

ZONING CHANGE REVIEW SHEET

CASE: C14-2010- 0195 – Loop 360 Storage

Z.A.P. DATE: January 4, 2011

ADDRESS: 2631 South Capital of Texas Highway

OWNER/APPLICANT: Riata Holdings, Ltd. (Matt Mathias)

AGENT: Alice Glasco Consulting, (Alice Glasco)

ZONING FROM: GR-CO

TO: CS-CO

AREA: 7.678 acres (334,453 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of CS-CO (Commercial Services – Conditional Overlay) combining district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION: 1/4/10 – Approved on consent; (5-0, Baker absent).

CITY COUNCIL 1ST READING: 1/13/11 – Approved on consent 1st reading, (7-0).

DEPARTMENT COMMENTS: This 7.678 acre tract is currently an undeveloped tract and has an approved site plan for a drive through restaurant use. The applicant seeks to rezone the property to allow for a convenience storage use. The area residents have met with the applicant and have agreed to the rezoning request with conditions. A conditional overlay on the property will limit the property to only convenience storage as a commercial services zoning use, and design criteria will be included in a restrictive covenant to be filed concurrently with this case.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	SF-3-NP	Single Family/Mobile Home
<i>South</i>	MF-3-NP	Undeveloped/Warehouse
<i>East</i>	SF-3-NP	Mobile Home
<i>West</i>	SF-3-NP	Single Family

TIA: Waived

WATERSHED: Barton Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

Stoneridge Neighborhood Association

CASE HISTORIES

NUMBER	REQUEST	COMMISSION	COUNCIL
C14-01-0034	SF-2 to LO-CO and GR-CO	5/8/01 – Approved LO-CO and GR-CO (5-3, RV/JM/RC-NO)	Approved LO-CO and GR-CO (4-2, RA/DS-NO); 3RD RDG
SPC-03-0026C	Site plan for drive through restaurant use	6/15/04 – Approved request by consent (9-0).	N/A

BASIS FOR RECOMMENDATION

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

The recommended zoning will allow the removal of a site plan for a drive through restaurant and will create a low intensity commercial project that is more compatible with surrounding uses and neighborhoods.

2. ***Zoning changes should promote a balance of intensities and densities.***

The recommended zoning and associated design criteria will promote a transition between nearby commercial and office zoned properties located on a major corridor to single family residences.

EXISTING CONDITIONS

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the contributing zone. This tract lies in the recharge zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous 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 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

Water and Wastewater

The landowner intends to serve the site with City of Austin water utilities and an on-site sewage facility approved by the Austin Water Utility. The landowner, at own expense, will be responsible for providing any water utility improvements, offsite main extensions, utility relocations and or abandonment required by the land use. The water utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water 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 utility tap permit.

Wastewater service is not currently available to the subject tract. If the landowner wishes to connect to City of Austin wastewater service, a Service Extension Request must be approved. For more information pertaining to the Service Extension Request process and submittal requirements, contact James Grabbs with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0304. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

For more information pertaining to the On-Site Sewage Facilities process and submittal requirements contact Loan Nguyen with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0261. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the On-Site Sewage Facilities review.

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.

Hill Country Roadway

The site is located within 1,000 feet of Loop 360 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of Loop 360. The site may be developed with the following maximum floor-to-area ratio (FAR):

<i>i. Slope</i>	<i>Maximum FAR</i>
ii. 0-15%	0.25:1
iii. 15-25%	0.10:1
iv. 25-35%	0.05:1

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along Loop 360. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of Loop 360 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Building materials must be compatibility with the hill country environment. (25-2-1176)

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission

Transportation

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

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 continue to be limited through a conditional overlay to less than 4,000 vehicle trips per day in accordance with the initial Zoning Ordinance No. 011025-29 (Refer to Zoning Case C14-01-0034)..

There are no existing sidewalks along Loop 360.

The 2009 Bicycle Plan recommends a wide shoulder (SH) along Loop 360 between Westbank Drive-Walsh Tarlton Lane-Mopac for a 10'-12' bike lane/bike route facility.

Capital Metro bus service is available along Loop 360 with the #30 – Barton Creek Square local service.

