

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0026 (Life Storage #231)

DISTRICT: 4

ADDRESS: 8227 N. Lamar Boulevard

ZONING FROM: LI-NP

TO: CS-MU-NP

SITE AREA: 4.3830 acres

PROPERTY OWNER: Life Storage LP (Robert McGregor)

AGENT: Bleyl Engineering (Jason Rodgers, P.E.)

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

STAFF RECOMMENDATION:

Staff recommends CS-MU-NP, General Commercial Services-Mixed Use-Neighborhood Plan Combining District, zoning.

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 13, 2023: Postponed to July 11, 2024 at the neighborhood's request by consent (11-0), C. Hempel-absent); A. Woods-1st, A. Azhar-2nd.

July 11, 2023: Recommended denial of the rezoning request (7-4-2,)

CITY COUNCIL ACTION:

August 31, 2023: Postponed to October 19, 2023 at the applicant's request by consent (9-0, Council Members J. Vela, N. Harper-Madison-off the dais); L. Pool-1st, Z. Qadri-2nd.

October 19, 2023

ORDINANCE NUMBER:

ISSUES:

This site falls within the study boundaries for the North Lamar Transit Center (NLTC) ETOD and is within the watershed of the future NLTC station along the Austin Light Rail extension.

A resolution was approved by City Council in July 2021 to begin the ETOD process and the recent final Equitable TOD Policy Plan was accepted by the City Council via resolution on March 9, 2023 that includes goals, a station area typology and direction to staff to 1) Process an amendment to the Imagine Austin Plan to incorporate station areas into the Growth Concept Map, and to 2) Develop an Equitable TOD Overlay that will be an amendment to the land development code.

As the city is partnering with Capital Metro to develop a station area vision plan for the North Lamar Transit Center, this is an ongoing process. Therefore, there has not been anything formally adopted at this point in terms of Imagine Austin Amendment or code provisions. The Current Planning staff has consulted with the Long-Range Planning staff and we find that based on the current zoning districts defined in the LDC, the applicant's request for CS-MU-NP zoning reasonably supports the intent of the key objectives for future ETOD development in this area.

CASE MANAGER COMMENTS:

The property in question is a 4.3830 acre lot that fronts North Lamar Boulevard that is developed with convenience storage facility. To the north, there is CS-V-NP and LI-NP zoning that is developed with a Personal Improvement Services use (Texas Fencing Academy) and an Equipment Sales use (Ryder Transportation Services). The lots to the south are zoned LI-NP and CS-NP and contain an Automotive Repair use (LUU Auto Repair), a billboard sign and a Construction Sales and Services use (FSG Austin Electric). The tract of land to the east is developed with an industrial warehouse facility (Central Park North). To the west, across North Lamar Boulevard, there is CS-NP and CS-1-NP zoning that contains an automotive sales use (Luxury Auto Works) and an office/commercial warehouse development (Centre North). The applicant is requesting CS-MU-NP zoning to utilize the 2:1 FAR allowed in General Commercial Services district. The applicant needs the additional floor-to-area ratio (1:1 to 2:1 FAR) to redevelop part of the site with a multi-story climate-controlled storage facility.

The site under consideration is specifically located in the Georgian Acres Neighborhood Planning Area, within the overall North Lamar Combined Planning Area. The Future Land Use Map designates this tract for Mixed Use land use.

The staff is recommending CS-MU-NP zoning because the property meets the intent of the CS-MU-NP combining district as it fronts and takes access to North Lamar Boulevard, a Level 3/major arterial roadway and designated activity corridor (North Lamar Activity Corridor). CS-MU-NP zoning will permit uses that are consistent and compatible with the commercial and low intensity industrial uses surrounding this site to the north, south, east and west. The proposed zoning will allow for the expansion of the existing use on property and will encourage redevelopment of this site with a mixture of uses along this major arterial roadway in the future. The requested CS-MU-NP zoning is in accordance with the future land use map (FLUM) designation in the North Lamar Combined Neighborhood 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 district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

CS-MU-NP zoning will permit uses that are consistent and compatible with the commercial and low intensity industrial uses surrounding this site to the north, south, east and west.

