



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 01/15/2004
PAGE: 1 of 1

SUBJECT: C14-03-0158 - A.A.A. Storage - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6509 South First Street (Williamson Creek Watershed) from community commercial (GR) district zoning and warehouse limited office (W/LO) district zoning to warehouse limited office (W/LO) district zoning. Zoning and Platting Commission Recommendation: To grant warehouse limited office (W/LO) district zoning. Applicant: A.A.A. Storage (John Muhich). Agent: A.A.A. Storage (Andrew Bursk). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0158

Z.P.C. DATE: December 2, 2003
December 16, 2003

ADDRESS: 6509 South First Street

OWNER AND APPLICANT: A.A.A. Storage
(John Muhich)

AGENT: A.A.A. Storage
(Andrew Bursk)

ZONING FROM: GR; W/LO

TO: W/LO

AREA: GR: 1.938 acres; W/LO: 3.616 acres; **TOTAL:** 5.554 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant warehouse limited office (W/LO) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 2, 2003: *POSTPONED TO 12/16/03 DUE TO NOTIFICATION PROBLEMS (STAFF)*
[J.M; J.G 2ND] (9-0)

December 16, 2003: *APPROVED STAFF RECOMMENDATION OF W/LO DISTRICT ZONING, BY CONSENT.*
[J.M; J.G 2ND] (8-0) C.H – ABSENT

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The subject property consists of two convenience storage buildings, an administrative office and parking area, approximately 76,000 square feet in size, and otherwise undeveloped acreage on one platted lot. The northwest portion of the site is zoned community commercial (GR) district. The remainder carries warehouse / limited office (W/LO) district by way of a 1999 rezoning case. Access is taken to South First Street, a minor arterial roadway. Please refer to Exhibits A and A-1.

The applicant proposes to rezone both the GR and W/LO portions of the property (platted as Lot 2 of Buckingham East Section One) to the W/LO district, in order to construct additional convenience storage space. Specifically, the applicant intends to develop the property with one additional building on the existing W/LO portion and one building on the existing GR portion. No additional driveways are proposed. Convenience Storage is a conditional use in W/LO and requires approval of a conditional use permit from the Zoning and Platting Commission. Please refer to Exhibits B (recorded subdivision plat) and C (approved consolidated site plan – revision #1).

This segment of South First Street between Blueberry Hill and West William Cannon Drive consists of undeveloped land (GR), retail and commercial services (LO, GR, GR-CO, CS-1), multi-family (GR) and a junior high school (SF-3). In the context of the surrounding land uses and roadway, the applicant's request for W/LO zoning is appropriate along South First Street and the use is compatible

with the surrounding zoning and development which includes a shopping center with a grocery store, credit union, restaurants and other retail uses, and apartments.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR; W/LO	2 convenience storage buildings, office and parking area; Undeveloped
<i>North</i>	GR; MF-2; SF-6	Auto repair; Apartments; Condominiums; Single family residences
<i>South</i>	GR; CS-1; LO	Retail shopping center with food sales and restaurants; Child care
<i>East</i>	SF-3	Single family residences
<i>West</i>	GR-CO; MF-2; LO; GR	Shopping center; Convenience store; Apartments; Retail

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

21 – Cooper Lane Neighborhood Association

26 – Far South Austin Community Assn.

300 – Terrell Lane Interceptor Association

428 – Barton Springs / Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assn.

949 – Sweetbriar I

SCHOOLS:

Odom Elementary School

Bedichek Junior High School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION / PLANNING COMMISSION	CITY COUNCIL
C14-84-213(DE)	GR to GR to delete a portion of the condition of the Zoning Site Plan for Lots 3, 4 and 5 of Andree Subdivision	To Grant GR-CO and delete as requested, with CO for 2,000 trips and 36 foot height limitation.	Approved as recommended by ZAP (11/29/01)
C14-92-0053	GR to SF-6	To Grant SF-6	Approved SF-6 (7/9/92)

C14-01-0088	LR to GR	To Grant GR-CO with conditions	Approved GR-CO as recommended by PC (7/9/92)
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RELATED CASES:

The property is platted as Lot 2 of Buckingham East, Section One subdivision, recorded in July 1975 (C8s-74-159). Please refer to Exhibit B.

