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ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0036 (Secured Climate Storage)

Z.A.P. DATE: April 21, 2015

ADDRESS: 9311 North FM 620 Road

DISTRICT AREA: 6

APPLICANT/OWNER: CSP Asset 1, LLC (James R. Carpenter)

AGENT: Mathias Company (Richard Mathias)

ZONING FROM: I-RR

TO: CS

AREA: 0.35 acres (15,499 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day and will prohibit the following uses on the property: Agricultural Sales and Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Campground, Commercial Blood Plasma Center, Construction Sales and Services, Custom Manufacturing, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Electronic Testing, Equipment Sales, Exterminating Services, Food Preparation, Funeral Services, Hotel-Motel, Indoor Crop Production, Kennels, Laundry Services, Limited Warehousing and Distribution, Maintenance and Service Facilities, Monument Retail Sales, Outdoor Entertainment, Pawn Shop Services, Plant Nursery, Service Station, Theater, Vehicle Storage and Veterinary Services.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is developed with convenience storage/self-storage warehouse area. This tract of land was annexed by the City of Austin on November 6, 2003 (Case C7a-03-011). The applicant is requesting permanent CS, General Commercial Services District, zoning because they would like to bring the current convenience storage use into conformance with City of Austin land use regulations and they would like to permit RV and boat storage in within structures on the site.

The staff recommends a footprint of CS-CO, General Commercial Sales-Conditional Overlay Combining District, zoning. The CS-CO district zoning will allow for uses to serve the public along a major arterial roadway within the city, North RM 620 Road. The proposed zoning will permit the applicant to utilize the convenience storage use into conformance with City of Austin land use regulations.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Convenience Storage (Secured Climate Storage)
North	MF-1-CO	Multifamily (Colonial Grand at Canyon Creek Apartments)
South	MF-3	Multifamily
East	I-RR, SF-2	Undeveloped Area, Single Family Residences (Canyon Creek Residential Neighborhood)
West	I-RR	Convenience Storage (Secured Climate Storage)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

- Austin Heritage Tree Foundation
- Bull Creek Foundation
- Leander ISD Population and Survey Analysts
- Long Canyon Homeowners Association
- Long Canyon Phase II & LLL Homeowners Association, Inc.
- SELTEXAS
- Sierra Club, Austin Regional Group
- The Real Estate Council of Austin, Inc.
- 2222 Coalition of Neighborhood Association, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0006 (Eco-9: 9511 North FM 620 Road)	Tract 1: P-CO*, Tract 2: GO-CO, Tract 3: RR-CO to GR-MU-CO* On January 27, 2012, the applicant submitted a letter amending their rezoning request to include only the front 3.963 acre area that fronts onto FM 620 on this site.	5/15/12: Approved staff's recommendation for GR-CO zoning, limiting the development intensity for the site to less than 2,000 vehicle trips per day and prohibiting the following uses on the property: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Exterminating Services, Food Preparation, Funeral Services, Hotel-Motel, Outdoor Entertainment, Pawn Shop Services, Service Station and Theater, with the following additional conditions agreed to by the applicant and the neighborhood: 1) Add as	5/24/12: Approved GR-CO zoning on consent on 1 st reading (7-0); B. Spelman-1 st , M. Martinez-2 nd . 6/28/12: Approved GR-CO zoning on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , S. Cole-2 nd .

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		<p>prohibited uses – Alternative Financial Services, Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Off-Site Accessory Parking and Research Services, and Drive-In Services for Restaurant uses; 2) Limit the development intensity for the site to less than 600 vehicle trips per day (Vote: 5-0, P. Seeger and G. Bourgeois-absent); G. Rojas-1st, S. Baldrige-2nd.</p>	
<p>C14-04-0207 (ECO Resources-620: 9511 N. RM 620 Road)</p>	<p>I-RR to Tract 1: P and Tract 2: GO The applicant proposed to prohibit the following uses on the Tract 1 of the site: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Building Maintenance Services, Drop-Off Recycling Collection Facility, Campground, Convenience Storage, Construction Sales and Services, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, Hotel-Motel, Laundry Service, Kennels, Monument Retail Sales, Outdoor Entertainment, Pawn Shop Services, Service Station, Theater, Transitional Housing,</p>	<p>2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, the CO would prohibit the uses listed by the applicant for Tract 1 and would limit the development intensity for the entire site (Tracts 1 and 2 combined) to less than 2,000 vehicle trips per day, adding conditions to: Prohibit access to Savannah Ridge Drive (other than for emergency vehicles) and to create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1st, J. Gohil-2nd.</p>	<p>3/03/05: Approved P-CO for Tract 1, GO- CO for Tract 2, and RR-CO for Tract 3 (7-0); all 3 readings</p>

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	Transportation Terminal, and Vehicle Storage.		
C14-04-0183	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings
C14-04-0137	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings

RELATED CASES: SP-03-0262D (Site Plan)

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
RM 620	150'	60'	Major Arterial	-

CITY COUNCIL DATE: May 14, 2015

ACTION:

ORDINANCE READINGS: 1st

2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis




PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



ZONING

ZONING CASE#: C14-2015-0036



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



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VILLA NORTE DR
SF-6-CO

I-RR

2

620

N FM 620 RD

I-RR LADY OF THE LAKE CV
3

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1

MF-3

I-RR

MF-1-CO

GR-CO

MF-2-CO

GO-CO

NORTH

SF-2

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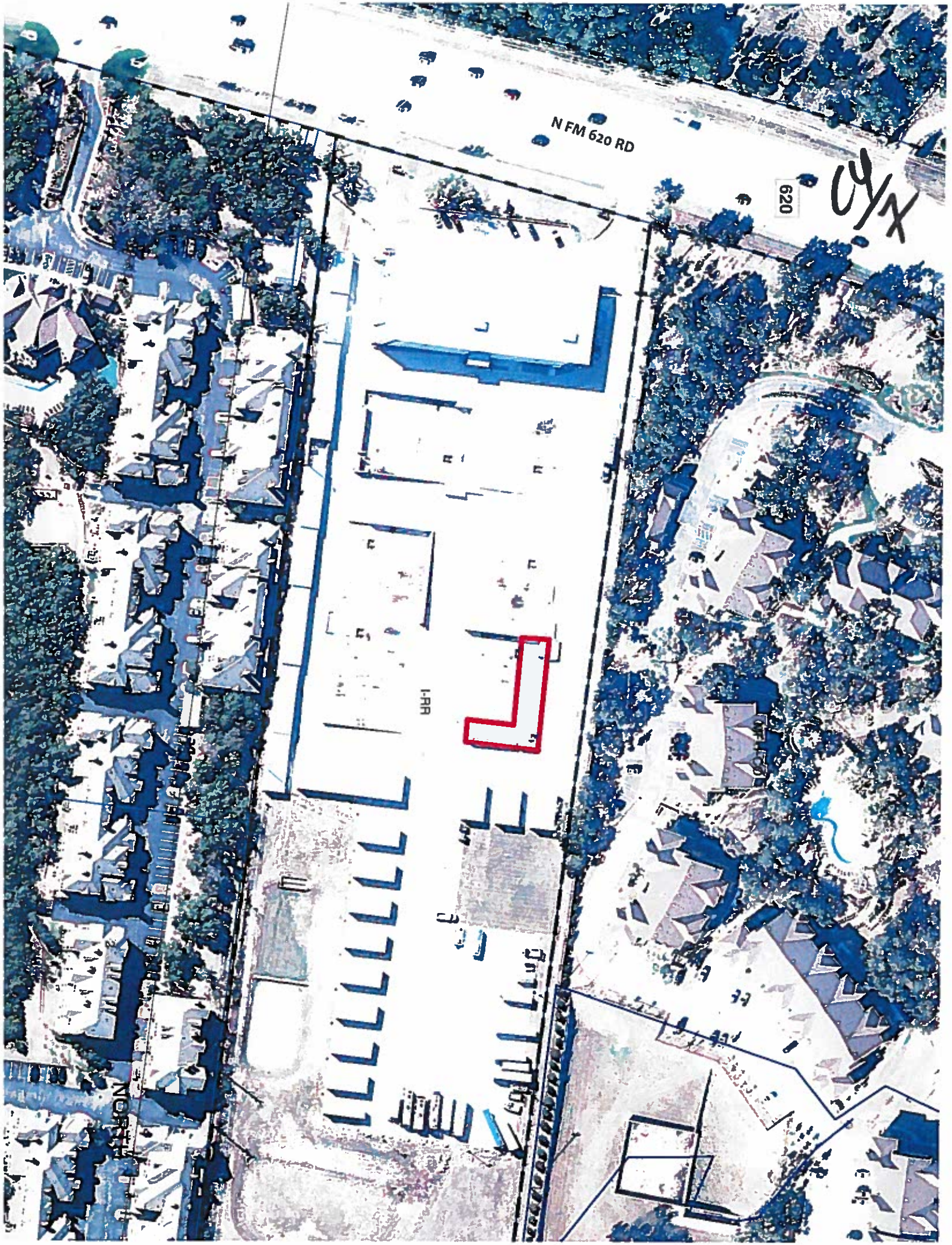
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1A



N FM 620 RD

620

CYX

L-R-R

NORTH

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STAFF RECOMMENDATION

The staff's recommendation is to grant CS-CO, General Commercial Services-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the site to less than 2,000 vehicle trips per day and will prohibit the following uses on the property: Agricultural Sales and Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Campground, Commercial Blood Plasma Center, Construction Sales and Services, Custom Manufacturing, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Electronic Testing, Equipment Sales, Exterminating Services, Food Preparation, Funeral Services, Hotel-Motel, Indoor Crop Production, Kennels, Laundry Services, Limited Warehousing and Distribution, Maintenance and Service Facilities, Monument Retail Sales, Outdoor Entertainment, Pawn Shop Services, Plant Nursery, Service Station, Theater, Vehicle Storage and Veterinary Services.

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 proposed footprint of CS-CO district zoning will allow for uses to serve the public along a major arterial roadway within the city, North RM 620 Road.

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

CS-CO zoning will permit the applicant to utilize the convenience storage use into conformance with City of Austin land use regulations.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently developed with a convenience storage use. To the north and south of the site, there are two existing apartment complexes. To the east of the property there are single-family residences (Canyon Creek Residential Neighborhood).

Comprehensive Planning

No comments received.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

No trees are located on this property. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

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 the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

Note: The most restrictive impervious cover limit applies.

Site Plan Comments

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.

The site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of RM 620. The site may be developed with the following maximum floor-to-area ratio (FAR):

<u>Slope</u>	<u>Maximum FAR</u>
0-15%	0.25
15-25%	0.10
25-35%	0.05

- Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along RM 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet

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of RM 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

- Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Planning Commission.

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at 512-974-2941 for more information.

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.

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 not exceed 2,000 vehicle trips per day over the existing land uses. [LDC, 25-6-117]

FM 620 is classified in the Bicycle Plan as Bike Route No. 401.

Capital Metro bus service (Route No. 122) is available along FM 620.

There are no existing sidewalks along FM 620.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
FM 620	Varies	MAD-4	Freeway	31,000

Water and Wastewater

FYI: The site is currently served with City of Austin water and onsite septic. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.