

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0109 (Bratton Lane)

Z.A.P. DATE: November 15, 2016

ADDRESS: 16401 Bratton Lane

DISTRICT AREA: 7

OWNER/APPLICANT: Ramming Land, LLC (John Ramming)

AGENT: Land Use Solutions, LLC (Michele Haussmann)

ZONING FROM: SF-2

TO: LI

AREA: 2.94 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends LI, Limited Industrial District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

11/15/16: Approved staff's recommendation of LI zoning by consent (9-0, D. Breithaupt and G. Rojas-absent); S. Harris-1st, S. Lavani-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with an office/warehouse structure within an industrial park (Corridor Park One Industrial Park). There are industrial uses to the north, south, east and west. The applicant is requesting LI zoning to bring the existing general warehousing and distribution use into conformance with City of Austin Land Development Code use regulations.

The staff is recommending LI, Limited Industrial District, zoning for this property because the site is located within an industrial park surrounded by office, commercial, warehouse distribution, light manufacturing and basic industry uses. The site meets the intent of the LI district as it allows for a commercial service use or limited manufacturing use generally located on a moderately-sized site. The property takes access to Bratton Lane, an industrial collector roadway.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|---|
| <i>Site</i> | SF-2 | Office/Warehouse use |
| <i>North</i> | SF-2 | Office/Warehouse (Custom Cabinets) |
| <i>South</i> | SF-2 | Basic Industry (Concrete Plat) |
| <i>East</i> | LI-CO | Equipment Sales (Evans Equipment, Inc.) |
| <i>West</i> | County | Office /Warehouse (Corridor Park One Industrial Park) |

AREA STUDY: N/A

TIA: Deferred

WATERSHED: Gilleland Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Bike Austin
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Sierra Club, Austin Regional Group

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|--|------------|---|---|
| C14-2015-0071 (Bratton Lane Industrial Property: 16501 Bratton Lane) | SF-2 to LI | 7/21/15: Approved staff's recommendation of LI zoning by consent (11-0); L. Brinsmade-1 st , B. Evans-2 nd . | 8/13/15: Approved LI zoning on consent on all 3 readings (11-0); L. Pool-1 st , D. Zimmerman-2 nd . |
| C14-92-0057 (Austin Storage Trailers Zoning Change) | SF-2 to LI | 7/14/92: Granted LI zoning, with conditional overlay: prohibit General Retail Sales (General), General Retail Sales (Convenience), Restaurant (Drive-In, Fast Food), Restaurant (General), Restaurant (Limited), Food Sales, and Financial Services uses. | 8/06/92: Granted LI zoning, with conditional overlay, on all 3 readings. |
| C14-90-0079 (Bratton Lane Commercial Park: 16501 Bratton Lane) | SF-2 to LI | 12/11/90: Approved LI zoning, subject to ROW dedication (7-0) | 1/10/91: Approved LI zoning (7-0); 1 st reading Case expired. 2 nd /3 rd reading did not occur. |
| C14-86-180 (Centex Materials: 16201-16219 Block of Bratton Lane) | DR to LI | 9/23/86: Approved LI zoning, subject to IP development standards for new construction other than expansion of the existing concrete plant, with the dedication of ROW (7-0-1) | 10/23/86: Approved LI zoning, subject to IP development standards and ROW dedication (7-0); 1 st reading 4/02/87: Approved LI zoning on 2 nd /3 rd readings |

RELATED CASES: C14-90-0079 (Previous zoning case)

ABUTTING STREETS:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|--------------|-----|----------|----------------------|-----------|------------|-------------------------------|
| Bratton Lane | 70' | 26' | Industrial Collector | No | No | No |

CITY COUNCIL DATE: December 8, 2016

ACTION:

