area of land use control designed to ensure compatibility with the airport. The AO-3 zone permits industrial and commercial uses but restricts residential uses.

The Property is ideally situated for warehousing and distribution given its proximity to major highways and the airport, with access to SH 71 and US 183, and the zoning would be consistent with the industrial designation of adjacent properties on the Airport Future Land Use Plan, a component of the Austin-Bergstrom International Airport Master Plan.

The zoning would be consistent with: (i) the warehousing, distribution, and custom manufacturing uses on a 60-acre tract of land zoned CH-CO to the northwest; (ii) LI-CO-zoned properties to the north; and (iii) the City’s industrial facility on the abutting 46-acre tract of land to the east, which the City purchased for the storage of construction materials and recycling (the City’s RCA for the acquisition described it as being “in an industrial area”).

Under existing zoning, up to nine new residences could be constructed due to an exception from AO-3 use restrictions on part of the Property. Upon rezoning, residential uses would become completely prohibited, thereby advancing Council policy against new residential uses in AO-3.

Thank you for your assistance.

Sincerely,

Micah J. King



City of Austin

Austin Aviation

Austin-Bergstrom International Airport

3600 Presidential Blvd., Ste. 411, Austin, Texas 78719
512/530-6622

FROM: Joe Mercer, Airport Planner
Austin Aviation

TO: Cynthia Hadri, Planner Senior
Austin Planning

DATE: October 5, 2026

SUBJECT: C14-2026-0019
1019 Dalton Ln.
Austin, TX 78617

Austin Aviation has reviewed case number **C14-2026-0019** and the associated property at 1019 Dalton Lane, Austin, TX 78617. This letter outlines the airport-compatibility requirements applicable to the property prior to consideration by the City of Austin Zoning and Platting Commission on October 6, 2026.

The property is located within the Controlled Compatible Land Use Area (CCLUA) and the Airport Overlay Zone 3 (AO-3) and is therefore **subject to requirements of City of Austin Land Development Code (LDC), Chapter 25-13, Airport Hazard and Compatible Land Use Regulations.**

While industrial zoning is generally compatible within the AO-3, **zoning compatibility does not constitute approval of any specific development, structure, or use proposed for the property.** Prior to the issuance of applicable development permits, proposed improvements must be reviewed for compliance with LDC Chapter 25-13.

The proposed development must also be evaluated for applicable federal airspace requirements under **14 CFR Part 77** due to its proximity to existing and planned runway infrastructure at AUS. **Austin Aviation will require the developer to obtain FAA determination** for the proposed improvements through submission of FAA Form 7460-1, *Notice of Proposed Construction or Alteration*. Submittals should be made through the [FAA's Obstruction Evaluation/Airport Airspace Analysis \(OE/AAA\)](#) online portal.

If you have any questions or require additional information, please contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe Mercer'.

Joe Mercer, Airport Planner
512/530-6622, Joseph.Mercer@flyaustin.com

Cc: Karen Korir, Ghizlane Badawi, Jason Alexander