

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0147 (12117 Jekel Circle)

DISTRICT: 6

ADDRESS: 12117 Jekel Circle

ZONING FROM: SF-3

TO: CS

SITE AREA: 1.67 acres

PROPERTY OWNER: Three-A SAC Self Storage Limited Partnership

AGENT: Kimley-Horn and Associates, Inc. (Amanda C. Brown)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends CS, General Commercial Services District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

November 2, 2021

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 1.665 acre tract of land located on the south side of Jekel Circle that is being used to store moving trucks for the U-Haul business to the south. Surrounding land uses include vehicle storage and a house to the north, the U-Haul Convenience Storage and Rental Center and automotive uses to the south, a convenience storage facility to the east and automotive sales and religious assembly uses to the west. The applicant is requesting CS zoning to bring the existing use into conformance with land use regulations in the Land Development Code and to expand the U- Haul Center to the south (*Please see Applicant's Request Letter – Exhibit C*).

The staff recommends CS, General Commercial Services District, zoning at this location because the property is located within an industrial area. The lots surrounding this site to the north, south, east and west are zoned with LI, LI-CO, CS-CO, GR-CO and GR zoning for commercial and industrial use. There are commercial and industrial uses to the north and commercial uses to the south, east and west. The proposed zoning will permit the applicant to utilize the property for commercial uses that are consistent with surrounding land use patterns in this area. The rezoning site is located within the designated '183 & McNeil Neighborhood Center', as identified on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

The applicant agrees with the staff's recommendation.

BASIS OF 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 General Commercial Services district would be compatible and consistent with the surrounding land use patterns because there is LI/LI-CO, CS-CO, GR-CO and GR zoning surrounding the property and existing commercial and industrial uses to the north and commercial uses to the south, east and west of this site.

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

The CS zoning district would allow for a fair and reasonable use of the site. The General Commercial Services zoning is appropriate for this property as it is located within the designated '183 & McNeil Neighborhood Center', identified on the Growth Concept Map in the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Warehouse/Automotive Rentals (U-Haul Moving and Storage)
<i>North</i>	LI-CO, LI, SF-3, LI	Vehicle Storage (BMW of Austin Transport Drop-Off Lot), Single-Family Residence, Office/Outdoor Storage
<i>South</i>	SF-2, CS-CO, GR-CO, GR	Religious Assembly (Mosaic Church), Automotive Sales (Sutton Motor Sports), Billboard, Service Station (Jiffy Lube), Retail Sales (Renegade Truck Accessories), Automotive Rentals and Convenience Storage (U-Haul)
<i>East</i>	CS	Convenience Storage (U-Haul Moving and Storage)
<i>West</i>	LI-CO	Office (Mosaic Church Office and Student Center)

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Rattan CreekNEIGHBORHOOD ORGANIZATIONS:

Austin Lost and Found Pets
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Long Canyon Homeowners Association
 Neighborhood Empowerment Foundation
 North Oaks Neighborhood Association
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP – Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0148 (12202 Pecan Street Rezoning)	SF-3 to CS	3/05/19: Approved the staff's recommendation of CS zoning by consent (9-0, D. Breithaupt-absent); B. Evans-1 st , S. Lavani-2 nd .	3/28/19: Approved CS zoning by consent on all 3 readings (11-0); P. Renteria-1 st , J. Flannigan-2 nd .
C14-2016-0123 (6914 McNeil Dr.)		1/17/17: Approved staff recommendation of GR-CO zoning, with CO to prohibit the following uses: Automotive	1/26/17: Approved ZAP Commission's recommendation of GR-CO zoning, with conditions, on

