



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-5
AGENDA DATE: Thu 08/26/2004
PAGE: 1 of 1

SUBJECT: C14-04-0069 - Shurgard Storage - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 10000 Middle Fiskville Road (Little Walnut Creek Watershed) from single family residence standard lot (SF-2) district zoning to general commercial services (CS) district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services (CS) district zoning. Applicant: Shurgard Storage Centers (Jeffrey S. Holgerson). Agent: Mathias Company (Richard Mathias). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0069

Z.A.P. DATE: July 20, 2004

ADDRESS: 10000 Middle Fiskville Road

OWNER/APPLICANT: Shurgard Storage Centers
(Jeffrey S. Holgerson)

AGENT: Mathis Company
(Richard Mathias)

ZONING FROM: SF-2

TO: CS

AREA: 0.163 acres
(7,129 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

7/20/04: Approved staff's recommendation of CS zoning by consent (8-0; J. Pinnelli); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question consists of two vacant concrete pads. The site is part of a larger tract of land that is developed with a Convenience Storage use (self/mini-storage units). The applicant would like to rezone the property to CS, General Commercial Services District, zoning to build additional storage units on the site.

The staff recommends the applicant's request for CS zoning for this tract of land because the property is surrounded by CS district zoning to the north, south, and west. There are commercial and industrial uses located to the north, south, east, and west of the proposed site. The property in question has access to Interstate Highway-35 North Bound Service Road and Middle Fiskville Road.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Vacant Concrete Pad (Part of Mini Storage Site)
<i>North</i>	CS	Mini Storage (Convenience Storage) Units
<i>South</i>	CS	Vacant Concrete Pad (Part of Mini Storage Site), Furniture/Carpet Sales
<i>East</i>	SF-2	Freight Depot & Warehouse
<i>West</i>	CS	Mini Storage (Convenience Storage) Units

AREA STUDY: N/A

TIA: N/A

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

114 - North Growth Corridor Alliance
474 - Windsor Hills Neighborhood Association
511 - Austin Neighborhoods Council
643 - Northeast Action Group
937 - Taking Action, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0184	SF-2 to LO	2/3/04: Approved staff's recommendation of LO zoning, by consent (9-0)	3/4/04: Granted LO zoning (6-0, McCracken-absent); all 3 readings
C14-03-0142	LR to CS	10/14/03: Approved staff rec. of CS-CO, CO for 2,000 vehicle trip limit, by consent (9-0)	11/20/03: Approved ZAP rec. of CS-CO (6-0); all 3 readings
C14-02-0172	SF-2 to CS	12/3/02: Approved CS-CO (CO for 2,000 vehicle trip limit), w/ additional condition prohibiting Pawn Shop Services (6-0)	1/9/03: Approved CS-CO (7-0); all 3 readings
C14-01-0088	CS to CS-1	7/10/01: Motion to deny staff alternate rec. of CS-1-CO failed (4-3); Send to CC without rec. (7-0)	8/30/01: Denied CS-1-CO (7-0)
C14-00-2215	SF-2 to CS	11/28/00: Approved staff alternate rec. of CS-CO (7-0) w/ adult oriented businesses prohibited	1/18/01: Approved CS-CO w/ conditions (6-0); all 3 readings
C14-99-0136	LO to CS	9/21/99: Approved staff rec. to deny CS (7-0-1, BB-abstain)	10/28/99: Denied CS rezoning as rec. by PC (5-0, WL/JG-absent)
C14-97-0140	SF-2 to CS	12/16/97: Approved staff alternate rec. of CS-CO, CO for 2,000 vehicle trip limit, (7-0)	1/15/98: Approved PC rec. of CS-CO (7-0); all 3 readings
C14-97-0045	SF-2 to LI	6/17/97: Approved CS-CO, CO limit trips to 2,000 vehicle trips per day, (7-0)	9/4/97: Approved CS-CO w/ following prohibited uses: Auto Rental, Auto Repair Services, Auto Sales, Building Maintenance Services, Commercial Blood Plasma Center, Construction Sales and Services, Equipment Repair Services, Indoor Entertainment, Service Station, Agricultural Sales and Services, Day Care Services (Limited/ General/ Commercial), Hotel-Motel, Laundry Services, Pawn Shop Services, Recreation Equipment Maintenance & Storage, Outdoor Entertainment, Restaurant (Drive-In-Fast Food/

