



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-19
AGENDA DATE: Thu 10/21/2004
PAGE: 1 of 1

SUBJECT: C14-04-0120 - Tech Ridge - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 710, 810, and 820 West Howard Lane (Harris Branch Creek and Walnut Creek Watersheds) from interim-limited industrial services (I-LI) district zoning to limited industrial services (LI) district zoning. Zoning and Platting Commission Recommendation: To grant limited industrial services-conditional overlay (LI-CO) combining district zoning. Applicant: Centerstate 99, Ltd/T.R. Section Four, Ltd. (Bob Liverman). Agent: Armbrust & Brown, L.L.P. (Richard Suttle, Jr.). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0120

Z.A.P. DATE: September 7, 2004

ADDRESS: 710, 810, and 820 West Howard Lane

OWNER/APPLICANT: Centerstate 99, Ltd./TR Section Four, Ltd. (Bob Liverman)

AGENT: Armbrust & Brown, L.L.P. (Richard T. Suttle, Jr.)

ZONING FROM: I-LI

TO: LI

AREA: 63.044 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is for LI-CO, Limited Industrial Services-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the entire site to less than 2,000 vehicle trips per day above the existing development.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

9/7/04: Approved staff's recommendation of LI-CO by consent (8-0, J. Martinez-absent); J. Gohil-1st, T. Rabago-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with an industrial office/warehouse use. The site is a trucking distribution center for Applied Materials, AMB, APL Logistics, etc. This property was full purpose annexed by the City of Austin on December 31, 2003. The applicant is seeking permanent zoning for this site to bring it into conformance with the city of Austin Land Development Code.

The staff is recommending LI-CO zoning for this site because of the commercial/industrial character of the area and because the property fronts onto and will take access from Howard Lane, an arterial roadway. The proposed zoning will bring the existing uses on the site into conformance with current city regulations.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-LI	Trucking/Distribution Center (Industrial Office/Warehouse)
<i>North</i>	I-RR	Undeveloped
<i>South</i>	CS-CO, LI-PDA, IP	Undeveloped, Austin Executive Airport, Dell Computers
<i>East</i>	County	Undeveloped Tract, Single-Family Residential Neighborhood
<i>West</i>	County	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Harris Branch/Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

64 - River Oaks Lakes Estates Neighborhood
114 - North Growth Corridor Alliance
643 - North East Action Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0073	CS-CO to CS-1	7/20/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, J. Pinnelli-absent)	8/26/04: Approved CS-1 (7-0); all 3 readings
C14-03-0069	SF-2 to CS	5/6/03: Approved CS-CO zoning with condition to prohibit Adult Oriented Businesses, by consent (8-0, K. Jackson-absent)	6/5/03: Granted CS-CO on all 3 readings (7-0)
C14-02-0111	Tract 1: GR-CO to GR Tract 2: CS-CO to CS	10/15/02: Approved staff's recommendation of GR-CO; CS-CO zoning with added condition to prohibit Automotive Sales; by consent (7-0, D. Castaneda-absent)	12/5/02: Granted GR-CO for Tract 1 and CS-CO for Tract 2 on all 3 readings (7-0)
C14-01-0169	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-00-2099	SF-2, GR to CS	10/17/00: Approved staff's rec. of CS-CO, with no Adult Oriented Businesses (8-0)	12/14/00: Approved CS-CO w/ additional prohibited uses (7-0); all 3 readings
C14-98-0265	AV to LI	5/25/99: Approved staff rec. of LI-PDA w/ condition regarding bicycle parking	6/3/03: Approved LI-PDA w/ conditions (7-0); all 3 readings-on emergency passage
C14-98-0212	I-RR to CS	Approved GR-CO w/conditions for front to match existing GR and CS-CO for remainder of property, prohibit auto repair and auto washing except for on-site tenants (5-2, GW/DS-Nay) on 12/15/98	Approved PC rec. of GR-CO w/ conditions 97-0); 1 st reading on 1/14/99 Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings on 4/15/99
C14-96-0131	SF-2 to GR	12/10/96: Approved staff rec. of GR (9-0)	1/9/97: Approved GR-CO w/ conditions (7-0); 1 st reading 3/20/97: Approved GR-CO w/conditions (7-0); 2 nd /3 rd readings