		<p>Rentals, Automotive Repair Services, Automotive Sales Automotive Washing (of any type), Bail Bond Services Commercial Off-Street Parking Drop Off Recycling Facility Exterminating Services, Funeral Services, Pawn Shop Services Research Services, Service Station; with additional conditions to prohibit Hospital Services, Alternative Financial Services, and Drive-In Services uses and to include a public restrictive covenant to require the installation of sidewalks and sidewalk improvements (8-2, J. Kiolbassa, B. Greenberg-No; D. Breithaupt-absent); S. Harris-1st, B. Evans-2nd.</p>	<p>1st reading on consent (11-0); D. Garza-1st, P. Renteria-2nd.</p> <p>3/02/17: Ordinance No. 20170302-050 was approved for community commercial-conditional overlay (GR-CO) combining district zoning, with conditions, on Council Member Troxclair's motion, Council Member Flannigan's second on a 10-0 vote. Council Member Kitchen was off the dais.</p>
C14-2015-0136 (6914 McNeil Dr.)	I-RR to GR	<p>11/17/15: Postponed at the applicant's request to December 15, 2015 (10-0); A. Denkler-2nd, B. Evans-2nd.</p> <p>12/15/16: Postponed at the applicant's request to January 5, 2016 (7-0, D. Breithaupt, Y. Flores, S. Harris-absent); B. Evans-1st, S. Lavani-2nd.</p> <p>01/05/16: Postponed at the applicant's request to January 19, 2016 (8-0, S. Lavani-absent, J. Goodman-arrived late); T. Webber-1st, A. Denkler-2nd.</p> <p>01/19/16: Postponed at the applicant's request to February 2, 2016 (10-0); T. Webber-1st, S. Lavani-2nd.</p> <p>02/02/16: Approved applicant's request for an indefinite postponement (10-0); J. Goodman-1st, J. Kiolbassa-2nd.</p> <p>Case expired on July 31, 2016 in accordance with LDC Section 25-2-246(A)(2).</p>	<p>12/10/15: Postponed to February 11, 2016 at the staff's request (10-0, S. Adler-absent)</p> <p>02/11/16: Postponed indefinitely at the request of the applicant (11-0); L. Pool-1st, D. Zimmerman-2nd.</p>

C14-2012-0099 (Myers Zoning Change: 6810 McNeil Drive)	I-SF-2 to €S GR	11/06/12: Approved GR-CO zoning (6-0, G. Rojas-absent); P. Seeger-1 st , J. Meeker-2 nd , with the following conditions 1) Limit the development intensity for the site to less than 2,000 vehicle trips per day, 2) Prohibit the following uses as offered by the applicant: Automotive Repair Services, Automotive Washing (of any kind), Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Food Sales, Funeral Services, Hotel/Motel, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Theater, Custom Manufacturing, College and University Facilities, Communication Service Facilities, Community Recreation (Private & Public), Counseling Services, Guidance Services, Hospital Services (General), Hospital Services (Limited), Local Utility Services, Private Primary Educational Facilities, Private Secondary Educational Facilities, Public Primary Educational Facilities, Residential Treatment, Safety Services; 3) Add Automotive Sales and Service Station as prohibited uses. 4) Prohibit/restrict hours of operation between 12:00 a.m. and 6:00 a.m.	11/08/12: Approved GR-CO zoning on consent on 1 st reading (6-0, S. Cole-off dais); L. Morrison-1 st , M. Martinez-2 nd . 12/13/12: Approved GR-CO zoning on consent on 2 nd /3 rd readings (7-0), L. Morrison-1 st , B. Spelman-2 nd .
C14-2008-0098 (12205 Pecan Street)	SF-3 to LI	7/01/08: Approved staff's rec. of LI-CO zoning, with added condition to prohibit Adult Oriented Businesses, by consent (6-0, J. Martinez, K. Jackson-absent) T. Rabago-1 st , J. Shieh-2 nd .	8/07/08: Approved LI-CO district zoning, with the following conditions: 2,000 vtpdl, prohibit Adult Oriented Businesses and 35-feet of right-of-way should be dedicated from the centerline of Pecan Street through a street deed,

