ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0227

Z.A.P. DATE: December 16, 2008

ADDRESS: 1615 Crozier Lane

C.C. DATE: January 15, 2009 – 1st reading
February 12, 2009 – 2nd/3rd reading

OWNER/APPLICANT: Hoyt E. McElroy

AGENT: Hoyt E. McElroy

ZONING FROM: I-RR **TO:** LI **AREA:** 22.37 acres (974437.2 sq.ft.)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of LI-CO (Limited Industrial Services) district zoning. 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.

ZONING AND PLATTING COMMISSION RECOMMENDATION: The ZAP Commission voted to approve LI-CO zoning and recommended that no variances from the Critical Water Quality Zone requirements be allowed. (6-0; Evans abs.), 12/16/2008

CITY COUNCIL 1st READING: The first reading of the ordinance for limited industrial service-conditional overlay (LI-CO) combining district zoning with conditions was approved on consent on Council Member Morrison's motion, Council Member Leffingwell's second on a 6-0 vote. Council Member Martinez was off the dais. 1/15/2009

DEPARTMENT COMMENTS: The subject property is a 22 acre undeveloped tract adjacent to Austin-Bergstrom International Airport and currently zoned I-RR. The applicant seeks to rezone the property to LI in order to develop a second local facility for the Live Oak Brewery. The property lies within the airport overlay zone that encourages industrial uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Undeveloped
North	I-SF-2	Undeveloped
South	CS-CO	Airport Parking Lot
East	N/A	Wastewater Treatment Facility
West	SF-3/MH-CO	Mobile Home Park

AREA STUDY: N/A

TIA: Waived

WATERSHED: Colorado River

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR:

HILL COUNTRY ROADWAY: No

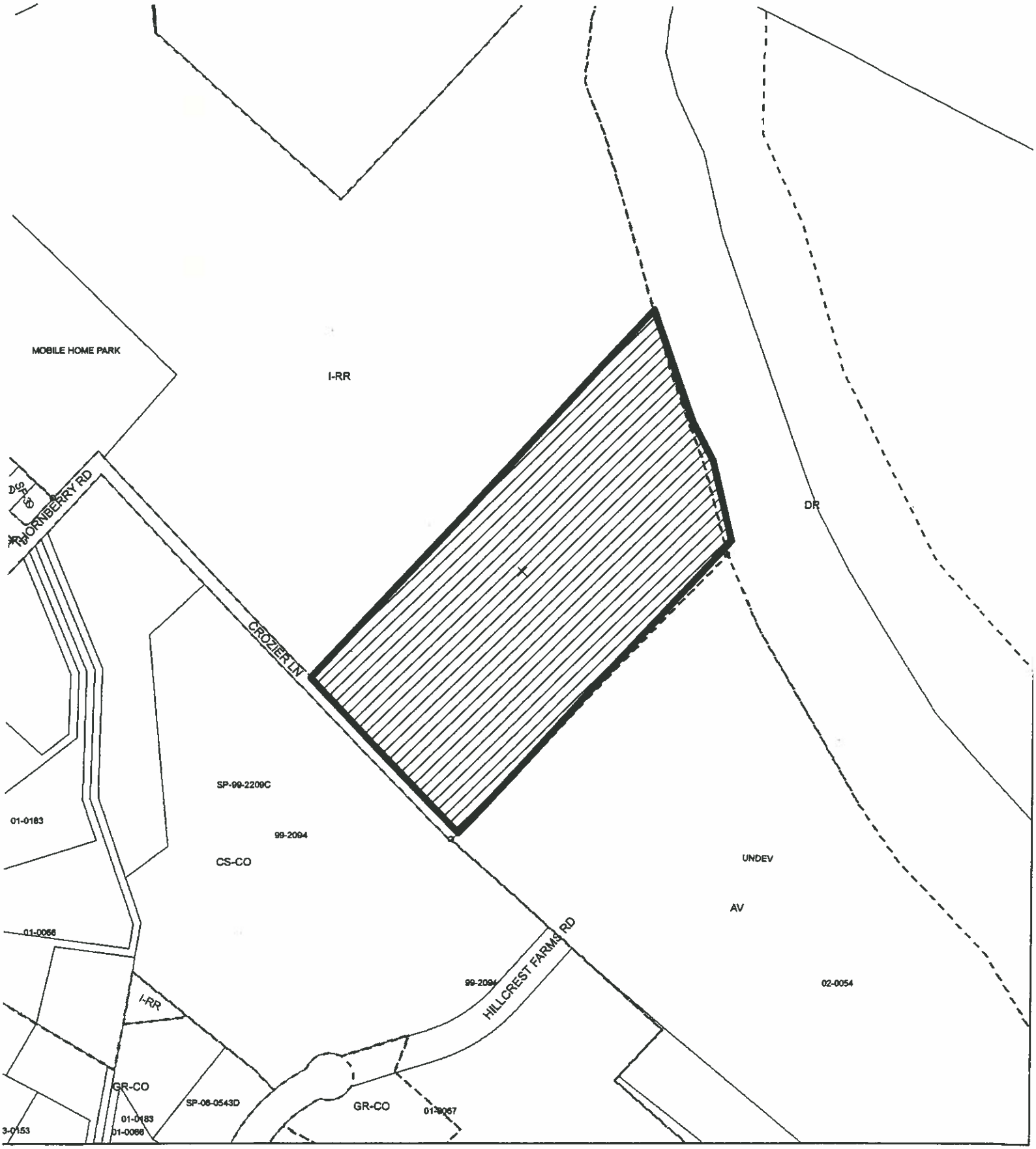
NEIGHBORHOOD ORGANIZATIONS:
Austin Parks Foundation
Homeless Neighborhood Association
Home Builders Association of Greater Austin
Austin Neighborhoods Council
League of Bicycling Voters