			Limited/ General), Theater, Drop-Off Recycling Collection Facility, Local Utility Services, Transitional Housing, Transportation Terminal, Limited Warehousing and Distribution (5-0); 1 st reading 9/25/97: Approved CS-CO w/conditions (7-0); 2 nd /3 rd readings
C14-96-0096	SF-2 to CS	9/24/96: Approved CS-CO subject to conditions: 2,000 vehicle trip limit, no access to Middle Fiskville Road (7-0)	10/24/96: Approved PC rec. of CS-CO (6-0); all 3 readings
C14-95-0037	SF-2 to LI	4/25/95: Approved LI-CO by consent (9-0)	5/25/95: Approved LI-CO w/ conditions: Applicant shall maintain a 6-foot privacy fence along rear property line, 2,000 vehicle trip limit (5-0); all 3 readings

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Middle Fiskville Road	80'	Varies	Collector	N/A

CITY COUNCIL DATE: August 26, 2004

ACTION:

ORDINANCE READINGS: 1st

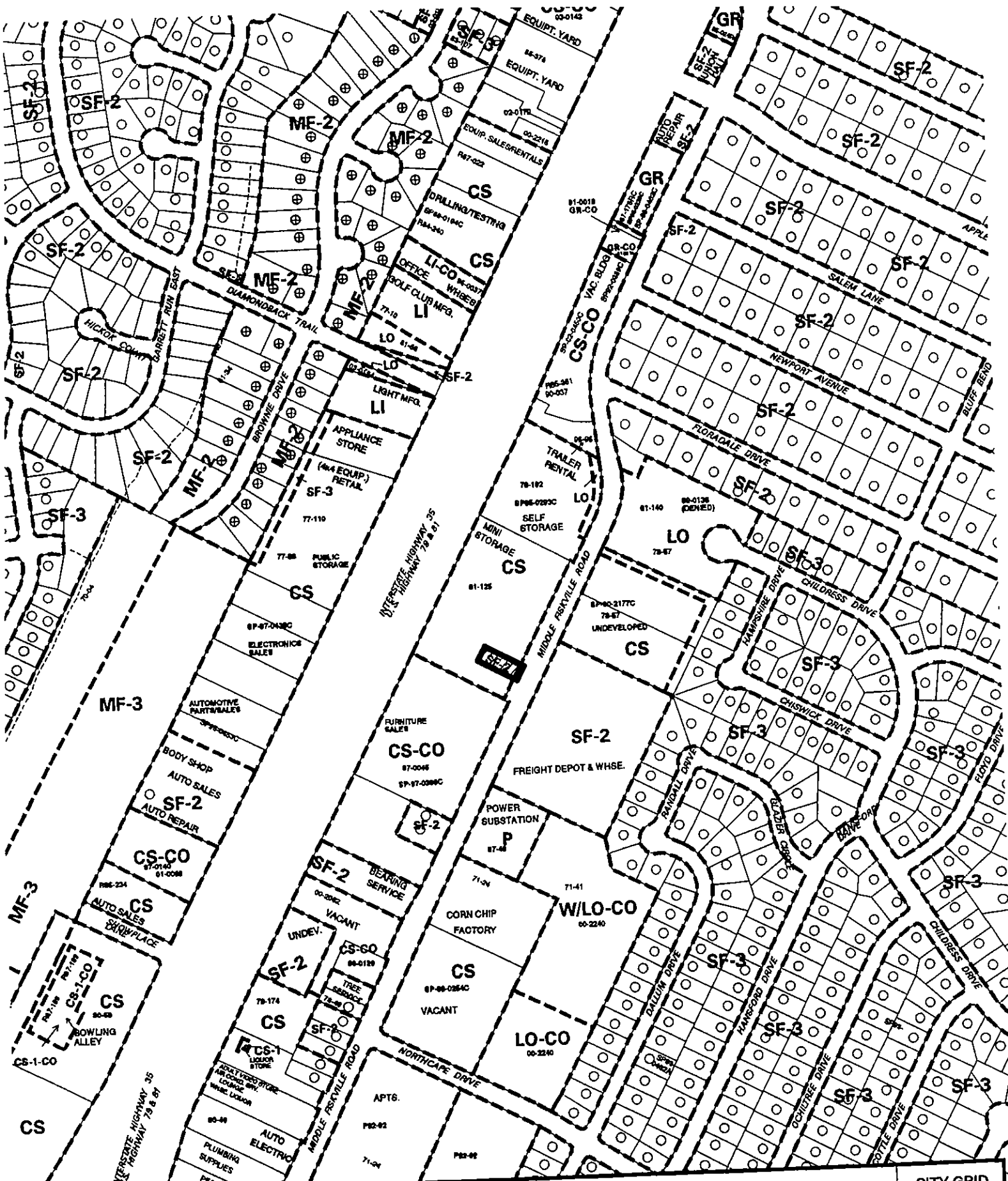
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: S. GAGER