			by consent (7-0); B. McCracken-1 st , S. Cole-2 nd .
C14-2008-0095 (Jekel Rezoning: 12214 Jekel Circle)	SF-3 to LI	7/01/08: Approved staff's recommendation of LI-CO zoning, with added condition to prohibit Adult Oriented Businesses, by consent (6-0, J. Martinez, K. Jackson-absent) T. Rabago-1 st , J. Shieh-2 nd .	8/07/08: Approved LI-CO district zoning, with the following conditions: 2,000 vtpdl, prohibit Adult Oriented Businesses and 35-feet of right-of-way should be dedicated from the centerline of Jekel Circle through a street deed, by consent (7-0); B. McCracken-1 st , S. Cole-2 nd .
C14-2008-0026 (Praetorian Properties: 12633 Research Boulevard)	GR to CS	3/04/08: Approved staff recommendation of CS-CO zoning with CO to limit the development intensity on the site to less than 2,000 vehicle trips per day and would prohibit the Limited Warehousing and Distribution use, and additional conditions to prohibit Pawn Shop Services and Commercial Blood Plasma Center (6-0, K. Jackson, R. Evans- absent); J. Martinez-1 st , T. Rabago-2 nd .	4/10/08: Approved CS-CO zoning by consent (7-0); all 3 readings
C14-06-0056	SF-2 to GR	5/02/06: Approved staff's recommendation for GR-CO district zoning by consent (8-0, J. Martinez-absent)	6/08/06: Approved GR-CO zoning by consent (7-0); all 3 readings
C14-99-0099	SF-3 to LI	6/29/99: Approved staff rec. of LI-CO by consent (8-0)	7/29/99: Approved PC rec. of LI-CO by consent (6-0); all 3 readings
C14-99-0095	SF-3 to CS	6/29/99: Approved staff's alternate rec. of CS-CO (8-0)	7/29/99: Approved PC rec. of CS-CO (6-0); all 3 readings

RELATED CASES:

C14-81-132 – Previous Zoning Case

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jekel Circle	53'	22'	Level 1	No	None	Yes
Pond Spring Road Extension (ASMP Potential New Roadway)	0' (required 116')	0' (4 travel lanes with raised median)	Level 3	Yes (proposed)	None	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject tract for this zoning case is located on the south side of Jekel Circle, on a tract of land that is 1.665 acres in size and is being used to store moving trucks. The subject property falls within the **183 & McNeil Neighborhood Center** and is less than 400 linear feet from **Research Boulevard/SH183**. Surrounding land uses include auto storage facility and a house to the north; to the south is a U-Haul Center, auto service uses, and an office/warehouse building; to the east is a convenience storage facility; and to the west is a car storage facility, two churches and commercial uses.

Request: Rezone property from SF-3 to CS to acknowledge the existing use on the property, a U-Haul truck storage facility and construct a 20,000 square foot building to expand the U Haul Center.

Connectivity

There are no public sidewalks, bike lanes, or public transit stops in this area. The area mainly consists of auto-centric uses, light industrial and civic uses. Connectivity options in the area are fair while mobility options are below average.

Imagine Austin

The subject tract falls within the **183 & McNeil Neighborhood Center** and is also located just off Research Boulevard, a major arterial corridor. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. Regional, Town, and Neighborhood Centers are supposed to be walkable, bikeable, and supported by transit.

The following Imagine Austin policies are applicable to this case:

- ☐ **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- ☐ **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Conclusion

Based upon the surrounding light industrial and commercial uses, being partially located within a Neighborhood Center, which supports commercial uses, but mobility weaknesses in the area, the proposal and zone change only partially supports the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Rattan Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

According to floodplain maps there is no floodplain within or adjacent to the project location. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding 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 ls that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for CS, with a proposed warehouse use, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision.

Site Plan

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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

COMPATIBILITY STANDARDS

The site is subject to compatibility standards due to the adjacency of SF-2 to the south and the proximity of SF-3 to the north across Jekel Circle. The following standards apply:

- No structure may be built within 25 feet of the SF-2 property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-2 property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the SF-2 property line.
- Landscaping or screening is required along the SF-2 property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Transportation

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6- 113.

Water Utility

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 Austin Water 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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter

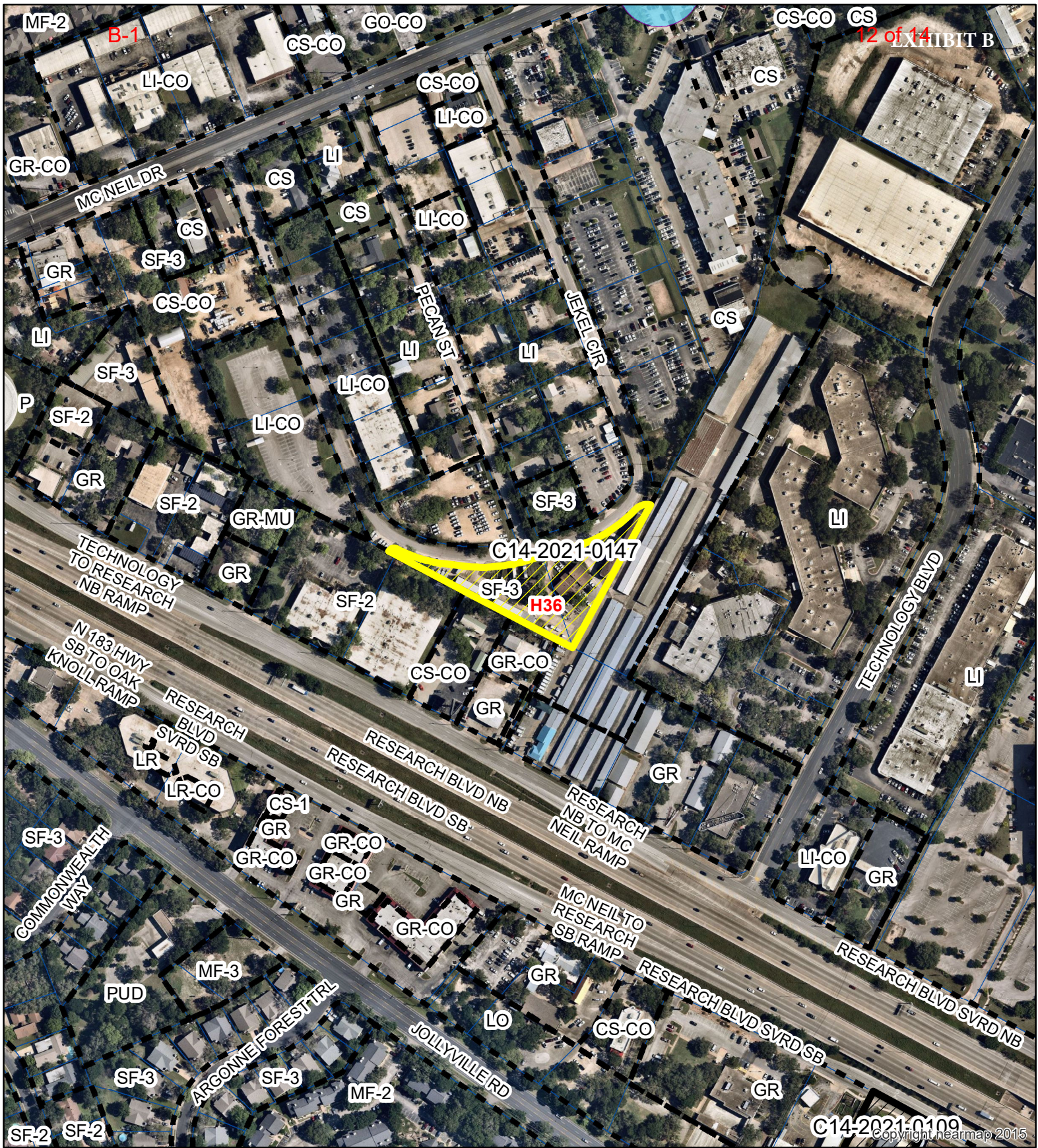

$$1'' = 400'$$

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.

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Created: 9/15/2021



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SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

12117 JEKEL CIRCLE

ZONING CASE#: C14-2021-0147
 LOCATION: 12117 JEKEL CIRCLE
 SUBJECT AREA: 1.665 Acres
 GRID: H36
 MANAGER: Sherri Sirwaitis



1" = 300'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

July 6, 2021

Mr. Jerry Rusthoven, Assistant Director
Planning and Zoning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Via electronic Delivery

Re: Application for Rezoning; 1.67 acres located at 12117 Jekel Cir (the "Property")

Dear Mr. Rusthoven:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located at 12117 Jekel Cir (see Location Map attached) and is currently zoned Family Residence (SF-3). The proposed zoning is General Commercial Services (CS).

The Property is not located within an overlay district. The purpose of the rezoning is to allow for the expansion of the existing, adjacent U-haul business to the south.

The Property is not located within a Neighborhood Plan. Surrounding zoning is CS and GR to the south, LI-CO to the west, CS east, and LI-CO and SF-3 to the north. Surrounding land uses include an industrial lot and single-family home to the north, a commercial lot and existing U-Haul location to the south and a commercial lot to the east. A Traffic Impact Analysis (TIA) is not required at this time but may be required with the site plan.

If you have any questions about this Application for rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.



Amanda Couch Brown

Location Map

