

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0213 – Pleasant Valley Self
Storage

Z.A.P. DATE: January 23, 2007
February 6, 2007
March 6, 2007
September 4, 2007
January 22, 2008

ADDRESS: Southeast corner of East William Cannon Drive and South Pleasant Valley Road

OWNER/AGENT: Marbella Development, LP (Mitchell Davis Kalogridis)

ZONING FROM: SF-2; LR **TO:** CS-CO **AREA:** 4.5 acres
AMENDED TO: W/LO

SUMMARY STAFF RECOMMENDATION (Revised – January 2008):

The Staff's recommendation is to grant warehouse/limited office (W/LO-CO) combining district zoning. The Conditional Overlay limits the number of daily trips to 2,000.

ZONING & PLATTING COMMISSION RECOMMENDATION:

January 23, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO 02/06/07.*

[J. MARTINEZ, S. HALE – 2ND] (8-0) J. PINNELLI – ILL

February 6, 2007: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT AND STAFF TO 03/06/07.*

[J. MARTINEZ, J. PINNELLI – 2ND] (9-0)

March 6, 2007: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE APPLICANT.*

[J. MARTINEZ, J. SHIEH – 2ND] (8-0) J. PINNELLI – ILL

September 4, 2007: *POSTPONED INDEFINITELY BY THE ZAP AND DIRECTED THE APPLICANT TO RE-LOOK AT THE CS REQUEST; ACCESS AND DESIGN ISSUES OF THE SITE.*

[K. JACKSON, T. RABAGO – 2ND] (8-0)

January 22, 2008: *APPROVED W/LO-CO DISTRICT ZONING, WITH THE CONDITIONAL OVERLAY FOR 2,000 VEHICLE TRIPS AND TO PROHIBIT ACCESS TO PLEASANT VALLEY ROAD.*

[K. JACKSON; J. GOHIL – 2ND] (9-0)

ISSUES:**Update – January 2008**

Since the September ZAP Commission meeting, the Applicant and Staff met to discuss the case again. The Applicant has amended his case to the warehouse/limited office (W/LO) district (please refer to Attachment A following Exhibit B). The Applicant is aware of the following: 1) convenience storage is a conditional use in the W/LO district; 2) that W/LO does not allow for retail sales; and, 3) that variances to height (limited to 25 feet in W/LO) are considered by the Board of Adjustment.

Transportation review staff has reviewed the Applicant's proposal for driveway access and has given a preliminary indication that driveway separation requirements (from the intersection and from the existing driveway serving the service station) can be achieved. Therefore, access is possible from either Pleasant Valley Drive or William Cannon Drive. The Applicant continues with his original conceptual design for the convenience storage use, as provided in Attachment B. Staff has considered the Applicant's amended request and supports W/LO zoning due to the site's steep slopes, access limitations as described above, the limited number of permitted uses and more restrictive development regulations. The Applicant's proposed convenience storage project does not require high visibility, generate much heavy truck traffic or vehicle trips, is suited to this zoning district's purpose statement provided below:

The warehouse/limited office (W/LO) district is intended for office or warehouse use for a building trade or other business that does not require a highly visible location or generate substantial volumes of heavy truck traffic, that generates low or moderate vehicular trips, and requires less access than a retail use.

Update – August 2007:

Following the March 2007 indefinite postponement, the Applicant contacted Staff and discussed bringing the case back to the Commission for a convenience storage use with retail at the parking lot level. As required, re-notification to the surrounding property owners and neighborhood organizations has occurred. The Applicant would like to discuss the Staff recommendation of GR-CO. The Applicant's support material for CS-CO zoning is provided at the back of the Staff packet.

DEPARTMENT COMMENTS:

The subject two platted lots are undeveloped and have access to East William Cannon Drive and South Pleasant Valley Drive. The north lot is zoned neighborhood commercial (LR) district and the south lot, which contains relatively steep slopes is zoned single family residence standard lot (SF-2). The adjacent property to the north is developed with a service station. Across William Cannon to the north and east, there is undeveloped property, Williamson Creek (DR) and the South Austin Soccer Complex (P). To the south, there is the Onion Creek Greenbelt, as well as undeveloped lots and manufactured homes within the Onion Creek Forest community (MH). The north and northeast portions of Onion Creek Forest are now vacant lots, following a voluntary buyout program due to past flooding

events. Across Pleasant Valley Drive to the west there is a church and undeveloped land (SF-2; GR). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant has requested general commercial services (CS) district zoning in order to pursue development of the northern portion of the property for a convenience storage facility along with retail space at the parking lot level. The Applicant is willing to provide a mix of uses and require that retail space be located on the ground floor, limit height to 40 feet at the parking lot level (by using a mean sea level elevation (due to slopes) and extending 40 feet upwards), and limit development to the convenience storage use and all permitted GR uses.

The Staff and the Applicant have had a number of discussions about rezoning and development of the property. Although development of the property is constrained by steep slopes, the Staff is unable to recommend CS zoning, citing consistency with other developed properties at the corner of William Cannon and Pleasant Valley Drives, an appropriate district for property with two arterial road frontages, and concerns about introducing CS zoning with convenience storage use adjacent to the green belt.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2; LR	Undeveloped
<i>North</i>	DR; LR	Service station (directly north); Williamson Creek and undeveloped land across East William Cannon Drive
<i>South</i>	MH; SF-3	Undeveloped and manufactured homes in the Onion Creek Forest community; Onion Creek Greenbelt
<i>East</i>	DR; P	Undeveloped and Soccer fields
<i>West</i>	SF-2; GR	Undeveloped; One manufactured home; Church

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods

300 – Terrell Lane Interceptor Association

511 – Austin Neighborhoods Council

428 – Barton Springs/Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council

742 – Austin Independent School District

743 – Southeast Austin Trails and Greenbelt Alliance

SCHOOLS:

Perez Elementary School

Mendez Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0030 -- South Austin Soccer Complex	DR to P	To Grant P district zoning	Approved P district zoning (5-9-02).