C14-93-0094	SF-2 to GR, CS-1	8/17/93: Approved CS-1-CO (TR1), GR-CO (TR2) w/ conditions (5-0)	11/3/94: Approved CS-1-CO & GR-CO (5-0); all 3 readings
C14-93-0047	SF-2 to CS	4/27/93: Approved GR-CO (6-0)	5/6/93: Approved GR-CO & CS-CO w/ conditions (6-0); 1 st reading 6/17/93: Approved GR-CO (7-0); 2 nd /3 rd readings

RELATED CASES: C7A-03-012 – Annexation

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Howard Lane	130'	2@30'	Arterial	-

CITY COUNCIL DATE: October 21, 2004

ACTION:

ORDINANCE READINGS: 1st

2nd




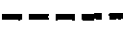
3rd

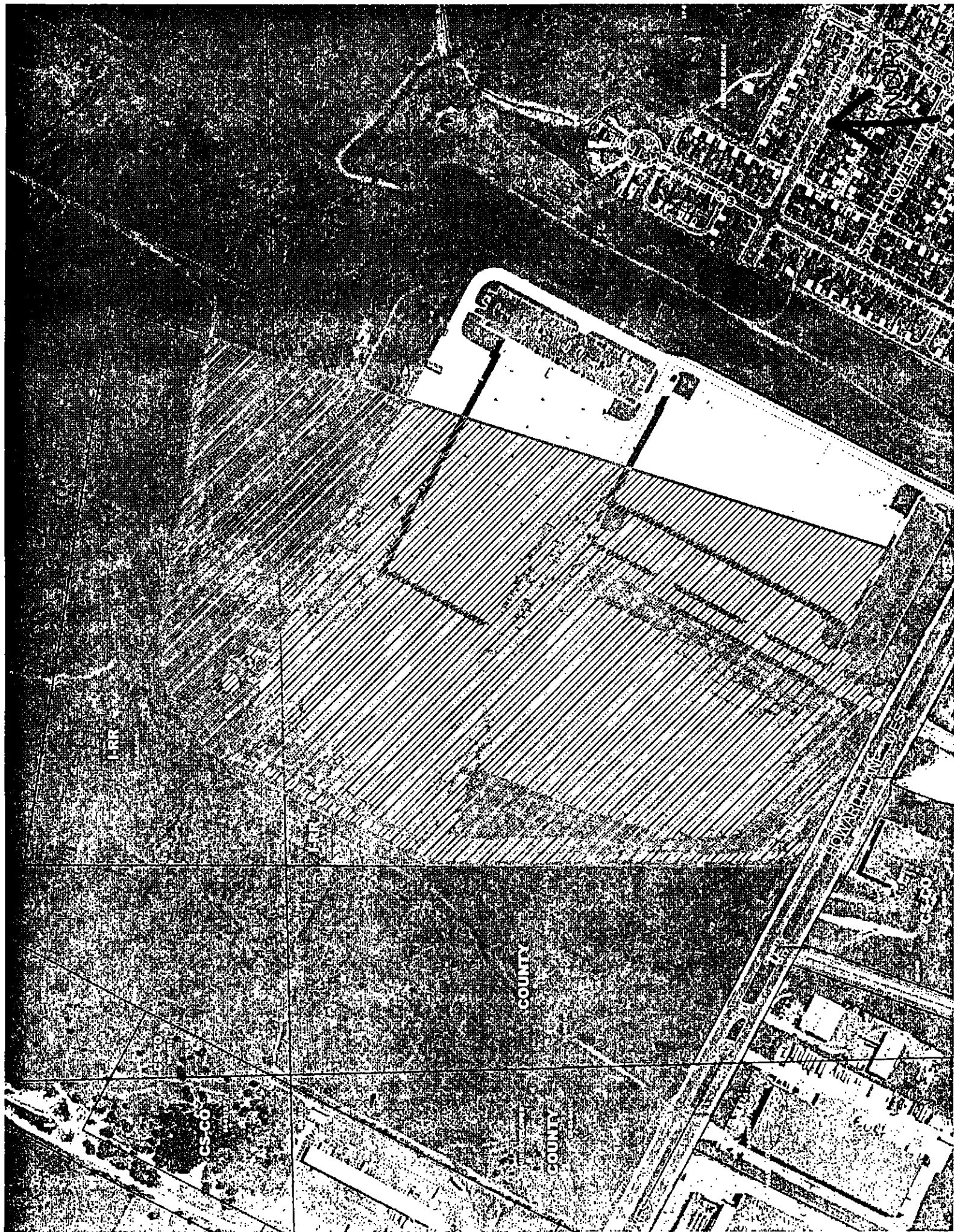
ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



