

# ZONING CHANGE REVIEW SHEET

**CASE:** C14-2011-0143  
8115 Altoga Drive

**Z.A.P. DATE:** December 6, 2011

**ADDRESS:** 8115 Altoga Drive

**OWNERS:** LY Holding Co., Inc.  
(Xuan Ly)

**AGENT:** Thrower Design  
(Ron Thrower)

**ZONING FROM: I-RR**

TO: LI

**AREA:** 6.609 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited industrial – conditional overlay (LI-CO) district zoning. The conditional overlay would limit development to less than 2,000 vehicle trips per day.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

December 6, 2011: APPROVED LI-CO ZONING IN ACCORDANCE WITH STAFF RECOMMENDATION, ON CONSENT. [P.SEEGER; G. ROJAS- 2ND] (7-0)

**DEPARTMENT COMMENTS:**

The subject property is currently developed with warehouses and parking, in accordance with SP-04-0118D. Surrounding land uses to the north, west, and south are similar limited industrial and warehousing uses. East of the subject property, across Ferguson Cutoff, is the City of Austin property that is currently under rezoning application as South Walnut Creek Greenbelt. The subject property takes access to Altoga Drive and Ferguson Cutoff. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The subject property was subdivided as part of C8-95-0230.1A, which was recorded in 1997. At that time, the area was still located in the City's ETJ. In March, 2004, the subject property applied for a site development permit with SP-04-0118D, which was granted in July, 2004. In November, 2004, the area was annexed to full-purpose jurisdiction with case C7A-04-021/ Ordinance 20041118-013. Please refer to Exhibits A-2 (Plat Exhibit) and A-3 (Site Plan).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Limited Industrial / Warehouse
<i>North</i>	I-RR	Limited Industrial / Warehouse
<i>South</i>	I-RR, I-SF-2, LI-CO, CS-1-CO	Limited Industrial / Warehouse
<i>East</i>	I-RR to P (under COA review)	Vacant / Proposed Parkland (COA)
<i>West</i>	I-RR, LI-CO	Vacant / Limited Industrial / Warehouse

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Bluebonnet Hills Association

L.B.J. Neighborhood Association

**SCHOOLS:**

Jordan Elementary School

Garcia Middle School

LBJ High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0156	I-SF-2 to LI	LI-CO, 10-4-05, consent	LI-CO, 1 <sup>st</sup> 11-17-05(7-0); 2 <sup>nd</sup> 12-15-05 (Ord. 200551215-085)
C14-05-0173	I-SF-2 to LI	LI-CO, 12-6-05, consent	LI-CO, 12-15-05 (Ord. 200551215-Z012)
C14-05-0191	I-SF-2 to CS-1	CS-1-CO, 12-6-05, consent	Cs-1-CO, 2-2-06 (Ord. 20060202-Z002)

NOTE: The Conditional Overlay in all cases listed above was a limitation on vehicular trip generation to less than 2,000 trips per day. The Conditional Overlay or C14-05-0191 also prohibited cocktail lounge use from the CS-1-CO zoned property.

**RELATED CASES:**

The subject property was subdivided as part of C8-95-0230.1A, which was recorded in 1997. At that time, the area was still located in the City's ETJ. In March, 2004, the subject property applied for a site development permit with SP-04-0118D, which was granted in July, 2004. In November, 2004, the area was annexed to full-purpose jurisdiction with case C7A-04-021/ Ordinance 20041118-013.

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Altoga Drive	64'	42'	Commercial Cul-de-sac	Sidewalks exist on portions of Altoga Drive	None	None
Ferguson Cutoff	Varies	Varies	Collector	None	None	None

**COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Heather Chaffin**PHONE:** 974-2122

e-mail: heather.chaffin@austintexas.gov

## **SUMMARY STAFF RECOMMENDATION:**

### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The existing and proposed use is warehousing. The proposed rezoning will allow the property owner to expand his current business by establishing a zoning classification that is more appropriate for the use than the I-RR classification that was assigned at the time of annexation.

*2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The properties in the immediate vicinity have similar land uses to the subject property. Also, it appears that rezoning requests of a similar nature have been approved with comparable conditions on several occasions.

### **EXISTING CONDITIONS**

#### **Impervious Cover**

Under the previously approved site development permit, SP-04-011D, the subject property is currently developed with 64.4% impervious cover.

#### **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 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. 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 Net Site Area</i>	<i>% 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 boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees may 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.

