

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0071 (Bratton Lane Industrial Property)

Z.A.P. DATE: July 21, 2015

ADDRESS: 16501 Bratton Lane

DISTRICT AREA: 7

OWNER/APPLICANT: Kotel Investments, Inc. (Jeff and Rami Kotel)

AGENT: New Market Real Estate (Charles Christian)

ZONING FROM: SF-2

TO: LI

AREA: 3.147 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends LI, Limited Industrial District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/21/15: Approved staff's recommendation of LI zoning by consent (11-0); L. Brinsmade-1st, B. Evans-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with an office warehouse structure within an industrial park (Corridor Park One Industrial Park). There are industrial uses to the south, east and west. The property to the north is developed with an adult oriented business. The applicant is requesting LI zoning to bring the existing use into conformance with City of Austin Land Development Code use regulations.

The staff is recommending LI, Limited Industrial District, 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 Bratton Lane, an industrial collector roadway.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Office Warehouse
<i>North</i>	SF-2, County	Adult Oriented Business (Perfect 10)
<i>South</i>	SF-2	Automotive Repair (D Town Body Shop, Diamond Powder Coating)
<i>East</i>	LI-CO	Equipment Sales (Evans Equipment, Inc.)
<i>West</i>	County	Office Warehouse (Corridor Park One Industrial Park)

AREA STUDY: N/A

TIA: Deferred to Site Plan

WATERSHED: Gilleland Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Northwest Association
Bike Ausitn
Sierra Club, Austin Regional Group
The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-92-0057 (Austin Storage Trailers Zoning Change)	SF-2 to LI	7/14/92: Granted LI zoning, with conditional overlay: prohibit General Retail Sales (General), General Retail Sales (Convenience), Restaurant (Drive-In, Fast Food), Restaurant (General), Restaurant (Limited), Food Sales, and Financial Services uses.	8/06/92: Granted LI zoning, with conditional overlay, on all 3 readings.
C14-90-0079 (Bratton Lane Commercial Park: 16501 Bratton Lane)	SF-2 to LI	12/11/90: Approved LI zoning, subject to ROW dedication (7-0)	1/10/91: Approved LI zoning (7-0); 1 st reading Case expired. 2 nd /3 rd reading did not occur.
C14-86-180 (Centex Materials: 16201-16219 Block of Bratton Lane)	DR to LI	9/23/86: Approved LI zoning, subject to IP development standards for new construction other than expansion of the existing concrete plant, with the dedication of ROW (7-0-1)	10/23/86: Approved LI zoning, subject to IP development standards and ROW dedication (7-0); 1 st reading 4/02/87: Approved LI zoning on 2 nd /3 rd readings

RELATED CASES: C14-90-0079 (Previous zoning case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Bratton Lane	70'	26'	Industrial Collector	No	No	No

CITY COUNCIL DATE: August 13, 2015

ACTION:

ORDINANCE READINGS: 1st

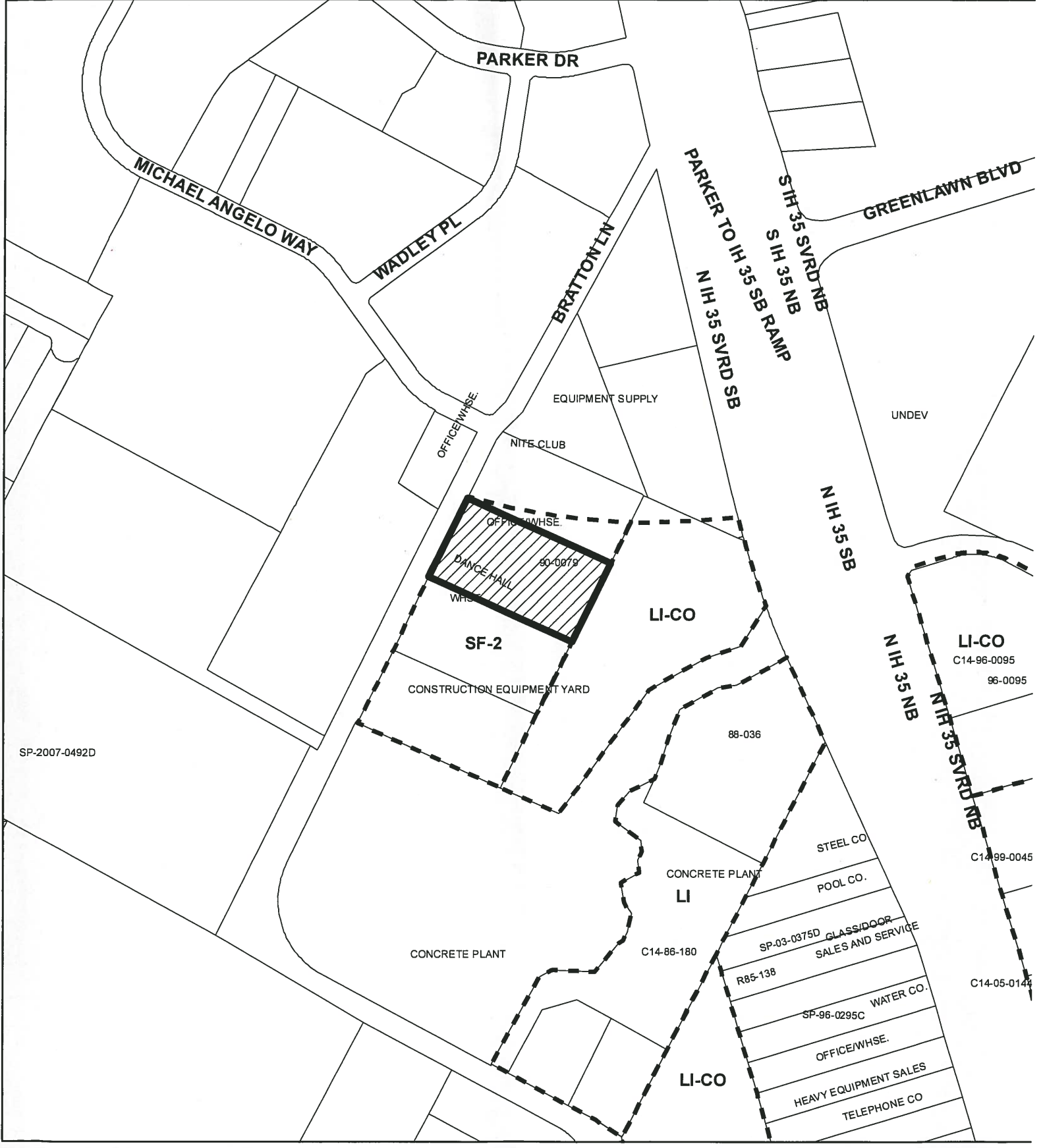
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



