

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0143 – 7303 Burleson Road  
Zoning

**Z.A.P. DATE:** December 18, 2012

**ADDRESS:** 7303 Burleson Road

**OWNER/APPLICANT:** Chall Ltd. (Len Layne) **AGENT:** Thrower Design  
(Ron Thrower)

**ZONING FROM:** I-RR **TO:** LI **AREA:** 36.37 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

December 18, 2012: *APPROVED LI-CO DISTRICT ZONING AS STAFF  
RECOMMENDED, BY CONSENT*

*[P. SEEGER; G. ROJAS – 2<sup>ND</sup>] (6-0) R. MCDANIEL – ABSENT*

### **ISSUES:**

None at this time.

### **DEPARTMENT COMMENTS:**

The subject zoning area is developed with a mix of commercial, office/warehouse and industrial uses within the Omni Business Park subdivision, as well as undeveloped land, and is zoned interim – rural residence (I-RR) district. Omni Business Park has access to Burleson Road by way of a private driveway for the businesses. There are office/warehousing/manufacturing uses and undeveloped land to the north (LI-PDA-NP), a single family residential subdivision and undeveloped land to the east (County), undeveloped land to the south and west (I-RR; County). Adjacent to the southwest property line is the Travis Business Park which was recently approved for LI-CO and CS-1-CO district zonings. There is one lot within Omni Business Park that is not a part of the zoning application, and is developed with office/warehouse uses (I-RR). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

Omni Business Park and adjacent land to the east was annexed into the City limits on December 19, 2011. The Applicant proposes to zone the property to the limited industrial service (LI) district consistent with the existing set of commercial and industrial uses. Staff recommends the Applicant's request based on the following considerations: 1) the proposed

use is compatible with similar uses and zoning to the north and west, 2) access is taken to a major arterial roadway, and 3) compatibility with the adjacent residential properties will be applied upon redevelopment of the eastern part of Omni Business Park, by a 50 foot wide setback (25-2-601(B)).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Commercial/Industrial business park; Undeveloped
<i>North</i>	LI-PDA-NP	Undeveloped (within the Colorado Crossing development)
<i>South</i>	County	Undeveloped; Ojeda Middle School
<i>East</i>	County	Single family residences in Martinshaw subdivision; Undeveloped
<i>West</i>	I-RR; LI-CO	Undeveloped; Industrial and office/warehouse uses in the Travis Business Park

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Onion Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**SCHOOLS:**

The subject property is within the Del Valle Independent School District.

**NEIGHBORHOOD ORGANIZATIONS:**

96 – Southeast Corner Alliance of Neighborhoods    511 – Austin Neighborhoods Council  
 627 – Onion Creek Homeowners Association    634 – Montopolis Area Neighborhood Alliance  
 774 – Del Valle Independent School District  
 786 – Home Builders Association of Greater Austin  
 1037 – Homeless Neighborhood Association    1075 – League of Bicycling Voters  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1224 – Austin Monorail Project    1228 – Sierra Club, Austin Regional Group  
 1236 – The Real Estate Council of Austin, Inc.    1258 – Del Valle Community Coalition  
 1316 – Southeast Combined Neighborhood Plan Contact Team  
 1340 – Austin Heritage Tree Foundation    1363 – SEL Texas

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2012-0051 – Felter Lane Hot Bodies	I-RR to CS-1	To Grant CS-1-CO w/CO for 2,000 trips	Apvd. as ZAP recommended (9-27-

– 4134 Felter Ln.		per day over the existing land uses	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 ZAP Commission recommended (5-24-12).
C14-02-0128.03 – Southeast Combined Neighborhood Plan (Southeast) Rezoning – Ben White/SH 71 on the north, U.S. 183 on the east, Burleson Rd. on the south, and Montopolis Dr. on the west	Rezoning of 24 tracts of land	To Grant	Apvd. (10-10-02).
C14-02-0198 – Telecom Office Park – 7001 Burleson Rd.	I-RR to LI-PDA	Apvd. 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/ industrial uses	Apvd. LI-PDA (8-7-03).
C14-02-0117 – Telecom Office Park – 4101 Smith School Rd.	I-RR to LI-PDA	Apvd. 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 (3-20-03).
C14-00-2041 – Lockheed Tract – 6800 Burleson Rd.	DR to LI	Apvd. Staff rec. of LI with conditions	Apvd. LI-PDA, LI-CO and RR-CO for area in the floodplain (3-8-01).