3. *Zoning should allow for reasonable use of the property.*

The proposed zoning will allow for the expansion of the existing use on property and will encourage redevelopment of this site with a mixture of uses along this major arterial corridor in the future. The requested CS-MU-NP zoning is in accordance with the future land use map (FLUM) designation in the North Lamar Combined Neighborhood Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	LI-PDA	Convenience Storage (Life Storage)
North	CS-V-NP, LI-NP	Personal Improvement Services (Texas Fencing Academy), Equipment Sales (Ryder Transportation Services)
South	LI-NP, CS-NP	Automotive Repair (LUU Auto Repair), Billboard, FSG Austin Electric
East	CS-V-NP	Industrial Warehouse (Central Park North)
West	CS-NP, CS-1-NP	Automotive Sales (Luxury Auto Works), Office/Warehouse (Centre North: Quality Roofing,

NEIGHBORHOOD PLANNING AREA: North Lamar Combined Neighborhood Plan

TIA: N/A

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

Brown Elementary
 Webb Middle School
 Lanier High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Mayan Collective
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Georgian Acres Neighborhood Association
 Go Austin Vamos Austin-North
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Civic Association
 North Austin Civic Association Neighborhood Plan Contact Team
 North Growth Corridor Alliance
 North Lamar/Georgian Acres Combined Neighborhood Team
 SELTEXAS
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Thurmond Heights Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0012 (Phan Mobile Home Park: 711 West Powell Lane)	CS-MU-V-CO-NP to MH-NP	5/28/2019: Approved staff's recommendation of MH-NP zoning by consent (12-0, K. McGraw-absent); J. Shieh-1 st , P. Howard-2 nd .	6/20/2019: Approved MH zoning by consent on all 3 readings (11-0); L. Pool-1 st , N. Harper-Madison-2 nd .
C14-2015-0059 (8130 North Lamar)	CS-NP to CS-MU-NP	7/14/15: Approved staff recommendation of CS-MU-NP zoning on consent (12-0); J. Stevens-1 st , J. Schissler-2 nd .	8/13/15: Approved CS-MU-NP zoning on 1 st reading (11-0); L. Pool-1 st , D. Zimmerman-2 nd . 10/15/15: Approved general commercial services-mixed use-neighborhood plan (CS-MU-NP) combining district zoning on 2 nd /3 rd readings (10-0, A. Kitchen-off dais); S. Gallo-1 st , P. Renteria-2 nd .
C14-02-0177 (Powell Lane Zoning 2: 700 W. Powell Lane)	CS-CO to CS	11/19/02: Approved staff rec of CS-CO by consent (7-0)	12/12/02: Approved CS-CO, with a 2,000 vehicle trip limit and prohibiting Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Campground, Convenience Storage, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery,

			Custom Manufacturing (7-0) on all readings
C14-02-0176 (Powell Lane Zoning: 6161 W. Powell Lane)	CS-CO to CS	11/19/02: Approved staff rec of CS-CO by consent (7-0)	12/12/02: Approved CS-CO, with a 2,000 vehicle trip limit and prohibiting Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Campground, Convenience Storage, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Custom Manufacturing (7-0) on all readings
C14-02-0049 (618 Powell Lane)	SF-3 to CS	4/30/02: Approved staff rec. of CS-CO by consent (6-0)	6/27/02: Approved CS-CO, with a 2,000 vehicle trip limit and prohibiting Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Campground, Convenience Storage, Kennels, Laundry Services, Monument Retail Sales, Plant Nursery, Custom Manufacturing, Limited Warehousing and Distribution (7-0); all 3 readings
C14-01-0012	SF-3 to CS	3/27/01: Approved staff's rec. of CS-CO, the conditional overlay will limit the site to less than 2,000 vehicle trips per day (9-0)	4/26/01: Approved CS-CO zoning with conditions (7-0); all 3 readings

RELATED CASES: C14-2010-0049 (North Lamar Combining Neighborhood Plan Rezoning-Georgian Acres)

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Cap Metro (within 1/4 mile)
N. Lamar Blvd	Level 3	150 feet	~133 feet	76 feet	Yes	No	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 8227 N LAMAR BLVD. C14-2023-0026. Project: Life Storage #23. 1.27 acres tract from LI-NP to CS-MU-NP. FLUM: Mixed Use. existing/proposed convenience storage

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Name(s) of Activity Center/Activity Corridor/Job Center: Along North Lamar Activity Corridor
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
4	Total Number of “Yes’s”

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

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.

Fire

There are 9 sites with Aboveground Hazardous Materials permit with 1000 ft of this site including sites that share of property line with this site. AFD will need to do a zoning assessment to determine if AFD can support a zoning change allow zoning for multifamily. AFD will email the applicant and the case manager when the report is complete. The assessment has a turnaround time of 21 days. Contact AFD for questions concerning this assessment.

