

ZONING REVIEW SHEET

CASE: C14-2013-0149

Tex Mix Land Ltd.

Z.A.P. DATE: January 21, 2014

ADDRESS: 7900 Old Manor Road

AREA: 3.95 Acres

OWNER: Tex Mix Land Ltd. (Logan Owens)

AGENT: Hutson Land Planners (Duane Hutson)

FROM: I-RR

TO: LI

SUMMARY STAFF RECOMMENDATION:

Staff recommends limited industrial-conditional overlay (LI-CO) combining district zoning, subject to the following conditions:

1. Vehicular trips shall be limited to fewer than 2,000 trips per day.
2. The following land uses shall be prohibited: Bail bonds services, Drop off recycling collection facility, Exterminating services, General warehousing and distribution, Kennels, Liquor sales, Recycling center, Resource extraction, and Scrap and salvage.

The Applicant supports the Staff recommendation.

TIA: N/A

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

Z.A.P. COMMISSION RECOMMENDATION:

January 21, 2014: *APPROVED STAFF RECOMMENDATION OF LI-CO ON CONSENT, (5-0). [R. MC DANIELS- 1ST, S. COMPTON- 2ND; J. MEEKER, P. SEEGAR ABSENT]*

ISSUES:

The subject property is currently developed with a concrete manufacturing facility. This land use, which is considered Basic Industry by the City Land Development Code, existed on the property prior to annexation in 2012.

DEPARTMENT COMMENTS:

The subject property is located on Old Manor Road and Springdale Road/Manor Road, and is slightly west of Commercial Park Drive. Properties to the east of the zoning tract are part of a commercial/industrial business park, and consist of several land uses and zoning classifications. Land uses include adult-oriented business, limited warehousing and distribution, construction sales and services, limited manufacturing, personal services, and more. Zoning classifications in the business park include CS-1-CO, LI-CO, and I-SF-2. Further east is the City-owned Walnut Creek greenbelt property, zoned P. South of the zoning tract, across Old Manor Road, is an undeveloped tract of land that was recently rezoned from I-RR- to SF-2 in December, 2013. West of the subject property is the Travis County Starflight facility, which is zoned I-RR. North of the zoning tract is Reddy Ice manufacturing and distribution center parcel zoned I-RR, and more of the business park properties, zoned LI-CO and I-SF-2. Please refer to Exhibits A and B (Zoning Map and Aerial Map).

Based on aerial mapping, the concrete manufacturing facility was constructed sometime between 1998 and 2002. Limited industrial zoning is recommended so this land use can continue; however, Staff believes there are several high-intensity land uses that are not appropriate for the property. These are listed on Page One in the Staff recommendation of prohibited land uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Basic industry
<i>North</i>	I-RR	Light manufacturing, Limited warehousing & distribution
<i>South</i>	SF-2	Undeveloped
<i>East</i>	CS-1-CO, LI-CO, I-SF-2	Adult-oriented business, Limited warehousing & distribution, Construction sales & services, Limited manufacturing, Personal services
<i>West</i>	I-RR	Safety services

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0070	I-RR to SF-3	11-5-2013: <i>REC. SF-2-CO AS REC. BY STAFF, ON CONSENT, (7-0) [P. SEEGER - 1ST, G. ROJAS - 2ND]</i>	12-12-2013: APPRVD AS REC.: SF-2, W/ CONDITIONS (R.C.), ON CONSENT (7-0). SPELMAN- 1 ST , COLE- 2 ND . ORD # 20131212-104
C14-2013-0071	CS-CO-MU-NP, etc.	11-5 2013: <i>REC.GR-CO AND MF-2-CO AS REC. BY STAFF, ON CONSENT, (7-0) [P. SEEGER - 1ST, G. ROJAS - 2ND]</i>	12-12-2013: APPRVD AS REC.: GR & MF-2-CO, W/ CONDITIONS (R.C.), ON CONSENT (7-0). SPELMAN- 1 ST , COLE- 2 ND . ORD # 20131212-105

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Daily Traffic
Old Manor Road	53' -70'	27'	Collector	Not Available

NEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition
Bluebonnet Hills Association
LBJ Neighborhood Association

CITY COUNCIL DATE: February 27, 2014

ORDINANCE READINGS: 1st 2nd 3rd

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

ACTION:

ORDINANCE NUMBER:

PHONE: 974-2122

STAFF RECOMMENDATION:

Staff recommends limited industrial-conditional overlay (LI-CO) combining district zoning, subject to the following conditions:

- Vehicular trips shall be limited to fewer than 2,000 trips per day.
- The following land uses shall be prohibited: Bail bonds services, Drop off recycling collection facility, Exterminating services, General warehousing and distribution, Kennels, Liquor sales, Recycling center, Resource extraction, and Scrap and salvage.

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. LI is the lowest intensity zoning classification that permits Basic Industry land use.

2. Zoning should allow for reasonable use of the property.

The Staff recommendation considers that while the present use is legal and non-conforming since it was in existence prior to annexation, the property is nearly four acres in size and therefore, could be redeveloped in the future. Establishing LI zoning will bring the existing land use into conformance, and the restrictions of the conditional overlay will prohibit intense or inappropriate land uses in the future.

