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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0076 (Mopac Mini Storage)

Z.A.P. DATE: August 16, 2011

ADDRESS: 2707 O'Neal Lane

OWNER/APPLICANT: Holford Group (Charles Dunn)

AGENT: Mopac Mini Storage (Phillip McKinely)

ZONING FROM: RR

TO: CS

AREA: 2.76 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS, General Commercial Services District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with a convenience storage use (North Mopac Mini Storage). There is a restaurant/cocktail lounge use (Weirdo's) to the north, across O'Neal Lane. The lot to the east is developed with a commercial daycare facility (Children's Courtyard). To the west there is a Construction Sales and Services use (Denis Steel). The tract of land to the south is undeveloped. The applicant is requesting CS district zoning to bring the existing use on this site into conformance with the City of Austin Land Development Code use regulations.

The staff recommends the applicant's request for General Commercial District zoning. The property meets the intent of the CS zoning district and is located adjacent to commercial uses to the north, east and west. The proposed zoning is compatible with the CS-1-CO zoning to the north of this site, across O'Neal Lane, and GR-CO zoning to the east fronting North Mopac Expressway.

Is tract of land is part of the North Lamar Area Study, which was approved by the City Council on October 3, 1985. The area study recommends Industrial land use for this site.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Convenience Storage (North Mopac Mini Storage)
<i>North</i>	CS-1-CO	Vacant Office/Construction Sales and Services Use (KJ Construction), Restaurant (Weirdo's)
<i>South</i>	RR	Undeveloped Area
<i>East</i>	GR-CO, CS-CO	Day Care Facility (Children's Courtyard), Convenience Storage (Public Storage)
<i>West</i>	RR	Office for Light Manufacturing Use (Denis Steel), Outdoor Sports and Recreation (Baseball Field)

AREA STUDY: North Lamar Area Study

TIA: Not Required

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WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Monorail Project
 Austin Neighborhoods Council
 Austin Northwest Association
 Austin Parks Foundation
 Homeless Neighborhood Association
 Home Builders Association of Greater Austin
 League of Bicycling Voters
 North Growth Corridor Alliance
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appeals Organization
 The Real Estate Council of Austin, Inc.
 Walnut Crossing Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0168 (Weirdo's 2: 2900 O'Neal Lane)	GR to CS-1	12/07/10: Approved CS-1-CO zoning, with condition to prohibit Adult Oriented Businesses (5-0, Seeger, Tiemann-absent); Baldridge-1 st , Bourgeois-2 nd .	11/13/11: Approved CS-1-CO (7-0); all 3 readings
C14-2010-0167 (Weirdo's 1: 12408 North Mopac Expressway Service Road South Bound)	GR to CS-1	12/07/10: Approved CS-1-CO zoning, with condition to prohibit Adult Oriented Businesses (5-0, Seeger, Tiemann-absent); Baldridge-1 st , Bourgeois-2 nd .	11/13/11: Approved CS-1-CO zoning on consent on all 3 readings (7-0); Spelman-1 st , Morrison-2 nd .
C14-03-0160: 3100 West Parmer Lane	DR, RR to SF-2	12/16/03: Approved SF-2-CO zoning, with condition limiting the site to 38 residential units (7-1, J. Martinez-Nay, C. Hammond-absent); J. Cortez-1 st , M. Whaley-2 nd .	1/15/04: Approved ZAP rec. of SF-2-CO by consent (6-0, McCracken-off dias); all 3 readings
C14-00-2145 (Hydrolab: 3400 Oak Creek Drive)	IP to IP-CO	8/15/00: Approved staff rec. of IP-CO (8-0), with conditions that terms of 12/20/99 MTG/Agreement between applicant and neighborhood association be part of the zoning (8-0, SA-Off dias)	9/28/00: Approved IP-CO (7-0); 1 st reading

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C14-97-0058 (Safe-T Stor: North Mopac Expressway NB)	to CS	8/05/97: Approved CS-CO w/ 2,000 vehicle trip per day limit (9-0)	9/04/97: Approved CS-CO, w/conditions (7-0); all 3 readings
C14-85-149: The North Lamar Area Study Rezoning		12/15/98: Approved staff's rec. of restrictive covenant amendment (7-0)	1/14/99: Approved PC rec. of amending restrictive covenant w/conditions (7-0)

RELATED CASES: C14-85-149 – North Lamar Area Study

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Oneal Lane	64'	30'	Collector	No	No	No
Mopac	Varies	FWY 6	FWY	No	No	No

CITY COUNCIL DATE: September 22, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd 01/13/11