Approved (*please see Aboveground Hazardous Materials Assessment Report – Exhibit C*).

Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning, CS-MU-NP with a proposed self-storage use. As of January 1, 2023, new commercial uses are subject to parkland dedication requirements at the time of site plan and 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.

Transportation

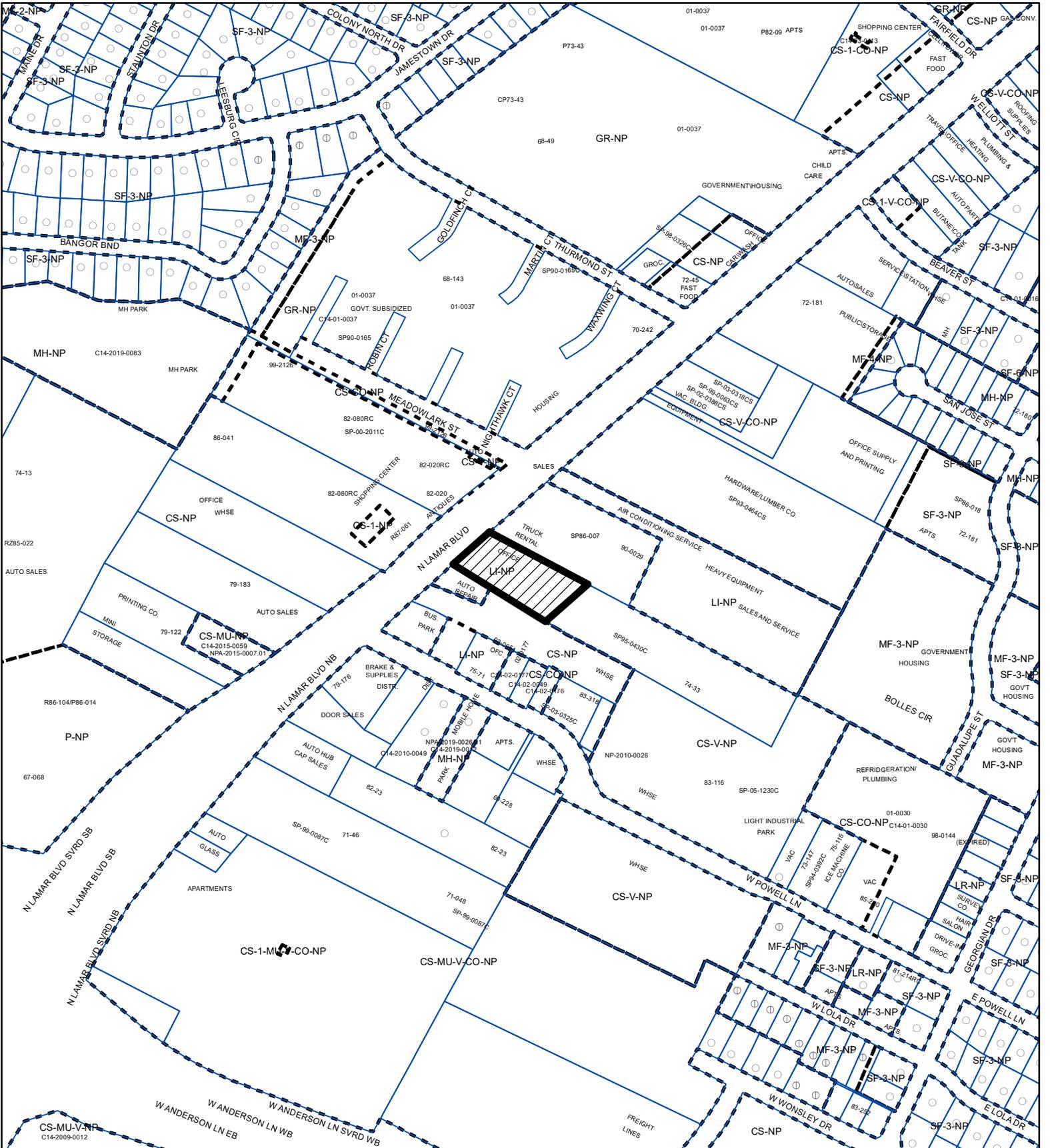
The Austin Strategic Mobility Plan (ASMP) calls for 150 feet of right-of-way for North Lamar Blvd. It is recommended that 75 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

