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ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0117 / Unifirst Corporation

P.C. PUBLIC HEARING DATE: October 12, 2010

ADDRESS: 5912 and 5916 Bolm Road

OWNER: Unifirst Holdings Inc. (Matt Croatti) (305) 467-7437

AGENT: Vincent Gerard & Associates, Inc. (Ron Williams and Vince Huebinger) (512) 328-2693

ZONING FROM: MF-3-NP; CS-CO-NP

TO: GO-NP

SITE AREA: 1.554 acres (67,692.2 square feet)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from MF-3-NP (Multifamily Residence Medium Density – Neighborhood Plan) combining district zoning and CS-CO-NP (General Commercial Services – Conditional Overlay – Neighborhood Plan) combining district zoning to GO-CO-NP (General Office – Conditional Overlay – Neighborhood Plan) combining district zoning. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

SUMMARY PLANNING COMMISSION RECOMMENDATION: Pending. This case is scheduled for the Planning Commission meeting of October 12, 2010.

ISSUES: The Govalle/Johnston Terrace Neighborhood Planning Team has provided a letter in support of the proposed rezoning and neighborhood plan amendment applications which is attached to the back of the staff report.

DEPARTMENT COMMENTS: The 1.554-acre site is currently zoned MF-3-NP and CS-CO-NP. Its location is on Bolm Road west of its intersection with Gardner Road. The site lies within the Govalle/Johnston Terrace Neighborhood Plan and is bordered by single family zoning and single family residences to the north and west, commercial zoning and Unifirst Corporation to the east, and commercial zoning and single family residences and apartments to the south.

The subject property is mostly undeveloped and is adjacent to the Unifirst Corporation which is a major employer in East Austin, established over 30 years ago that provides uniforms, work-wear and related products to businesses. There is approximately 3,500 square feet of asphalt used for access to Unifirst and a pavilion currently on the site. The applicant is requesting to rezone the subject tract to GO (General Office district) to allow accessory parking and access to Unifirst Corporation as well as drainage and an open space/pavilion. The applicant states that the redevelopment of the tract with drainage facilities and a pavilion would adequately buffer the existing single family residential to the west from the commercial to the east, and that the pavilion area will be open to the neighborhood residents.

The staff recommendation is to approve the requested zoning change because the GO zoning district will provide a good transition from the SF-3 zoning and uses to west and the CS zoning and use to the east. Additionally, there are more intensive zonings of GR and LR across Bolm Road to the south.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-3-NP	Undeveloped
<i>North</i>	SF-3-NP	Single-family residences
<i>South</i>	GR-MU-NP	Single-family residences / Multifamily Residence
<i>East</i>	CS-MU-CO-NP	Commercial – Unifirst Corporation
<i>West</i>	SF-3-NP	Single-family residences

NEIGHBORHOOD PLAN AREA: Govalle/Johnston Terrace

TIA: Is not required

WATERSHED: Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- PODER People Organized in Defense of Earth & Her Resources
- Johnston Terrace Neighborhood Association
- Austin Neighborhoods Council
- Home Builders Association of Greater Austin
- M.E.T.S.A. Neighborhood Association
- League of Bicycling Voters
- Austin Parks Foundation
- Homeless Neighborhood Association
- Del Valle Community Coalition
- Govalle/Johnston Terrace Neighborhood Plan – COA Liaison
- Austin Monorail Project
- Super Duper Neighborhood Objectors and Appealers Organization
- Real Estate Council of Austin, Inc.
- Sierra Club, Austin Regional Group

SCHOOLS: (AISD)

- Allan Elementary School
- Martin Middle School
- Eastside Memorial Green Tech High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-91-0032 5916 - 5920 BLOCK OF BOLM RD (TEXAS INDUSTRIAL SERVICES)	MF-3-NP to CS- CO	5/14/1991 APVD - Grant with Conditional Overlay (Development/Redevelopment shall be restricted to a max of FAR of .5 to 1	6/6/1991 APVD CS- CO W/CONDS; ALL 3 RDGS

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RELATED CASES: The Govalle/Johnston Terrace Combined rezonings were approved by Council on March 27, 2003 (C14-02-0183). A Neighborhood Plan Amendment to change the FLUM designation from Multifamily to Office is also in process (NPA-2010-0016.01).

