

## ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0052 – 12408 Harris Branch Parkway    DISTRICT: 1

ZONING FROM: I-RR and LO

TO: IP

ADDRESS: 12408 Harris Branch Parkway

SITE AREA: 7.526 acres

PROPERTY OWNER:  
HB EXP LLC (Donald Clauson)

AGENT:  
Drenner Group (Leah Bojo)

CASE MANAGER: Heather Chaffin (512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov))

STAFF RECOMMENDATION:

**Staff supports the Applicant's request for zoning and rezoning from I-RR and LO, respectively, to Industrial park (IP-CO) zoning. Conditions recommended by Staff include:**

- 1. Electronic prototype assembly shall be a conditional land use.**
- 2. Right-of-way shall be dedicated to Harris Branch Parkway.**

*For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 17, 2018: *TO GRANT IP-CO AS RECOMMENDED BY STAFF, (7-0). [D. King- 1<sup>st</sup>, J. Duncan- 2<sup>nd</sup>; D. Breithaupt, S. Lavani- Absent]*

CITY COUNCIL ACTION:

August 9, 2018:

ORDINANCE NUMBER:

CASE MANAGER COMMENTS:

The subject property is located on the west side of Harris Branch, approximately 1,000 feet south of Howard Lane. The front 225 feet of the property are zoned LO-CO and the remainder is zoned I-RR. The site is undeveloped. The property is surrounded on the west and south by a property that is zoned I-RR and LO-CO and developed with convenience storage. Further to the south is a small lot residential neighborhood that is part of the Harris Branch Planned Unit Development (PUD). This portion of the PUD is zoned with the base zoning district of SF-4A. Further to the north and west is a plant nursery and undeveloped land. This area is located in Travis County jurisdiction and unzoned. Also to the north is a strip of land zoned DR that is undeveloped. Across Harris Branch Parkway is another section of the Harris Branch PUD. The portions of the PUD located in close proximity to the subject property are zoned with the base zoning districts of IP, LI and P. The IP and LI tract is directly across from the rezoning tract and is developed with industrial park uses like limited warehousing and distribution, professional offices, and electronic prototype assembly. The P zoned tract is a detention pond and parkland. *Please see Exhibits A, B and C—Zoning Map, Aerial Exhibit, and PUD Exhibit.*

The existing CO limits the LO portion to 2,000 vehicle trips per day (v.p.d.); transportation review staff had determined that the CO is not necessary with the proposed rezoning. Staff believes it would be more suitable to address traffic generation when specific land uses are identified with the site plan.

The residential neighborhood south of the proposed rezoning is approximately 380 feet away. Due to the proximity to residences, Austin Fire Department (AFD) recommends that electronic prototype assembly be made a conditional land use as a condition of zoning. With the addition of this condition, AFD does not oppose the rezoning request.

BASIS OF RECOMMENDATION:

Staff supports the Applicant's request for zoning and rezoning from I-RR and LO, respectively, to Industrial park (IP-CO) zoning. Conditions recommended by Staff include:

1. Electronic prototype assembly shall be a conditional land use.
2. Right-of-way shall be dedicated to Harris Branch Parkway.

The subject property is across the street from LI and IP zoned portions of Harris Branch PUD, the same category being requested. This area of Harris Branch PUD is predominately a planned industrial center, compatible with the proposed IP zoning. By making Electronic prototype assembly a conditional use, the site would be required to go through additional review to request the use. The subject tract is surrounded on two sides by a convenience storage business, making it unsuitable for residential development. The property is located in a mostly undeveloped area, which would likely not support retail or office land uses.

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

Industrial Park district is intended for limited commercial service use, research and development use, administrative use, or manufacturing use that meets strict development and performance standards and is generally located on a large site or in a planned industrial center.

2. *Granting of the request should result in an equal treatment of similarly situated properties.*

The subject property is across the street from LI and IP zoned portions of Harris Branch PUD, the same category being requested.

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

The subject tract is surrounded on the south and west property lines by a convenience storage business, making it unsuitable for residential development. The property is located in a mostly undeveloped area, which would likely not support retail or office land uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LO-CO, I-RR	Undeveloped
North	DR, Unzoned (Travis County)	Undeveloped, Commercial plant nursery
South	LO-CO, I-RR, PUD	Convenience self-storage, small lot single family residential
East	PUD	Limited warehousing and distribution, professional office, electronic prototype assembly
West	I-RR, Unzoned (Travis County)	Convenience self-storage, Commercial plant nursery

NEIGHBORHOOD PLANNING AREA: N/A

TIA: N/A

WATERSHED: Harris Branch (Suburban)

OVERLAYS: N/A

NEIGHBORHOOD ORGANIZATIONS:

North Gate Neighborhood Association  
 Neighborhood Empowerment Foundation  
 Harris Branch Residential Property Owners Association  
 Gilleland Creek Neighborhood Association  
 Bike Austin  
 Homeless Neighborhood Association  
 Friends of Austin Neighborhoods  
 Sierra Club  
 SELTexas

