

Thursday, July 27, 2006

[Back](#) [Print](#)

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 141

Subject: C14-06-0108 - Milstead - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 8210 Springdale Road (Walnut Creek Watershed) from interim-rural residence (I-RR) district zoning to limited industrial services-conditional overlay (LI-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant limited industrial services-conditional overlay (LI-CO) combining district zoning. Applicant: Milstead Company (William C. Milstead). Agent: Land Answers (Jim Witliff). City Staff: Robert Heil, 974-2330.

**Additional Backup
Material**

(click to open)

- [Staff Report](#)
- [Ordinance](#)

For More Information:

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0108 Milstead

ZAP Date: June 20, 2006

ADDRESS: 8210 Springdale Road

OWNER /APPLICANT: : Milstead Company (William C. Milstead)

AGENT: Land Answers (Jim Wittliff)

ZONING FROM: I-RR

TO: LI-CO

AREA: 4.8 acres

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the request for limited industrial – conditional overlay (LI-CO) combining district zoning. The conditional overlay would limit development to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

June 20, 2006: *APPROVED STAFF'S RECOMMENDATION FOR LI-CO ZONING: BY CONSENT. [J.MARTINEZ, M.HAWTHORNE 2ND] (7-0) S.HALE, J.GOHIL – ABSENT*

DEPARTMENT COMMENTS:

The property is an existing plumbing supply warehouse on land that was zoned interim-rural residential at the time of annexation. The applicant is intending to continue the existing use and is limited industrial – conditional overlay (LI-CO) combining district zoning. The conditional overlay would limit development to less than 2,000 vehicle trips per day.

Staff recommends approval of the request.

At the intersection of Springdale Road and US Highway 290 East there are two convenience stores. To the south along Springdale road, there are several large vacant tracts, and tracts developed with various industrial or intense commercial uses including, a ice plant, a Federal Express depot, a paint wholesaler, and a research and development site.

Further south, approaching Ed Bluestein Blvd (US Hwy 183) there are undeveloped tracts and a large AISD facility, the Delco Events Center.

The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Plumbing warehouse
<i>North</i>	DR	Vacant
<i>South</i>	I-RR and county	Warehouse and vacant
<i>East</i>	I-RR	Fed-Ex Depot and other warehouse and light industrial uses
<i>West</i>	GR-CO and LI-CO	Vacant and Business Park

AREA STUDY: The property lies within the proposed LBJ Neighborhood Planning Area, which has not yet been scheduled.

TIA: N/A

WATERSHED: Walnut Creek **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED NEIGHBORHOOD AND COMMUNITY ORGANIZATIONS

- LBJ Neighborhood Association
- North East Action Group
- Taking Action Inc.
- Austin Neighborhoods Council
- Austin Independent School District

SCHOOLS: (AISD)

Winn Elementary School Dobie Middle School LBJ High School

CASE HISTORIES:

Case	Address	Date	Action
C14-05-0164	US Hwy 290 E, 360 feet west from Springdale Road	City Council action pending June 22, 2006	ZAP approved GR and LI 12/06/05
C14-97-0111	US Highway 290 East & Tuscany Way	January 22, 1998	Approved GR-CO (CO limited trips to 2000/day)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Springdale Road	90'	64'	Arterial	Yes	No