#### **Site Plan**

A site plan was approved under SP-04-0118D, and the site is fully developed. The site provides for 64.4% impervious coverage with limited office/warehouse uses, along with associated parking and drainage facilities.

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

#### **Transportation**

No additional right-of-way is needed at this time.

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].

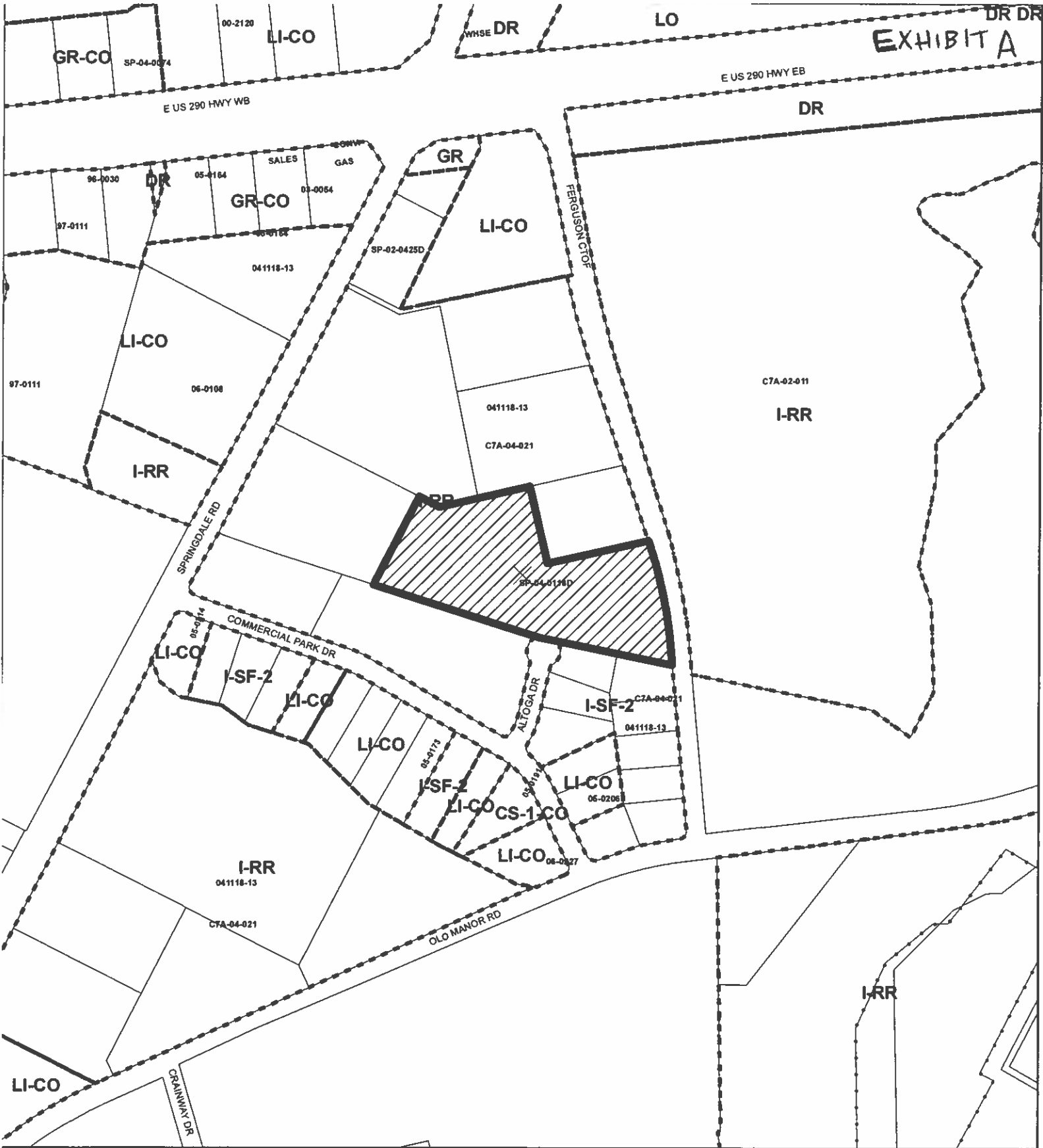
There are existing sidewalks along a portion of the Altoga Drive cul-de-sac. There are no existing sidewalks along Ferguson Cutoff.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Altoga Drive or Ferguson Cutoff.

Capital Metro bus service is not available within 1/4 mile of this property.