The W/LO zoned portion of this property (south and east sides) was the subject of a 1999 rezoning – Case # C14-99-0100. The applicant originally requested a rezoning from GR to CS, general commercial services. The Planning Commission recommended W/LO and Council approved their recommendation on January 27, 2000.

The existing site plan was approved by the Planning Commission on March 6, 2001 and one administrative revision has occurred since then, approved by staff on April 17, 2003 (SPC-00-2249C). A copy of the site plan is attached as Exhibit C.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
South First Street	90 feet	45 feet	Minor Arterial	22,043

There are existing sidewalks adjacent to the site.

Capital Metro serves the site vicinity with the #10 (South First) and the #64 (South Central Flier) buses.

South First Street is Priority 2 on the Austin Bicycle Plan.

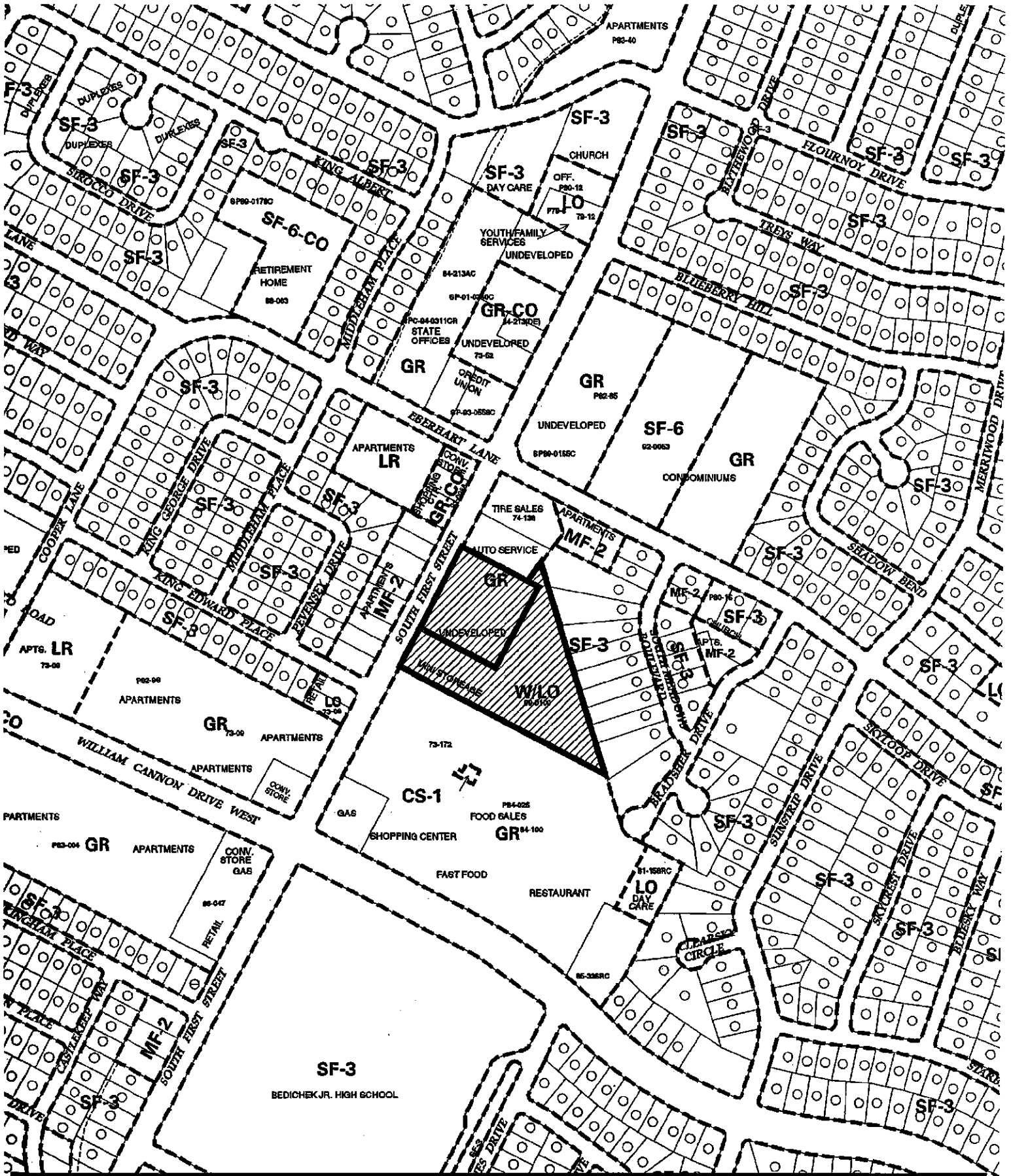
CITY COUNCIL DATE: January 15, 2004 **ACTION:**





ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

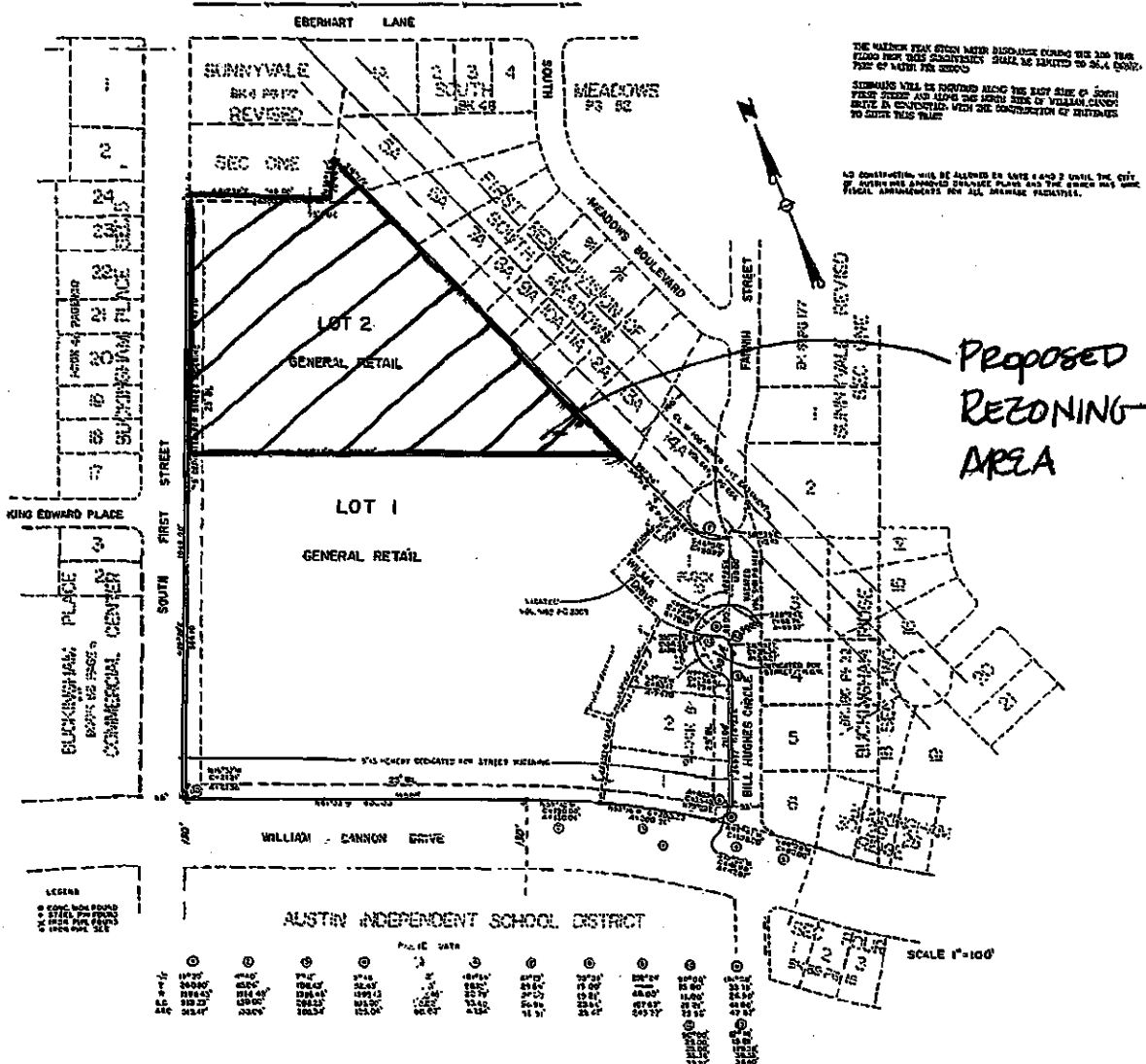
PHONE: 974-7719



 1" = 400'	SUBJECT TRACT 	ZONING Exhibit A CASE #: C14-03-0158 ADDRESS: 6509 S.1ST ST. SUBJECT AREA (acres): 5.554	DATE: 03-11 INTLS: TRC	CITY GRID REFERENCE NUMBER G16
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: W.WALSH			



BUCKINGHAM EAST SECTION ONE



STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, the undersigned authority, on this day personally appeared Charles A. Hinkle, Donald L. Hinkle, and Edward B. Hinkle, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Witness my hand and seal of office this 19th day of March, A.D. 1975.

Charles A. Hinkle Donald L. Hinkle Edward B. Hinkle
Charles A. Hinkle Donald L. Hinkle Edward B. Hinkle

Notary Public
My Comm. Expires

Subscribed and sworn to before me on this day personally appeared Charles A. Hinkle, Donald L. Hinkle, and Edward B. Hinkle, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacities therein stated.

Giving under my hand and seal of office this 19th day of March, A.D. 1975.

Notary Public in and for Travis County, Texas

This is to certify that Chapter 23.27 of the 1971 City of Austin Code has been complied with.

Attest: Notary Public May 17, 1975
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE

Phil S. S. S. Date July 10, 1975
Director of Planning

ACCEPTED AND APPROVED FOR RECORD

by the Planning Commission of the City of Austin, this 10th day of July, 1975.

Chairman Secretary

FILED FOR RECORD

At 9:00 o'clock P.M. on the 10th day of July, A.D. 1975.

Mike Kigara
Deputy

STATE OF TEXAS

COUNTY OF BELL

I, Mike Kigara, clerk of the County Court, within and for the County and State aforesaid do hereby certify that the foregoing instrument, with the acknowledgment, was filed for record in my office on the 10th day of July, A.D. 1975 at 9:00 o'clock P.M. and duly recorded as the 10th day of July, A.D. 1975 at 9:05 o'clock P.M. in the Plat Records of said County and State in Plat Book 72 at Page 83.

Witness my hand and seal of the County Court of said County the date last written above.

Mike Kigara, Clerk, County Court, Travis County, Texas.