Street	Row	Pavement Width	Classification	ADT
Loop 360	Varies	Varies	MAD6+	44,000++

+A six-lane divided, major arterial roadway according to the adopted 2025 Austin Metropolitan Area Transportation Plan

++TxDOT AADT Counts - 2009

CITY COUNCIL DATE: January 13, 2011
January 20, 2011

ACTION: Approved on 1st reading

ORDINANCE READINGS: 1st 1/13/11

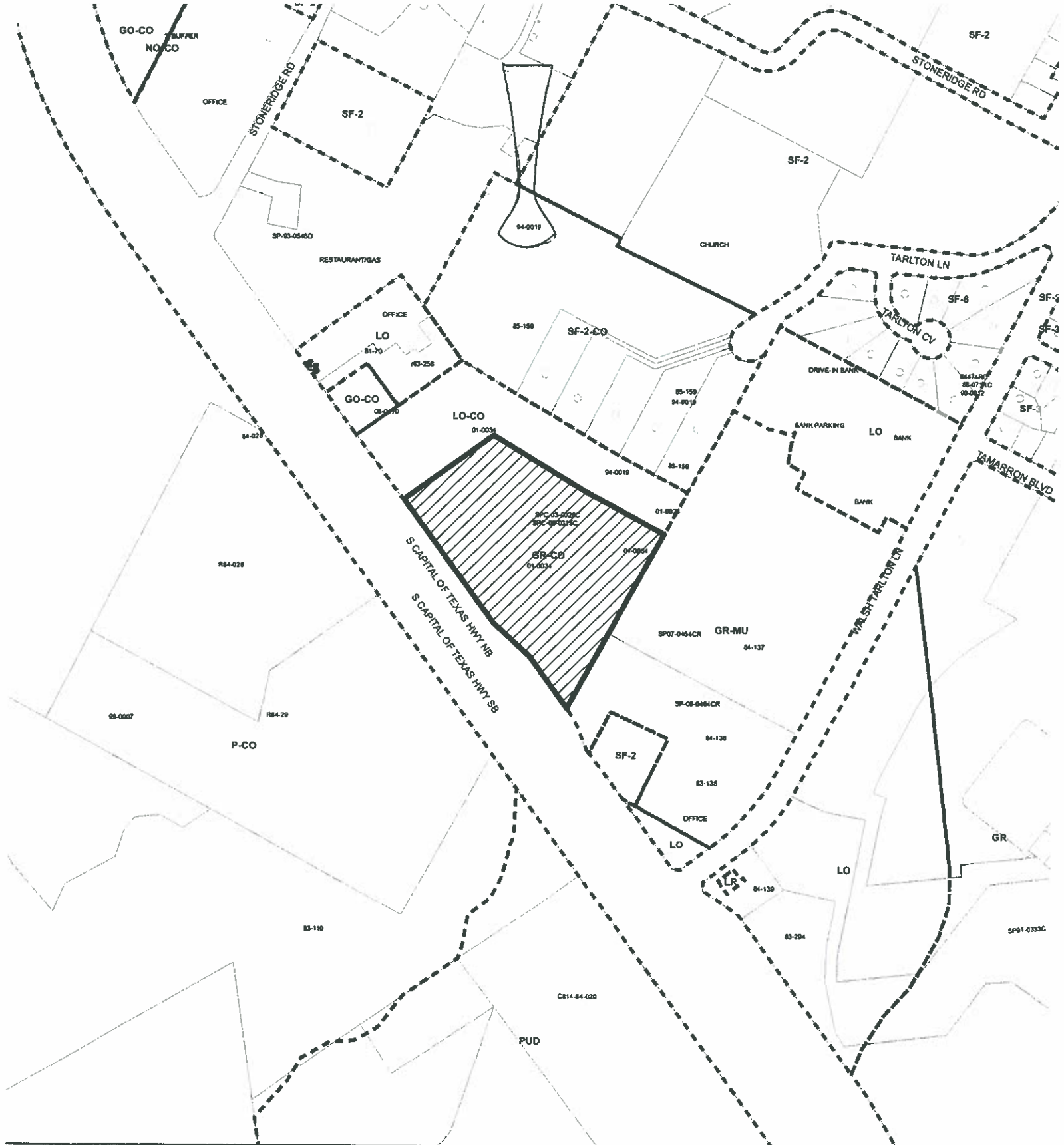
2nd

3rd





ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us



ZONING

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0195
 LOCATION: 2631 S CAPITAL OF TEXAS HWY NB
 SUBJECT AREA: 7.678 ACRES
 GRID: E21 E22 F21
 MANAGER: STEPHEN RYE



1" = 400'

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.

