



MEMORANDUM

To: Members of the Planning and Neighborhoods Committee

From: Jerry Rusthoven, Development Services Manager
Planning and Zoning Department

Date: April 7, 2015

Subject: Land Uses in the Airport Overlay

Recently three zoning cases have been before the City Council for two proposed pet motel uses. Two of the cases are known as Scott Airport Parking and the third is known as Seventy-One. Both proposed pet motels are located in the airport overlay and are located on the State Highway 71 eastbound frontage road across from Austin Bergstrom International Airport.

The Scott Airport Parking cases are located on City owned land that was purchased with funds from the Federal Aviation Administration (FAA). These properties were purchased to remove schools and residential uses away from the airport due to noise concerns. One condition of these purchases was that the City must use the property for an airport related use. In addition an airport overlay was created to regulate what uses are allowed near the airport to ensure that the impact of airport noise is reduced on residential uses.

The Department of Aviation has entered into a public private partnership on the properties in the Scott Airport Parking cases to build off- site parking for the airport. In addition, a proposed pet motel is a part of the project. At this facility a patron would drive up, have their bags loaded into an airport shuttle and their car would be taken away by a valet. The patrons would take their animal into the facility where it would be housed while they are away. The patrons would then join their luggage on the shuttle and be taken to the terminal. The advantage to this is a reduction in the time that a pet owner needs to be separated from their pet. In order to make a flight many people need to drop off their pet at a kennel the night before they leave and can only pick them up after they arrive. This proposal would make boarding the pet as well as parking at the airport one seamless operation.

The Seventy-One project is for a similar operation but it is located on privately owned land. The proposed facility would be known as the Stay and Play Ranch and would also board pets while their owners are away and allow the boarding to occur near the airport as a convenience to the traveler.

The City of Austin Code has two defined uses that are relevant to this discussion:

KENNELS use is the use of a site for the boarding and care of dogs, cats, or similar small animals. This use includes boarding kennels, pet motels, and dog training centers.

PET SERVICES use is the use of a site for the retail sale of small animals customarily used as household pets, or the provision of veterinary, grooming, or boarding services, totally within a building. This use includes pet stores, small animal clinics, and pet grooming shops, but excludes uses for livestock and large animals.

In interpreting these definitions staff has maintained that a kennel use is one where the animals are housed outdoors while a pet services use is one where the animals are kept indoors. That being the case a pet services use may have an outdoor recreation yard for the animals but they are kept overnight indoors. While a final determination would be made at the time of site plan review, as described to us the Scott Airport Properties project would be a pet services use. The proposed zoning for this tract is AV- aviation which allows uses related to airport. Staff believes the proposed use is definitely airport related. Staff would need more information about the Stay and Play Ranch but the requested CS zoning in that case would allow both a pet services use and a kennel.

With regard to whether the pets would be affected by noise from the airport, staff believes four factors should be considered. One is that the indoor pet hotel facility is required to be designed and constructed to achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels which minimizes the impact of aircraft noise and reduces interference with regular indoor activities to FAA acceptable land use noise levels. Second, the elevated Highway 71 is between these properties and the airport which should mitigate some of the noise. Third, these properties are located nearest to runway 17L. Due to our prevailing southerly winds planes flying over these properties are generally coming in for a landing and their engines are at a near idle at this stage of flight and are therefore not as loud. It is only when the wind is coming from the north, generally in winter, that planes would be taking off over these properties. And finally, there are uses allowed in the airport overlay that have people staying overnight. Existing hotels are located in the overlay and a campground is a permitted use.

In conclusion, the staff does not believe that the animals in the two proposed pet motels would be aggravated by noise from the airport. If you have any questions please call me at 512-974-3207.

cc: Marc A. Ott, City Manager
Sue Edwards, Assistant City Manager
Greg Guernsey, Director, Planning and Zoning Department
Jim Smith, Executive Director, Aviation Department