

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0182 – Burleson Rd. 78744

DISTRICT: 2

ZONING FROM: I-RR

TO: LI-CO, as amended

ADDRESS: 7051 Burleson Road

SITE AREA: 55.41 acres

APPLICANT: Southeastern Freight Lines Inc. (Ryan Smigiel)

AGENT: Drenner Group, P.C. (Charley Dorsaneo)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant limited industrial services (LI) district zoning.

For a summary of the basis of Staff's recommendation, see page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 15, 2022: *APPROVED LI-CO DISTRICT ZONING, WITH THE CONDITIONAL OVERLAY PROHIBITING RECYCLING CENTER, RESOURCE EXTRACTION, AND STOCKYARDS, BY CONSENT*

[H. SMITH; J. KIOLBASSA – 2ND] (9-0) C. ACOSTA – OFF THE DAIS; ONE VACANCY ON THE DAIS

CITY COUNCIL ACTION:

March 24, 2022:

ORDINANCE NUMBER:

ISSUES:

The Applicant has discussed the intended use, traffic and driveway access with Del Valle ISD officials and with the Southeast Neighborhood Plan Contact Team. The Contact Team is in support of the Applicant's amended request of LI-CO with the CO, Conditional Overlay prohibiting recycling center, resource extraction, and stockyards.

CASE MANAGER COMMENTS:

The subject zoning tract has frontage along Burleson Road on its north side and McKinney Falls Parkway on its south side and is zoned interim – rural residence (I-RR). It was annexed into the City limits in August 2020 and is undeveloped except for a small parking area on McKinney Falls that serves the adjacent Ojeda Middle School. There is undeveloped land and a manufacturing facility along the north side of Burleson Road to the north (LI-PDA-NP), commercial and industrial uses in the Travis Business Park and Burleson Industrial Park

to the east (LI-CO; CS-1-CO; LI); Ojeda Middle School, undeveloped land and a City of Austin emergency services and Austin Community College training facility on McKinney Falls Parkway to the south (County); and office / warehouses, Smith Elementary School and the Texas Department of Parks and Wildlife headquarters to the west (LI-CO; W/LO-CO; DR). ***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 so that it may be developed with a limited warehousing and distribution use. Access is proposed to be taken from both Burleson Road and McKinney Falls Parkway. The Applicant and Del Valle ISD officials have discussed improvements to the subject site and improvements to Ojeda Middle School as it pertains to shared vehicular access to McKinney Falls Parkway. Both parties agreed to work through these two items as the Applicant moves forward with the site planning process.

BASIS FOR RECOMMENDATION

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

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

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

Staff recommends the Applicant's request based on the following considerations: 1) adjacency to heavy commercial and industrial uses and zoning to the north, east and west, and 2) access is taken to Burleson Road and McKinney Falls Parkway, both arterial roadways.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped; Parking area along McKinney Falls Parkway for adjacent Middle School
<i>North</i>	LI-PDA-NP	Office / Warehouse / Manufacturing
<i>South</i>	County	Del Valle ISD Middle School; Undeveloped; COA Police, Fire and Austin Community College training facility
<i>East</i>	LI-CO; CS-1-CO; LI	Auto repair, Adult-oriented business, Night club, Building supply stores within the Travis Business Park; Office / warehouses, Building supply companies, Equipment rentals within the Burleson Industrial Park
<i>West</i>	LI-PDA; LI-CO; W/LO-CO; DR	Industrial; Office / Warehouses; Del Valle ISD Elementary School; Texas Parks and Wildlife Headquarters

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Onion Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

This property is located within the Del Valle Independent School District boundaries.

COMMUNITY REGISTRY LIST:

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	
1316 – Southeast Combined Neighborhood Plan Contact Team	
1363 – SEL Texas	1408 – Go Austin Vamos Austin 78744
1441 – Dove Springs Proud	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
C14-2020-0058 – 4201 Felter Lane	I-RR to LI	To Grant	Apvd as Commission recommended (7-30-2020).
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 (11-6-2014).
C14-2012-0143 – 7303 Burleson Rd	I-RR to LI	To Grant LI-CO w/CO for 2,000 trips	Apvd as ZAP recommended (1-17-2013).
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).
C14-02-0198 – Telecom Office Park – 7001 Burleson Rd	I-RR to LI-PDA	To Grant Staff rec. of LI-PDA w/PDA for add'l permitted uses, prohibits certain uses,	Apvd LI-PDA (8-7-2003).

