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**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT  
REVIEW SHEET**

**CASE NUMBER:** SPC-2010-0295C      **PLANNING COMMISSION  
HEARING DATE:** March 22, 2011

**PROJECT NAME:** Unifirst

**ADDRESS:** 6000 Bolm Road

**NEIGHBORHOOD PLAN:** Johnston Terrace

**APPLICANT:** Unifirst Corporation  
68 Jonspin Road  
Wilmington, MA 01887

**AGENT:** Vincent Gerard & Associates (Ron Williams)  
1715 S. Capital of TX Hwy Suite 207  
Austin, TX 78746

**CASE MANAGER:** Nikki Hoelter      Phone: 974-2863  
[nikki.hoelter@ci.austin.tx.us](mailto:nikki.hoelter@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

The applicant is requesting a conditional use permit to construct a 60,366 square foot laundry services facility, with parking, drainage and water quality pond, sidewalks, utilities and associated improvements. The existing laundry facility will be demolished once the proposed building is built, this will allow the existing equipment to be moved to the new building. The laundry services use is a conditional use per the conditional overlay of zoning ordinance No. 030327-11b.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for the laundry service. The laundry service has been at this location for many years within the existing building. The owner plans to expand the service in a new, larger building. The use is permitted within the CS zoning district, however the neighborhood plan attached certain conditions on the property, one being a laundry service use is a conditional use. Since a new building will be constructed, a conditional use permit must be obtained. The site plan will comply with all requirements of the Land Development Code including Compatibility Standards prior to the release of the site plan.

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**PROJECT INFORMATION**

<b>SITE AREA</b>	285,492 square feet	6.554 acres	
<b>EXISTING ZONING</b>	CS-MU-CO-NP; GO-MU-CO-NP		
<b>WATERSHED</b>	Boggy Creek		
<b>WATERSHED ORDINANCE</b>	Comprehensive Watershed Ordinance (Urban)		
<b>TRAFFIC IMPACT ANALYSIS</b>	Not required		
<b>CAPITOL VIEW CORRIDOR</b>	None		
<b>PROPOSED ACCESS</b>	Bolm Road		
	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>CS-CO-MU-NP (5.00 acres)</b>			
<b>FLOOR-AREA RATIO</b>	2:1		.21:1; 60,366 sq. ft.
<b>BUILDING COVERAGE</b>	95%	30,068 sq. ft.	56,023 sq. ft.; 25%
<b>IMPERVIOUS COVERAGE</b>	95%	88,646 sq. ft.	163,338 sq. ft.; 77%

	<b>Allowed/Required</b>	<b>Existing</b>	<b>Proposed</b>
<b>GO-MU-CO-NP (1.55 acres)</b>			
<b>FLOOR-AREA RATIO</b>	1:1	0 sq. ft.	0
<b>BUILDING COVERAGE</b>	75%	0	704 sq. ft. (pavilion)
<b>IMPERVIOUS COVERAGE</b>	90%	13,147 sq. ft.	15,004 sq. ft.; 22%
<b>PARKING (entire site)</b>	65		109

**SUMMARY COMMENTS ON SITE PLAN:**

The proposed building is located a currently developed lot. Unifirst is a major employer in Austin and was established over 30 years ago. The business provides uniforms, work wear and related services and products to businesses. The applicant is proposing to demolish the existing building. New parking will be provided in this area for the new building. The lot is zoned CS-MU-CO-NP, Ordinance No. 030327-11b established the zoning and conditional overlay for the CS tract for the Johnston Terrace Neighborhood Plan. The following uses were made conditional uses, Agricultural sales and service, Limited Warehousing and Distribution, Laundry Services, Construction Sales and Services, Building Maintenance Services and Equipment Repair Services. The following uses were prohibited, Automotive Rentals, Automotive Sales, Equipment Sales, pawn Shop Services, Vehicle Storage, automotive Repair Services, Automotive Washing (of any type), Kennels, and Residential Treatment. A portion of the site was recently rezoned from MF-3-NP to GO-MU-CO-NP. This was to allow for the accessory parking and drainage ponds for the use. The conditional overlay restricted the lots to no more than 2000 trips per day. No buildings will be located in the GO zoned portion of the site.