 1" = 400'	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. GAGER</p>	<p style="text-align: center;">ZONING</p> <p>CASE #: C14-04-0120</p> <p>ADDRESS: 710-820 W HOWARD LANE</p> <p>SUBJECT AREA (acres): 63.044</p> <p>DATE: 04-08</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>N35</p>
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STAFF RECOMMENDATION

The staff's alternate recommendation is for LI-CO, Limited Industrial Services-Conditional Overlay District, zoning. The conditional overlay would limit the development intensity for the entire site to less than 2,000 vehicle trips per day above the existing development.

BACKGROUND

The property in question is currently developed with an industrial office/warehouse use. The site is a trucking distribution center for Applied Materials, AMB, APL Logistics, etc. This property was full purpose annexed by the City of Austin on December 31, 2003. The applicant is seeking permanent zoning for this site to bring it into conformance with the city of Austin Land Development Code.

The staff is recommending LI-CO zoning for this site because of the commercial/industrial character of the area and because the property fronts onto and will take access from Howard Lane, an arterial roadway. The proposed zoning will bring the existing uses on the site into conformance with current city regulations.

The applicant agrees with the staff recommendation.

BASIS FOR RECOMMENDATION

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

The Limited Industrial Services district (LI) is the designation is 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.*

The LI-CO zoning district would be compatible and consistent with the surrounding uses because the property is located in the vicinity to other commercial and industrial uses to the south and west. There is LI and IP zoning to the south of the property in question, across Howard Lane.

3. *The proposed zoning should allow for a reasonable use of the property.*

The LI-CO zoning district would allow for a fair and reasonable use of the site. The property in question meets the minimum site development requirements in the LI zoning district.

LI-CO zoning is appropriate for this site because the location of the property and the commercial and industrial character of the area.

The property fronts onto and will take access from Howard Lane, an arterial roadway.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with an industrial office/warehouse distribution center.

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 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%

According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek and Harris Branch Watersheds of the Colorado River Basin, which are classified as a Suburban Watersheds by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is a floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

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 existing trees and 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 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.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 58,494 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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 above the existing development. [LDC, 25-6-117]

Capital Metro bus service is available along IH-35, just west of the site.

Howard Lane is classified in the Bicycle Plan as a Priority 1 bike route.

There are existing sidewalks along Howard Lane.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Howard Lane	130'	2@30'	Arterial

Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

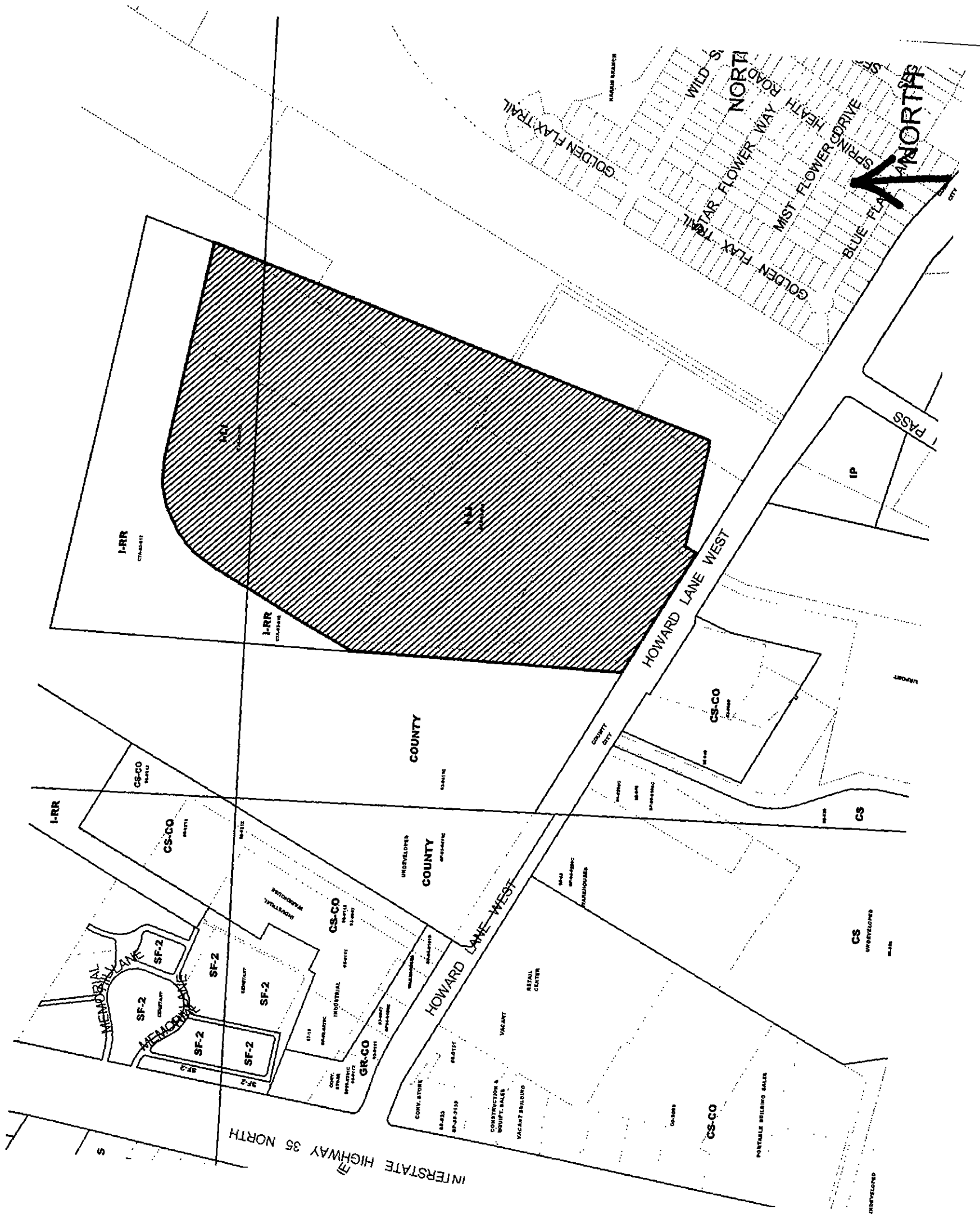
The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or offsite main extension, or utility adjustment, or utility relocation are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria and specifications.