SCHOOLS:
Del Valle Elementary
Del Valle Middle School
Del Valle High School

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0054	UNZ to AV	APVD STAFF REC OF AV W/CONDS (6-0); 5/21/2002	APVD AV (7-0); 2ND/3RD RDGS; 6/4/2002
C14-99-2094	I-RR to CS-CO	APVD STAFF REC OF CS-CO (6-1 SA-NAY); PROHIBIT PAWN SHOPS, VEHICLE STORAGE, ADULT ORIENTED BUSINESSES, TRIP LIMITATION AS SET OUT IN STAFF REC AND LIMITED ACCESS AS SET OUT IN STAFF REC (6-1 SA-NAY); 1/11/2000	APVD 2ND/3RD RDGS (7-0); 5/11/2000

RELATED CASES: N/A



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

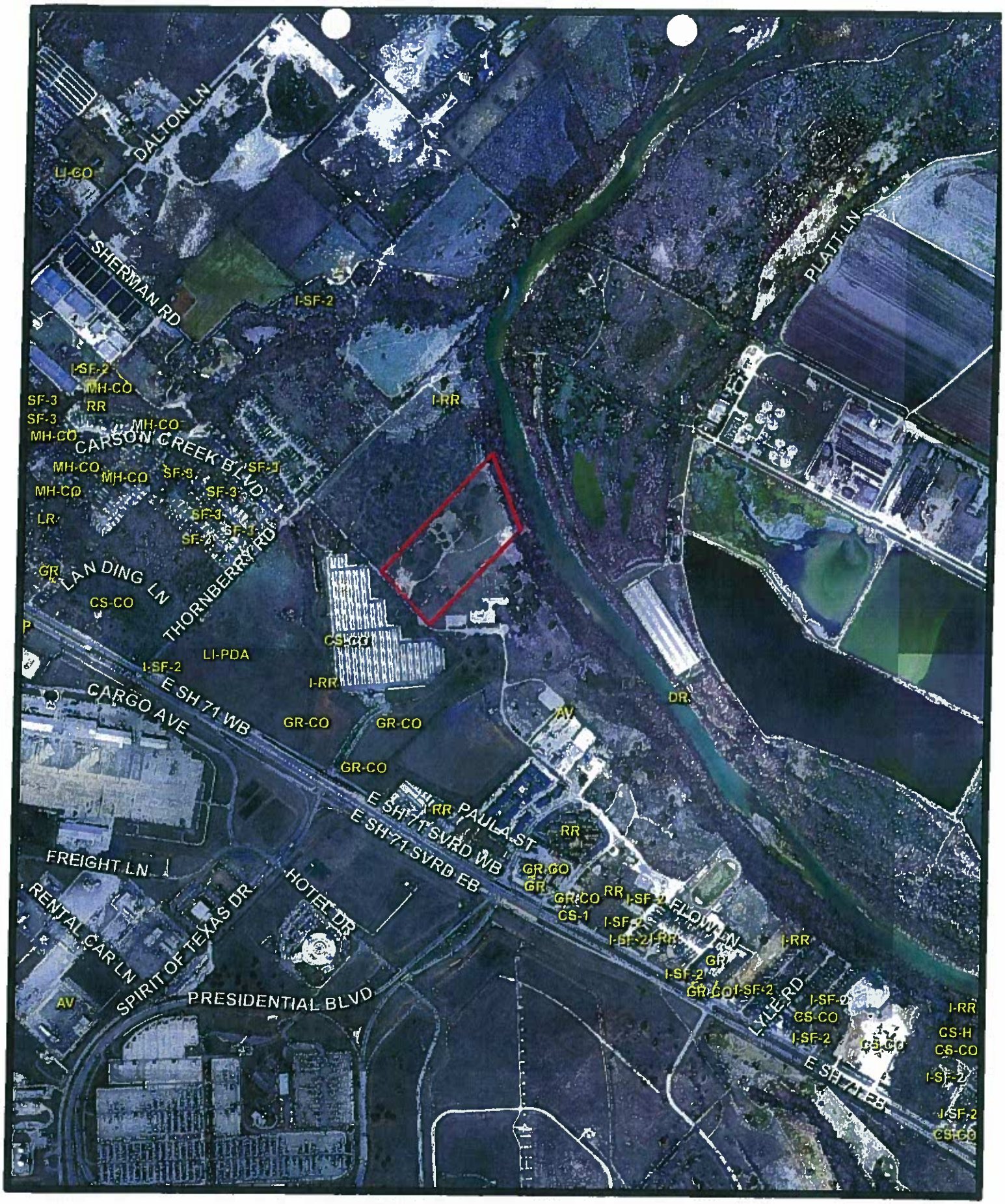
1" = 400'