ORDINANCE READINGS: 1st

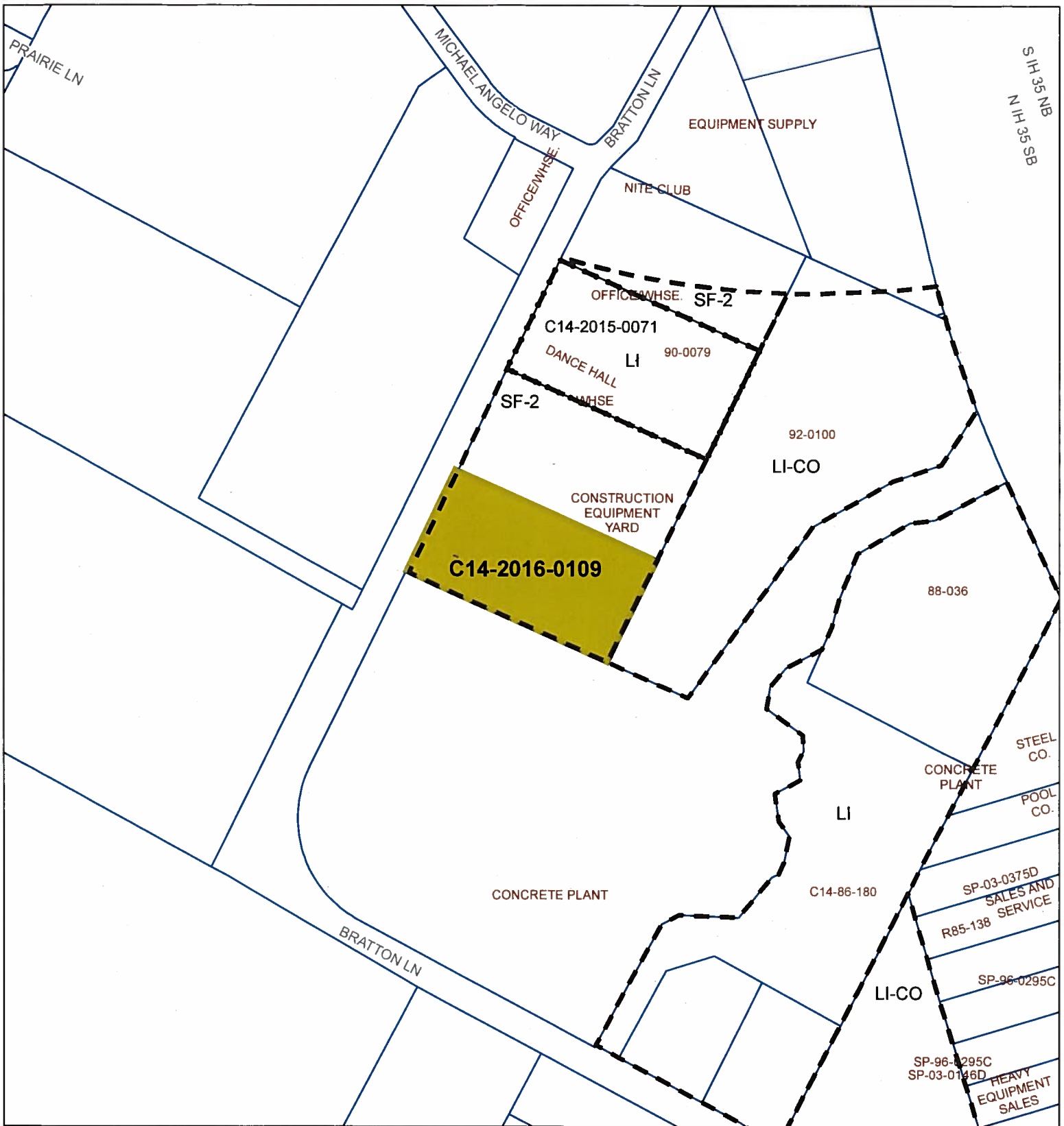
2nd

3rd

ORDINANCE NUMBER:

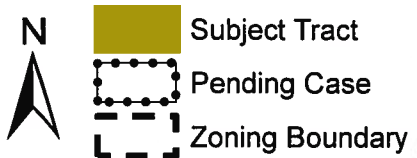
CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