#### **Water / Wastewater**




The site is currently served by City of Austin water and wastewater utilities. If redeveloped 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. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.



## ZONING

ZONING CASE#: C14-2011-0143



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

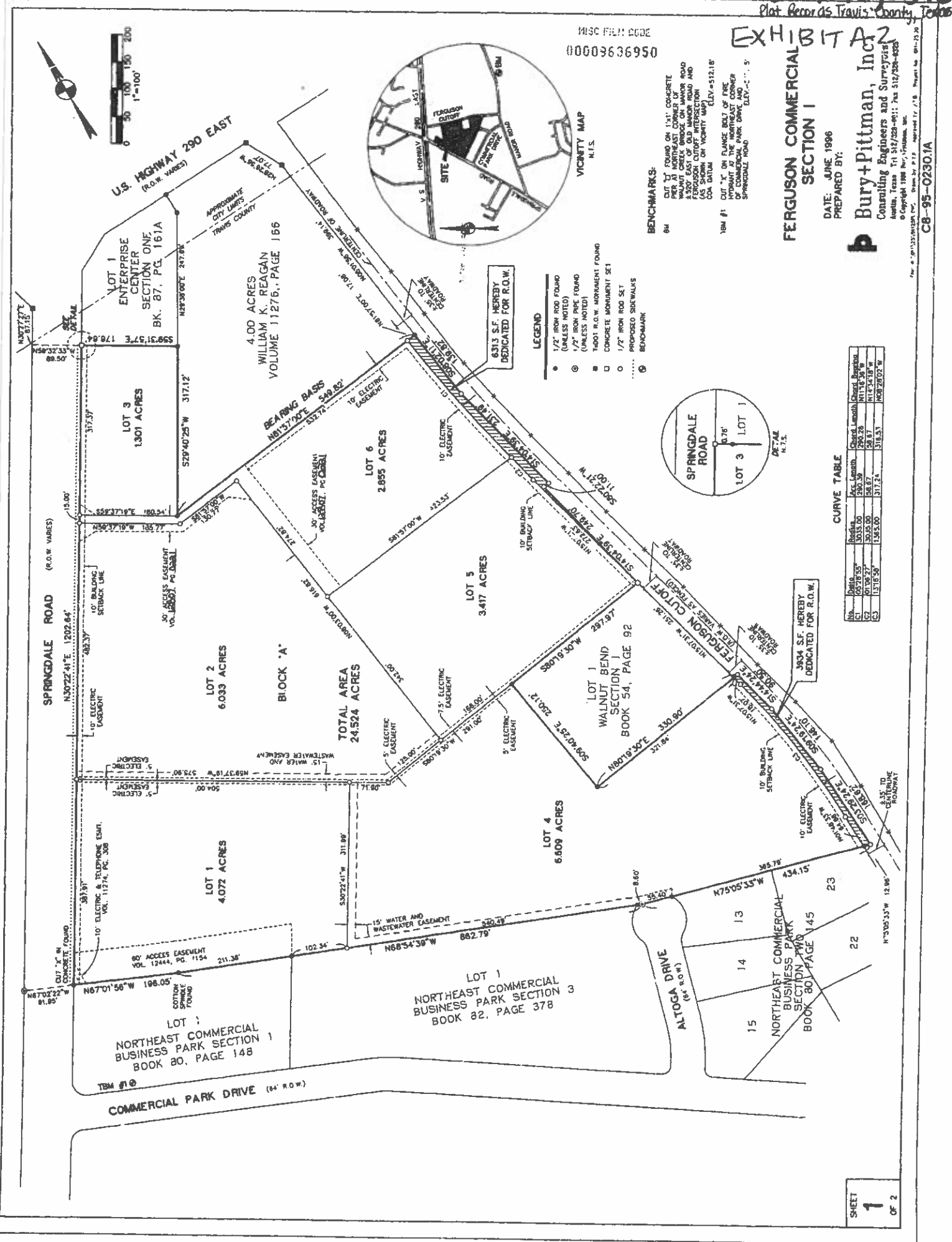




EXHIBIT A-1







No.	Date	Food	Arc Length	Chord Length	Chord Bearing
C1	05/28/55		280.36	290.28	N11°16'36"W
C2	01/06/27		30.95.00	58.87	N14°34'18"W
C3	13/16/50		1363.00	317.24	S16.83

1

EXHIBIT A-3

Project No. 120-03-41  
Date January 28, 2004  
Drawn by S.E.C.  
Checked by S.E.C.  
Title 12003-03-41  
RAYMOND CONSTRUCTION INC.  
2800A INDUSTRIAL TERRACE  
AUSTIN, TEXAS 78756