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Bolm	70'	42'	Collector	Yes	17	Yes

CITY COUNCIL DATE:

November 4, 2010

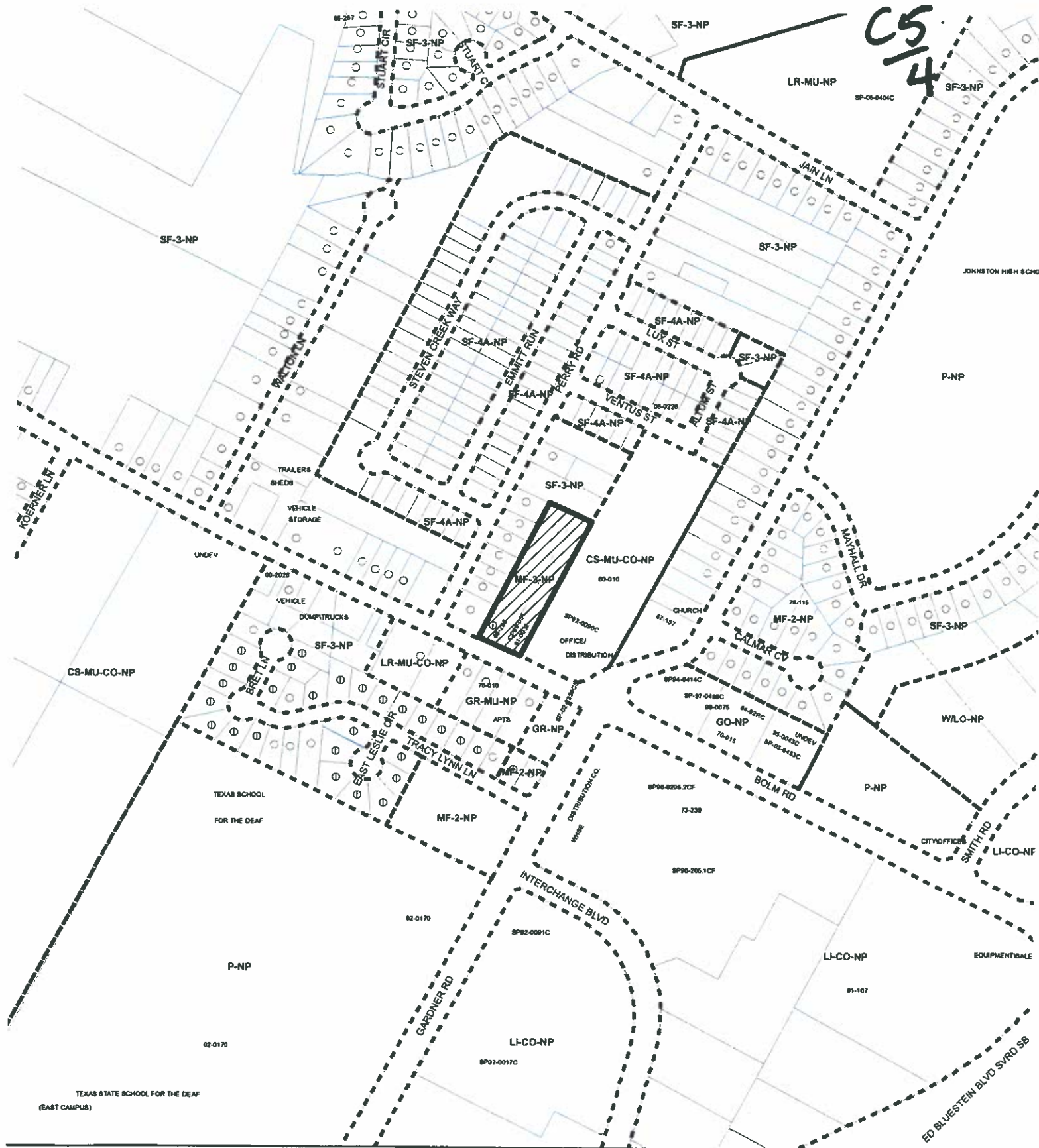
ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Joi Harden

