

C12  
/

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0063 - Capella Storage

**P.C. DATE:** July 14, 2015  
July 28, 2015.

**ADDRESS:** 2525 S. I 35 SVRD NB

**DISTRICT AREA:** 3

**OWNER/APPLICANT:** Super Success Inc./Mohan Patel

**AGENT:** Don Pool, Halff Associates

**ZONING FROM:** GR-NP

**TO:** CS-NP

**AREA:** 2.47 acres

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends general commercial services - conditional overlay - neighborhood plan (CS-CO-NP) combined district zoning. The Applicant supports this recommendation.

**COMMISSION RECOMMENDATION:**

**July 14, 2015:** APPROVED A POSTPONEMENT REQUEST BY STAFF TO JULY 28, 2015 (J. Schissler /J. Stevens] (12-0).

**July 28, 2015:**

**DEPARTMENT COMMENTS:**

The property is located along the eastern northbound frontage road of Interstate Highway 35 South. The property to the north is a multi-family residential project (GR-MU-CO-NP), to the east is a duplex subdivision (SF-3NP), to the south is automotive repair services and a hotel/motel (GR-NP). The site is currently undeveloped and previously had a hotel/motel which has been demolished. Because of the location on the IH-35 frontage road, Commercial Services (CS) is appropriate. Because of the residential properties immediately to the east we recommend restricting the height to forty (40) feet and prohibiting the following uses:

- Agricultural sales
- Building Maintenance Services
- Campground
- Commercial Blood Plasma Center
- Construction Sales & Services
- Drop-Off Recycling Collection Facility
- Electronic Prototype Assembly
- Electronic Testing
- Equipment Repair Services
- Equipment Sales
- Kennels
- Laundry Services
- Monument Retail Sales
- Vehicle Storage
- Veterinary Services

The applicant proposes to construct a convenience storage facility.

CH/2

**ISSUES:** Staff has been contacted by adjacent neighbors who have site development concerns regarding massing of the structure, security, noise and lighting. To address these concerns the applicant is agreeable to the following additional Conditional Overlays:

- Plant a vegetative buffer along the east portion of the building to include evergreen trees.
- Soften detention pond or retaining walls by planting ivy/vines to climb the walls. The plants should be from the City of Austin's "Grow Green" list.
- 8' perimeter fence.
- Locate solid waste dumpsters away from residences.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	GR-NP	Vacant
North	GR-MU-CO-NP	Multi-family
South	GR-NP	Auto services and hotel/motel
East	SF3	Single-family (duplex) residential
West	GR-NP	Office

**NEIGHBORHOOD PLANNING AREA:** East Riverside/Oltorf Combined, Parker Lane

**TIA:** Applicant is limiting trips to 2000

**WATERSHED:** Suburban, Country Club Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- East Riverside/Oltorf Contact Team
- Southeast Austin Neighborhood Alliance
- Greater SRCC Neighborhood Planning Team
- South River City Citizens Association
- Real Estate Council of Austin
- Crossing Garden Homeowners Association
- South Central Coalition
- Preservation Austin
- Friends of the Emma Barrientos MACC
- Sierra Club
- SEL Texas

**SCHOOLS:** Linder Elementary, Fulmore MS, Travis HS

**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-05-0111 - Parker Lane Neighborhood Plan Combining District	GR to GR-NP as part of the EROC Neighborhood Plan adoption	6-13-06 – RCMD GR-NP	11-16-06 Approved GR-NP

C12  
3

2525 S I-35			
C14-2010-0191.SH 2501 S I-35	GR-NP to GR-MU- CO - NP	1-25-11 – RCMD GR-MU-CO-NP	2-17-11 - Approved - GR-MU-CO-NP
C14-05-0111 - Parker Lane Neighborhood Plan Combining District 2607 S I-35	GR to GR-NP as part of the EROC Neighborhood Plan adoption	6-13-06 – RCMD GR-NP	11-16-06 -Approved GR-NP

**RELATED CASES:** The subject property is within the boundaries of the East Riverside / Oltorf Combined Neighborhood Plan (Parker Lane) Neighborhood Planning Area and is designated as Commercial on the adopted Future Land Use Map (NP-05-0021). The –NP combining district was appended to the existing GR base district (C14-05-0111 – Ordinance No. 20061116-056).

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
IH 35	343 ft.	Service Road is 35 ft.	Arterial	Yes	Yes, Shared Lane, Route 421.14	No, route 331 runs on E. Oltorf which is .3 miles.