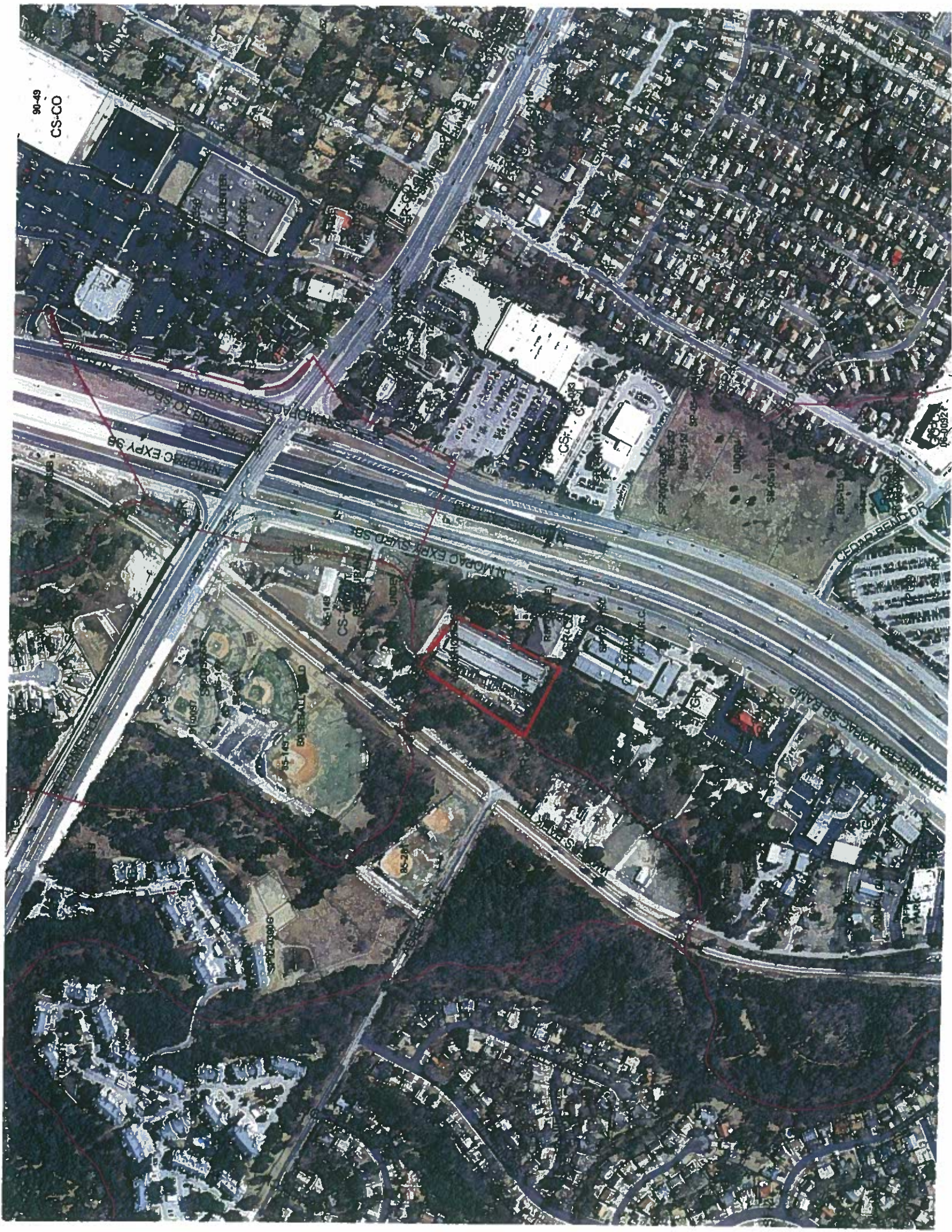
ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,

sherri.sirwaitis@ci.austin.tx.us





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STAFF RECOMMENDATION

The staff's recommendation is to grant CS, General Commercial Services District, zoning.

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

General commercial services (CS) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

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

The proposed rezoning will be compatible with surrounding land uses because there are commercial uses to the north, east and west of the site. There is CS-1-CO zoning to the north of this site, across O'Neal Lane and GR-CO zoning to the east fronting North Mopac Expressway.

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

The proposed re-zoning of the site to the CS district would allow the applicant to bring the current use on the site into conformance with the City of Austin Land Development Code use regulations.

The CS zoning district would allow for a fair and reasonable use of the site because the property in question meets the minimum lot requirements for the proposed zoning designation.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently developed with a convenience storage use (North Mopac Mini Storage). There is a restaurant/cocktail lounge use (Weirdo's) to the north, across O'Neal Lane. The lot to the east is developed with a commercial daycare facility (Children's Courtyard). To the west there is a Construction Sales and Services use (Denis Steel). The tract of land to the south is undeveloped.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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.

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

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 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.

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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.

Impervious Cover

The maximum impervious cover allowed by the CS zoning district would be 95%. 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:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan

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

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

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]

Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Oneal Lane	64'	30'	Collector	No	No	No
Mopac	Varies	FWY 6	FWY	No	No	No

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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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. If improvements are needed a water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.