The site is bordered by single family zoning and residences to the north and west, commercial zoning and apartments to the south, and a church to the east.

**COMPATIBILITY**

The single family houses and church to the west, north and east will be screened with a 6 foot privacy fence. In addition to the fence, there are existing trees along the west property line and proposed trees along the north property line that will provide additional buffering. The proposed building, parking and drives meet all compatibility setbacks and height requirements.

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**EXISTING ZONING AND LAND USES**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-MU-CO-NP and GO-MU-CO-NP	Laundry Service
<i>North</i>	SF-4A-NP, SF3-NP	Single Family residences
<i>South</i>	LI-CO-NP, GR-NP	Warehouse, trucking company
<i>East</i>	SF-3-NP	Church
<i>West</i>	SF-3-NP	Single Family residences

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
Bolm Road	varies	45 ft	Collector

**NEIGHBORHOOD ORGNIZATIONS:**

- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 786—Home Builders Association of Greater Austin
- 972—PODER
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc
- 1258—Del Valle Community Coalition
- 192 - Johnston Terrace Neighborhood Association
- 497 - METSA Neighborhood Association

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## CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (EVALUATION OF CONDITIONAL USE SITE PLAN) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:

1. **Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. **Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed laundry service use is a conditional use in the Johnston Terrace neighborhood plan zoning ordinance No. 030327-11b.

3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;**

Staff Response: The site plan will comply with all requirements of the Land Development Code. The site plan complies with setback, height, and compatibility requirements.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan will create adequate off-street parking and loading for the use.

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code including Compatibility Standards, and reasonably protects the health, safety, and welfare of persons and property.

C. In addition, a conditional use site plan may not:

6. **More adversely affect an adjoining site than would a permitted use;**

The laundry service use will have no more impact on adjoining properties than the existing laundry service use. The hours of operation will be Monday through Friday 6am to 6pm.

7. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan does not adversely affect the safety and convenience of vehicular and pedestrian circulation.

8. **Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

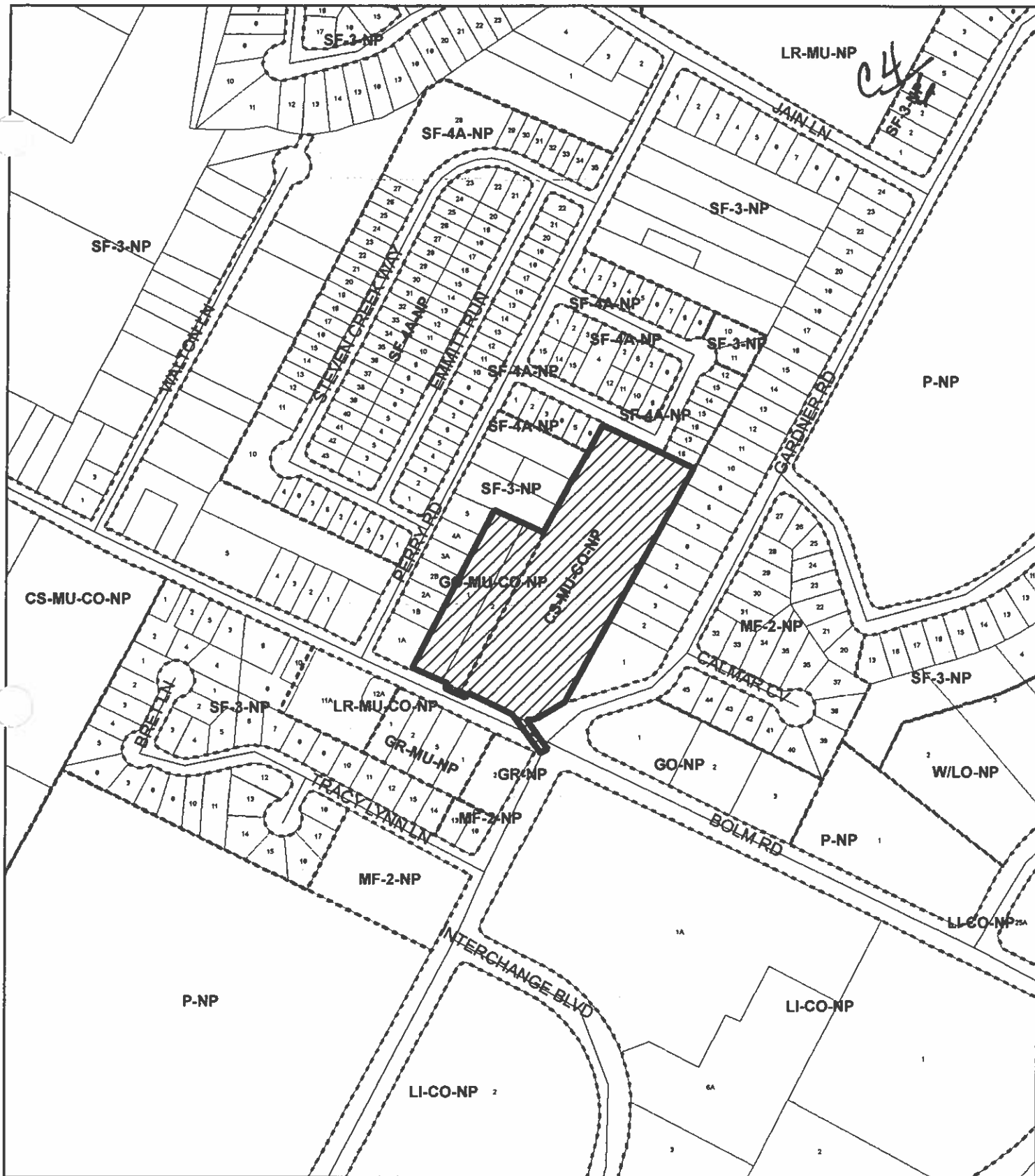
D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

