

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

CASE NUMBER: SPC-2015-0452C **PLANNING COMMISSION DATE:** 02/23/2016

PROJECT NAME: STOR IH-35

PROPOSED USE: Convenience Storage

ADDRESS OF APPLICATION: 5656 N IH 35 Service Rd SB

AREA: 1.92 acres

COUCIL DISTRICT: 4

APPLICANT Scott Foster, PE
360 Professional Services
PO Box 3639
Cedar Park, Texas 78630
512-354-4682

AGENT: Clint Wynn
Hixon Properties, Incorporated
505 E Commerce, Ste 330
San Antonio, Texas 78205
210-451-5177

CASE MANAGER: Christine Barton-Holmes, CNU-a, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

PROPOSED DEVELOPMENT: The applicant requests approval of a Conditional Use Permit in order to demolish the existing hotel and construct two convenience storage buildings.

SUMMARY STAFF RECOMMENDATION: The requested use is conditional under the North Loop Neighborhood Plan, Ordinance 020523-31, and is permitted with the approval of a Conditional Use Permit by the Planning Commission. (LDC 25-5-142) Staff recommends approval of the conditional use permit, subject to the conditions below. The site plan will comply with all requirements of the Land Development Code prior to its release.

1. Locating dumpsters a minimum of 200 feet from the residential property;
2. Ensuring the project does not have 24 hour access and is closed between the hours of 11pm and 5am, at a minimum;
3. Providing fencing along the southern property line adjacent to the residences at a minimum of 8 feet in height constructed and landscaped to prevent climbing; and
4. Maintaining the right-of-way along the northern side of 56 ½ street adjacent to the property.

PREVIOUS PLANNING COMMISSION ACTION:

AREA STUDY: North Loop **WATERSHED:** Tannehill Branch

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

PROJECT INFORMATION:

ZONING: CS-CO-NP

MAX. BLDG. COVERAGE: 95%

MAX. IMPERV. CVRG.: 95%

MAX HEIGHT: 60'

REQUIRED PARKING: 28

EXIST. USE: Hotel (vacant)

LIMITS OF CONSTRUCTION: 1.92 acres

PROPOSED BLDG. CVRG: 47.7%

PROPOSED IMP. CVRG: 79.7

PROPOSED HEIGHT: 49'

PROVIDED PARKING: 28

PROPOSED USE: Convenience storage

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a Conditional Use Permit to demolish an existing, vacant hotel and construct two convenience storage buildings. Building One will be 22,850 square feet and four stories tall, and Building Two, adjacent to single-family residential, will be 17,075 square feet and three stories tall. Compatibility requirements will be met and screening will be provided with landscaping and fencing. Parking will be provided onsite. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

Environmental: The site is in the Tannehill Branch watershed, which is within the Desired Development Zone. No known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from the southbound service road of IH 35.

SURROUNDING CONDITIONS: Zoning/ Land use

North: CS-CO-NP (commercial retail/restaurants)

East: IH-35, then CS-NP (commercial retail)

South: SF-3-NP and CS-CO-NP (single-family residential and restaurant)

West: LO-CO-NP, then CS-CO-NP (convenience storage and commercial retail)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
IH 35 Sv Rd SB	250'	240'	Interstate

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Neighborhoods Council
 Bike Austin
 Central Austin Community Development
 Del Valle Community Coalition
 Friends of Austin Neighborhoods
 Friends of the Emma Barrientos MACC
 North Austin Neighborhood Alliance
 North Loop Neighborhood Planning Team
 Preservation Austin
 Responsible Growth for Windsor Park
 Ridgetop Neighborhood Association
 SEL Texas
 Sierra Club, Austin Regional Group
 Sustainable Neighborhoods

Windsor Park Neighborhood Association
Windsor Park Neighborhood Plan Contact Team

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning districts and overlays.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay district.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.

HPI NORTH LOOP, L.L.C
315 EAST COMMERCE STREET, SUITE 300
SAN ANTONIO, TEXAS 78205
(210) 225-3053
FAX (210) 225-5910

September 3, 2015

Ms. Lisa D'Augustine
President
Ridgetop Neighborhood Association

Re: Proposed Self-Storage Development - 5700 IH-35.