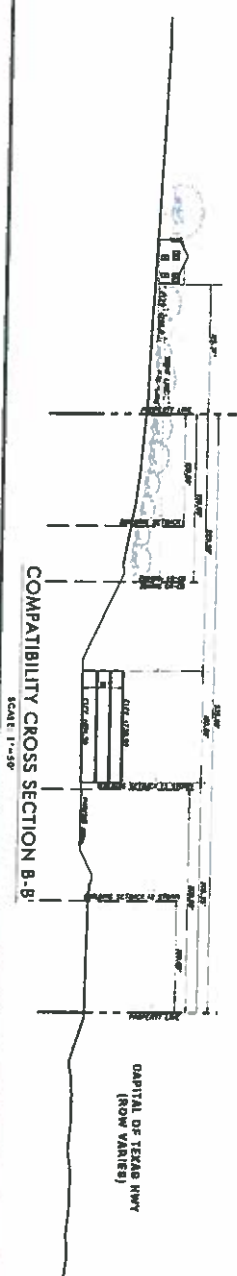
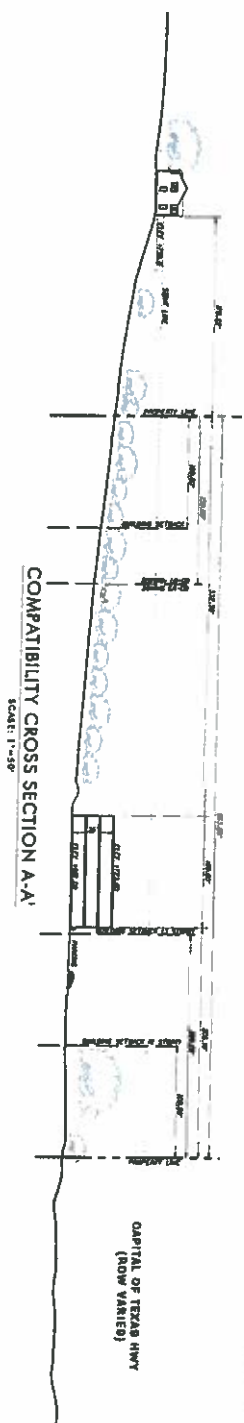




LOOP 360 CLIMATIZED STORAGE

11.02.10

ARCHCON
architecture



Alice Glasco Consulting

5117 Valburn Court, Suite A
Austin, TX 78731
aliceglasco@mindspring.com
512-231-8110 • 512-857-0187 Fax

November 16, 2010

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Spring Road, Suite 500
Austin, Texas 78704

Re: Rezoning of 2631 S. Capital of Texas Highway

Dear Mr. Guernsey:

I represent Riata Holdings, Ltd in a request to rezone part of a 12.268 acre tract from GR-CO to CS. Below is a description of the proposed development

1. Background

The entire land area to be purchased comprises 12.268 acres with two tracts: the tract to the rear of the property is zoned LO-CO, Limited Office-Conditional Overlay. The conditional overlay calls for a 100-foot wide building setback with limited uses.

The second tract, which is close to Loop 360, is zoned GR-CO, Community Commercial-Conditional Overlay. While this zoning allows office and commercial uses, the overlay prohibits the following 15 uses: (1) commercial off-street parking, (2) campground, (3) drop-off recycling collection facility, (4) exterminating services, (5) automotive sales, (6) automotive rentals, (7) automotive repair services, (8) automotive washing, (9) off-site accessory parking, (10) pawn shop services, (11) hotel-motel, (12) outdoor entertainment, (13) indoor entertainment, (14) service station and (15) theater.

2. Proposed Use

The purchaser would like to build a first-class, climate-controlled storage facility, which has been designed to look like an office building. A storage facility requires CS, General Commercial Services zoning. The zoning change to CS will be limited to the tract of land that is currently zoned GR-CO, closest to Loop 360 and comprises 7.678 acres. The rear tract that is zoned LO-CO will remain undeveloped and no zoning change is being requested. Additionally, the purchaser is willing to be limited to only one use under CS zoning – i.e. convenient storage – in addition to all GR uses currently allowed.