ZONING

Case#: C14-2016-0109



0 200 Feet

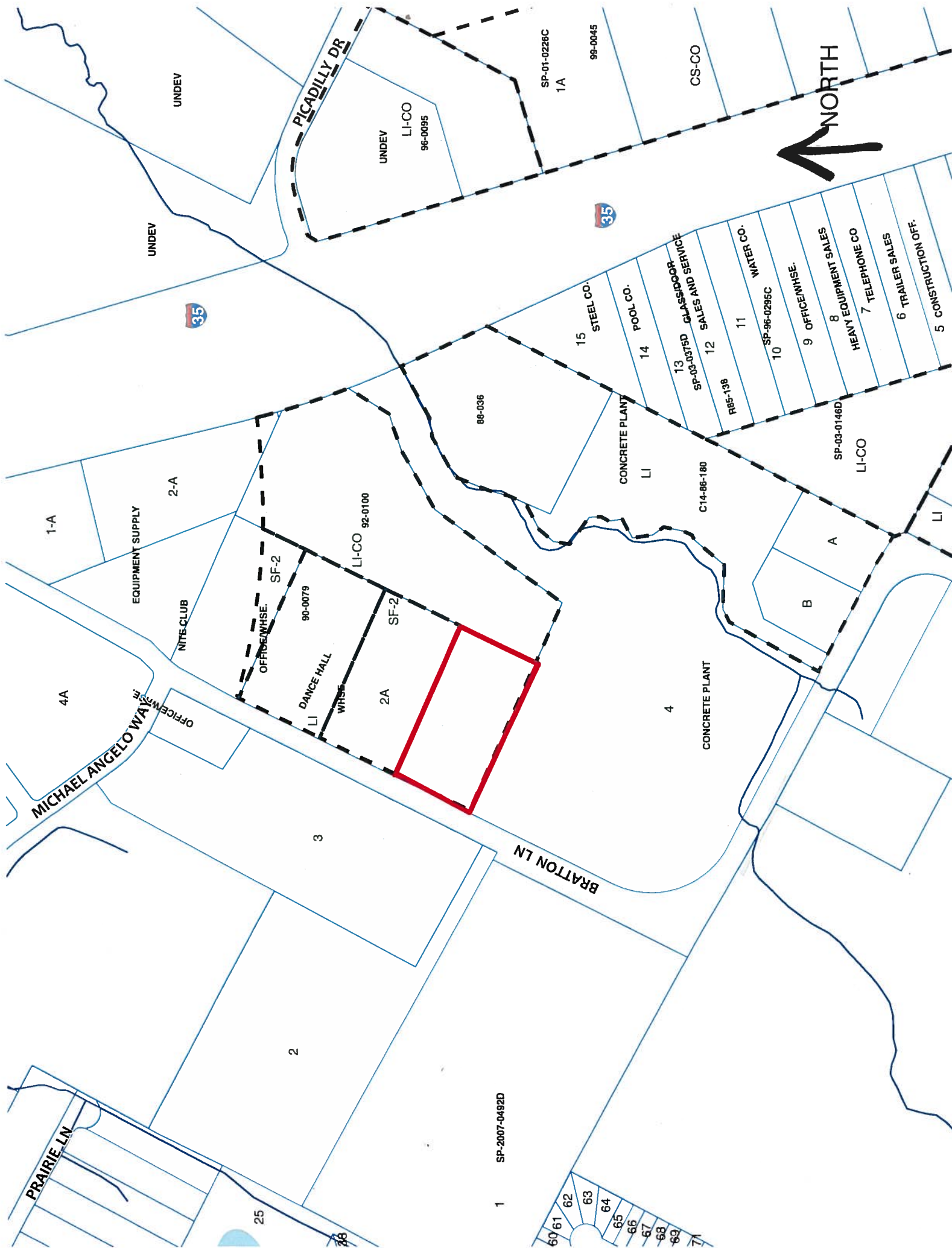
1" = 300'