ZONING

ZONING CASE#: C14-2008-0227
ADDRESS: 1615 CROZIER LANE
SUBJECT AREA: 22.37 ACRES
GRID: N18
MANAGER: S. Rye

CITY OF AUSTIN FOUNDED 1839

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2008-0227 1615 Crozier Lane
From Interim Rural Residence (IRR) to Limited Industrial Services (LI) District Zoning

BASIS FOR RECOMMENDATION

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

The property is located within the Airport Overlay Zone that encourages industrial uses.

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

The property is located between the Austin-Bergstrom International Airport and the Hornsby Bend Wastewater Treatment Facility.

ENVIRONMENTAL

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Colorado River Watershed and 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

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.

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TRANSPORTATION:

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]

Right of Way:

If the requested zoning is recommended for this site, right-of-way should be dedicated from the centerline of Crozier Lane in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12. Please contact me at your earliest convenience to discuss this requirement.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
Crozier Ln	39'	24'	Collector	No	No	No

SITE PLAN

Any new development may be subject to Subchapter E: Design Standards and Mixed Use. A proposed development may be exempt if the proposed use is industrial, with less than 25% of the proposed structures being for office or any other commercial use. Additional comments will be made when the site plan is submitted. For further clarification, please contact the Development Assistance Center – 974-2934.

This property is within the Airport Overlay Zone AO-1, [or ,AO-2, or AO-3]. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

The site appears to be subject to compatibility standards. Compatibility Standards are applicable to all property adjoining or across the street from a lot zoned or used as a SF-5 or more restrictive or within 540 feet from the lot zoned SF-5 or more restrictive. This lot has I-RR lots located along the northwestern edge of the property:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Please be aware that Land Development Code § 25-2-601 requires even more strict setbacks for LI-zoning districts - The minimum interior yard setback and rear yard setback is 50 feet, if adjacent to property zoned as or used for a use permitted in an LA, RR, SF-1, SF-2, SF-3, SF-4, SF-5, or SF-6 district.

On February 28, 2008, City Council approved an ordinance that adjusts the Colorado River buffers. The goals of the Code Amendment are to protect the physical and ecological integrity of the River, and preserve its recreational and economic value. The regulatory improvements would establish the Critical Water Quality Zone (CWQZ) starting point of buffer at the river's ordinary high water mark, rather than the stream centerline. The width of the CWQZ would be between 200 and 400 feet on land, depending on the 100-year flood plain. The buffers will be applied at the time of site plan.

CITY COUNCIL DATE: January 15, 2009 -1st
February 12, 2009 – 2nd/3rd reading

ACTION: 6-0 1st reading 1/15/09

ORDINANCE READINGS: **1st** 1/15/09 **2nd** **3rd**

ORDINANCE NUMBER:

CASE MANAGER: **Stephen Rye**

PHONE: 974-7604
stephen.rye@ci.austin.tx.us