3. **Previously Approved Uses**

The City of Austin has, in the past, approved a site plan with a Wendy's Restaurant and a bank with six drive-thru lanes. A second conforming site plan was proposed for a rock climbing gym with a parking garage.

4. **Traffic Impact**

According to the City of Austin transportation staff (George Zapalac), the uses that were previously approved would generate significantly more traffic than a storage facility. Below is a comparison of daily average trips per day per use according to Mr. Zapalac:

<u>Use</u>	<u>Number of Trips</u>
• Convenient Storage (approx. 111, 000 SF)	238
• Wendy's: 3,300 SF and a bank with 6 drive-thru lanes: 2,800 F	4,342
• Rock Climbing Gym: 30,950 SF	1,019

As you can see, the proposed use produces only 5% of the traffic the Wendy's/Bank plan and 23% planned Rock Climbing Gym produces. In reality, the traffic at the proposed facilities is much less than 238 trips per day.

5. **Neighborhood Meetings**

The purchaser has met with the Hill Country Homeowners Association and individuals seven times as of this date, to create a set of mutually acceptable development guidelines for the tract. It is anticipated that Property owners on three sides will be providing letters of support for this zoning case. A meeting with the South Bee Cave Woods Neighborhood Association (SBWNA) is scheduled December 9th. Letters from the HOA, SBWNA and adjacent property owners will be forthcoming.

6. **Advantages**

- Very low traffic count
- Attractive architecture
- Quiet use
- Enjoys support of surrounding property owners
- Commercial design standards apply
- Hill Country Rendering standards apply

Mr. Guernsey - Rezoning of 2631 S. Capital of Texas Highway
Page 3

We hope staff can support our rezoning request. Please feel free to let us know if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Alice Glasco". The signature is fluid and cursive, with the first name "Alice" and last name "Glasco" clearly distinguishable.

Alice Glasco, President
AG Consulting

Cc: Jerry Rusthoven, Zoning Division Manager
Stephen Rye, Zoning Planner

Attachments

- A map highlighted in blue that shows the subject property
- Proposed site plan
- Building elevation

Neighborhood letter of Support for CS Zoning to allow Convenience Storage on Loop 360

December 20, 2010

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Springs Road, Suite 500
Austin, Texas 78704

Re: Loop 360 Storage Project
2631 Capitol of Texas Highway

Dear Mr. Guernsey:

The purpose of this letter is to inform you that the Hill Country Estates HOA is in support of the proposed CS-CO zoning for the proposed convenience storage on Loop 360. We are hesitant to support an increased zoning, but the developer has met with our homeowners and has presented a project design that is financially viable for him, but creates the least disruption in the pristine area that is adjacent to our property. Our support is subject to the following conditions for the Convenience Storage use as represented to us by the developer:

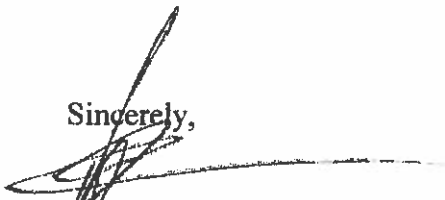
1. **Zoning:** CS, General Commercial Services, with conditional overlays such that convenience storage is the only permitted CS use and allowing all GR uses except those that are currently prohibited under the 2001 zoning of the property, ordinance # 011025-29 (case # C14-01-0034).
2. **Building Elevation and Height:** The project entails two buildings where the maximum height of the northwest building is 731 feet and that of the southeast building is 723 feet above sea level, plus or minus 3 feet. The height of any building be limited to 36 feet as defined by the City of Austin Land Development code.
3. **Roofing and Siding:** The developer will use non-reflective, dark green metal roof (i.e., a standing seam metal roof). The back of the buildings (facing adjoining residential property) will be dark green, non-reflective and maintained in good order.
4. **Air Conditioning Units:** No HVAC or other equipment will be placed on the roof.
5. **Lighting:** Exterior lighting must be hooded or shielded to direct light downward

AMST

so that the light source is not directly visible from adjacent properties.