		2,000 trips, subj. to LI stds unless developed with multi-family in which case MF-2 stds apply, 25' buffer between residential and commercial / industrial uses	
C14-02-0117 – Telecom Office Park – 4101 Smith School Rd	I-RR to LI-PDA	To Grant Staff rec. of LI-PDA w/PDA for 2,000 trips, add'l permitted uses, restricted uses with multi-family devt, subj. to LI stds unless developed with multi-family in which case MF-2 stds apply, 25' buffer between residential and commercial/ industrial uses, and prohibits certain uses	Apvd LI-PDA (3-20-2003).
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).
C14-02-0078 – Smith School Road – 4207 Smith School Rd	I-RR to CS	To Grant W/LO-CO w/CO for 2,000 trips / day	Apvd as Commission recommended (7-18-2002).
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:

The property was annexed into the full purpose City limits on August 10, 2020 and assigned I-RR zoning (C7a-2020-0002).

There are no subdivision or site plan applications on the property.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Burleson Road	125 feet	64 feet	Level 3 (Minor Arterial)	No	Bike Lane	Yes
McKinney Falls Parkway	105 feet	27 feet on each side of an 18-foot median	Level 3 (Minor Arterial)	Yes	Shared Lane	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case has dual street frontage and is located on the west side of Burleson Road and the north side of McKinney Falls Parkway. It is not located within the boundaries of a neighborhood planning area. The property is 55.41 acres in size, mostly undeveloped, and is located just outside the boundaries of the **McKinney Job Center**, which is to the north. Surrounding land uses include undeveloped land, a business / warehouse office park, and single-family subdivisions to the north; to the south is undeveloped land and the John Ojeda Middle School; to the east are business/warehouse office parks; and to the west are two business / warehouse office parks, Smith Elementary School, and Texas Parks and Wildlife Department.

The proposal per the agent: zone the property from I-RR to LI (Limited Industrial Services) to allow for a limited warehousing and distribution use, which is consistent with the zoning adjacent to the Property.

Connectivity

A bus stop is located directly in front of the subject property on Burleson Road. There appear to be unprotected bike lanes but no public sidewalks along this portion of Burleson Road. On McKinney Falls Parkway, there are no public transit stops or bike lanes but there is a public sidewalk along this section of the road. Mobility and connectivity options are fair in the area.

Imagine Austin

The property is located immediately adjacent to a **Job Center** and abuts several office / warehouse parks. 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 policies are 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 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 / warehouse parks located within a half a mile radius of this site; the Imagine Austin policies above that recognize that different neighborhoods have different characteristics; but fair mobility and connectivity options, this request partially supports the Imagine Austin Comprehensive Plan.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties. There is a regional water quality / detention facility that will serve this site, therefore onsite drainage facilities will not be provided.

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%
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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.

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.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the *LI zoning district is 80% (90% with transfers)*, which is based on the more restrictive *watershed* regulations.

PARD – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for LI zoning, with a proposed use of warehousing and distribution, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

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.

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

Austin Transportation Department

ASMP Assessment

The Austin Strategic Mobility Plan (ASMP) calls for 120 feet of right-of-way for McKinney Falls Parkway. It is recommended that 60 feet of right-of-way from the existing centerline

should be dedicated for McKinney Falls Parkway according to the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first [LDC 25-6-51 and 25-6-55].

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

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.

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.