**CITY COUNCIL DATE:** August 13, 2015

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Andrew Moore

**PHONE:** 512-974-7604

**EMAIL:** [andrew.moore@austintexas.gov](mailto:andrew.moore@austintexas.gov)

C12  
/4**STAFF RECOMMENDATION**

**Recommend CS-CO-NP Height restricted to 40 feet, with the following uses prohibited:**

**Agricultural sales**

**Building Maintenance Services**

**Campground**

**Commercial Blood Plasma Center**

**Construction Sales & Services**

**Drop-Off Recycling Collection Facility**

**Electronic Prototype Assembly**

**Electronic Testing**

**Equipment Repair Services**

**Equipment Sales**

**Kennels**

**Laundry Services**

**Monument Retail Sales**

**Vehicle Storage**

**Veterinary Services**

**BASIS FOR RECOMMENDATION**

The property is located along the eastern frontage road of Interstate Highway 35. The property to the north is a multi-family residential project (GR-MU-CO-NP), to the east is a duplex subdivision (SF-3NP), to the south is automotive repair services and a hotel/motel (GR-NP), to the west across I-35 is office (GR-NP). The site is currently undeveloped and previously had a hotel/motel which has been demolished. Because of the location on the IH-35 frontage road, Commercial Services (CS) is appropriate. Because of the residential properties immediately to the east we recommend restricting the height to forty (40) feet and prohibiting uses.

**EXISTING CONDITIONS*****Site Characteristics***

This zoning case is located on the east side of the IH 35 Service Road and is situated on a vacant parcel that is approximately 2.47 acres in size. This project is also located within boundaries of the E. Riverside/Oltorf Combined Neighborhood Planning Area, in the Parker Lane Neighborhood Planning Area. Surrounding land uses includes a hotel and vacant land to the north, an auto service/detail shop to the south, single family housing to the east, and on the west side of IH-35 is office. The proposed use for this property is a storage facility.

**East Riverside/Oltorf Combined Neighborhood Plan (EROCNP)**

The EROCNP Future Land Use Map (FLUM) classifies this portion of IH-35 'Commercial' which is intended for retail sales, services, motels/hotels, and all recreational services that are predominately privately owned and operated for profit. This FLUM category is intended to encourage employment centers, commercial activities, and other non-residential development. Zones GR and CS are permitted under the Commercial FLUM category. The following EROCNP text, goals, objectives and actions are relevant to this case:

The Advisory Committee believes that the following planning principles and guidelines be applied to all proposed development and redevelopment within the East Riverside/Oltorf Combined Neighborhood Planning Area. (p 26)

- "First, do no harm", i.e. no rezoning for rezoning's sake. A zoning change affects the property owner, adjacent properties and property owners, and the City. Any change in zoning should be able to demonstrate the benefits of the change to the community.

C12  
15

- Preserve single-family homes and the character and assets of our traditional neighborhoods. Protect them from further encroachment from non-compatible and/or higher intensity uses by always providing a buffer equal to or greater than the existing buffer. (p 27)

**Goal 1:** Preserve and enhance the character of the existing residential neighborhoods. (p 28)

**Obj 1.1** Minimize the negative effects between differing intensities of uses by:

**R5** - Requiring strict adherence to Compatibility Standards (NPZD).

**R6** - Encouraging City Council to modify the Land Development Code to require compatibility standards between residential uses (including multifamily) and all office and commercial uses, and require a vegetative buffer of 25 feet with the setback (p 28)

**Goal 3:** Improve the appearance, vitality and safety of existing commercial corridors and community amenities and encourage quality urban design and form that ensures adequate transition between commercial properties and adjacent residential neighborhoods. (p 31)

**Goal 4:** Encourage a balanced mix of residential, civic, commercial, office and other land uses without adversely affecting adjacent residential neighborhoods. (p 33)

Based on the text and policies above, this project appears to be consistent with the EROCNP as long as applicable buffers and compatibility standards are followed. This property is also accessible to pedestrians and bicyclists via a public sidewalk along the frontage road.

**Imagine Austin**

Based on the comparative scale of the site relative to nearby commercial uses located along IH-35, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

**Impervious Cover**

1. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

**Comprehensive Planning**

**Imagine Austin**

Based on the comparative scale of the site relative to nearby commercial uses located along IH-35, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

C12  
/6***Environmental***

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Country Club West Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

***Transportation***

A traffic impact analysis was not required for this case because the traffic generated by the proposed development does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for IH 35. TxDOT may request the reservation of additional right-of-way in accordance with the Transportation Plan when the site is redeveloped [LDC, Sec. 25-6-51 and 25-6-55].

