

ZONING CHANGE REVIEW SHEETCASE: C14-2020-0058 – 4201 Felter LaneDISTRICT: 2ZONING FROM: I-RRTO: LIADDRESS: 4201 Felter LaneSITE AREA: 1.212 acresPROPERTY OWNER: Brookfield Properties,
Wilshire at FigueroaAGENT: Jackson Walker LLP
(Pam Madere)CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial service (LI) district zoning. *For a summary of the basis of Staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**July 7, 2020:**CITY COUNCIL ACTION:**To be scheduled for July 30, 2020:**ORDINANCE NUMBER:ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject zoning tract contains an industrial building, a warehouse and associated parking area, and is located within the Travis Business Park. Felter Lane is a private road that intersects with Burleson Road, a major arterial roadway. There is an auto repair shop and two building supply companies to the north (LI; LI-CO); a more recently constructed industrial business park to the east (LI); manufacturing and auto repair to the south (LI), and an auto repair shop, an adult-oriented business and building supply stores within the Travis Business Park, and undeveloped land in the County to the west (LI-CO; CS-1-CO; County). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

The Applicant proposes to zone the property to the limited industrial services (LI) district consistent with its use.

BASIS FOR RECOMMENDATION

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

The LI, limited industrial services district designation is for a commercial service use or limited manufacturing use generally located on a medium or large sized site.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends the Applicant's request based on the following considerations: 1) adjacency to heavy commercial and industrial uses and zoning in all directions, and 2) access from Felter Lane is taken to Burleson Road, a major arterial roadway.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Single story industrial building; Warehouse; Parking
<i>North</i>	LI; LI-CO	Auto repair; Building supply companies
<i>South</i>	LI-CO	Manufacturing; Auto repair
<i>East</i>	LI	Office/warehouses; Building supply companies; Equipment rentals, all within the Burleson Industrial Park
<i>West</i>	LI-CO; CS-1-CO; County	Auto repair; Adult-oriented business; Building supply stores

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

The subject property is within the Del Valle Independent School District.

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council	627 – Onion Creek Homeowners Association
774 – Del Valle Independent School District	1228 – Sierra Club, Austin Regional Group
1258 – Del Valle Community Coalition	1363 – SEL Texas
1408 – Go Austin Vamos Austin 78744	1441 – Dove Spring Proud
1528 – Bike Austin	1530 – Friends of Austin Neighborhoods
1550 – Homeless Neighborhood Association	1614 – Caracol Southeast
1616 – Neighborhood Empowerment Foundation	1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0042 – Burleson Industrial – 7005 Burleson Rd	I-RR to LI	To Grant LI-CO w/CO for 2,000 trips per day	Apvd as Commission recommended (6-11- 2015).
C14-2014-0131 – Burleson Industrial Park – 7103 Burleson Rd	I-RR to LI	To Grant	Apvd as Commission recommended (11-06-2014).
C14-2012-0051 – Felter Lane Hot Bodies – 4134 Felter Ln	I-RR to CS-1	To Grant CS-1-CO w/CO for 2,000 trips per day over the existing land uses	Apvd as ZAP Commission recommended (9-27-2012).
C14-2012-0027 – Felter Lane Road Rezoning – Felter Ln. at Burleson Rd.	I-RR; I-SF-2 to LI	To Grant LI-CO w/CO for 2,000 trips per day over the existing land uses	Apvd as Commission recommended (5-24-2012).
C14-02-0128.03 – Southeast Combined Neighborhood Plan (Southeast) Rezoning – Ben White/SH 71 on the north, U.S. 183 on the east, Burleson Rd. on the south, and Montopolis Dr. on the west	Rezoning of 24 tracts of land	To Grant	Apvd as Commission recommended (10-10-2002).
C14-00-2041 – Lockheed Tract – 6800 Burleson Rd.	DR to LI	Apvd. Staff rec. of LI with conditions	Apvd. LI-PDA, LI-CO and RR-CO for area in the floodplain (3-8-2001).

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 19, 2011 (C7a-11-001).

The property is platted as a portion of Lot 2, Joe K. Smith Subdivision, recorded in October 1971 (C8s-71-213). There are no site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Felter Lane	None (private road)	40 feet	Level 1	None	None	Yes, Route 328

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the east side of Felter Lane and is not located within the boundaries of a neighborhood planning area. The property is 1.21 acres in size and contains two one-story office/warehouse buildings and is part of the Travis Business Park. The property is located outside the boundaries of a small area plan but is located within 500 hundred feet from the **McKinney Job Center**, which is to the north. Surrounding land uses include undeveloped land and single family subdivisions to the north; to the south is the business park, undeveloped land and the John Ojeda Middle School; to the east is the business park; and to the west is the business park, a chemical factory, undeveloped land and another warehouse/office park. The proposal is to acknowledge the existing office / warehouses on the property via a zone change, which is located within a business park.