6. **Sound:** No outside speakers with the exception of fire / alarm will be allowed.
7. **Utilities:** Any septic field or water retention will be located within the current GR-CO zoning boundary.
8. **Usage:** There will be no outside storage allowed (e.g., for items such as RVs, boats, trailers, equipment, and so forth).
9. **Trees:** Other than replacement trees used for landscaping in the front of the building, any replacement trees required by the City are to be planted in the bare areas to the north (not to the sides) of the buildings, between the buildings and the residential properties.
10. **Design:** The HOA and Developer have held numerous meetings on the development. HOA approval has been granted based upon representations by the developer for the specific use and design of the storage facility. The HOA would not agree to approve a general rezoning to CS-CO without the inclusion of the conditional overlays as detail above. Our approval is conditional based upon no major changes to the location of the facility on the site.

Sincerely,



Robert Litschi
President HOA

NW

**Neighborhood letter of Support for CS Zoning to allow Convenience
Storage on Loop 360**

October 28, 2010

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Springs Road, Suite 500
Austin, Texas 78704

Re: Loop 360 Storage Project
2631 Capitol of Texas Highway

Dear Mr. Guernsey:

The purpose of this letter is to inform you that CRVI Loop 360, LP, the owner of the land directly east and adjacent to 2631 Capitol of Texas Highway (the "Cinemark Site"), is in support of the proposed CS zoning for the proposed convenience storage on Loop 360. The quiet nature of the proposed use and small traffic impact are particularly attractive. Our property is immediately adjacent to the subject property and our support is subject to the following conditions:

1. **Zoning**: CS, General Commercial Services, with convenience storage as the only permitted CS use and allow all GR uses except those that are currently prohibited under the 2001 zoning of the property, ordinance # 011025-29 (case # C14-01-0034).
2. **Air Conditioning Units**: The developer will locate such units on the ground.
3. **Roof Type**: the developer will use non-reflective, dark green metal roof (i.e. a standing seam metal roof).
4. **Lighting**: Exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent properties.

Sincerely,



John Burnham
Vice-President of Investments
Cypress Real Estate Advisors

cc: Matt Mathias
David Armbrust

10/15/10

December 30, 2010

Greg Guernsey, Director
Planning and Development Review Department
505 Barton Springs Road, Suite 500
Austin, Texas 78704

RE: Support for CS Zoning to allow Convenience Storage for property located at 2631
Capitol of Texas Highway (the "Property")


Dear Mr Guernsey:

Uplifting Properties, LP, a Texas limited partnership ("Uplifting"), is the owner of the property located at 2499 and 2501 S. Capital of Texas Highway, legally described as Lot 1A, 2A, and 3A, Amended Plat of Lots 1, 2 and 3, SANDBIRD SUBDIVISION, SECTION TWO, an Addition in Travis County, Texas, according to the map or plat thereof recorded in Plat Book 99, Pages 322-323 of the Plat Records of Travis County, Texas (the "Uplifting Property"). The Uplifting Property is immediately to the north of the Property.

Uplifting is in support of the proposed CS zoning for Property, proposing convenience storage on Loop 360. A convenience storage facility is a use which has minimal traffic impact and is of a quiet nature. If you should have any questions or comments, please do not hesitate to contact me. Thank you for your attention to this matter.

Sincerely,

Uplifting Properties, LP,
a Texas limited partnership

By 
Steven Goldstein, General Partner

cc: Matt Mathias

new

Alice,

Here are the average daily trips for each use.

1. 238
2. 1637
3. 2705
4. 1019

-----Original Message-----

From: aliceglasco@mindspring.com [mailto:aliceglasco@mindspring.com]

Sent: Thursday, September 09, 2010 11:22 AM

To: Zapalac, George

Subject: Loop 360 storage

George,

Thank you very much for meeting with us on this project. As a follow up, could you give me the breakdown of trips for the uses listed below? These are previously approved uses plus the current proposal.

1. Convenient Storage: 100,000 square ft.
2. Wendy's: 3,300 square ft.
3. Bank with 6 drive thru lanes: 2,800 square ft.
4. Rock Climbing Gym: 30,950 square ft.

Thank you for your assistance!
Sent via BlackBerry by AT&T

