

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0076 – 8107 Springdale Rd

Z.A.P. DATE: July 2, 2019

ADDRESS: 8107 Springdale Road

AREA: 1.93 acres

DISTRICT AREA: 3

OWNER: IND AUSTX EBC LLC

APPLICANT: HPI Real Estate (Christopher E. Balish)

AGENT: Lenworth Consulting LLC (Nash Hernandez)

ZONING FROM: I-RR

TO: LI

SUMMARY STAFF RECOMMENDATION:

Staff supports the Applicant's request for zoning from I-RR to LI. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING & PLATTING COMMISSION RECOMMENDATION:

July 2, 2019:

CITY COUNCIL ACTION:

August 8, 2019:

ORDINANCE NUMBER:

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

PHONE: 512-974-2122

ISSUES:

The subject property includes an existing warehousing/distribution land use that was developed in the 1990s. The area was annexed into the City in 2004 and assigned I-RR zoning. The site is an existing nonconforming land use, but cannot change the tenant mix without a zoning to LI.

CASE MANAGER COMMENTS:

The subject property is located on the northeast corner of the intersection of Commercial Park Drive and Springdale Road. The I-RR property is developed with warehousing/distribution land use. Commercial Park Drive extends from Springdale Road to Old Manor Road and is similarly developed with limited industrial uses. The properties along Commercial Park Drive are a mix of zoning designations: I-RR, LI-CO, I-SF-2, and CS-1-CO. Immediately north of the subject property is an undeveloped lot zoned I-RR; further north are more limited industrial properties zoned LI-CO. Across Springdale Road to the west is property outside Austin city limits that is undeveloped. Also across Springdale Road are more limited industrial land uses that are zoned I-RR and LI-CO. *(Please see Exhibits A and B- Zoning Map and Aerial Exhibit).*

Staff supports the zoning request. LI zoning would allow the existing nonconforming land use to continue and lease space to a mix of limited industrial uses. The property is located in an area with numerous limited industrial uses and is compatible with those neighboring properties.

BASIS OF 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. *Granting of the request should result in an equal treatment of similarly situated properties.*
While some of the limited industrial properties along Commercial Park Drive still have interim zoning designations, the properties that have been rezoned since annexation are zoned LI-CO and CS-1-CO.
3. *Zoning should allow for reasonable use of the property.*
Zoning the property would allow the existing development to make site and land use changes.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Limited warehousing and distribution
<i>North</i>	I-RR, LI-CO	Undeveloped, Limited warehousing and distribution
<i>South</i>	I-SF-2, LI-CO	Limited warehousing and distribution
<i>East</i>	LI-CO, I-SF-2, CS-1-CO	Limited warehousing and distribution
<i>West</i>	Unzoned, I-RR	Undeveloped, Limited warehousing and distribution

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0026 Springdale Business Center	I-RR to LI	4/16/2013: To grant LI-CO as rec by Staff, on consent- max 2,000 vpd	5/9/2013: To grant LI-CO as rec, on consent Ord No 20130509-063
C14-2011-0143 8115 Altoga Dr	I-RR to LI	12/6/2011: To grant LI-CO as rec by Staff, on consent- max 2,000 vpd	1/12/2012: To grant LI-CO as rec, on consent Ord No 20120112-094

WATERSHED: Walnut CreekTIA: N/ANEIGHBORHOOD ORGANIZATIONS:

Del Valle Community Coalition

Homeless Neighborhood Association

Neighbors United for Progress

Bike Austin

Friends of Northeast Austin

Austin Neighborhoods Council

Neighborhood Empowerment Foundation

Black Improvement Association

SEL Texas

Friends of Austin Neighborhoods

Hill Country Conservancy

Sierra Club

Claim Your Destiny Foundation

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Springdale Rd.	90'	64'	ASMP Lvl 3	No	Yes	No
Commercial Park Dr.	65'	46'	ASMP Lvl 2	No	Yes	No

OTHER STAFF COMMENTSComprehensive Planning

Connectivity- There are no public sidewalks along this portion of Springdale Road or Commercial Park Drive. The nearest CapMetro transit stop located almost a half of a mile (2,400 feet) from the subject property. The Walkscore for this site is 25/100, Car Dependent, meaning most errands require a car.

Imagine Austin- 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. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. The following Imagine Austin policies are applicable to this case:

☐ 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 upon: (1) the existing warehouse/office use, which is located near a concentration of similar uses; (2) the Imagine Austin policies above that recognize that different neighborhood have different characteristics, including having areas of the city devoted to light industrial uses; and (3) the property being located along an Activity Corridor, which allows commercial and office uses, the existing office/warehouse use appears to support Imagine Austin Comprehensive Plan.

Site Plan

SP1. Site plans will be required for any new development other than single-family or duplex residential.

SP2. Any new development is subject to Subchapter E. Design Standards and Mixed Use.

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

SP3. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR2. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Springdale Rd.	90'	64'	ASMP Lvl 3	No	Yes	No
Commercial Park Dr.	65'	46'	ASMP Lvl 2	No	Yes	No

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek 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.

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%

Water and Wastewater




WW1. 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 Austin Water 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.

INDEX OF EXHIBITS TO FOLLOW:

A. Zoning Map

B. Aerial Exhibit



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING CASE#: C14-2019-0076

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






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1" = 300'

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

8107 SPRINGDALE RD.

ZONING CASE#: C14-2019-0076
LOCATION: 8107 SPRINGDALE RD
SUBJECT AREA: 1.9437 Acres
GRID: N27
MANAGER: Heather Chaffin



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