SP-2007-0492D



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

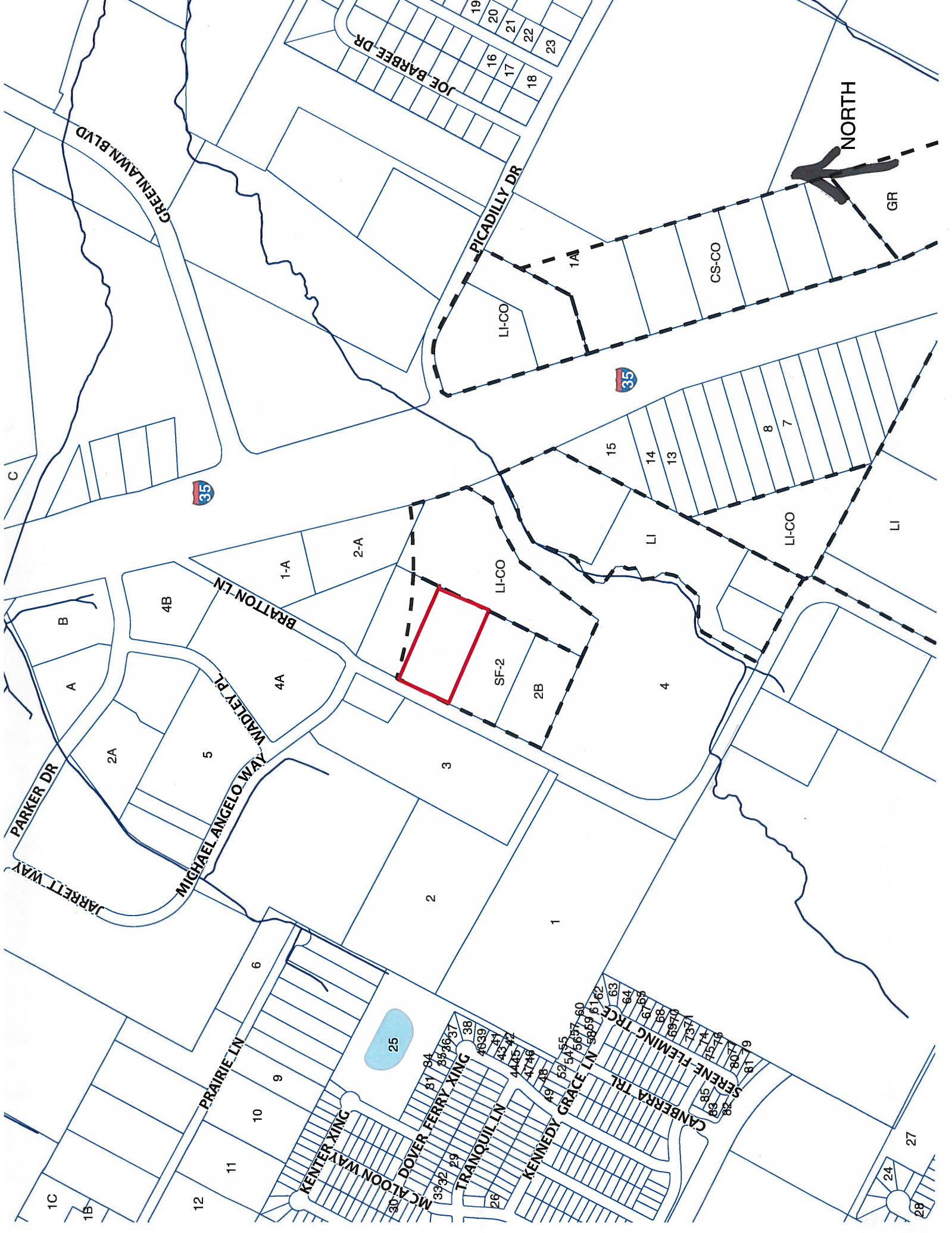
ZONING
CASE#: C14-2015-0071

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.







STAFF RECOMMENDATION

The staff recommends LI, Limited Industrial District, zoning.

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

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

LI zoning will allow the applicant to bring the existing office warehouse 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 an office warehouse structure within an industrial park (Corridor Park One Industrial Park). There are industrial uses to the south (Automotive Repair: Town Body Shop, Diamond Powder Coating), east (Equipment Sales use: Evans Equipment, Inc.) and west (Office Warehouse: Corridor Park One Industrial Park). The property to the north is developed with an Adult Oriented Business (Perfect 10).

Comprehensive Planning

I-RR to LI (Limited Industrial)

This zoning case is located on the east side of Bratton Avenue on a 3.1 acre lot with an existing office/warehouse building, which is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes an adult nightclub to the north, a warehouse to the south, a large warehouse complex to the west, and an open yard tractor sales center to the east. The proposed use is obtain light industrial zoning designation for this property.

Imagine Austin

The comparative scale of this site relative to other adjacent industrial and office/warehouse uses, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Gilleland 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. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

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 Gross Site Area</i>	<i>% of Gross Site Area 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

Depending on the nature of the proposed development, it may subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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

Additional right-of-way maybe required at the time of subdivision and/or site plan.

A traffic impact analysis may be required at the time of site plan. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of a TIA. [LDC, Sec. 25-6-142].

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Bratton Lane.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Bratton Lane	70'	26'	Industrial Collector	No	No	No

Water and Wastewater

The landowner intends to serve the site with City of Round Rock water utilities and an On-Site Sewage Facility. 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 and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.