Mike Kigara

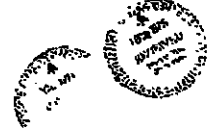


EXHIBIT B
RECORDED
PLAT

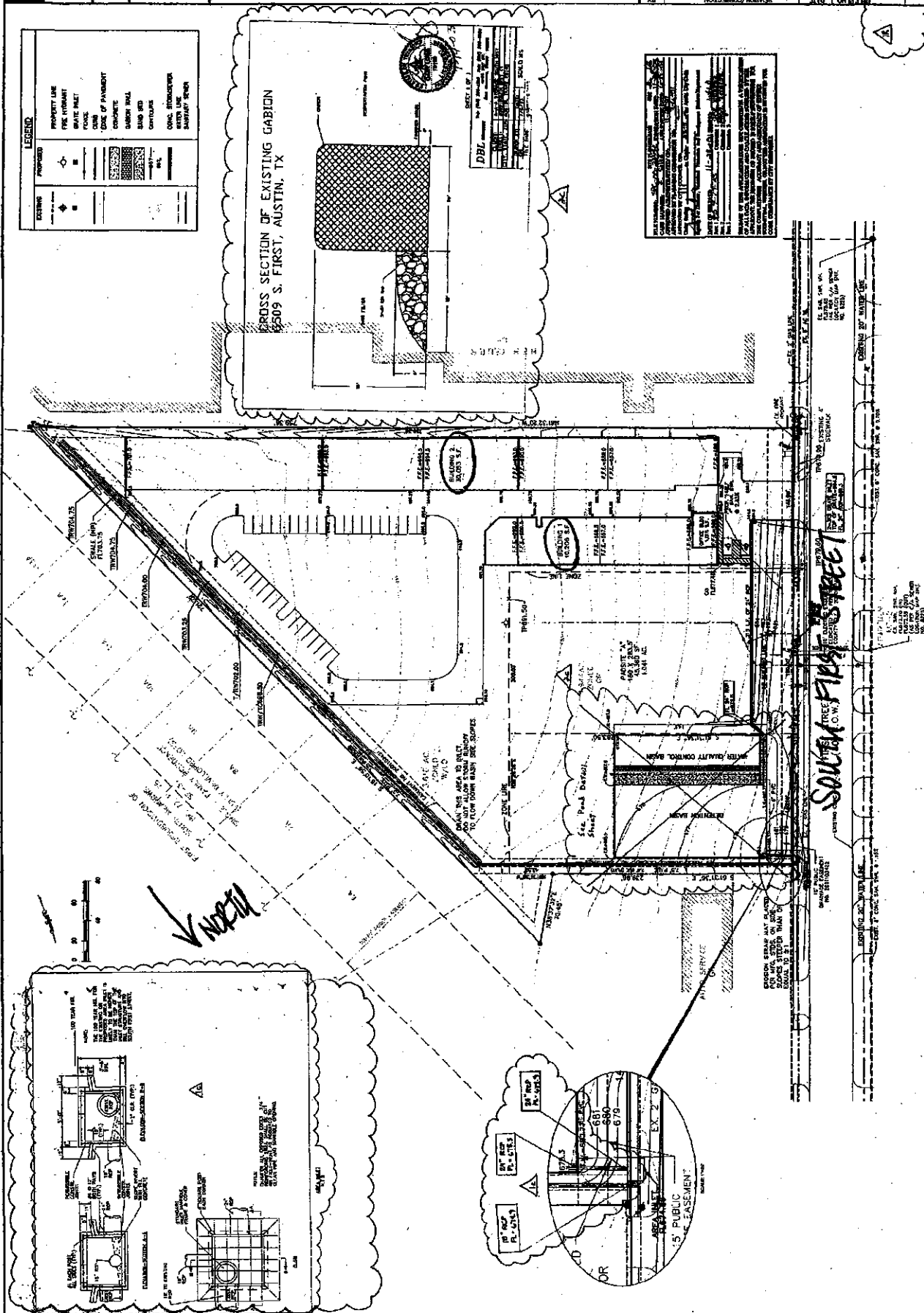


EXHIBIT C
APPROVED
SITE PLAN

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant warehouse limited office (W/LO) district zoning.

BACKGROUND

The subject property consists of two convenience storage buildings, an administrative office and parking area, approximately 76,000 square feet in size, and otherwise undeveloped acreage on one platted lot. The northwest portion of the site is zoned community commercial (GR) district. The remainder carries warehouse / limited office (W/LO) district by way of a 1999 rezoning case. Access is taken to South First Street, a minor arterial roadway.