ZONING

CASE #: C14-04-0069

ADDRESS: 10000 MIDDLE FISKVILLE RD

SUBJECT AREA (acres): 0.163

DATE: 04-05

INTLS: SM

CITY GRID

REFERENCE

NUMBER

M29

N

1" = 400'

Legend:

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CASE MGR: S. GAGER

STAFF RECOMMENDATION

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

BACKGROUND

The property in question consists of two vacant concrete pads. The site is part of a larger tract of land that is developed with a Convenience Storage use (self/mini-storage units). The applicant would like to rezone the property to CS, General Commercial Services District, zoning to build additional storage units on the site.

The staff recommends the applicant's request for CS zoning for this tract of land because the property is surrounded by CS district zoning to the north, south, and west. There are commercial and industrial uses located to the north, south, east, and west of the proposed site. The property in question has access to Interstate Highway-35 North Bound Service Road and Middle Fiskville Road.

The applicant agrees with the staff recommendation.

BASIS FOR RECOMMENDATION

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. *The proposed zoning should promote consistency, and orderly planning.*

The CS zoning district would be compatible and consistent with the surrounding uses because there is CS zoning located to the north, south, and west of this property. There are commercial and industrial uses surrounding the site to the north, south, east and west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed zoning would allow the applicant to construct additional convenience storage units on the site. The property contains two vacant concrete pads that appear to have been constructed with storage units in the past. The tract under consideration is part of larger property that is developed with convenience storage uses. The site faces a Yellow Freight Depot and warehouse that are located across Middle Fiskville Road, to the east.

EXISTING CONDITIONS

Site Characteristics

The property contains two vacant concrete pads that appear to have been constructed with storage units in the past. The tract under consideration is part of larger property that is developed with convenience storage uses.

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:

<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%

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 Little 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 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 any 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.

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

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

The trip generation under the requested zoning is estimated to be 1,996 trips per day, assuming that the site develops to the maximum 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]

Capital Metro bus service is not available within 1/4 mile of this property.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Middle Fiskville Road	80'	Varies	Collector	N/A

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 subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.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 utility relocation are required, the landowner will be responsible for all costs and 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 and specifications.

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.