No comments.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. AFD Aboveground Hazardous Materials Assessment Report
- D. Applicant's Request for a Postponement at City Council



ZONING EXHIBIT A

ZONING CASE#: C14-2023-0026



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

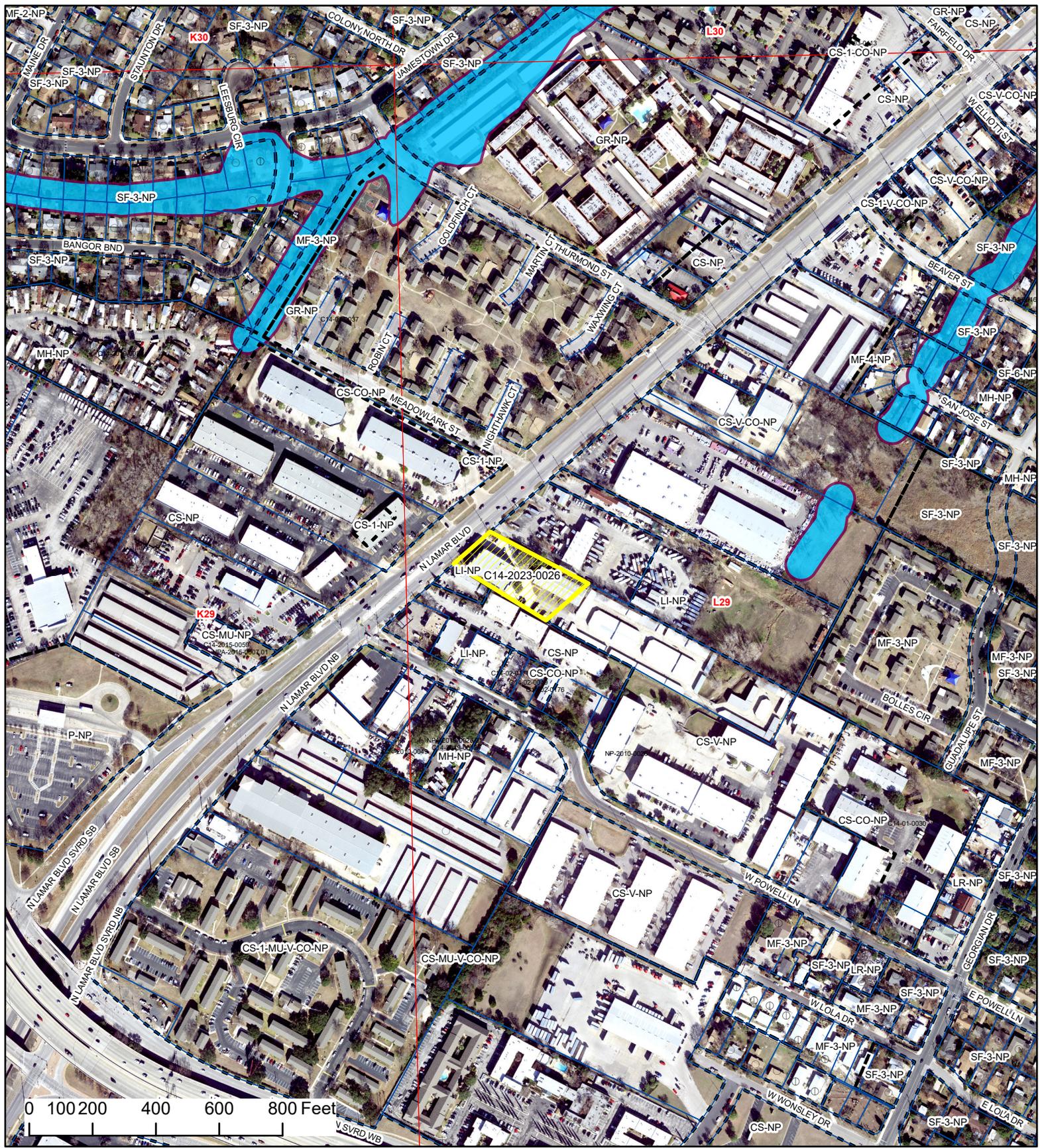


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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1" = 400'

Created: 3/13/2023



Life Storage #231 EXHIBIT B

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2023-0026
 LOCATION: 8227 N. Lamar Blvd
 SUBJECT AREA: 1.27 Acres
 GRID: L29
 MANAGER: Sherri Sirwaitis



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Created: 3/29/2023



ABOVEGROUND HAZARDOUS MATERIALS RISK AND CONSEQUENCE ASSESSMENT REPORT

Address: 8227 N. Lamar Blvd	Case Number: C14-2023-0026
Project Name: Life Storage #231	Report Date: May 3, 2023
Prepared By: Yvonne Espinoza, Consulting Engineer	
Contact Information: 512-974-0185, yvonne.espinoza@austintexas.gov	

HMP Sites within 1000 Ft.