Additional right-of-way maybe required at the time of subdivision and/or site plan.

During the site plan stage, Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a wide curb is recommended along IH 35.

***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. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

***Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

***Site Plan and Compatibility Standards***

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted. This site is along the frontage road of IH 35, which is a Highway.

This site is within the East Riverside/Oltorf Combined Neighborhood Plan.

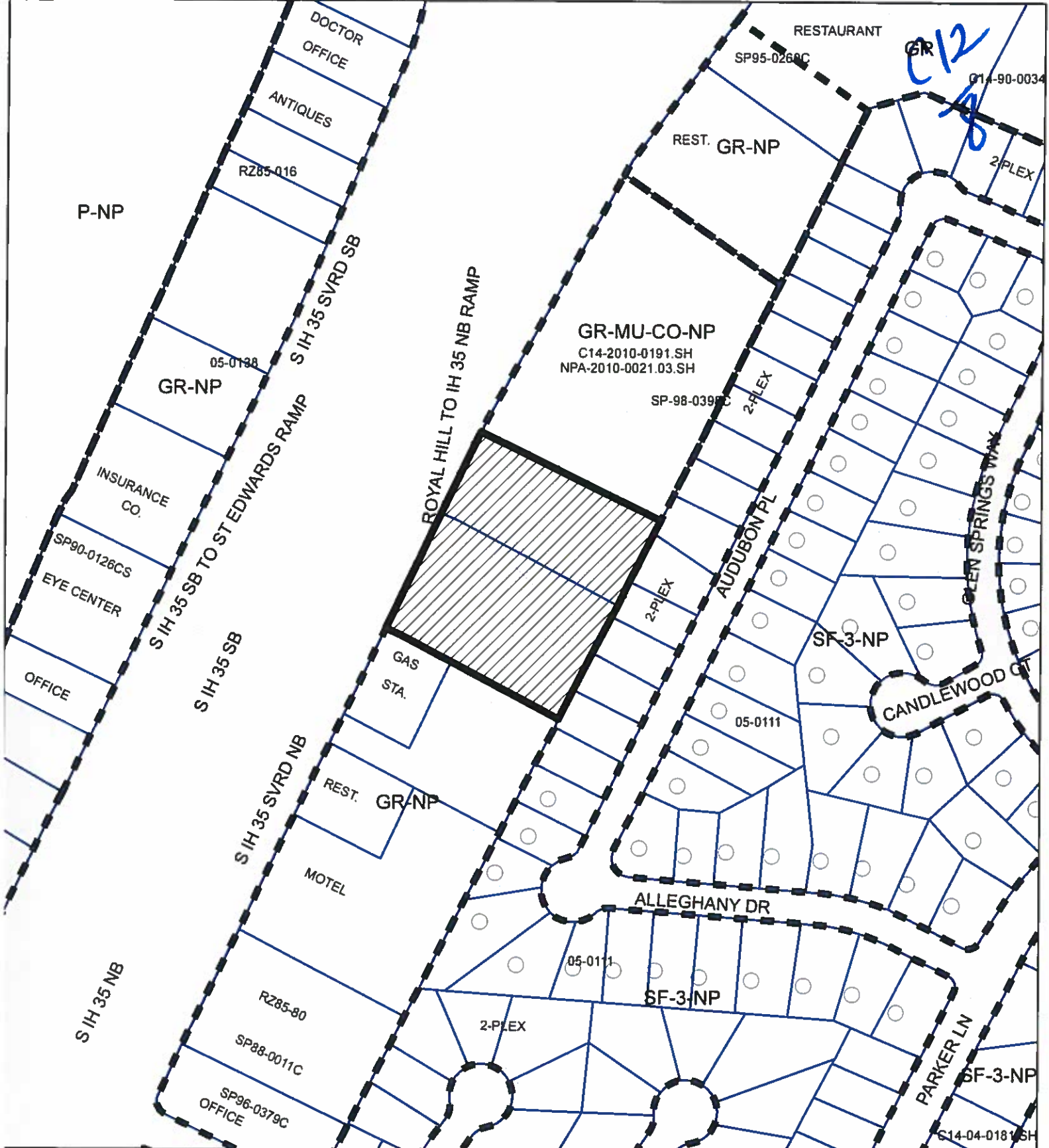
The site is subject to compatibility standards. Along the east property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.

C12  
7




- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. 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.

Additional design regulations will be enforced at the time a site plan is submitted.



GR 12



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

Zoning Case: C14-2015-0063

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.