TRANSPORTATION

1. Additional right-of-way may be required at time of subdivision or site plan.
2. 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]
3. There are no existing sidewalks along Old Manor Road.
4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, there are no bicycle facilities existing and/or recommended along Old Manor Road.
5. Capital Metro bus service is not available within 1/4 mile of this property.

SITE PLAN

SP 1. Development of industrial uses is generally exempted from Subchapter E: Design Standards and Mixed Use requirements.

SP 2. Development of the property will be subject to Compatibility Standards adjacent to properties used or zoned SF-5 or more restrictive.

COMPREHENSIVE PLAN

This zoning case is located on the north side of Old Manor Road and contains an existing batch concrete plant. The batch plan site is approximately 3.95 acres in size. The subject property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes office/warehouse and industrial uses to the north and northeast, a heliport to the west, and vacant land to the south. The proposed use is to continue to utilize the property as a batch concrete plant.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies Old Manor Road as being located just off an Activity Corridor (Springdale Road), but not located along a corridor or center.

The comparative scale of this site relative to nearby industrial and office/warehouse uses falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

ENVIRONMENTAL

1. 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%

2. According to floodplain maps there is a floodplain within or adjacent to 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.

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

4. 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.

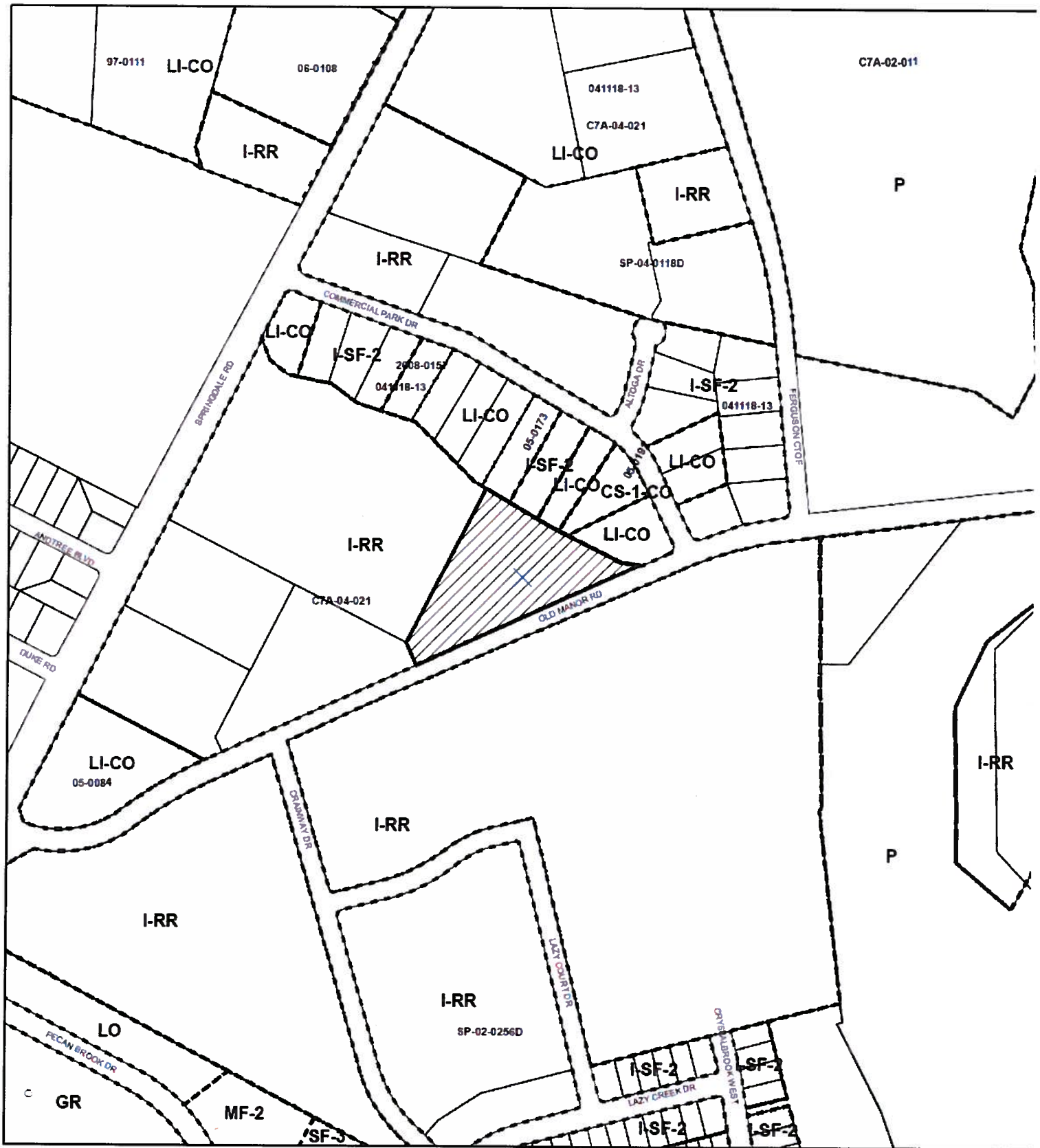
5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

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

6. 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 UTILITY

The site is currently served 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. If development plans are 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.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE **C14-2013-0149**



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.