Business	Address	Zoning	HMP Type	Last Insp.	Concern?
AT&T Mobility	8130 N. Lamar Blvd	CS-MU-V-CO-NP	C	2016	N
Beacon Roofing Supply	8319 N. Lamar Blvd	CS-V-NP	A	2022	N
Luxury Auto Works	8300 N. Lamar Blvd	CS-NP	B	2013	N
Nova Paint & Body	8415 N. Lamar Blvd	CS-V-CO-NP	B	2020	N
Precision Micrographics & Imaging	8204 N. Lamar Blvd	CS-NP	A	2019	N
Quality Auto Body	8131 N. Lamar Blvd	CS-MU-V-CO-NP	B	2017	N
Ryder Transportation	8305 N. Lamar Blvd	CS-V-NP	B	2019	N
Smile Center Dental	8522 N. Lamar Blvd	GR-NP	B	2020	N
Univar	8204 N. Lamar Blvd	CS-NP	B	Unknown	Y
Construction Supply Inc	404 W. Powell Ln	CS-V-NP	B	2019	N
Eagle Carpet Recycling Inc	404 W. Powell Ln	CS-V-NP	B	2022	N
JC Ehrlich Co. Inc	404 W. Powell Ln	CS-V-NP	A	2022	N
Viatrix Inc	404 W. Powell Ln	CS-V-NP	B	2006	N

HMP Sites with Hazards of Concern

Business	Hazardous Material of Concern	Approximate Distance to Property (feet)	AFD Required Distance (feet)	ERG Required Distance (feet)	Meeting Distance Requirement?

Recommend to Allow Zoning Change?	Yes	No
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Supporting Information for Zoning Decision

AFD would recommend to Housing and Planning that they approve the zoning change.

From: [Robert Heil](#)
To: [Sirwaitis, Sherri](#)
Cc: [Jason Rodgers](#); [Rivera, Andrew](#)
Subject: Case C14-2023-0026 (Life Storage) - request for 60-day Postponement
Date: Monday, July 24, 2023 2:00:37 PM

External Email - Exercise Caution

Sherri,

On behalf of our client, we are requesting a 60-day postponement of zoning case C14-2023-0026 (Life Storage) currently scheduled for hearing at Austin City Council on August 31, 2023.

Thank you for your assistance on this case.

-Robert

Robert Heil

Assistant Project Manager

Logo



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BLEYL ENGINEERING

PLANNING • DESIGN • MANAGEMENT

7701 San Felipe Blvd., Suite 200
Austin, TX 78729
(512) 454-2400

October 4, 2023

Planning Department
City of Austin

Dear Ms. Sirwaitis

I'm writing to request a 60-day postponement of case C14-2023-0026 (Life Storage), from October 19 to December 14. As you recall, the site is currently a convenient storage facility, and we are requesting a rezoning from Light Industrial-Neighborhood Plan (LI-NP) to General Commercial Services-Mixed Use-Neighborhood Plan (CS-MU-NP).

The rezoning request is keeping with the Georgian Acres Neighborhood Plan and received recommendation for approval by City staff. However, the Planning Commission recommended denial on a vote of 7-4-2.

The major objections raised at the Planning Commission hearing centered on the fact that currently the property is a convenience storage facility, and the plan under consideration at that time was to renovate and improve that use. A majority of the Commission did not see a convenience storage use as fitting in with the long-term goals for land uses described in the future goals for the planned ETOD district.

Since the Planning Commission hearing, property changed ownership as part of a larger purchase of the company. Because of the change of ownership, on August 31 we requested, and were granted, a 60-day postponement of the case by City Council to October 19.

The new owners are in the process of evaluating this and other properties they acquired to decide their final disposition. Because this process is not complete, we are requesting an additional 60-day postponement to the City Council meeting scheduled on December 14. If the intended use of the property changes, we'd like to be able to include that in our request for rezoning.

Thank you,

Robert Heil
Assistant Project Manager
Bleyl Engineering.