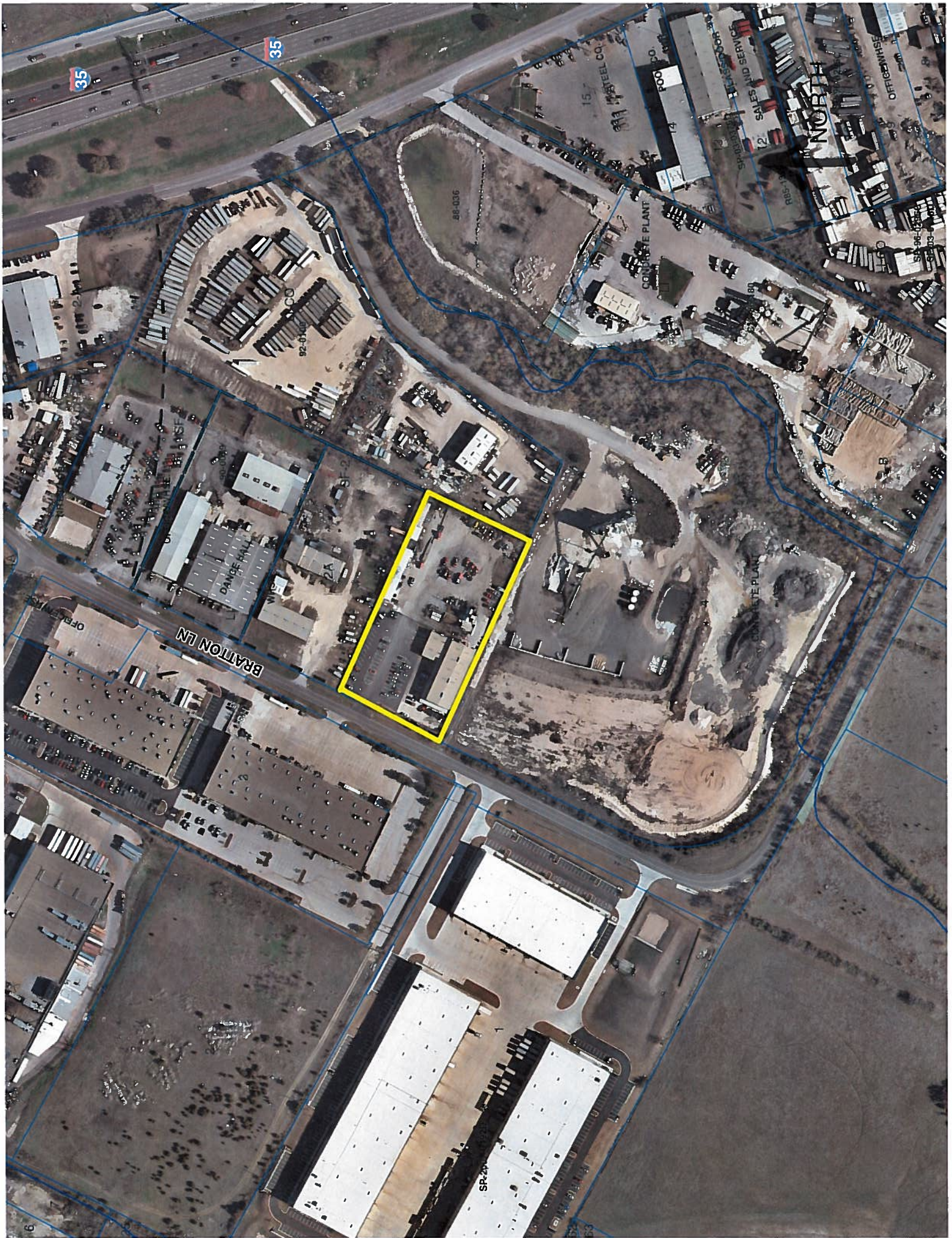
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 10/11/2016





STAFF RECOMMENDATION

The staff recommends LI, Limited Industrial District, zoning.