RELATED CASES:

The northern portion of the rezoning area is platted as the Resubdivision of Lot 1 of Onion Creek Forest, Section 3, recorded in June 1975, and the southern portion is platted as Onion Creek Forest, Section 3, recorded in March 1974 (C8s-75-079 and C8s-73-157, respectively). Please refer to Exhibit B.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO	BICYCLE PLAN
Pleasant Valley Road	Varies	Varies	Arterial	Yes	Yes	Yes
William Cannon Drive	Varies	Varies	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: February 28, 2008

ACTION:

ORDINANCE READINGS: 1st

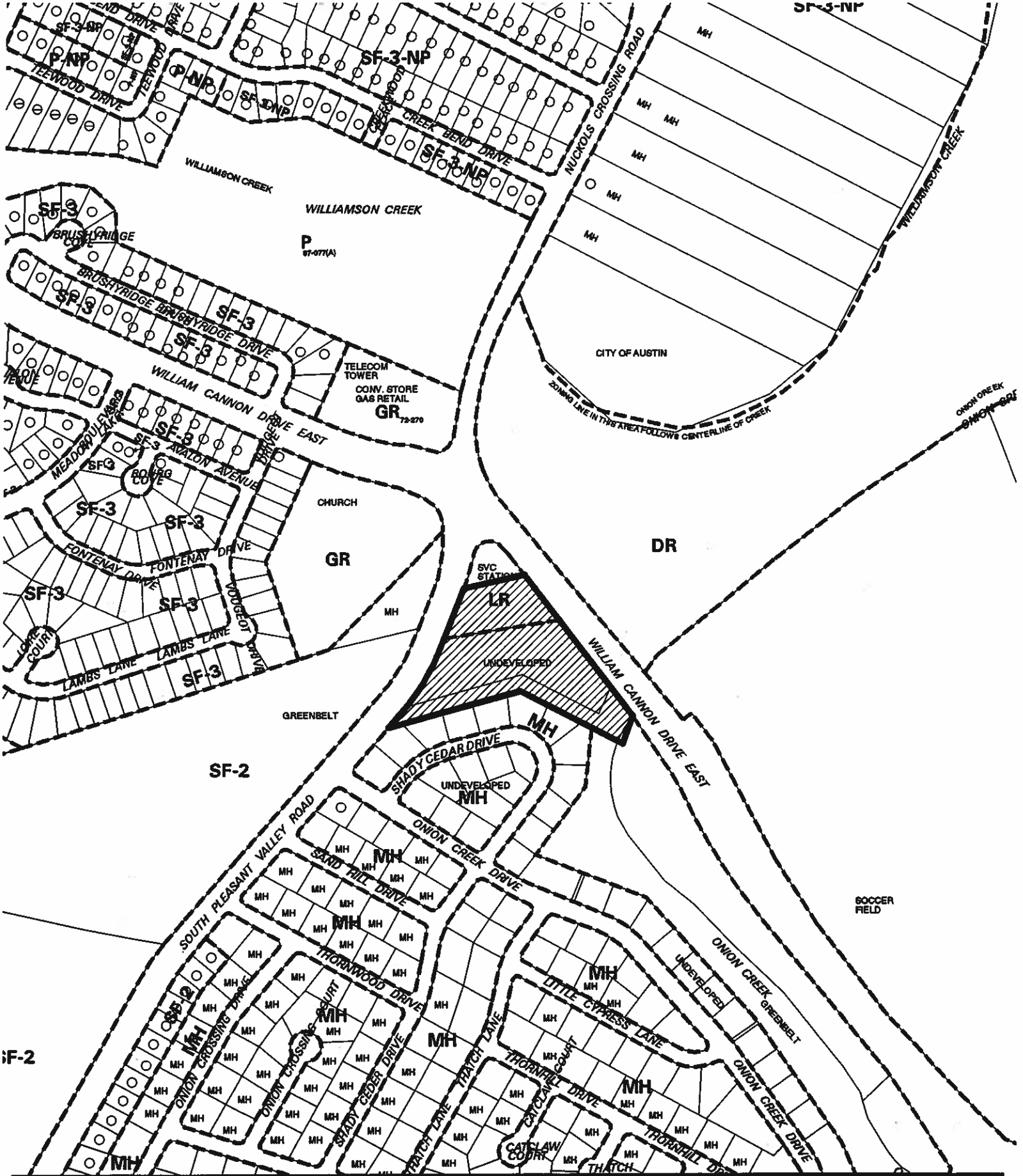
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT		ZONING Exhibit A	CITY GRID REFERENCE NUMBER J14
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W.WALSH			
CASE #: C14-06-0213			DATE: 06-11	
ADDRESS: PLEASANT VALLEY DR AND				
E WILLIAM CANNON DR				
SUBJECT AREA (acres): 4.500			INTLS: SM	