Connectivity

A transit stop is located 800 feet from the subject property. There are no public sidewalks located along Felter Lane or this section of Burleson Road. Bike lanes are located along both sides of Burleson Road. Mobility options in the area are fair while connectivity options (goods and services) are below average.

Imagine Austin

The property is located immediately adjacent to a **Job Center**. Like many Imagine Austin Centers, they are represented by a circles or globular shapes that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. From Imagine Austin: *Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the Growth Concept Map offers transportation choices such as light rail and bus rapid transit to increase mobility options.*

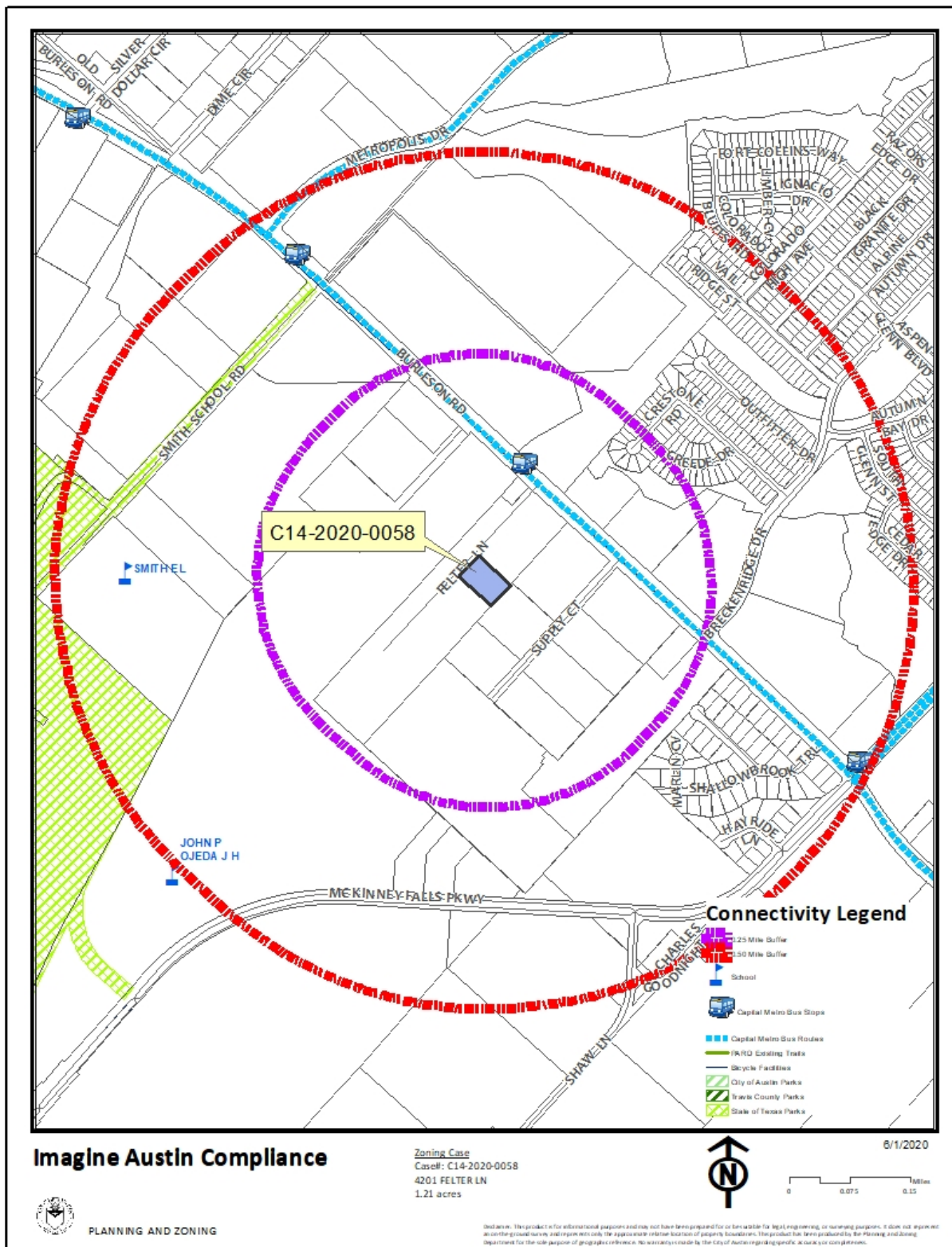
The following Imagine Austin policy is applicable to this case:

- **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 this property having a large number of other light industrial and office/warehouses located within a mile radius of this site; the Imagine Austin policies above that recognize that different neighborhood have different characteristics; the existing use being located within a warehouse/office park but the fair to weak mobility and connectivity options in the area, this request partially supports the Imagine Austin Comprehensive Plan.



Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the LI zoning district would be 80%, which is a consistent figure between the watershed and the zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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.

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%

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.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2-year storm on site.

Site Plan

If the project has an office area that is 25% or more of the gross floor area of any building(s) on the lot, it will be subject to Subchapter E.

Transportation

At the time of submittal of any site plan on the Property, a traffic impact analysis ("TIA") is required if the proposed development or uses on the Property, considered cumulatively with

all existing or previously authorized development and uses, generates traffic that exceeds 2,000 trips per day.

Water / 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 Austin Water for compliance with City criteria and suitability for operation and maintenance.

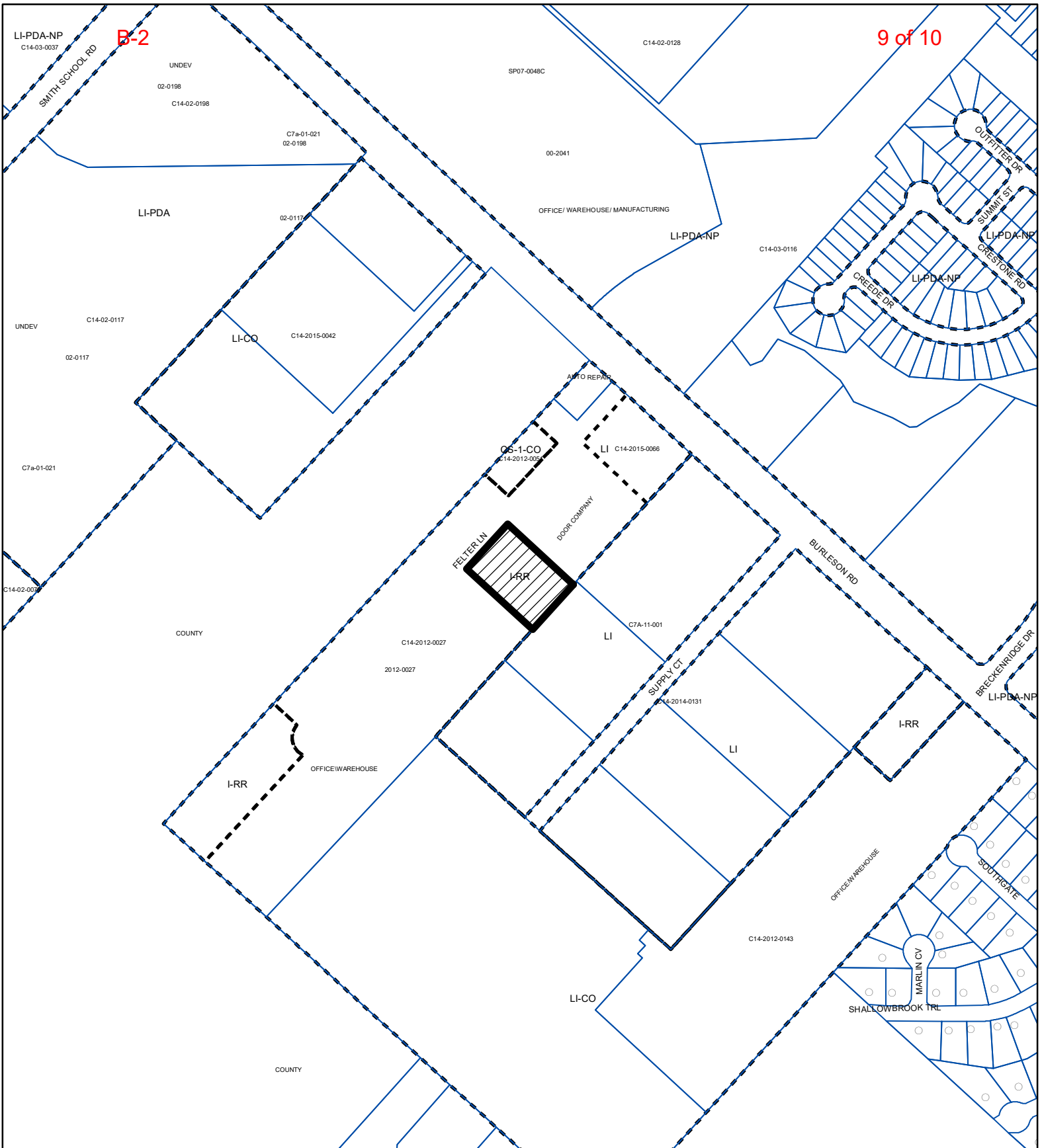
Based on current public infrastructure configurations, service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Ph: 512-972-0211.