Dear Ms. D'Augustine,

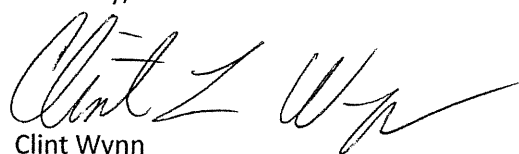
Thank you for taking the time to meet with us on September 1, 2015 regarding the proposed self-storage project (the "Project") located at 5700 IH-53 in Austin, Texas (the "Property"). Based on the discussions from the meeting, we are pleased to offer the following commitments to Ridgetop Neighborhood Association regarding the Project:

1. Dumpster – The Project's dumpster facility will not be located within 200 feet of the existing residential properties.
2. Hours of Operation – The Project will not be in operation 24 hours a day. The exact hours of operation are yet to be determined. However, at a minimum, the storage facility will be closed between the hours of 11pm and 5am.
3. Fencing – Upon development of the Project, we will construct a fence along the southern property line adjacent to residential structures. Such fence will be constructed in accordance with Section 25-2-899 of the City Code and will be 8 feet in height, the highest height allowable under City Code. In addition, the fence will be a solid fence constructed and landscaped in a manner that attempts to prevent climbing. The materials for the fence are yet to be determined, however, such fence will not be a standard wooden privacy fence.
4. Right-of-Way – Upon development of the Project, we will maintain the landscaping on the northern side of the 56 ½ Street Right-of-Way adjacent to the Property.

We look forward to working with Ridgetop Neighborhood Association to ensure the Project becomes an attractive and well planned addition to your community.

Please feel free to contact us if you have any questions. .

Sincerely,



Clint Wynn
Vice President

North Loop Contact Team Support for Conditional Overlay Modification

For property located at 5700 I.H. 35

October 11, 2015

The North Loop Planning Team is pleased to recommend making a modification in the conditional overlay for the property located at 5700 Interstate Highway 35. For some time, the property in question has been an abandoned and much blighted motel, and we are pleased to support re-development of that property for the purpose of public storage (which necessitates the change in the conditional overlay).

While the North Loop Planning Team would not necessarily support all proposals for public storage developments in our vicinity, we were very impressed by the applicant's willingness to reach out to nearby neighbors who could be affected by this development to discuss concerns and possible modifications to the development plan. They also worked with, and received support from Ridgetop Neighborhood Association to ensure that nearby communities would not be unduly adversely affected by this development.

They have presented a surprisingly innovative and thoughtful plan for their public storage development, one that is consistent with the character of the community and with the vision of the neighborhood plan (low environmental impact, community friendly, etc.). Consequently, the North Loop Planning Team was able to vote unanimously at our September 23rd meeting to support a change in the conditional overlay for this property.

Sincerely,

Sebastian Wren

Chair – North Loop Planning Team

9/8/2015

Letter of Support for Project: Hixon Properties Self Storage Project, 5700 IH-35 Access Rd (site of the closed Capital Inn Motel)

The Ridgetop Neighborhood Association has reviewed the above project with interested Ridgetop residents and with the developer and have come mutual agreement on key items concerning safety, hours of operation, fencing, maintenance of landscaping and dumpster location. Attached is a commitment letter from Clint Wynn, VP of Hixon Properties, dated 9/3/15 with their commitment details.

The Ridgetop Neighborhood Association and participating residents, find no objections to their proposed project on this site, with their agreement to the negotiated features noted in their commitment letter.

For details on notifications and meetings, please see the items below. Please do not hesitate to contact me with any questions.

Sincerely,
Lisa D'Augustine
President,
Ridgetop Neighborhood Association

CC: Ridgetop Neighborhood Association
RNA Officers
North Loop Contact Team
Amanda Swor – Drenner Group (on behalf of Hixon Properties)

8/27/15 – receipt of initial documents and posting of documents electronically, announcement of 9/1/15 open RNA meeting with developer:

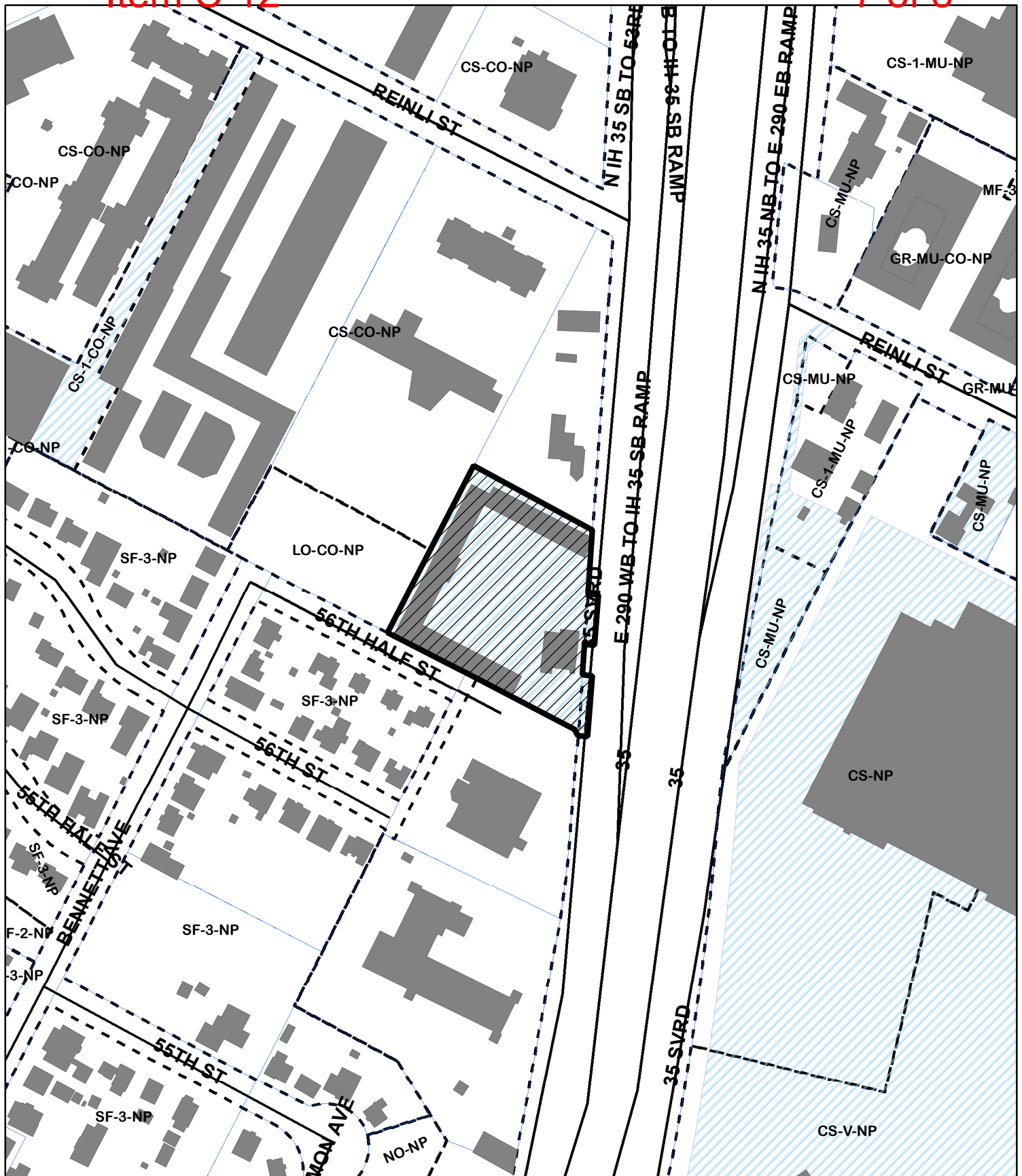
- RNA Yahoo,
- Nextdoor – Ridgetop
- Ridgetop Neighborhood Association site <http://ridgetopaustin.org/>

8/30/15 – hand leafleting of houses on 56th 1/2st and 56th street about project.

9/1/15 – 6:30pm, open RNA meeting with neighbors and developer. In attendance: 6 Ridgetop residents, 2 RNA officers, representatives of the Drenner Group, Hixon Properties and the agent for the Capital Inn property. Ideas were exchanged and requests made regarding lighting, hours of operation, maintenance of brush/grass in COA easement and around the fence bordering the neighbors on 56th 1/2st, the design of the proposed fence, the location of the dumpster, proposed operating hours and a review of the general site, drainage, security concerns and some drawings about design and materials. In addition, all egress would take place on the I35 access road.



9/4/15 – distribution of the Hixon Letter of Commitment to the attendees of the meeting, and RNA officers.

9/8/15 – RNA letter of project support (this document) drafted and forwarded for posting on Yahoo, Nextdoor and the Ridgetop Neighborhood Association site. Copies to Drenner Group staff.



SITE PLAN



 SUBJECT TRACT
 ZONING BOUNDARY

0 100 200 400 Feet

CASE#: SPC-2015-0452C
 ADDRESS: 5656 N IH 35 SB Sv Rd
 CASE NAME: STOR IH 35
 MANAGER: Christine Barton-Holmes

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OPERATOR: Christine Barton-Holmes