**RELATED CASES:**

This property was annexed into the Full-Purpose Jurisdiction on December 19, 2011 (C7a-11-001).

The property is platted as Lots 1 and 3 of Omni Business Park subdivision, recorded on August 31, 1994 (C8-93-0091.0A). Please refer to Exhibit B. There are no site plan applications on the property.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
Burleson Road	130 feet	2 @ 24 feet	Major Arterial	6,685
Omni Park	N/A	40 feet	Private Street	Not Available

- Burleson Road is classified in the Bicycle Plan as Bike Route No. 72.
- Capital Metro bus service (Route No. 328) is available along Burleson Road.
- There are no existing sidewalks along Burleson Road.

**CITY COUNCIL DATE:** January 17, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

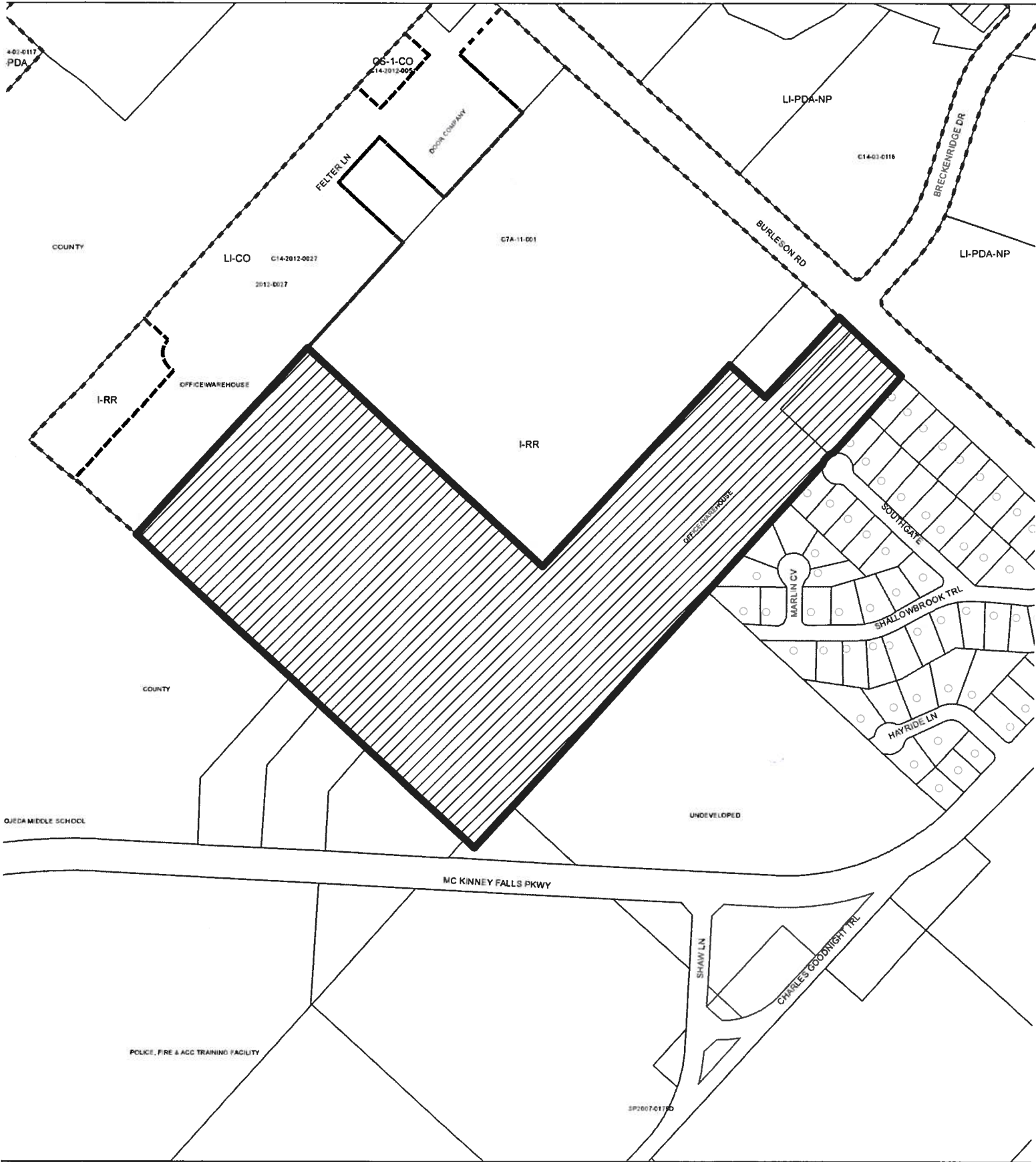
2<sup>nd</sup>




3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2012-0143**

EXHIBIT A

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.