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In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

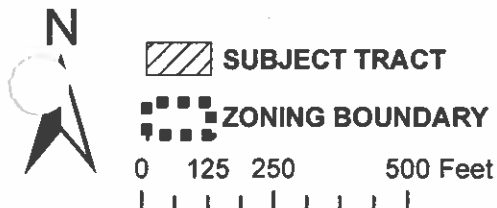
(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.

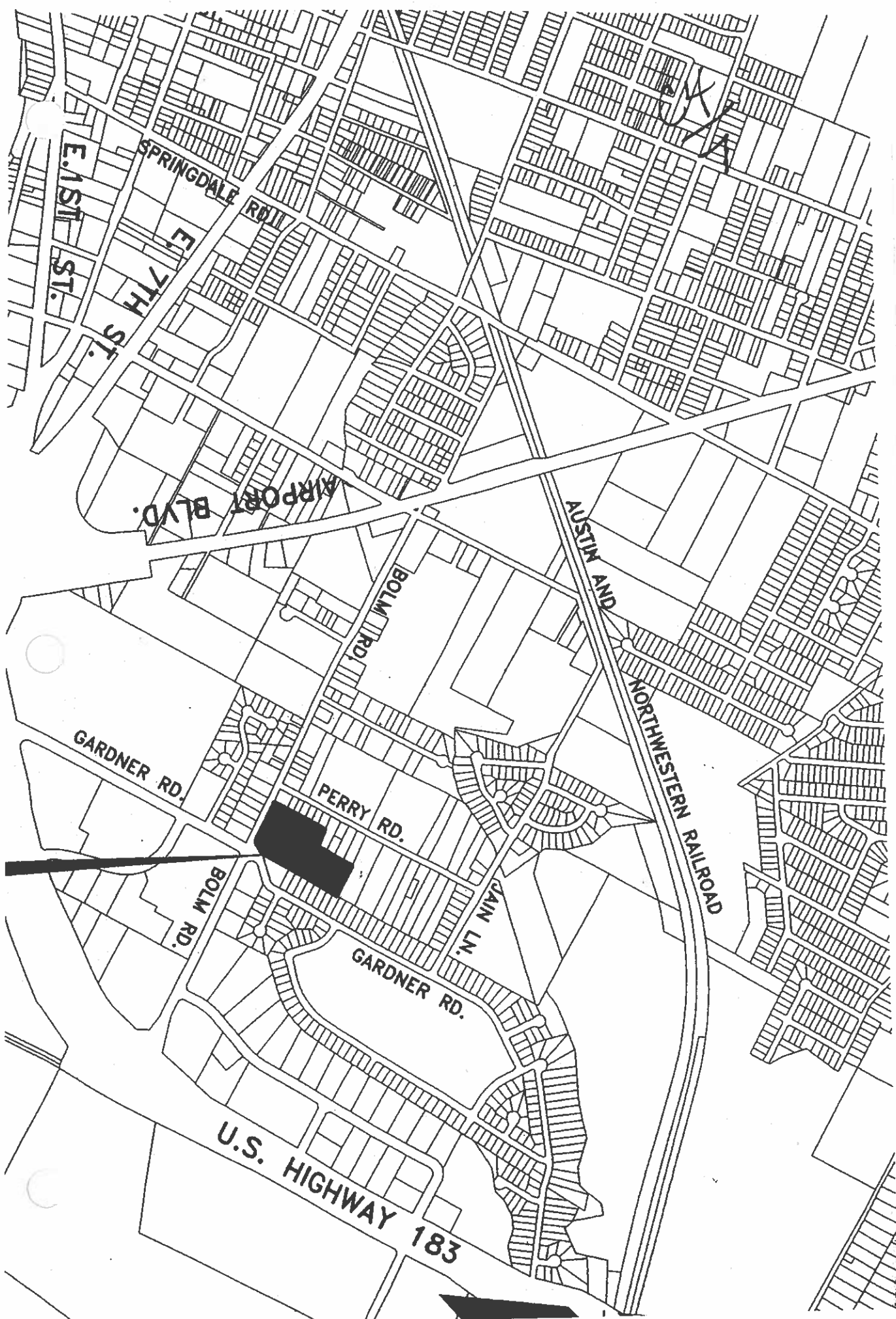


**SITE PLAN**

CASE#: SPC-2010-0295C  
 ADDRESS: 6000 BOLM RD  
 MANAGER: NIKKI HOELTER



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



OKA

E. 1ST ST.

SPRINGDALE RD.

E. 7TH ST.

AIRPORT BLVD.

AUSTIN AND

BOLM RD.

NORTHWESTERN RAILROAD

GARDNER RD.

PERRY RD.