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
<b>C14-02-0182</b> <b>12500 Cameron Road</b>	<b>DR to IP</b>	<b>01/14/03: NO and DR</b>	<b>02/27/03: LO-CO as rec. by Staff, 1<sup>st</sup> rdg. Only (&lt;2000 vpd); 04/01/03: Approved on 2<sup>nd</sup> &amp; 3<sup>rd</sup> rdgs.</b>
C814-90-0003 Harris Branch PUD	DR to PUD	12/11/90: PUD, with conditions	12/13/90: Approved PUD as rec. by ZAP, Ord. # 901213-H

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Cap Metro (¼ mile radius)
Harris Branch Parkway	130'	72' (divided)	Arterial	Yes	Yes, shared lane	No

OTHER STAFF COMMENTS:COMPREHENSIVE PLANNING

Connectivity: Public sidewalks are located along this portion of Harris Branch Pkwy. However, there are no public transit stops or existing urban trails located within a ½ of this site. The Walkscore for this property is 0/100, Car Dependent, meaning almost all errands require a car.

Imagine Austin: The property is located within a designated 'Neighborhood Center' and along an 'Activity Corridor', as identified on the Imagine Austin's Growth Concept Map. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on small and local businesses that generally serve the center and surrounding neighborhoods. However, the site is located in an area that is primarily zoned for light industrial and industrial park, not residential. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Industrial parks are typically found in 'Job Centers' defined in Imagine Austin as "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."

The following Imagine Austin policies are applicable to this case:

□ LUT P4. Protect neighborhood character by directing growth to areas of change that include 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.

Analysis and Conclusion: This area is located along an existing Activity Corridor and within a Neighborhood Center, which supports a variety of activities and types of buildings that generally serve the center and surrounding neighborhoods. While an intensity industrial park does not appear to fit the criteria of a small or local serving neighborhood business or service, based up the nearby light industrial parks in the immediate vicinity, this project appears to partially support the policies of the Imagine Austin Plan.

### ENVIRONMENTAL

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch 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.
2. 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%

3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. 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.

### SITE PLAN

Site plans will be required for any new development other than single-family or duplex residential.

SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be made when the site plan is submitted. Compatibility Standards

SP 4. The site is subject to compatibility standards. Along the South property line, the following standards apply:

- ☐ No structure may be built within 25 feet of the property line.
- ☐ No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- ☐ No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- ☐ No parking or driveways are allowed within 25 feet of the property line.
- ☐ A landscape area at least 25 feet wide 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.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

## TRANSPORTATION

TR1. A traffic impact analysis or traffic study may be required at time of site plan.

TR2. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Harris Branch Parkway. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated in accordance with the Transportation Plan. [LDC 25-6-51 and 25-6-55].

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Harris Branch Parkway. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

TR6. FYI – There appears to be existing joint use access easements and driveways adjacent to the proposed tract (north and south). At the time of the site plan application, staff recommends providing access to this site only through the existing joint use access easements in order to reduce the number of conflict points, curb cuts, and facilitate traffic flow on the major arterial. TCM 5.3.1.M

TR7. FYI – Sidewalks and driveways shall be constructed at the time of the site plan application in accordance with LDC and TCM criteria.

TR8. Existing Street Characteristics:

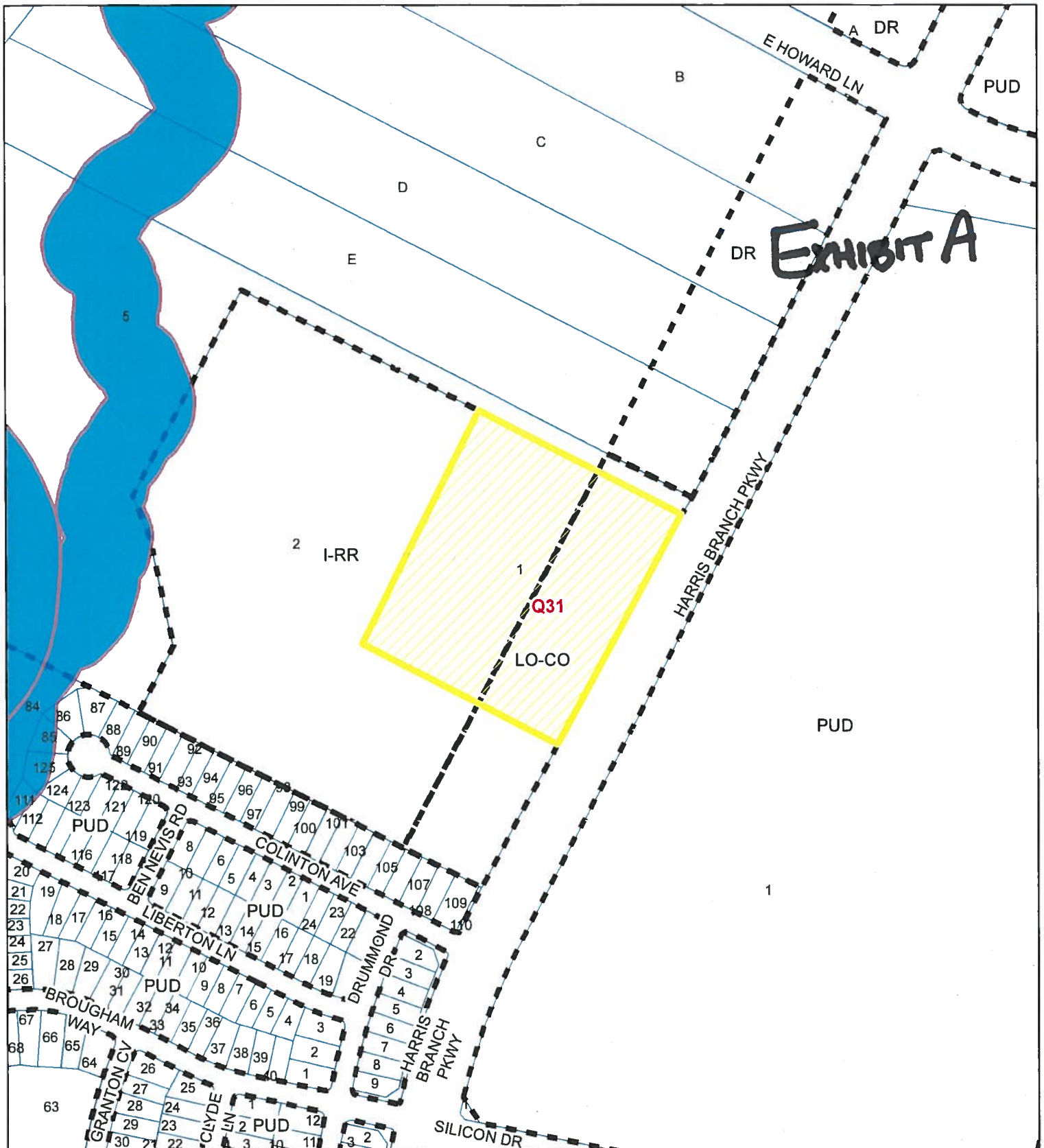
<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Cap Metro (¼ mile radius)</b>
Harris Branch Parkway	130'	72' (divided)	Arterial	Yes	Yes, shared lane	No

### WATER UTILITY

1. 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. 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.




### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C: PUD Exhibit



**EXHIBIT A**



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  CREEK BUFFER

**12408 HARRIS BRANCH PARKWAY**

ZONING CASE#: CD-2018-0052  
 LOCATION: 12408 HARRIS BRANCH PARKWAY  
 SUBJECT AREA: 7.526 ACRES  
 GRID: Q31  
 MANAGER: HEATHER CHAFFIN



1" = 300'

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- SUBJECT TRACT
- ZONING BOUNDARY
- CREEK BUFFER

### 12408 HARRIS BRANCH PARKWAY

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 LOCATION: 12408 HARRIS BRANCH PARKWAY  
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# FINAL USE PLAN

14-90-0003

IN THE EVENT THAT  
PRELIMINARY PLAN  
VALID AND LEGALLY  
SUBDIVISION PLATTIN  
SHALL BE EXTENDED  
E-68 & TRACT B-  
WAY ALIGNMENTS W  
PRELIMINARY PLAN.

E-62A  
P  
18.12 AC.  
(PRIVATE)  
PARK

E-62B  
P  
6.35 AC.  
(PUBLIC)  
PARK

E-57A  
P  
2.80 AC.  
(PRIVATE)  
PARK

E-48  
SF-4  
44.03 AC.

E-49  
LR  
5.00 AC.

E-50  
GR  
22.15 AC.

LOT 1  
COMMERCE PARK AT  
HARRIS BRANCH SECTION ONE  
E-63  
IP  
65.07 AC.

E-56  
LI  
60.9 AC.

E-68  
SF-6  
18.95 AC.

B-44  
SF-6  
9.54 AC.

E-56C  
LI  
6.87 AC.

E-56B  
LI  
7.66 AC.

E-56I  
LI  
6.36 AC.

E-57B  
P  
6.57 AC.

E-56J  
LI  
6.61 AC.

E-56D  
LI  
6.57 AC.

SITE

EXHIBIT C

NORTH G  
APPROVED  
NOT REVIEWED

EXISTING  
GREGG LANE

CRESCENT DRIVE

TITANUM STREET

SILICON DRIVE

HARRIS BRANCH PARKWAY

(NOT EXTRACTED)  
NORTH GAY

(NOT CONSIDERED)

B-12  
SF-12  
11.80 AC.