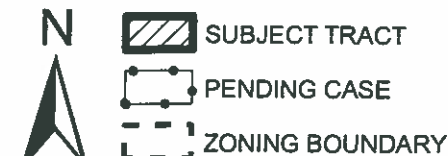
PHONE: 974-2122 **E-MAIL:** joi.harden@ci.austin.tx.us



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ZONING

ZONING CASE#: C14-2010-0117
 LOCATION: 5912 & 5916 BOLM RD
 SUBJECT AREA: 1.554
 GRID: M 21
 MANAGER: JOI HARDEN



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.



C14-2010-0177- 5912 & 5916 Bolm Road
From MF-3-NP to GO-NP
combining district zoning



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SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from MF-3-NP (Multifamily Residence Medium Density – Neighborhood Plan) combining district zoning and CS-CO-NP (General Commercial Services – Conditional Overlay – Neighborhood Plan) combining district zoning to GO-CO-NP (General Office – Conditional Overlay – Neighborhood Plan) combining district zoning. The Conditional Overlay would limit vehicle trips to less than 2,000 per day.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should allow for reasonable use of the site.

GO allows a fair and reasonable use for the site. The applicant is requesting to rezone the subject tract to GO (General Office district) to allow accessory parking and access to Unifirst Corporation as well as drainage and an open space/pavilion. The applicant states that the redevelopment of the tract with drainage and pavilion use would adequately buffer the existing family residential to the west and from the commercial and that the pavilion area will be open to the neighborhood residents.

2. Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.

Staff has not granted a special privilege to this property owner as the proposed rezoning of this property is more restrictive to nearby owners. Properties across the street to the south and adjacent to the subject tract contain more intensive zonings.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped, relatively flat and moderately vegetated. There is approximately 3,500 square feet of asphalt used for access to Unifirst and a pavilion currently on the site.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80%.

Environmental

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

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

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.

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

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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.

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

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

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. A service extension request for water is required for service to the site plan currently in review. The water and wastewater utility plan and service extension request 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.

Site Plan Review

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.

Compatibility Standards

- a. The site is subject to compatibility standards. Along the West and North property lines, the following standards apply:
- b. No structure may be built within 25 feet of the property line.
- c. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- d. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- e. No parking or driveways are allowed within 25 feet of the property line.
- f. A landscape area at least 25 feet wide is required along 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.

- g. for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- h. An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- i. Additional design regulations will be enforced at the time a site plan is submitted.

This property is within the Controlled Compatible Land Use Area defined by Chapter 241 of the Local Government Code. This is the area within 1 ½ miles from the airport runway. As discussed with Airport staff, land uses cannot create electrical interference with navigational signals or radio communications between airport and aircraft; make it difficult for pilots to distinguish between the airport lights and others; result in glare in the eyes of pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards; or, otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport.