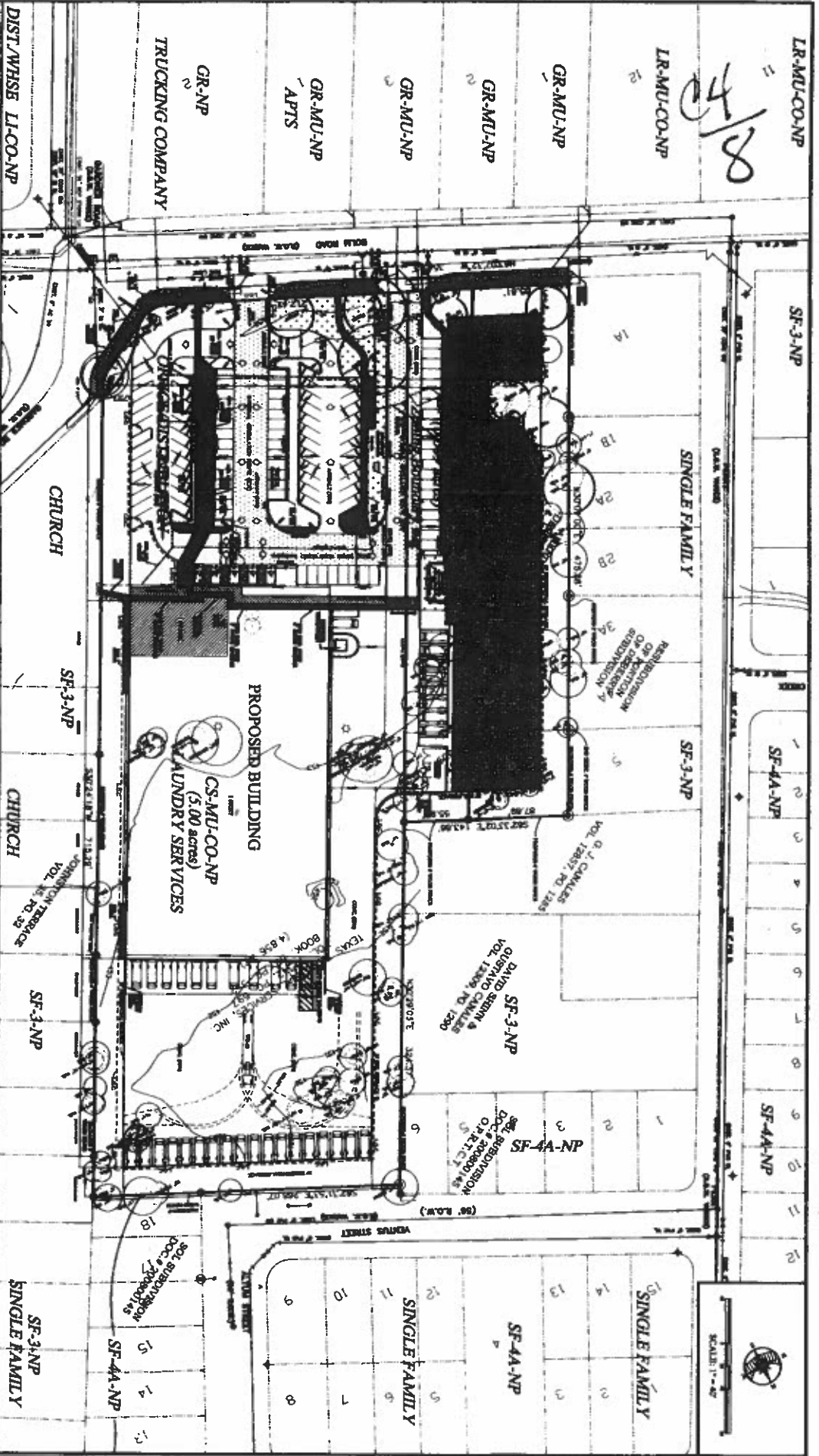
BOLM RD.

DAN LN.

GARDNER RD.

U.S. HIGHWAY 183

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TYPE	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL AREA
CHURCH	72,000	1.63	0.17
PROPOSED BUILDING	1,000,000	22.96	2.47
TRUCKING COMPANY	100,000	2.25	0.24
SINGLE FAMILY	1,000,000	22.96	2.47
RESIDENTIAL	1,000,000	22.96	2.47
TOTAL	4,200,000	95.76	100.00

