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# **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2013-0026 (Springdale Business Center)    **ZAP DATE:** April 16, 2013

**ADDRESS:** 8301 Springdale Road

**OWNER/APPLICANT:** Springdale Business Center, Ltd. (E.J. Bomer)

**AGENT:** Land Answers, Inc. (Jim Wittliff)

**ZONING FROM:** I-RR

**TO:** LI

**AREA:** 12.305 acres

## **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant LI-CO (Limited Industrial-Conditional Overlay District) zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

## **ZONING & PLATTING COMMISSION RECOMMENDATION:**

## **DEPARTMENT COMMENTS:**

The property in question is currently developed with two warehouse structures that were annexed by the City of Austin in 2004 through case C7-04-021. The applicant would like to redevelop the existing structures with a Light Manufacturing use for a 12,000 sq. ft. brewery.

The staff is recommending LI-CO zoning for this property because the site is located within an industrial park surrounded by office, commercial, warehouse distribution, light manufacturing and construction sales and services uses. The site meets the intent of the LI district as it allows for a commercial service use or limited manufacturing use generally located on a moderately-sized site. The property takes access to an arterial roadway, Springdale Road and a collector roadway, Ferguson Cutoff, that are located off of a highway, U.S. Highway 290 East.

The applicant agrees with the staff's recommendation.

## **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	General Warehousing & Distribution (Springdale Business Center)
<i>North</i>	I-RR, LI-CO	Light Manufacturing (Gladwin Paint Company), Construction Sales and Services (Reagan)
<i>South</i>	I-RR, LI-CO	Undeveloped Tract, Office/Warehouse
<i>East</i>	P	Undeveloped
<i>West</i>	LI-CO	General Warehousing & Distribution (Morrison Supply Co.)

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Walnut Creek

**DESIRED DEVELOPMENT ZONE:** Yes

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CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Independent School District  
 Austin Monorail Project  
 Austin Neighborhoods Council  
 Beyond2ndNature  
 Bike Austin  
 Bluebonnet Hills Association  
 Del Valle Community Coalition  
 Homeless Neighborhood Association  
 L.B.J. Neighborhood Association  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appeals Organization  
 The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0143 (8115 Altoga Rezoning: 8115 Altoga Drive)	I-RR to LI	2/17/12: Approved LI-CO, with a CO for 2,000 vehicle trip per day limit, on consent (7-0); P. Seeger-1 <sup>st</sup> , G. Rojas-2 <sup>nd</sup> .	1/12/12: Approved LI-CO zoning on all 3 readings (7-0); S. Cole-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2011-0068 (Southern Walnut Creek Hike & Bike Trail: 9221 E. US Highway 290, 2611 Park Bend Drive & 7800 Jonny Morris Road)	I-RR to P	8/16/11: Approved staff rec. of P zoning (6-0, G. Rojas-absent); D. Tiemann- 1 <sup>st</sup> , G. Bourgeois-2 <sup>nd</sup> ).	9/22/11: Approved P zoning on all 3 readings (7-0) B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2009-0015 (Reagan 290: E. US Highway 290)	DR, I-RR to LI, CS-1	4/21/09: Approved staff rec. of LI-CO, with a CO for 2,000 vehicle trip per day limit (4-0)	5/14/09: Approved LI-CO by consent (7-0); all 3 readings
C14-2008-0157 (Wolf Rezoning: 4707 Commercial Park Drive)	SF-2 to LI	8/19/08: Approved staff rec. of LI-CO, with a CO for 2,000 vehicle trip per day limit, by consent (7-0)	9/25/08: Approved LI-CO zoning (7-0); all 3 readings
C14-06-0227 (5103 Commercial Park Drive)	I-SF-2 to LI	1/23/07: Approved LI-CO, with a CO for 2,000 vehicle trip per day limit by consent (8-0)	2/01/07: Approved LI-CO (6-0); all 3 readings