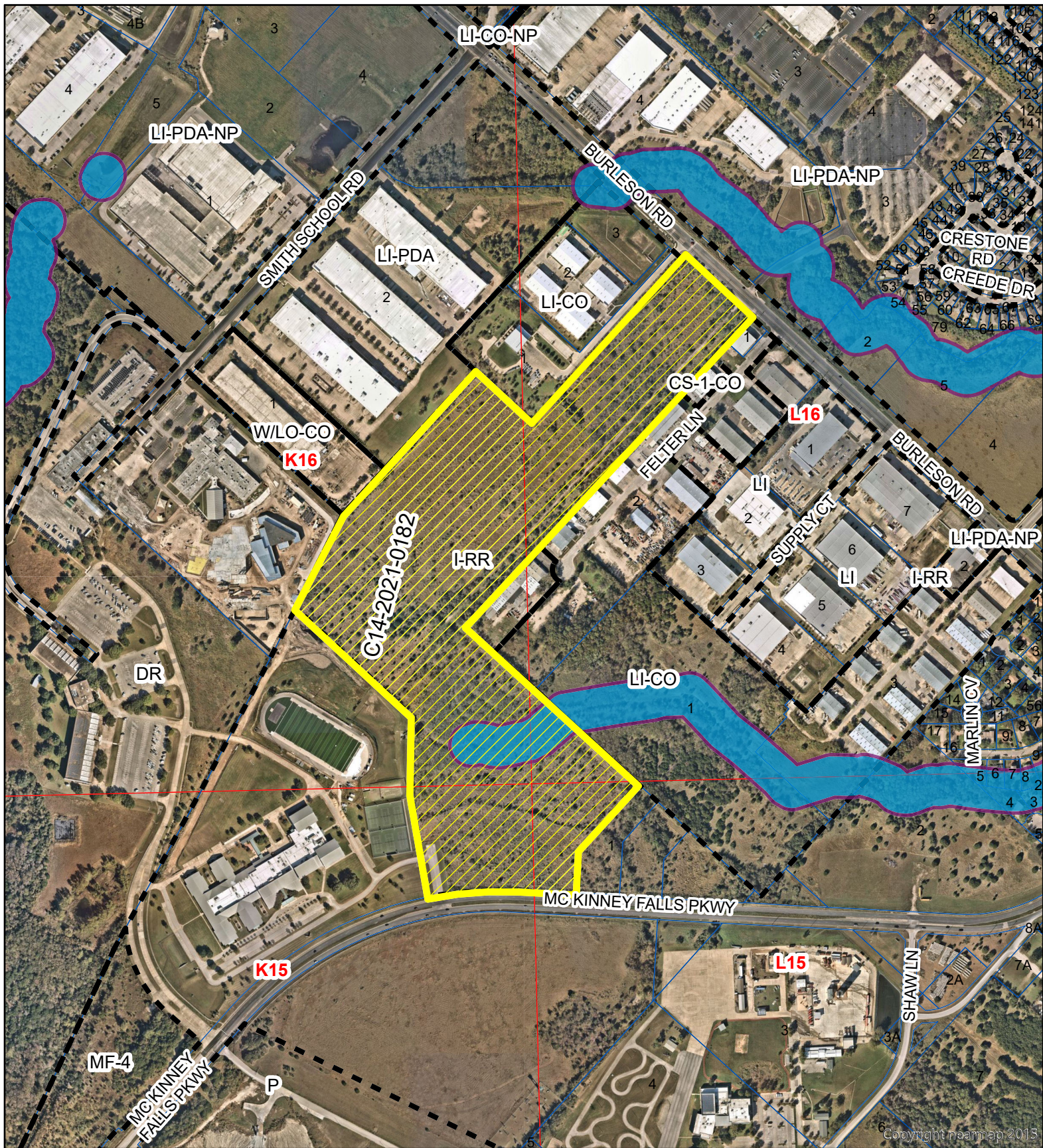
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A: Zoning Map
A-1: Aerial Map

Correspondence received



Created: 12/2/2021



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

1" = 600'

BURLESON RD. 78744

Exhibit A - 1

ZONING CASE#: C14-2021-0182
 LOCATION: 7021-7053 Burleson Rd
 SUBJECT AREA: 55.41 ACRES
 GRID: K15, K16, L15, 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.