BASIS FOR 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. *The proposed zoning should promote consistency and orderly planning.*

LI zoning would be consistent with the surrounding commercial and industrial uses located to the north, south, east and west of the site. The property in question is located within an industrial park adjacent LI-CO district zoning and takes access to Bratton Lane, an industrial collector roadway.

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

LI zoning will allow the applicant to bring the existing general warehousing and distribution use on the property into conformance with the City of Austin Land Development Code. The proposed zoning is consistent with existing development in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is developed with an office warehouse structure within an industrial park (Corridor Park One Industrial Park). There are industrial uses to the north (Custom Cabinets), to the south (Concrete Plant), to the east (Equipment Sales use: Evans Equipment, Inc.) and to the west (Office Warehouse: Corridor Park One Industrial Park).

Comprehensive Planning

SF-2 to LI

This zoning case is located on the east side of Bratton Lane, on a 2.94 acre parcel, which contains a warehouse/office building on the property. The parcel is not located within the boundaries of a neighborhood planning area. Surrounding uses includes a custom cabinet shop to the north, a concrete factory the south, a container storage/equipment rental facility to the east, and a large warehouse complex to the west, with all these uses being located within an industrial park. The request is to obtain zoning that reflects the existing light industrial use of the property.

Connectivity: There are no public sidewalks or public transit stops located within walking distance of this site. The Walkscore for this area is 16/100, meaning almost all errands require a car.

Imagine Austin

Based on the comparative scale of this site relative to other adjacent industrial and office/warehouse uses, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Environmental

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

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.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

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 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% |

Site Plan

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

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.

The property to the north of the site is zoned SF-2, thus this site is subject to compatibility standards. Along the *north* 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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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.

Transportation

The Austin Metropolitan Area Transportation Plan calls for 114 feet of right-of-way for Bratton Lane (Anderson Mill Road/FM 2769 in AMATP by Year 2025). If the requested zoning is granted for this site, then 57 feet of right-of-way from the future centerline should be dedicated for Bratton Lane according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].*

*On November 7, 2016, the Transportation staff stated in an e-mail that they will defer the right-of-way dedication requirement to the site plan or subdivision stage of development.

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

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

FYI, Chad Crager, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|--------------|-----|----------|----------------------|-----------|------------|-------------------------------|
| Bratton Lane | 70' | 26' | Industrial Collector | No | No | No |

Water and Wastewater

The site is currently served by private well and an onsite sewage system. The City has no public wastewater service in the area. City water service is not within 100ft of the property. If the owner wishes to obtain public water service from the City, approval of a Service Extension Request for water would be required.



LandUseSolutionsTX.com

Michele Haussmann

PRINCIPAL

Michele@LandUseSolutionsTX.com

September 22, 2016

Mr. Greg Guernsey, Director
Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

VIA Hand Delivery

Re: Rezoning - Property located 16409 Bratton Lane in the City of Austin, Travis County, Texas ("Property")

Dear Mr. Guernsey:

As representatives of the owner of the above stated Property, Ramming Land, LLC. ("Owner"), we respectfully submit the enclosed rezoning application submittal package. The Owner is requesting a rezoning to rectify the long standing, non-conforming use of the property as general warehousing and distribution. The property is currently zoned SF-2 and is located in the City of Austin Limited Purpose Jurisdiction.

The proposed rezoning is from SF-2 to LI. Approval of the rezoning will address the non-conforming use of the property and will permit continued use of the property for warehouse and distribution purposes.

The Property was annexed into the City of Austin in 1984 and was given interim zoning of I-SF-2. In 1986, the property was rezoned to SF-2 through a area wide rezoning to establish permanent zoning for various properties. Industrial use of the property began sometime in the mid 1980's. Since the area wide rezoning in 1986, a pattern of rezoning from SF-2 to LI has been established with the most recent rezoning approved in 2015.