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C14-06-0191 (Fox Hill: 11421-11717 Block of IH-35 Service Road)	I-RR to MF-2, SF-2	1/23/07: Approved staff rec. of RR for Tract 1 and MF-2-CO for Tract 2 (8-0)	4/19/07: Approved staff rec. of RR for Tract 1 and MF-2-CO for Tract 2 (7-0); all 3 readings
C14-06-0156 (4909 Commercial Park Drive Zoning Change)	I-SF-2 to LI	10/04/05: Approved staff rec. of LI by consent (6-0)	11/17/05: Approved LI-CO, with CO for 2,000 vehicle trip per day limit, (7-0); 1 <sup>st</sup> reading  12/15/05: Approved LI-CO on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0)
C14-06-0108 (Springdale Road Commercial No.2 Tract 1: 8210 Springdale Road)	I-RR to LI	6/20/06: Approved staff rec. of LI-CO, with CO for 2,000 vehicle trip per day limit by consent (7-0)	7/27/06: Approved LI-CO zoning (7-0); all 3 readings
C14-05-0216 (Annexation Zoning Commercial Park Drive: 4803-4811 Commercial Park Drive)	I-SF-2 to LI	2/07/06: Approved staff rec. of LI-CO zoning with CO for 2,000 vehicle trip per day limit by consent, by consent (6-0)	3/09/06: Approved LI-CO zoning (6-0); 1 <sup>st</sup> reading  3/23/06: Approved LI-CO zoning (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-05-0214 (Annexation Zoning: 4603 Commercial Park Drive)	I-SF-2 to LI	2/07/06: Approved staff rec. of LI-CO zoning with CO for 2,000 vehicle trip per day limit by consent, by consent (6-0)	3/09/06: Approved LI-CO zoning (6-0); 1 <sup>st</sup> reading 3/23/06: Approved LI-CO zoning (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-05-0206 (5100 Commercial Park Drive)	I-SF-2 to LI	1/31/06: Approved staff rec. of LI-CO zoning with CO for 2,000 vehicle trip per day limit by consent, by consent (8-0)	2/16/06: Approved LI-CO zoning (7-0); 1 <sup>st</sup> reading  2/01/07: Approved LI-CO zoning (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-05-0191 (5005 Commercial Park Drive)	I-SF-2 to CS-1	12/06/05: Approved staff rec. of CS-1-CO zoning, with CO prohibiting Cocktail Lounge and a 2,000 vehicle trip per day limit (7-0)	2/02/06: Approved CS-1-CO zoning (6-0); all 3 readings
C14-05-0173 (Annexation Zoning: 4903 Block of Commercial Park Drive)	I-SF-2 to LI-CO	12/06/05: Approved staff rec. of LI-CO zoning with CO for 2,000 vehicle trip per day limit by consent, by consent (7-0)	12/15/05: Approved LI-CO zoning (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-05-0164 (Watson Tract Zoning: E. US 290 Highway)	DR to GR	12/06/05: Approved staff rec. of LI by consent (7-0)	7/27/06: Approved GR-CO for Tract 1 and LI-CO for Tract 2, with a CO for 2,000 vehicle trip per day limit (7-0); all 3 readings

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C14-03-0054 (Speedy Stop 216: 9105 E. US Highway 290)	DR to GR	4/15/03: Approved staff rec. of GR-CO with a CO for 2,000 vehicle trip per day limit, by consent (9-0)	5/22/03: Approved GR-CO (7-0); all 3 readings
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**RELATED CASES:** C7A-04-021 (Annexation Case)

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Springdale Road	90'	64'	Arterial	Yes	No	No
Ferguson Cutoff	75'	20'	Collector	No	No	No