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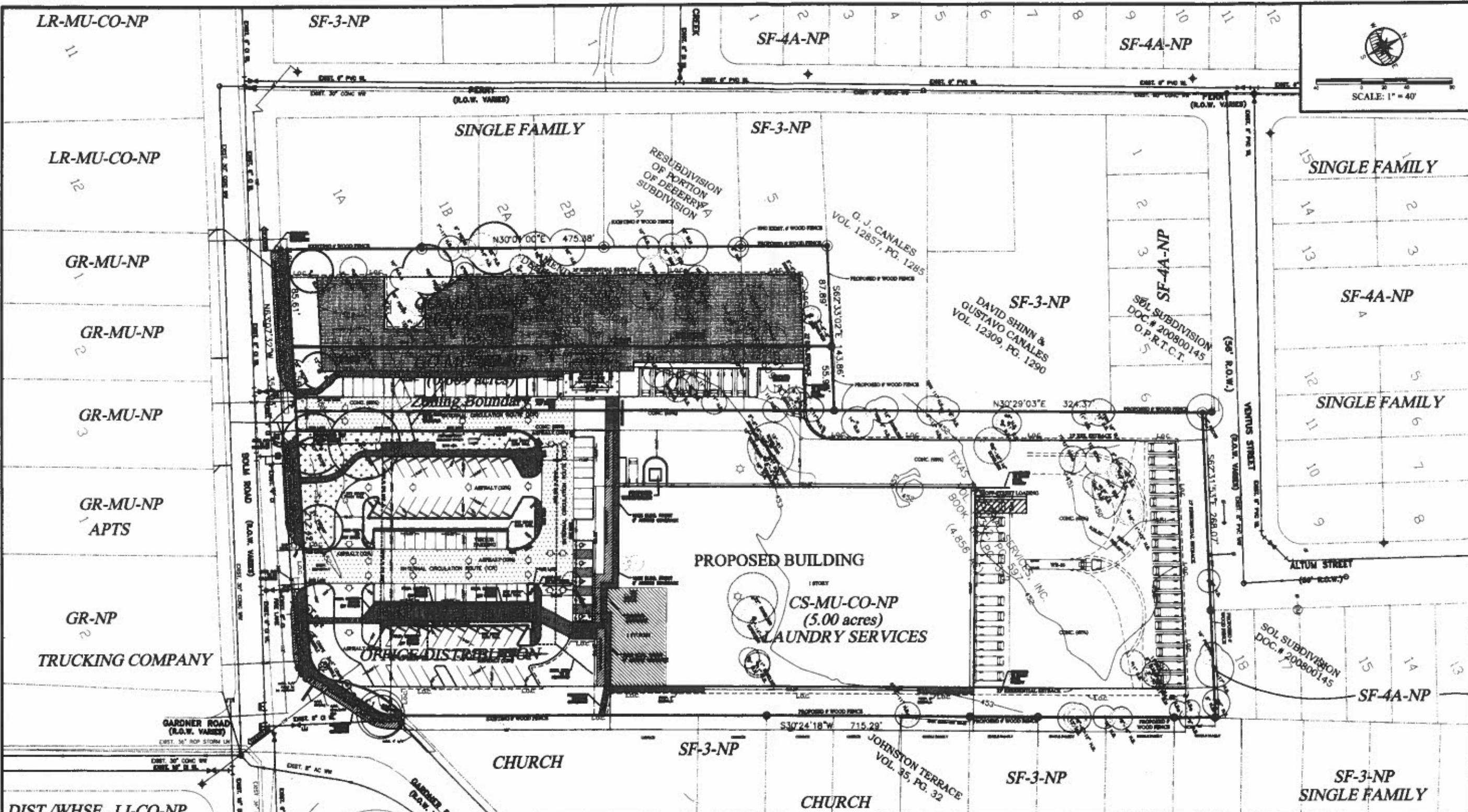
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**VINCENT GERARD & ASSOCIATES**  
 LAND PLANNING & ZONING CONSULTANTS  
 1711 CAPITAL OF TEXAS HWY SOUTH, STE. 207  
 AUSTIN, TEXAS 78746  
 (512) 236-3897 FAX: (512) 236-1811 www.vgand.com

**SITE PLAN**  
**UNIFIRST CORPORATION**  
 6000 BOLM ROAD  
 AUSTIN, TX 78721

SCALE: 1" = 40'





- HOURS OF OPERATION: MONDAY-FRIDAY 8AM-6PM.
- THERE ARE NO 25 YEAR OR 100 YEAR FLOOD PLAINS ON THIS SITE.
- CONTOUR DATUM IS PROVIDED BY CITY OF AUSTIN.
- THIS PROJECT IS LOCATED IN THE BOOBY CREEK WATERSHED, AND IS CLASSIFIED AS URBAN. THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
- THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES OR ENVIRONMENTALLY PROTECTED AREAS ON THIS SITE.
- IN AN URBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL 1.4, AND NEW DEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUNOFF. (LDC 25-4-211)
- A TIA IS NOT REQUIRED FOR THIS CASE. PROPOSED SITE DOES NOT EXCEED 2,000 VEHICLE TRIPS PER DAY (LDC 25-4-113).
- MINIMUM OFF-STREET PARKING REQUIREMENT IS 80% PRESCRIBED BY CHAPTER 25-4, APPENDIX A.
- THIS SITE PLAN IS SUBJECT TO SUBCHAPTER 2 OF THE LAND DEVELOPMENT CODE (COMMERCIAL DESIGN STANDARDS). THE PRINCIPAL STREET IS AN INTERNAL CIRCULATION ROUTE (ICR).
- ALL EXTERIOR LIGHTING WILL BE FULL CUTOFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 2.5, AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
- SCREENING FOR SOLID WASTE COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR OF EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- CONNECTIVITY IMPROVEMENTS (SECTION 2.3. CONNECTIVITY)
  - Provide connection to adjacent residential development west of the property along Bolen Road, as well as to the church located east of the property.
  - Internal utility lines will be located in drive easements and not under parking areas.
  - At least 50 percent of the provided parking is constructed of concrete or pervious pavement.
- CONDITIONAL OVERLAY: LIMIT VEHICLE TRIPS TO LESS THAN 2,000/DAY