DULT OAB RET

DOCK COMPANY

BURLES OVER RD

STA 11-001

OFFICE WAREHOUSE

2019-0027

COUNTY

UNDEVELOPED

MC KINNEY FALLS PKWY

MCKINNEY FALLS PKWY

Exhibit A

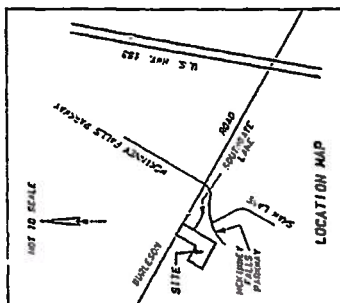
SHAW LN

SHAW LN



LOT 2. JEFF K. SMITH SUBD. BK. 65, P. 26

Curve	Radius	B-11a	Length	Aspall	Chord (ft.)
1	174.82'	416° 10' 17"	141.11'	74.00'	130.02' S 87° 28' 17" E
2	50.00'	12° 28' 33"	11.76'	6.91'	11.13' S 60° 15' 33" W
3	10.00'	-4° 27' 04"	2.84'	20.52'	35.93' S 57° 32' 49" W
4	154.02'	-2° 16' 17"	204.90'	104.00'	159.73' N 63° 22' 11" W



June. 1979

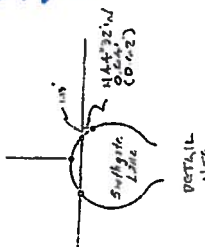
**BENCHMARK NOTE:**

Q. 1. FELD RESEARCH AND DEVELOPMENT PLANS; FIRM'S '08 COST OF 100 OF  
LBS OF WASH STATE OF EXPOSURE (FOR THE CURRENT FISCAL  
YEAR) APPROXIMATELY 20% WITH LINE OF BUSINESS 5000;

5145 1 17  
41 557 15  
N<sub>2</sub> 2-2p up no further  
ELEVATION 550.40

**Painted Kewpie**

ZONING  
AREA



COOK INLET REGIONAL INC.  
27,50 ACRES  
V. 10517. P. 945

REF. 2201.  
10121. P. 500

CHARLES E. CLAYTON GOODWIN & CO. 7 11264, P. 282

EXHIBIT B

76-18-8 SEE/ 00258  
RECORDED Plat

**SHEET 1 OF 2**

C8-93-0091.0A

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant limited industrial service – conditional overlay (LI-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

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

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

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

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

Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with similar uses and zoning to the north and west, 2) access is taken to a major arterial roadway, and 3) compatibility with the adjacent residential properties will be applied upon redevelopment of the eastern part of Omni Business Park, by a 50 foot wide setback (25-2-601(B)).

**EXISTING CONDITIONS****Site Characteristics**

The subject zoning area consists of commercial, office/warehouse and industrial uses, and undeveloped land. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

Within the Onion Creek watershed, the maximum impervious cover allowed by the LI zoning district would be 80%, which is a consistent figure between the watershed and the zoning regulations.

**Comprehensive Planning**

This zoning case is located on the south side Burleson Road, within the Omni Business Park, and approximately 900 feet west of Shallowbrook Trail. The property is **not** located within the boundaries of a neighborhood planning area and was recently annexed the City of Austin. Surrounding land uses include vacant land to the north, south and west, and a residential subdivision to the east.

The Imagine Austin Growth Concept Map, which is part of the Imagine Austin Comprehensive Plan (IACP), locates this property along the edge of the largest "Job Center"



on the map, which extends north of Ben White Boulevard and south to Burleson Road. Page 107 of the IACP states, *“Job centers accommodate those businesses not well-suited for residential or environmentally sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International Airport. 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 commuter options.”* The following IACP policy also supports business parks: **LUT P20**. Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

The rezoning of this recently annexed business park to limited industrial is consistent with the Imagine Austin Comprehensive Plan, which supports the development of a job creation center in this general area on the Growth Concept Map and job creation as a path to prosperity for all residents.

### **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 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. 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.

Numerous 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.

### **Site Plan**

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 subject to compatibility standards. Along the southeast property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.

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.

### **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 over the existing land use [LDC, 25-6-117].

### **Water / Wastewater**

FYI: 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.