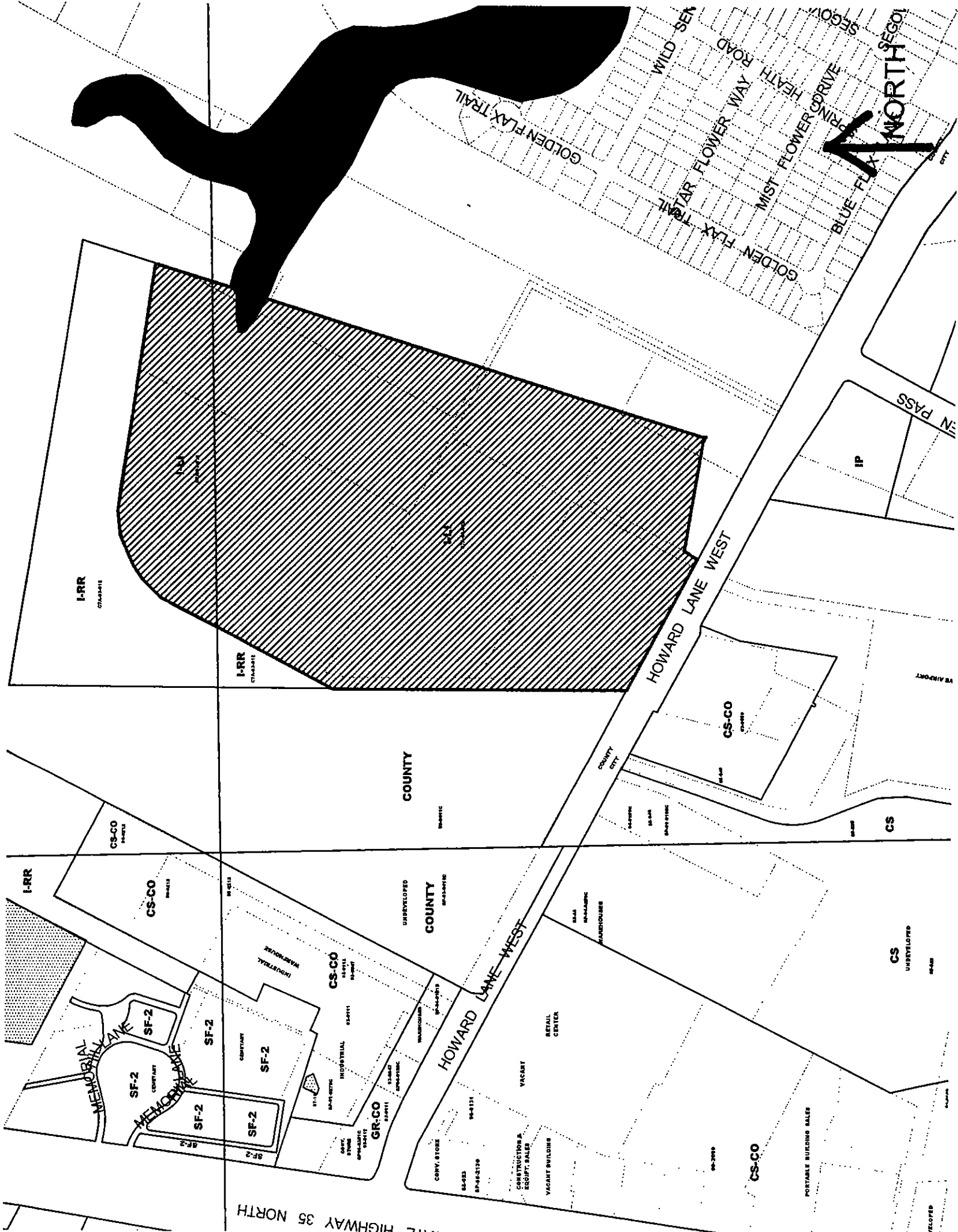
Stormwater Detention

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.

Compatibility Standards

This site is not subject to compatibility development regulations.





ORDINANCE NO. _____

1 AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE
2 PROPERTY LOCATED AT 710, 810, AND 820 WEST HOWARD LANE, AND
3 CHANGING THE ZONING MAP FROM INTERIM LIMITED INDUSTRIAL
4 SERVICES (I-LI) DISTRICT TO LIMITED INDUSTRIAL SERVICES-
5 CONDITIONAL OVERLAY COMBINING DISTRICT

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from interim limited industrial services (I-LI) district to limited
11 industrial services-conditional overlay (LI-CO) combining district on the property
12 described in Zoning Case No.C14-04-0120, on file at the Neighborhood Planning and
13 Zoning Department, as follows:

14
15 Lots 1-8, being portions of Lots 1-3, Amended Plat of Tech Ridge Section 4
16 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according
17 to the map or plat of record in Document No. 200000307, of the Official Public
18 Records of Travis County, Texas, (the "Property")

19
20 locally known as 710, 810, and 820 West Howard Lane, in the City of Austin, Travis
21 County, Texas, and generally identified in the map attached as Exhibit "A".

22
23 PART 2. The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

25
26 A site plan or building permit for the Property may not be approved, released, or
27 issued, if the completed development or uses of the Property, considered cumulatively with
28 all existing or previously authorized development and uses, generate traffic that exceeds
29 2,000 trips per day above the existing development.

30
31 Except as specifically restricted under this ordinance, the Property may be developed and
32 used in accordance with the regulations established for the limited industrial services (LI)
33 base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2004.
2
3

4 **PASSED AND APPROVED**
5
6

7 _____, 2004
8
9

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§
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Will Wynn
Mayor

10 **APPROVED:** _____
11
12

David Allan Smith
City Attorney

ATTEST: _____
13
14

Shirley A. Brown
City Clerk
15

1" = 400'