November 22, 2021

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Burleson Rd. 78744 – Rezoning application for the approximately 55.41-acre property located between 7021 - 7053 Burleson Road, Austin, Texas in Austin, Travis County, Texas known as TCAD parcel no. 0320130101 (the “Property”)

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled Burleson Rd. 78744 and is approximately 55.41 acres of land, located on the southwest side of Burleson Road, southeast of Smith School Road, and northwest of Felter Lane. The Property was annexed into the full purpose jurisdiction of the City of Austin via Ordinance No. 20200730-006 on August 7, 2020.

The Property is currently zoned I-RR (Interim - Rural Residence). The requested rezoning is from I-RR to LI (Limited Industrial Services). The Property is currently undeveloped. The purpose of the rezoning is to allow for a limited warehousing and distribution use. This rezoning request is consistent with the zoning adjacent to the Property.

The Property is not located within a neighborhood planning area, and therefore, a neighborhood plan amendment application is not required with this request. The attached Traffic Impact Analysis ("TIA") determination was provided on November 26, 2021, by Justin Good, not requiring a TIA at this time.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Charley Dorsaneo

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Wendy Rhoades, Housing and Planning Department (*via electronic delivery*)

February 13, 2022

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning application for the approximately 55.41-acre property located between 7501 Burleson Road, Austin, Texas in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit this letter to amend the application currently under review and assigned case number C14-2021-0182, submitted November 30, 2021.

With this amendment, we request that the proposed rezoning related to the Property include a Conditional Overlay to prohibit the following uses on the Property:

- Recycling Center
- Resource Extraction
- Stockyards, pursuant to § 25-2-5(B)(8).

Please let me know if you or your team members require additional information or have any questions. No other changes are proposed at this time. Thank you for your time and attention to this project.

Sincerely,



Charley Dorsaneo

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Wendy Rhodes, Housing and Planning Department (*via electronic delivery*)

From:
To: [Ramirez, Nadia - BC](#); [Kiolbassa, Jolene - BC](#); [King, David - BC](#); [Denkler, Ann - BC](#); [Smith, Hank - BC](#); [Boone, Scott - BC](#); [Woody, Roy - BC](#); [Thompson, Carrie - BC](#); [Acosta, Cesar - BC](#); [Greenberg, Betsy - BC](#)
Cc: [Rivera, Andrew](#); [Rhoades, Wendy](#);
Subject: ZAP Meeting 2-15-2022, Item B-6: C14-2021-0182
Date: Sunday, February 13, 2022 4:12:39 PM
Attachments: [SCNPCT Ltr to ZAP re 7021-7053 Burleson Rd.pdf](#)
[Q&A & CO re 7021-7053 Burleson Rd Case.pdf](#)

*** External Email - Exercise Caution ***

Dear Honorable Chair Barrera-Ramirez and Commissioners,

Attached for your review and consideration is a Letter of Support for Item B-6, C14-2021-0182 for the property located at 7021-7053 Burleson Road in District 2. The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) reviewed this case and visited with the agent. Also attached is a document reflecting subsequent questions presented to the agent and his responses, including the agent's proposed Conditional Overlay, which the SCNPCT included as part of the vote in support of this zoning change request.

I will sign up to speak and will make every effort to participate during the meeting. I am babysitting one of my grandkids and will try to be home in time to speak in support of the zoning change request and to make myself available to answer any questions you may have.

Thank you for your consideration and for your service to our community.

Respectfully submitted,
Ana Aguirre
Immediate Past Chair
SCNPCT

Ana Aguirre

I find the great thing in this world is not so much where we stand as in what direction we are moving. Oliver Wendell Holmes



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Southeast Combined Neighborhood Plan Contact Team

Ana Aguirre
Immediate Past Chair
PO Box 19748
Austin, TX 78760
512-708-0647
a-aguirre@prodigy.net

February 13, 2022

Nadia Barrera-Ramirez, Chair
David King, Secretary
Cesar Acosta
Betsy Greenberg
Roy Woody

Jolene Kiolbassa, Vice-Chair
Ann Denkler, Parliamentarian
Hank Smith
Carrie Thompson
Scott Boone