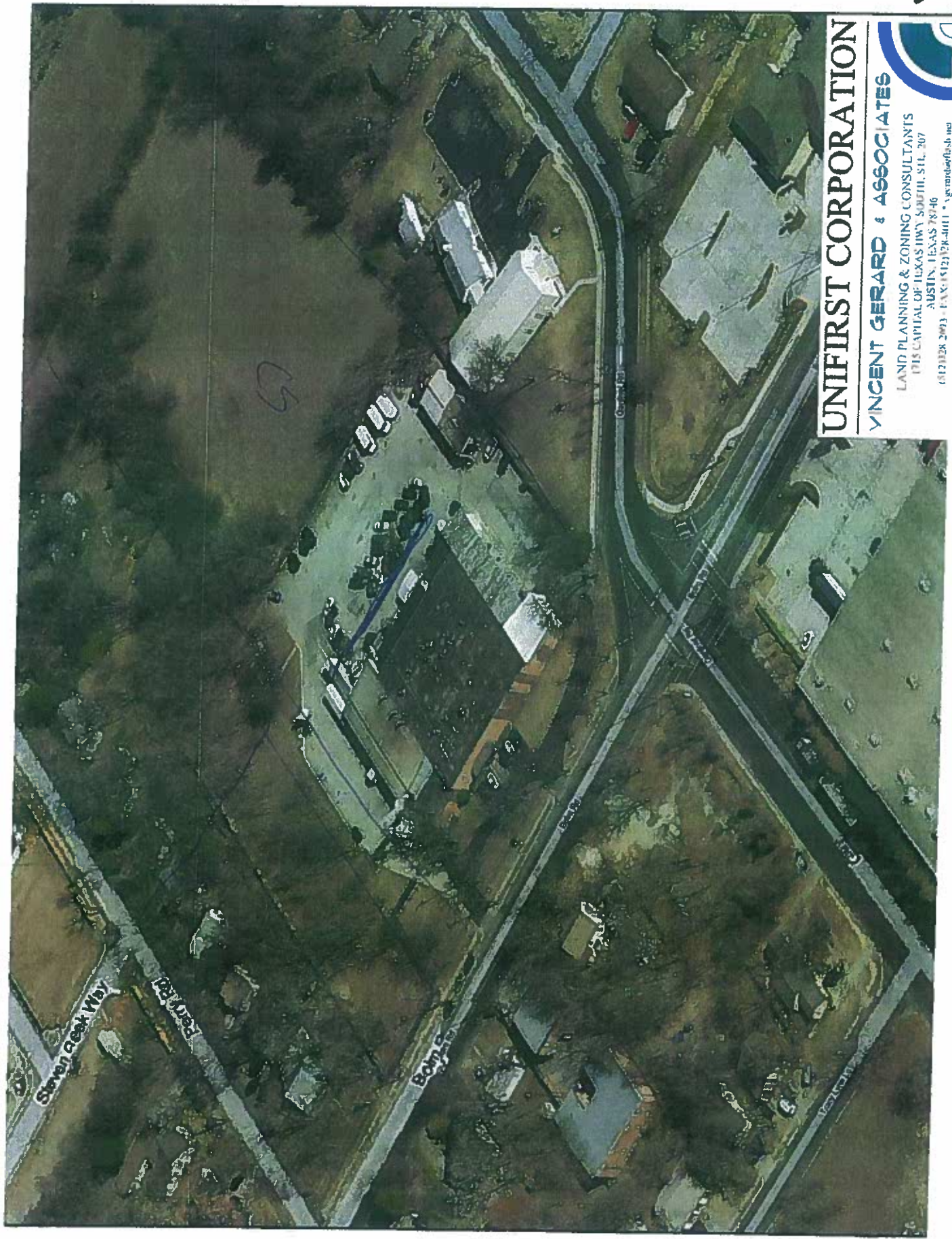
Development on this property is limited by Chapter 25-13 of the Austin City Code. Airport hazards as defined in Federal Aviation Regulations Part 77, as adopted by the City in Sections 25-13-23, are prohibited. For more information, contact Joe Medici, Noise Abatement Officer at (512) 530-6652.

UNIFIRST CORPORATION

• DEVELOPMENT GROWTH STATS

- 15 New jobs in 2 years
- 50 New jobs in 5 years
- New state of the art facility
- Better working conditions
- More efficient plant equipment
- Water treatment facilities

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UNIFIRST CORPORATION

VINCENT GERARD & ASSOCIATES
LAND PLANNING & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY. SOUTH, STE. 207
AUSTIN, TEXAS 78746
(512) 328-2093 • FAX: (512) 328-4011 • vgerard@csa.net



AUSTIN: FACILITY BREAKDOWN

STOCKROOM: 1,765 SF
 OFFICE: 1,270 SF
 MECHANICAL: 2,295 SF
 WASTE WATER: 2,581 SF
 WAREHOUSE: 1,414 SF
 CLEAN/PROCESSING: 1,414 SF
 TOTAL GROUND FLOOR: 13,376 SF
 2ND FLOOR: 1,008 SF
 TOTAL SF: 14,384 SF
 PHASE 2: 10,550 SF (71,992 SF)



RENDERING - NORTHEAST FACADE (BOLM RD)

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