Compatibility Standards

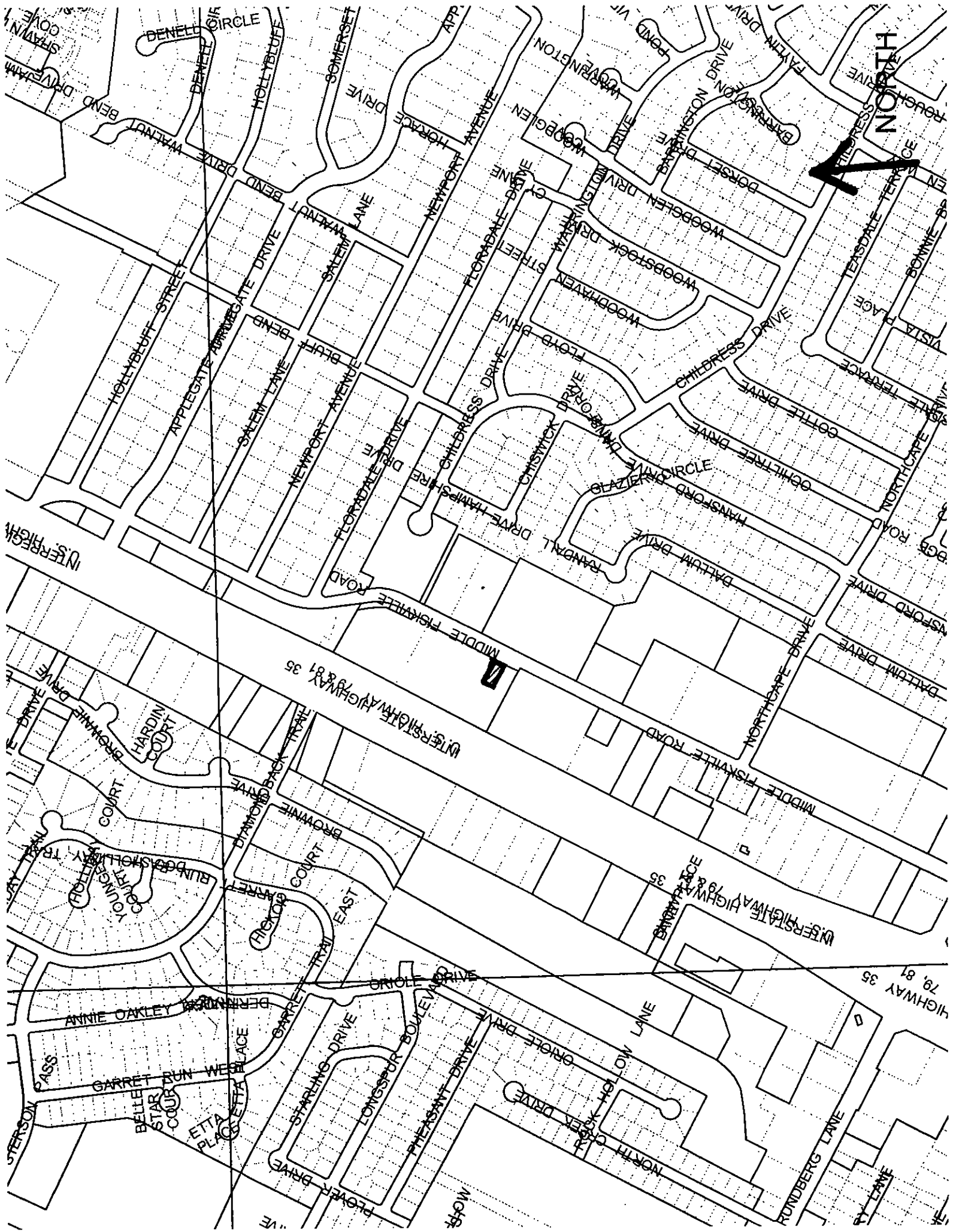
This tract is already developed and the proposed zoning change is a footprint within the existing development. A change of use within the existing structure would not trigger compatibility development regulations. However, any new construction on this site would be subject to compatibility development regulations due to the existing SF-2 zoned property to the east.