LANDUSE
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Please contact me if you have any questions or need additional information. Thank you for your time and assistance with this application

Very truly yours,

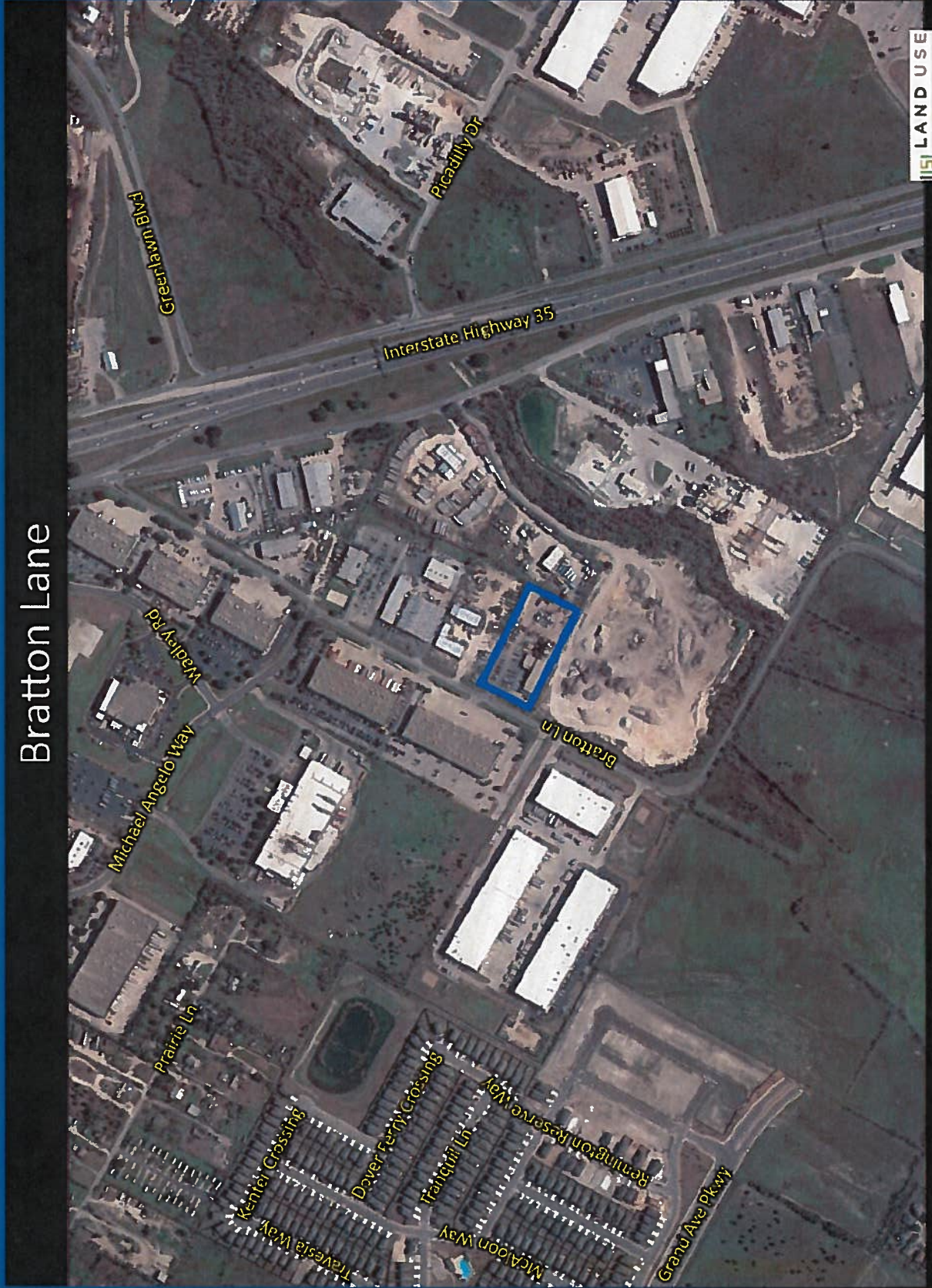
Michele Haussmann

Enclosures

CC: J. Lee Jarrard Jr., Dietz & Jarrard, P. C., *via electronic mail*

Property Location

Bratton Lane



1001 Congress Ave., Ste. 250

Austin, TX 78701

512-212-4114