RE: Zoning Case Number: C14-2021-0182
Project Location: 7021-7053 Burleson Road

Dear Honorable Chair Barrera-Ramirez and Commissioners:

The Southeast Combined Neighborhood Plan Contact Team (SCNPCT) has a history of supporting responsible development. Our Future Land Use Map (FLUM) area consists of single-family, multifamily, mixed use, commercial, office, civic, warehouse/limited office, and industry zones. The SCNPCT also serves students that attend the Austin and Del Valle Independent School Districts. With Austin Bergstrom International Airport (ABIA) being so close, we also have to consider the Airport Overlay.

With this in mind, the SCNPCT met on Monday, January 10, 2022, to discuss this zoning change proposal and information received during our regularly scheduled monthly meeting. The agent conducted a presentation and answered questions. Due to time constraints, and as agreed during the meeting, a few members subsequently submitted additional questions, which were then presented to the agent. The agent responded to the questions and offered a Conditional Overlay (attached). Due to time constraints, the SCNPCT conducted an electronic vote to ensure timely input was provided to the Zoning and Platting Commission. The SCNPCT membership were provided the Q&A and Conditional Overlay information during the electronic voting process.

In making a decision, the SCNPCT took into serious consideration the overall additional traffic impact in this area, including the lack of adequate public transportation, and sought input from neighborhood associations representing residents within the SCNPCT boundary as well as the 78744 area. We continue to request and encourage the Austin Development Services Department, Austin Transportation Department and Travis County to address traffic safety on Burleson Road and McKinney Falls due to the continued and on-going DRASTIC growth being experienced in

Southeast Austin. **We ask that the Zoning and Platting Commission address infrastructure (traffic, public transportation, utilities, sidewalks, bike lanes, drainage, green space, tree canopy, critical water features, air and water quality, social services, etc.) issues through Small Area Planning. This effort will benefit the residents, Del Valle ISD students and staff, developers, employees, and businesses in this area. We are gravely concerned about traffic safety and our quality of life.**

Specific to this zoning change request, the SCNPCT considered the following concerns pertaining to this property located at 7021-7053 Burleson Road: intended use; environmental impact; impact on traffic; Del Valle ISD student and staff safety; and industrial pollution. The SCNPCT voted to support the zoning change from I-RR to LI, to include the Conditional Overlay offered by the applicant.

The SCNPCT is respectfully requesting the following Conditional Overlay, as offered by the applicant, for consideration and to be included as follows:

“The applicant is also willing to add a Conditional Overlay to the zoning request that prohibits the below uses, which are otherwise permitted in LI zoning districts:

- Resource Extraction (defined in City Code as use of the site for on-site extraction of surface or sub-surface mineral products or natural resources. This use includes quarries, borrow pits, sand or gravel operations, oil or gas extraction, and mining operations);
- Stockyards (defined in City Code as the use of a site for temporary keeping of livestock for slaughter, market, or shipping. This use includes stockyards, animal sales, and auction yards);
- Recycling Center (defined in City Code as the use of a site for collection, transfer, or processing of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials. This use excludes bulk or single-feed reverse vending machines).”

The SCNPCT recognizes the need for the additional care and precautions on the type of chemicals allowed onsite due to the close proximity of residential housing and a school to this property. Industrial use can have a direct impact on air and water quality for residents, students, and workers in Southeast Austin. Additionally, this property is in the Onion Creek Watershed and the environment and quality of life for current and future employees, residents, and students within or in close proximity to Industrial Zoning in Southeast Austin continues to be a concern. The SCNPCT is very appreciative of the Conditional Overlay being offered by the applicant/owner.

The SCNPCT thanks you for your consideration and for your time and service to our community.

Respectfully submitted,

Ana T. Aguirre

Ana Aguirre, Immediate Past Chair
Southeast Combined Neighborhood Plan Contact Team (SCNPCT)

CC: Wendy Rhoades, Planning and Zoning Department
Charley Dorsaneo, Agent

SCNPCT
Q&A re 7021-7053 Burleson Rd. Case

(1) who is the owner of the property and (2) what is the intended use.