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This segment of South First Street between Blueberry Hill and West William Cannon Drive consists of undeveloped land (GR), retail and commercial services (LO, GR, GR-CO, CS-1), multi-family (GR) and a junior high school (SF-3). In the context of the surrounding land uses and roadway, the applicant's request for W/LO zoning is appropriate along South First Street and the use is compatible with the surrounding zoning and development which includes a shopping center with a grocery store, credit union, restaurants and other retail uses, and apartments.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The W/LO, Warehouse Limited Office district is intended predominately for office and warehousing activities for building trades and similar business not necessarily requiring high visibility and having low or moderate trip generation. A W/LO district may be located on a site that is adjacent to or near an arterial. The applicant proposes additional convenience storage buildings on this property.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed rezoning to W/LO-CO is consistent with the adjacent property to the east and compatible with the mixture of the residential and commercial land uses and zoning, as well as undeveloped land with multi-family zoning, along Old Bee Caves Road, a collector street. Staff recommends a similar Conditional Overlay for the development of the subject property as that approved for the adjacent property, including limits on vehicle trips, vehicular access, fencing and building height.

EXISTING CONDITIONS**Site Characteristics**

The site consists of two convenience storage buildings and otherwise undeveloped acreage. There appear to be no topographical constraints on this tract.

Impervious Cover

The maximum impervious cover allowed by the W/LO zoning district would be 70%, by way of 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 Williamson 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. 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.

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.

Transportation

The trip generation under the requested zoning is estimated to be 403 trips per day, assuming that the site develops to the intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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]

TPSD Right-of-Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.L.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility adjustment, or relocation or required, the landowner will be responsible for all costs and for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

Water and wastewater service is available from mains in South First Street, which include a 20-inch water main and an eight-inch wastewater line. All on-site and connection improvements, as well as impact fees at time of tap purchase, will be the responsibility of the developer.

Compatibility Standards

The site is subject to compatibility standards. Along the east property line, 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.
- 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.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6509 SOUTH FIRST STREET FROM COMMUNITY COMMERCIAL (GR) DISTRICT AND WAREHOUSE LIMITED OFFICE (W/LO) DISTRICT TO WAREHOUSE LIMITED OFFICE (W/LO) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district and warehouse limited office (W/LO) district to warehouse limited office (W/LO) district on the property described in Zoning Case No.C14-03-0158, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Buckingham East Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 72, Page 83, of the Plat Records of Travis County, Texas,

locally known as 6509 South First Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