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

A-1: Aerial Map



ZONING

Exhibit A

ZONING CASE#: C14-2020-0058



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

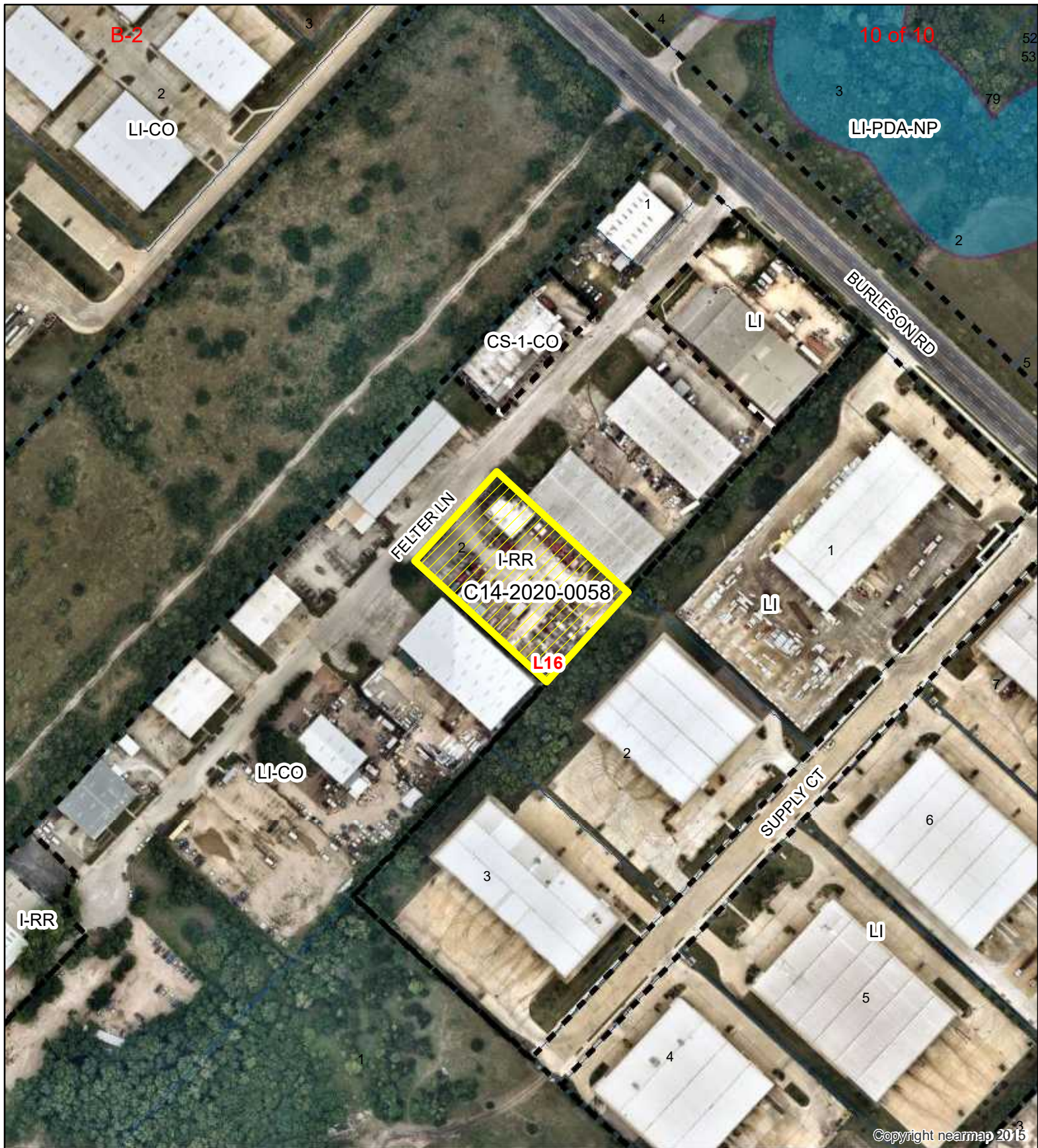
1" = 400'

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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

4201 FELTER LANE

Exhibit A - 1

ZONING CASE#: C14-2020-0058
 LOCATION: 4201 FELTER LANE
 SUBJECT AREA: 1.212 Acres
 GRID: L16
 MANAGER: Wendy Rhoades



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.