The site is subject to compatibility standards. Along the east property line, the following standards apply:

- No structure may be built within 30 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. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 10000 MIDDLE FISKVILLE ROAD FROM SINGLE
3 FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL
4 COMMERCIAL SERVICES (CS) DISTRICT.

5
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7
8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from single family residence standard lot (SF-2) district to general
10 commercial services (CS) district on the property described in Zoning Case No. C14-04-
11 0069, on file at the Neighborhood Planning and Zoning Department, as follows:

12
13 A 7,129 square foot tract of land, more or less, out of the John Applegait Survey
14 No. 58, in Travis County, the tract of land being more particularly described by
15 metes and bounds in Exhibit "A" incorporated into this ordinance,

16
17 locally known as 10000 Middle Fiskville Road, in the City of Austin, Travis County,
18 Texas, and generally identified in the map attached as Exhibit "B".

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

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23 PASSED AND APPROVED

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Will Wynn
Mayor

APPROVED:

ATTEST:

David Allan Smith
City Attorney

Shirley A. Brown
City Clerk

EXHIBIT A

FIELD NOTES

DESCRIPTION OF A 7129 SQUARE FEET TRACT LOCATED IN THE JOHN APPLGAI SURVEY NO. 58, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT DESCRIBED IN A DEED TO DWIGHT L. LIEB AND RECORDED IN VOLUME 7788, PAGE 268 OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID 7129 TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod found in the west line of Middle Fiskville Road, same being the southeast corner of Lot A, I 35 No. - Fiskville Addition, a subdivision of record in Volume 81, Page 211, Plat Records Travis County, Texas, same being in the north east line of Lot 1, Block A, Aaron Rents Subdivision Number 2, a subdivision of record in Volume 100, Page 23, Plat Records Travis County, Texas;

THENCE with the west line of said Middle Fiskville Road, same being the east line of said Lot A, N29°40'00"E a distance of 74.97 feet to a calculated point for the southeast corner of the tract herein described and the **POINT-OF-BEGINNING**;


THENCE with the south, west, and north lines of this tract and the perimeter of said Lot A, the following three (3) courses and distances:

1. N59°37'00"W a distance of 142.29 feet to a calculated point
2. N30°09'45"E a distance of 50.41 feet to a calculated point, and
3. S59°26'00"E a distance of 141.86 feet to a calculated point, same being in the west line of said Middle Fiskville Road, from which a ½-inch iron rod found for the northeast corner of said Lot A bears N29°40'00"E a distance of 374.01 feet;

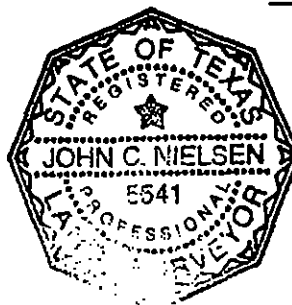
THENCE with the east line of this lot, same being the west line of said Middle Fiskville Road S29°40'00"W a distance of 49.96 feet to the **POINT-OF-BEGINNING**, and containing 7129 Square Feet of land, more or less.

BEARING BASIS: Found two ½-inch iron rods for the west line of Middle Fiskville Road, same being the northeast and southeast corners of Lot A, I 35 No.- Fiskville Addition, a subdivision of record in Volume 81, Page 211, Plat Records Travis County, Texas. Held called bearing of S29°40'00"W.