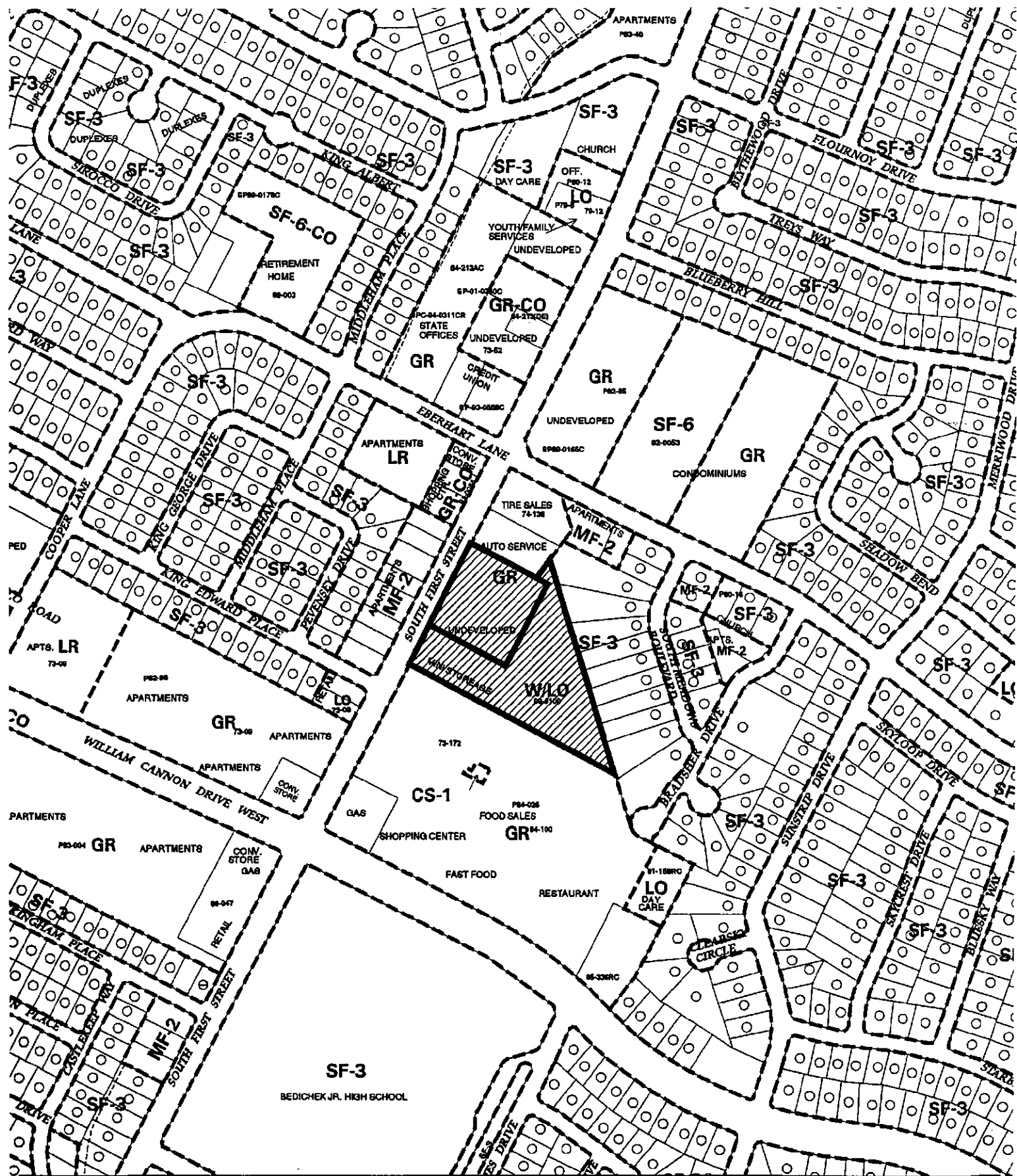
PART 2. This ordinance takes effect on _____, 2004.





PASSED AND APPROVED

_____, 2004 §
 §
 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A CASE #: C14-03-0158 ADDRESS: 6509 S.1ST ST. SUBJECT AREA (acres): 5.554	DATE: 03-11 INTLS: TRC	CITY GRID REFERENCE NUMBER G16
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W.WALSH				



City of Austin, Neighborhood Planning & Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: November 21, 2003
Mailing Date of First Notice: October 29, 2003

File Number: C14-03-0158

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) 6509 South 1st Street

PROPOSED ZONING CHANGE:

FROM: GR--Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways. W/LO--Warehouse/Limited Office district is intended predominantly for office and warehousing activities for building trades and similar businesses having operating characteristics that do not necessarily require highly visible locations or the type of access needed for retail and have low or moderate trip generating characteristics, do not involve substantial volumes of heavy truck traffic, but may require special measures to remain compatible with adjacent uses.

TO: W/LO--Warehouse/Limited Office district is intended predominantly for office and warehousing activities for building trades and similar businesses having operating characteristics that do not necessarily require highly visible locations or the type of access needed for retail and have low or moderate trip generating characteristics, do not involve substantial volumes of heavy truck traffic, but may require special measures to remain compatible with adjacent uses.

OWNER: A-A-A Storage (John Muhich)

PHONE: (512) 452-7789

AGENT: A-A-A Storage (Andrew Bursk)

PHONE: (512) 219-5789

ZONING & PLATTING COMMISSION HEARING DATE: December 2, 2003 TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3rd Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Wendy Walsh at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-7719. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0158-WW

Zoning & Platting Commission Hearing Date: December 2, 2003

Name (please print) ANNE CORNELL

Address 512 EBERHART #1803

☒ I am in favor
(Estoy de acuerdo)

☐ I object
(No estoy de acuerdo)