- **The team purchasing/developing the property is Holt Lunsford Commercial. They are building to meet the needs of the market under a warehouse/distribution use, similar to neighboring properties.**
- **It is proposed that this will be “Class A” space, so it will be designed/look more like office space than typical warehouse space, with glass and articulated facades.**

Question has to do with drainage and says that there will be changes to the landscape and with it goes the dirt, trees, and change to the terrain. She is asking, can you be sure that what is being proposed is good all the way around for our families? (Ana's Note: There is a residential area just North of this project.)

- **The design intent of the site is to collect the stormwater flow into an underground storm system through inlets in the paving and pipe the storm runoff to the middle of the site into a water quality pond and then a detention pond. This means that there will be no additional impact to any of the neighboring properties as a result of the development.**

Concerns I have are traffic and students safety. McKinney Falls and Burleson do not have significant traffic lights to accommodate additional traffic. With many parents taking their students to school and picking them up from school traffic has increased around the district. Any additional traffic without proper infrastructure will result in unsafe environments for students families and the community.

- **Traffic, and especially with respect to student safety, is arguably what we are working on most to prepare for. First, we are conducting a traffic study to better understand the traffic to and from an access easement shared with Ojeda Middle School. At the same time, we are working to upgrade the shared access area. This includes expanding the driveway, constructing a raised median, striping in designated lanes (two-ways in each direction), building speed bumps, installing a four way stop, and adding a deceleration lane on McKinney Falls, as well as added signage. We have already begun discussions with DVISD administrators regarding additional features that could be beneficial for DVISD.**
- **Another item we are working on is to get a signal warranted on McKinney Falls. This is not exactly up to the developer, but—as we discussed with DVISD—we think both the school district and the developer would benefit from this added feature if permitted by the City and Travis County.**
- **Unlike many other neighboring properties, the Project will have two access points from different streets. In addition to the Project's McKinney Falls entrance, there will be an access point along Burleson that will split the trips to and from the Project. We note also that this Burleson entrance will have through access that should not conflict with the Colorado Crossing Neighborhood, as there is no direction connection with the neighborhood to the north.**

- **Finally, building coverage for the Project is planned to be less than 1/3 of the property's acreage (low for the industry).**

Also this area is surrounded by warehouses already with large trucks and delivery trucks running in-and-out of the area. Amazon, FedEx, Ben Keith and Liquid Environmental Solution are just a few companies within a 1 -5 miles of the proposed property.

- **We understand these concerns. What we can say is that we are working to develop a project that is (i) "Class A" space, so it will be designed/look more like office space than typical warehouse space (better than the surrounding status quo), and (ii) as explained above, are working to design the project to cover for typical concerns with other warehouse-type projects. We will do our best to alleviate your concerns, to the extent possible. We will note, however, that all of the zoned neighboring properties surrounding the tract (with the exception of the above-mentioned DVISD tracts) are zoned Limited Industrial, which is what we are requesting. From a planning perspective, it is hard to say what other kind of development makes sense in this location. As a token of good faith to the neighborhood, we would considering offering a conditional overlay to eliminate the possibility of more noxious uses permitted in LI zoning.**

CONDITIONAL OVERLAY

The applicant is also willing to add a Conditional Overlay to the zoning request that prohibits the below uses, which are otherwise permitted in LI zoning districts:

1. Resource Extraction (defined in City Code as use of the site for on-site extraction of surface or sub-surface mineral products or natural resources. This use includes quarries, borrow pits, sand or gravel operations, oil or gas extraction, and mining operations);
2. Stockyards (defined in City Code as the use of a site for temporary keeping of livestock for slaughter, market, or shipping. This use includes stockyards, animal sales, and auction yards);
3. Recycling Center (defined in City Code as the use of a site for collection, transfer, or processing of recyclable materials. Recyclable materials include glass, paper, plastic, cans, or other source-separated, nonputrescible materials. This use excludes bulk or single-feed reverse vending machines).