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2800A INDUSTRIAL TERRACE  
AUSTIN, TEXAS 78756

FERGUSON COMMERCIAL  
8200 FERGUSON CIRCLE  
AUSTIN, TEXAS 78729  
SITE PLAN



CSA COOK-STEINMAN & ASSOCIATES, INC.  
Consulting Engineers and Land Planners  
Austin, Texas 78704 (512) 444-8777 Fax (512) 454-2505

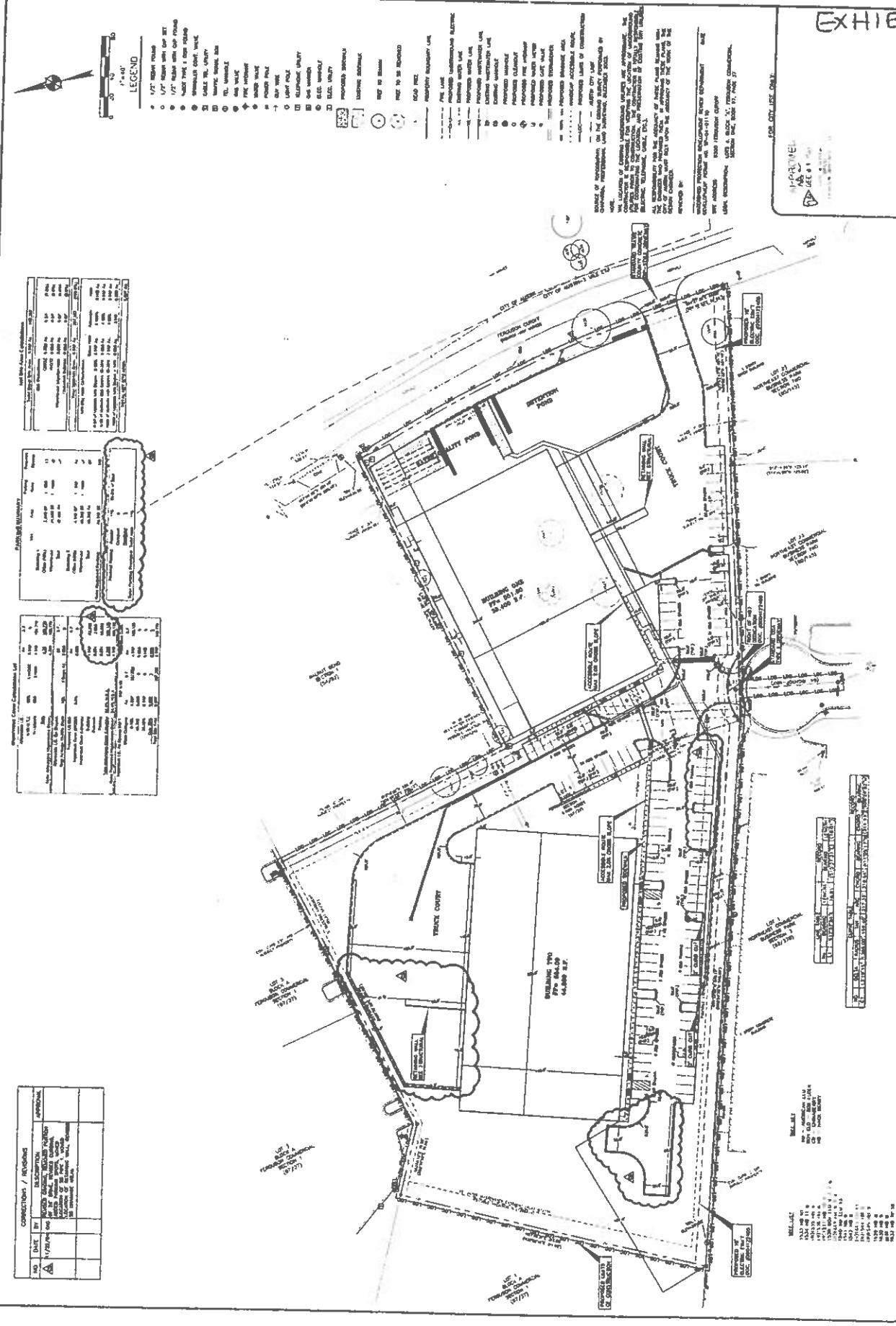


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