CITY COUNCIL DATE: **ACTION:**

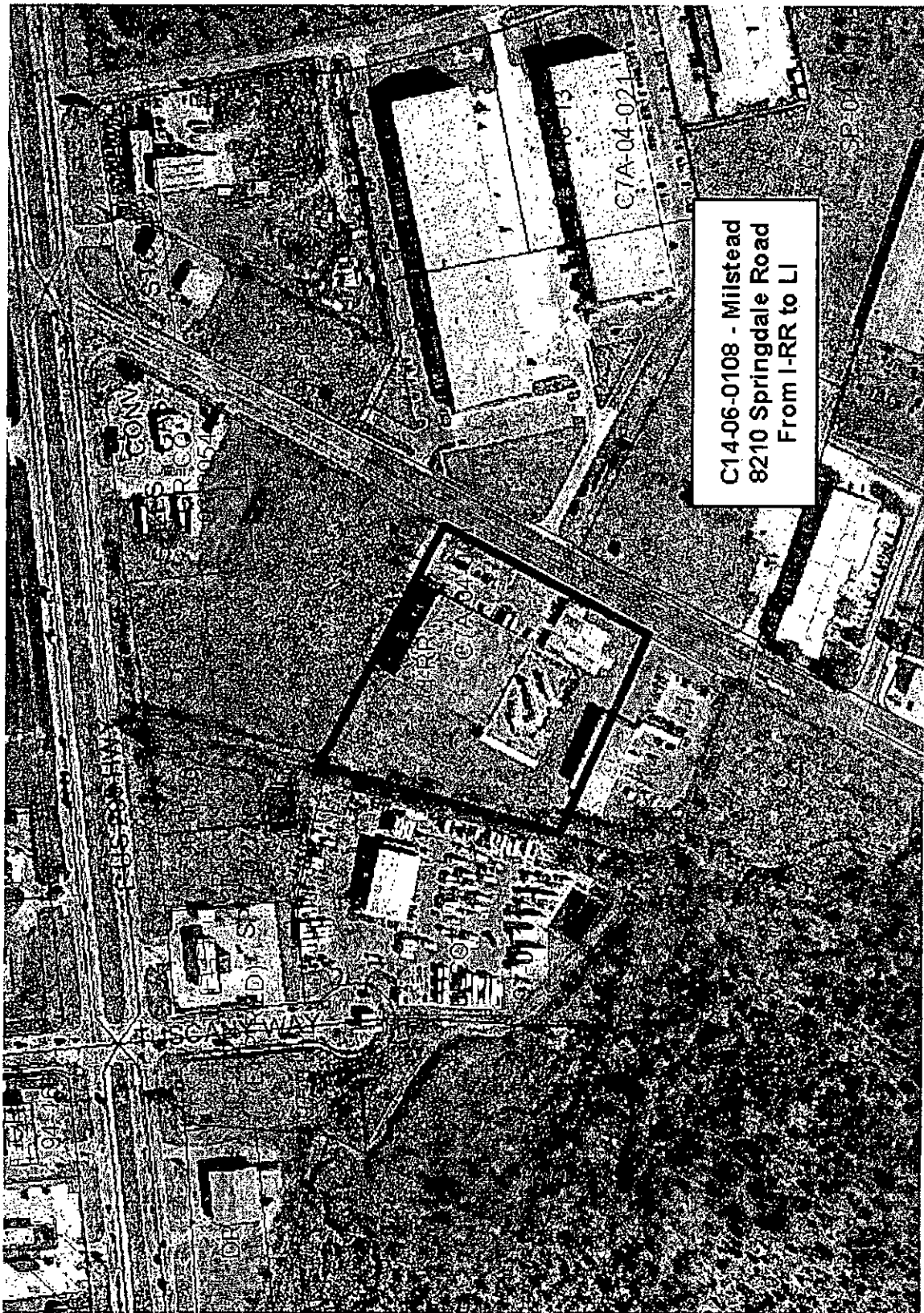
July 27, 2006:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330



SUMMARY STAFF RECOMMENDATION

Staff recommends LI-CO. The conditional overlay would limit development to less than 2,000 vehicle trips per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

US 290, Springdale and Manor Roads are being developed with light industrial and intense commercial uses. Large truck traffic is common, especially along Springdale roads which links US 183 and US 290.

2. *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.

Existing Conditions

The property is an existing plumbing supply warehouse on land that was zoned interim-rural residential at the time of annexation. The applicant is intending to continue the existing.

Transportation

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

The trip generation under the requested zoning is estimated to be 10,969 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. [LDC, 25-6-117]

Capital Metro bus service is available along US Highway 290 within ¼ mile of the site.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	SIDEWALKS
Springdale Road	90'	64'	Arterial	Yes	No

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and utility relocation.

The water and wastewater utility system must be in accordance with the City of Austin design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City. The landowner must pay the City inspection fee with the utility construction.

The landowner must pay all applicable City fee associated with obtaining City utility service.

If offsite main extension and/or system upgrades are necessary for utility service or fire protection, the landowner, at own expense, will be responsible for providing.

(Paul Urbanek 974-3017)

Environmental

1. 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 Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. 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%

2. According to PROPOSED flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

4. 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.
5. 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.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

(Betty Lambright 974-2696)

Site Plan

There are no site plan issues with this proposed rezoning.

(Sue Welch 974-3294)

ORDINANCE NO. _____

1 AN ORDINANCE AN ORDINANCE ESTABLISHING INITIAL PERMANENT
2 ZONING FOR THE PROPERTY LOCATED AT 8210 SPRINGDALE ROAD AND
3 CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR)
4 DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY
5 (LI-CO) 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 rural residence (I-RR) district to limited industrial
11 services-conditional overlay (LI-CO) combining district on the property described in
12 Zoning Case No. C14-06-0108, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 A 5.0 acre tract of land, more or less, also known as Tract No. 1, Springdale Road
16 No. 2 Subdivision, a subdivision in the City of Austin, Travis County, Texas, the
17 tract being more particularly described in a Special Warranty Deed recorded in
18 Volume 8049, Page 168, of the Deed Records of Travis County, Texas (the
19 "Property"),
20

21 locally known as 8210 Springdale Road, in the City of Austin, Travis County, Texas, and
22 generally identified in the map attached as Exhibit "A".
23

24 PART 2. The Property within the boundaries of the conditional overlay combining district
25 established by this ordinance is subject to the following conditions:
26

27 A site plan or building permit for the Property may not be approved, released, or
28 issued, if the completed development or uses of the Property, considered cumulatively with
29 all existing or previously authorized development and uses, generate traffic that exceeds
30 2,000 trips per day.
31

32 Except as specifically restricted under this ordinance, the Property may be developed and
33 used in accordance with the regulations established for the limited industrial services (LI)
34 base district and other applicable requirements of the City Code.
35
36
37

2 **PART 3.** This ordinance takes effect on _____, 2006.
3
4

5 **PASSED AND APPROVED**
6

7
8
9 _____, 2006

§
§
§

10 Will Wynn
11 Mayor
12

13
14 **APPROVED:** _____

15 David Allan Smith
16 City Attorney

ATTEST: _____

Shirley A. Gentry
City Clerk

