

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0039 – Airport Self Storage

Z.A.P. DATE: March 25, 2008

ADDRESS: 2725 Lyle Road

OWNER: Mandalay Financial Corporation
(David Holle)

AGENT: Airport Self Storage
(Laura Brown)

ZONING FROM: I-RR

TO: CS

AREA: 1.377 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 300.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 25, 2008: *APPROVED CS-CO DISTRICT ZONING AS STAFF RECOMMENDED;
BY CONSENT.*

*[K. JACKSON; J. GOHIL – 2ND] (6-0) T. RABAGO – NOT YET ARRIVED; J.
MARTINEZ – ABSENT*

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property contains a convenience storage facility, takes access to Lyle Road, a local street and is zoned interim – rural residence (I-RR) district since its annexation into the City limits in September 2001. A U.S. post office, a vacant two-story structure and a vacant concrete batch plant are located to the east (I-SF-2; I-RR), a manufactured home park is to the north (I-RR) and commercial uses with State Highway 71 frontage, including retail, auto repair and a roofing company are to the south and east (I-SF-2; GR-CO). The property also lies within Airport Overlay Zone – 3 (also known as the ½ mile buffer zone) which does not allow for new residential development to occur outside of recorded final plats, municipal utility district boundaries or neighborhood plan combining district boundaries. Commercial and industrial uses are permitted in the AO-3 Zone. Please refer to Exhibits A and A-1.

The Applicant has requested general commercial services (CS) district zoning in order to provide permanent zoning that is consistent with the existing use. Staff recommends CS-CO zoning, given: 1) it is compatible with the surrounding commercial properties, general land use character and uses permitted within Airport Overlay Zone-3; and 2) a 300 daily vehicle

trip limitation will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Convenience storage facility
<i>North</i>	I-RR	Manufactured home park
<i>South</i>	I-SF-2; GR-CO	Auto repair; Roofing company; U.S. Post Office
<i>East</i>	I-RR	Vacant 2-story structure; Vacant concrete batch plant (proposed for CS zoning)
<i>West</i>	I-SF-2	Retail; Manufactured home park

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Colorado River

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 750 – Del Valle Neighborhood Association
 774 – Del Valle Independent School District
 786 – Home Builders Association of Greater Austin
 1005 – Elroy Preservation Association 1037 – Homeless Neighborhood Organization
 1075 – League of Bicycling Voters

SCHOOLS:

This property is located in the Del Valle Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0244 – Keller Zoning	I-RR to CS	Pending; to be scheduled for Historic Landmark Commission and Zoning and Platting Commission	Pending
C14-05-0017 – Highway 71	I-SF-2 to GR-CO	To Grant GR-CO	Approved GR-CO with CO for 2,000 trips (4-7-05).
C14-04-0011 - Frenchville	I-SF-2 to CS	To Grant GR-CO	Approved GR-CO with CO for 2,000 trips (3-11-04).

C14-01-0186 – State Highway 71 East 3039	I-SF-2; RR to LI	To Grant CS-CO	Approved CS-CO with CO for a list of prohibited uses (5-16- 02).
C14-00-2060 – Stamey Zoning	RR to GR	To Grant GR-CO	Approved GR-CO with CO for trips (6-1- 00).

RELATED CASES:

The property was annexed into the City limits on September 6, 2001 (C7A-01-002).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Lyle Road	58 feet	21 feet	Local	No	No	No

COUNCIL DATE: May 8, 2008

ACTION:

ORDINANCE READINGS: 1st

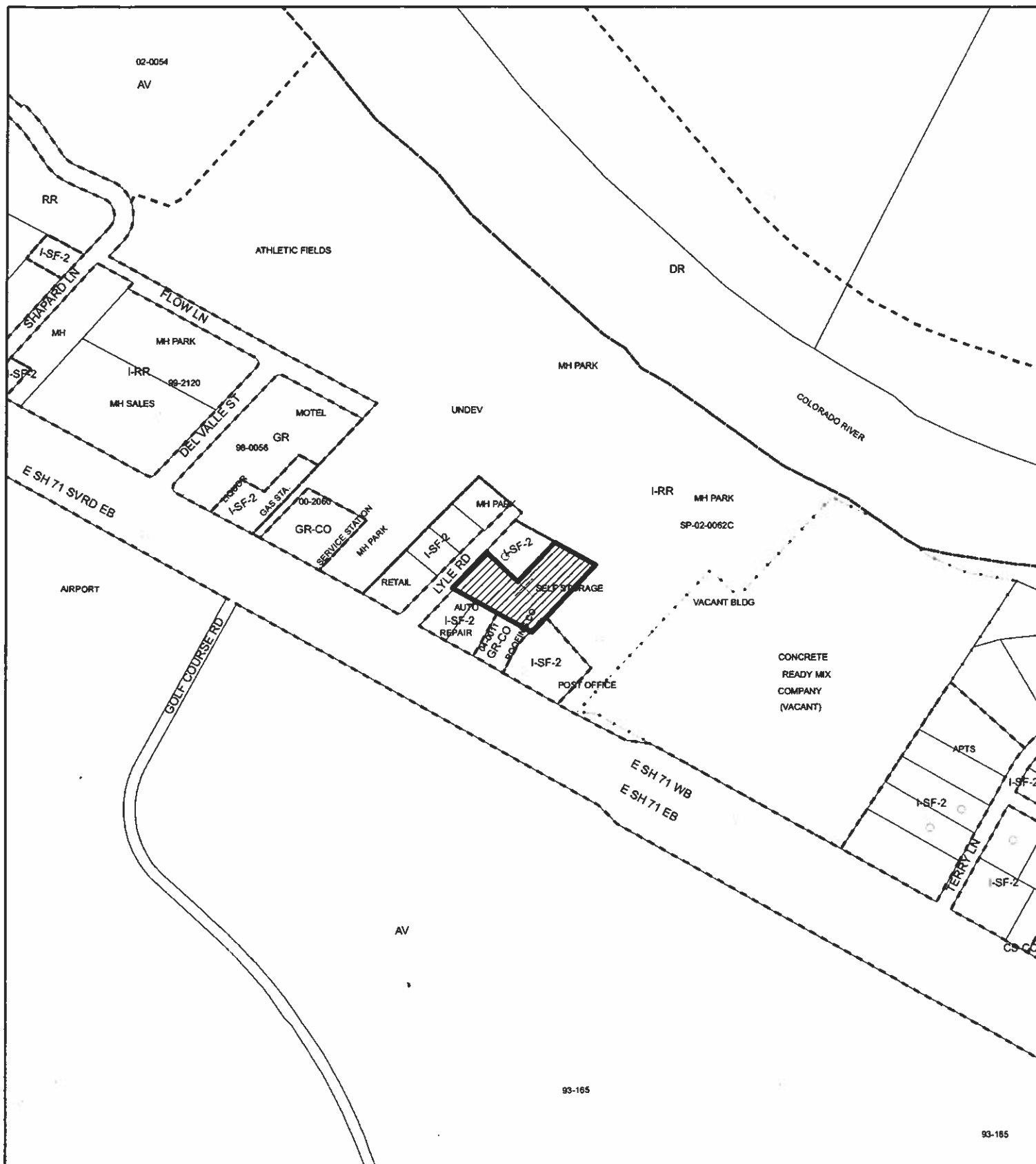
2nd




3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2008-0039
ADDRESS: 2725 LYLE RD
SUBJECT AREA: 1.377 ACRES
GRID: N17
MANAGER: W. RHOADES

EXHIBIT A



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

COLORADO RIVER
COLORADO RIVER

DR

W PARK

SP-02-0062C

VACANT BLDG

CONCRETE
READY MIX
COMPANY
(VACANT)

UNDEV

RETAIL
SELF STORAGE

POST OFFICE

EAST SH 71 71

FLOW

MOTEL

GR-0636

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EXHIBIT A

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 300.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends CS-CO zoning, given: 1) it is compatible with the surrounding commercial properties, general land use character and uses permitted within Airport Overlay Zone-3; and 2) a 300 daily vehicle trip limitation will limit development to maintain acceptable traffic conditions on adjacent roadways and intersections.

EXISTING CONDITIONS**Site Characteristics**

The subject property contains a self-storage business. The site is relatively flat and slopes to the north, towards the Colorado River.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 80%, which is based on the more restrictive zoning regulations.

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 Colorado River 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%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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.

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.

Transportation

A Neighborhood Traffic Analysis (NTA) has been waived by the Transportation Review staff because the Applicant agrees to limit vehicle trips to 300 per day. LDC, Sec. 25-6-114.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

Compatibility and Building Standards

FYI: This site is located in the Desired Development Zone. Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from the initial submittal date. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

This site will be subject to Commercial Design Standards. Lyle Road will be the principal street and classified as Suburban.

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 across the street from, adjoining or located 540-feet or less from property zoned SF-5 or more restrictive, or on which a use permitted in an SF-5 or more restrictive zoning district is located will be subject to compatibility development regulations.

The site is subject to compatibility standards. Along the North, South, West property lines, 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.

Additional design regulations will be enforced at the time a site plan is submitted.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. Development on this property is limited by Chapter 25-13 of

the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact the Noise Abatement Officer at (512) 530-6652.

This property is within the Airport Overlay Zone AO-3. Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Section 25-13-23, are prohibited. Noise level reduction measures may be required for certain new structures. For more information, contact the Noise Abatement Officer at (512) 530-6652.