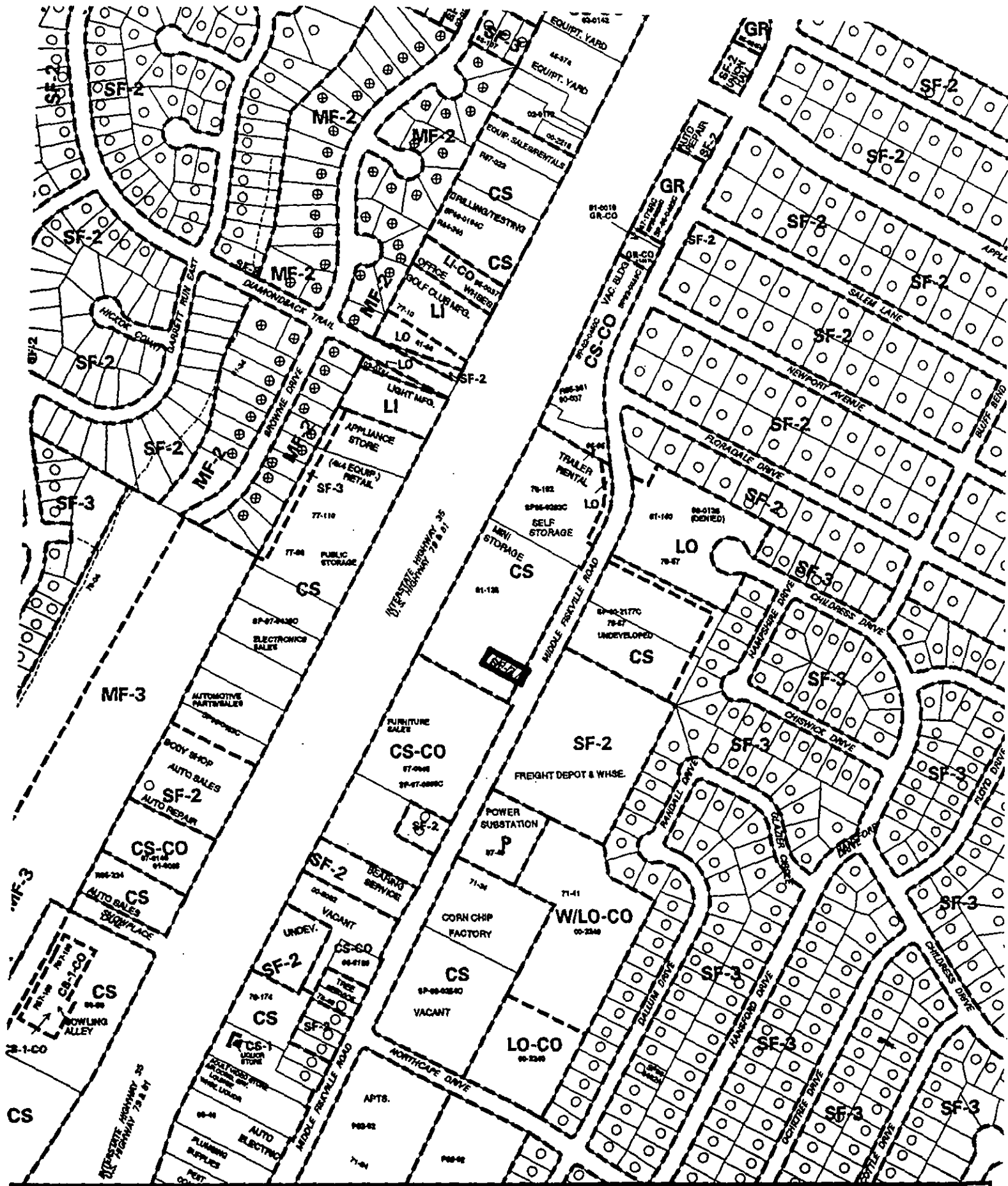
I, John C. Nielsen hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during January 2004, and is true and correct to the best of my knowledge and belief.


John C. Nielsen
Registered Professional Land Surveyor
No. 5541-State of Texas

Delta Survey Group, Inc.
8213 Brodie Lane Ste. 102
Austin, Texas 78745
(512) 282-5200



5-05-04
Date



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER M29
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-04-0069	DATE: 04-05	
	CASE MGR: S. GAGER	ADDRESS: 10000 MIDDLE FISKVILLE RD	SUBJECT AREA (acres): 0.163	INTLS: SM	