LAND USE	PROP. BLDG. COV. % (allowed) (provided)	PROP. BLDG. COV. sq.ft. (allowed) (provided)	MAX. LC % (allowed) (provided)	MAX. LC sq.ft. (allowed) (provided)	GROSS FLOOR AREA (allowed) (provided)	F.A.R. (allowed) (provided)	BLDG. HT. (allowed) (provided)	PARKING REQD.	PARKING PROVIDED (standard)	PARKING PROVIDED (compact)	PARKING PROVIDED (handicap)	RETRACES FRONT YARD	RETRACES STREET SIDE YD.	RETRACES INT. ST. REAR YD.	RETRACES REAR YARD
Laundry Services CS-MU-CO-NP	99%	200,978	99%	200,978 sq.ft.	95%	2.1	25' @ 1st setback 30' @ 2nd setback 30' max. height	60	25-4-27 Appendix A	85	0	5	10	10	-
Laundry Services OO-MU-CO-NP	80%	54,134	80%	54,134 sq.ft.	60%	1.1	25' (max)	60	25-4-27 Appendix A	19	0	-	15	15	5

TYPE	REQD / PROVIDED
STANDARD	(77 x 80%) 62 / 104
COMPACT	0 / 0
HANDICAP	2 / 0
H/C VAN ACCESSIBLE	1 / 5
<b>TOTAL</b>	<b>65 / 109</b>

SITE PARKING	
OFFICE: 1 PER 375 SF (6,496 SF = 17 SPACES)	WAREHOUSE: 1 PER 1,000 SF (64,996 SF = 65 SPACES)
MINIMUM PARKING REQUIREMENT (LDC 25-4-47E, APPENDIX A)	
UP TO 30% OF PARKING MAY BE DESIGNATED FOR COMPACT VEHICLES (LDC 25-4-47F)	

PARCEL INFORMATION	
AUSTIN, TX ZONING (TRAVIS COUNTY)	
PLAT - SF-92-4-599C	
ZONING - CS-MU-CO-NP	
(COMMERCIAL, MEDIUM-DENSITY COMBINING DISTRICT + CONDITIONAL USE)	
10' FRONT 10' REAR SETBACK, 99% LOT COVERAGE, MAX BLDG HEIGHT: 60'	
25' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PARCELS	
PLAT: 65-28E	
ZONING: MF-3 (MULTI-FAMILY RESIDENCE MEDIUM DENSITY)	
25' FRONT 10' REAR SETBACK, 80% LOT COVERAGE, MAX BLDG HEIGHT: 40'	
25' LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PARCELS	
LANDSCAPING	
LANDSCAPE TO SCREEN ACTIVITIES FROM STREET & RESIDENCES	

NEW FACILITY SUMMARY	
BUILDING SQUARE FOOTAGE	
OVERALL SITE	278,233 SF
OFFICE	6,496 SF
WAREHOUSE	64,996 SF
BUILDING TOTAL - F.A.R.	64,344 SF
IMPERVIOUS COVER	
BUILDING	64,344 SF
IMPERVIOUS SURFACE	118,428 SF
SIDEWALKS	11,899 SF
LOT COVERAGE	178,341 SF
% OF TOTAL LOT	64%

SPC-2010-0295C

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