**CITY COUNCIL DATE:** May 9, 2013

**ACTION:**

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

2<sup>nd</sup>

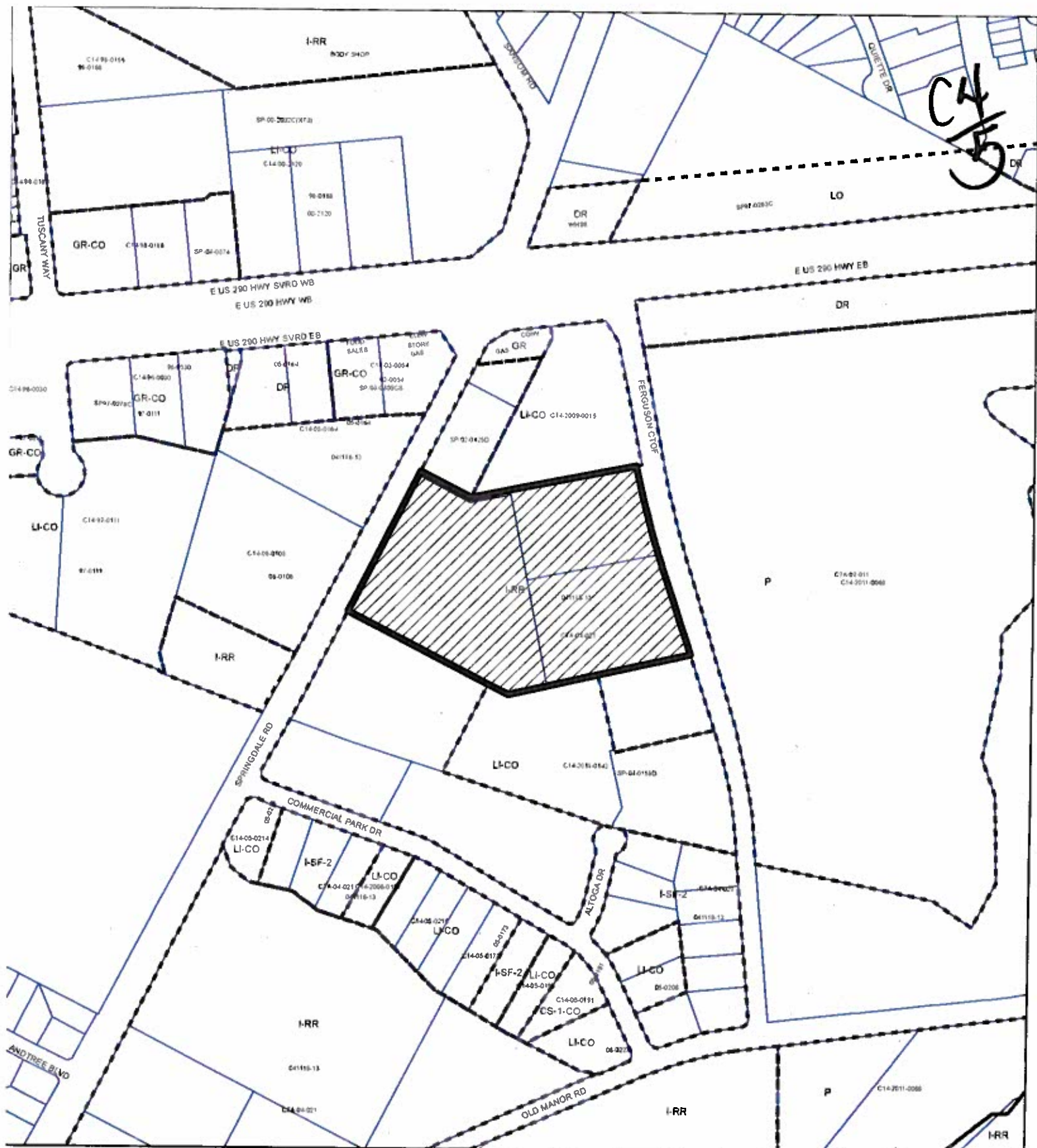
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2013-0026**

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.

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## STAFF RECOMMENDATION

The staff's recommendation is to grant LI-CO (Limited Industrial-Conditional Overlay District) zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day.

## BASIS FOR RECOMMENDATION

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

Limited industrial service (LI) district is the designation for a commercial service use or limited manufacturing use generally located on a moderately-sized site.

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

LI-CO zoning would be consistent with the surrounding commercial and industrial uses located to the north, south, and west of the site. The property in question is located within an industrial park adjacent LI-CO district zoning and takes access to an arterial roadway, Springdale Road and a collector roadway, Ferguson Cutoff.

3. *Zoning should allow for reasonable use of the property.*

LI-CO zoning will allow the applicant to bring the existing General Warehousing use on the property into conformance with the City of Austin Land Development Code. The proposed zoning is consistent with existing development in this area of the city.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is developed with industrial warehouse uses (Springdale Business Center).

### Comprehensive Planning

#### I-RR to LI

This zoning case is located on the east side of Springdale Road, just south of HWY 290. The subject property is not located within the boundaries of a neighborhood planning area and contains a large warehouse building with several businesses located in this massive structure. Surrounding land uses includes other industrial and warehouse uses, including a paint manufacturer to the north, vacant land to the south and east, and to a supply warehouse to the west. The proposed use is to continue to utilize the property for industrial warehousing.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of Springdale Road as an **Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and

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cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses promoting a variety of land uses and a compact and connected city:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. *Recognize that different neighborhoods have different characteristics* and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P20.** Locate industry, warehousing, logistics, manufacturing, and other freight-intensive uses in proximity to adequate transportation and utility infrastructure.

Based on the property being a warehouse use and surrounded by other industrial/warehouse uses in this industrial park area; and the Imagine Austin Growth Concept Map and Comprehensive Plan policies referenced above that supports locating warehousing and industry in proximity to adequate transportation in Austin, staff believes that the existing warehouse use is supported by the Imagine Austin Comprehensive Plan.

### 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.

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 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.



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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.

### **Impervious Cover**

The maximum impervious cover allowed by the LI zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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%

### **Site Plan**

FYI – If this site is developed as an industrial use, it will NOT be subject to the requirements of *Subchapter E: Design Standards and Mixed Use*.

Additional comments will be provided upon site plan submittal.

### **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.

### **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].

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Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Springdale Road	90'	64'	Arterial	Yes	No	No
Ferguson Cutoff	75'	20'	Collector	No	No	No

**Water and Wastewater**

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 land use. The water and wastewater utility plan 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.