

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0010 Storage Depot

Z. P. C. DATE: 04-06-2010

ADDRESS: 5810 N. MoPac S. B.

AREA: 1.75 acres

APPLICANT: Austin Storage, Inc. (James Lederer)

AGENT: Austin Storage, Inc. (James Lederer)

NEIGHBORHOOD PLAN AREA: N/A

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHEDS: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CS-CO, General Commercial Services, Conditional Overlay

ZONING TO: CS-CO, General Commercial Services, Conditional Overlay

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of CS-CO, General Commercial Services Conditional Overlay zoning. The current Conditional Overlay limits the Floor-to-Area-Ratio (FAR) to one-to-one (1 to 1). The new Conditional Overlay would change the Floor-to-Area-Ratio (FAR) to one-point-one-to-one (1.1 to 1). All other conditions imposed on the property with case number C14-04-0089 will remain and are explained in the Department Comments.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for CS-CO zoning and all other permitted LO uses, with only convenience storage as the only permitted CS use and all other staff recommendations; was approved by Commissioner Patricia Seeger's motion, Commissioner Cynthia Banks second the motion on a vote of 7-0.

DEPARTMENT COMMENTS:

The applicant originally requested General Commercial Services (CS) zoning with case number C14-04-0089. The request for CS zoning was for the construction of mini-warehouses. The applicant agreed to limit the intensity of the development by the following:

1. Having Convenience Storage and a few other CS use. (see attached prohibited use list)
2. Maximum height of forty feet (40'). (CS allows for a maximum height of sixty feet (60').
3. Maximum impervious cover of 70%. (CS allows for a maximum of 95% impervious cover).
4. Maximum Floor-to-Area-Ratio of one-to-one (1 to 1) (CS allows for a maximum FAR of 2 to 1).

The zone change request was approved by the City Council on August 6th, 2004. (see attached ordinance) The applicant was granted a site plan permit by case number SP-04-1099C on April 5th, 2004. (see attached site plan) The site plan called for the construction of a three story climate controlled mini-warehouse building that occupies the land to this day. Under the terms of the above mentioned zoning ordinance, the applicant would be allowed approximately 76,230 square feet of FAR. The site plan called

for approximately 68,445 square feet of FAR. This left the site with a surplus FAR of 7,785 square feet. The applicant has indicated that he would like to add an additional 15,000 square feet of building space to the existing structure. In order to achieve the desired 15,000 square foot addition, he needs an additional point one (.1) FAR which would give the site an additional 7,785 square feet of FAR for a total of 15,408 including the surplus. All of the site development standards and restrictions from the previous zone change request will apply to this zone change request too. In addition, there is a Restrictive Covenant attached to the property that dates to the 1980's. The neighborhood has indicated that they do not oppose the requested change to the Conditional Overlay.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-CO	Mini-warehouses
North	LO	Office
South	GR-CO	Bank
East	N/A	MoPac Expressway
West	LO	Office

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0081	From LO to GO-CO	Approved staff's recommendation for GO-CO. (7-2)	Approved staff's recommendation for GO-CO. (7-0) All 3 readings.
C14-03-0120	From LO-CO to GOR-CO	Approved LR-MU-CO. (9-0)	Approved staff's recommendation for GO-CO. (7-0) All 3 readings.

BASIS FOR RECOMMENDATION:

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

CS – General Commercial Services 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 proposed change to the Conditional Overlay meets the purpose statement set forth in the Land Development Code. It is located in an area primarily used for offices and retail. It is also accessible from Balcones Drive and has access to Mopac Expressway by way of the frontage road.

NEIGHBORHOOD ORGANIZATION:

- Allandale Neighborhood Association
- Northwest Austin Civic Association
- North Austin Neighborhood Alliance
- Austin Neighborhoods Council

SCHOOLS:

- Doss Elementary School
- Murchison Middle School
- Anderson High School

SITE PLAN:

1. Site plans will be required for any new development other than single-family or duplex residential.
2. 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.
3. This site is in the Scenic Roadway sign district. All signs must comply with Scenic Roadway sign district regulations.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
Mopac	400'	Varies	Expressway	No	None Exist/ Recommended	19 Bull Creek
Balcones Dr	80'	40'	Collector	No	Shared Ln Exist/ Bike Ln Recommended	339 Walnut Creek

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 be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

CITY COUNCIL DATE: May 13th, 2010

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Clark Patterson Clark.patterson@ci.austin.tx.us **PHONE:** 974-7691