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Ms. Barbara Abar
Acting Chairperson
Board of Adjustments
City of Austin
Austin, Texas
78704

RE: RECONSIDERATION OF C15-03-027 CITY VEIW STORAGE 2201 KINNEY ROAD

Dear Ms. Abar,

The members of the Board of Adjustments voted to deny the parking variance in conjunction with the above referenced case at their regular meeting on April 14th, 2003. As authorized agent for the above referenced case I herby request a reconsideration of that decision based on the following information:

1. There was a concern on the part of two Board members that other activities such as "garage sales" could and would be held on the premises thereby adding to the traffic generated by this use. Attached you will find a copy of page 320 of the TMSA (Texas Mini Storage Association Handbook) 2002-2003, which sets forth the Official Forms for the Rental Agreement to be utilized for members of the Association. Subsection (c.) of the Storage Rules states, "WITHOUT LESSOR'S PRIOR WRITTEN CONSENT, Tenant MAY NOT use the space or any portion of the facility for the following:...(2) garage sale, flea market, or direct sales to the public." My client is a member of the TMSA and will be utilizing the official forms of the TMSA, including this rental agreement. THERE WILL BE NO ACTIVITIES SUCH AS GARAGE SALES, FLEA MARKETS OR DIRECT SALES TO THE PUBLIC permitted at this facility. I would ask that members of the Board take into consideration that this will be a controlled access facility, which in and of itself limits non-tenant use of the facility.
2. There was lengthy discussion by members of the Board regarding the feasibility and safety of utilizing Kinney Avenue as the access point for this type of use due to the pavement width and the alignment of Kinney Avenue and Lamar Blvd. This

site is zoned CS. Attached find a list of the CS uses that can be constructed on this site. The Board needs to take into consideration that all of the attached uses would generate significantly more traffic than this site and that every commercial use will utilize truck traffic to some degree. It is also imperative that the Board take into consideration that the majority of the trips to this site will not be generated by trucks but standard passenger vehicles.

3. This site has been submitted and reviewed by City of Austin staff for site plan review. Attached find a copy of the comments that were generated as a result of that review. My client is required to dedicate 30 feet of ROW from the centerline of Kinney Avenue in conjunction with the site plan application by the transportation reviewer. Additionally the engineer has been required to demonstrate that a WB 50 truck (eighteen wheeler) can maneuver in and out of the loading space without affecting traffic in the ROW and can enter and exit the site according to the templates provided in the Transportation Criteria Manual. We can demonstrate to the Board that this in fact can be accomplished. The site plan review by City staff, including the transportation reviewer provide an in-depth review as to whether or not a site can operate within the rules and regulations set forth in the Land Development Code which are written and enforced with public safety being a primary concern. The review that has been conducted by staff should outweigh the opinions or perceptions by individual citizens. PLEASE BE ADVISED THAT CITY STAFF HAS THE OPTION OF NOT ONLY REQUIRING ROW DEDICATION BUT ALSO IMPROVEMENTS TO THE ROADWAY IF IT IS NOT FOUND TO BE ADEQUATE FOR THE PROPOSED USE.
4. Attached you will find a copy of study conducted by the Self Storage Association which conducted counts at controlled storage facilities. This report was provided to City staff and Mike Heitz when the off-site parking site plan was submitted. Please see attached e-mail from George Zapalac that accepts this study as part of the off-site parking totals. The maximum number of customers per day per 100 units is 8.3 Average stay on site per customer is 17.4 minutes. You will also find a trip generation sheet prepared by John Hickman utilizing the standard ITE formula which illustrates that the proposed use would generate 117 weekday trips and 113 trips on Saturday, this is well below 60% of the traffic that could be generated by any of the other CS uses which are permitted on this site.
5. Attached you will also find the Recommended Revisions to the City of Austin Parking, Loading and Queuing Requirements. The recommendation is to reduce the parking requirement from 1/1000 to 1/4000.
6. I gave the Board a list of all parking variances including self-storage that have been granted in the last three years. Many of these variances are for much higher trip generators than the proposed use. Some of these sites are similarly situated

with regard to access. I will present a map and list of these variances should the reconsideration be granted.

7. Should this project be constructed it would certainly not be the only business adjacent to South Lamar that takes its access from a local street. There are a number of other such similarly situated businesses in the area.
8. This driveway for this site is located approximately 187 feet from intersection of South Lamar and Kinney: there is a former gas station, now a car lot, directly across the street. The only residence we abut is to the east.

The Required Findings of Fact set forth in 25-2-474, subsection (b.) of the Land Development Code for a variance from a loading facility of off-street parking are as follows:

1. ***Current or anticipated traffic volumes generated by the use of the property or a nearby property does not reasonably require strict compliance with and enforcement of the requirement from which the variance is requested-*** We can demonstrate to the Board that this use will not create traffic volumes which require strict compliance with and enforcement of the current parking ratios. There was no data provided to the Board at the April hearing which demonstrated that traffic volumes generated by this use required strict compliance to the Code. The Board listened to, accepted and granted a variance to an earlier parking variance request based on data, which demonstrated that, the parking volumes are less than what the current parking ratio would indicate. As part of this reconsideration request I have provided you with similar data. The Board has consistently recognized in all prior parking variance requests for convenience storage that strict compliance with and enforcement of this requirement does not have to be met.
2. ***Development under the variance does not result in parking or loading on the public streets that interferes with the free flow of traffic -*** We have demonstrated that we will not permit outside activities that would increase parking or off-street loading demands, we would welcome this as a condition of our variance should the Board wish to impose it. We will provide the Board with evidence that not only will this not occur with the proposed use, but demonstrate how this site will function with other permitted uses which we believe would interfere with the free flow of traffic and increase parking and loading on public streets without obtaining a variance or being subjected to the public hearing process.
3. ***Development under the variance does not create a safety hazard or any other condition that is inconsistent with the objectives of the Code-*** This site has a current application for site plan review. Ingress and egress to this site have been evaluated by staff for compliance with the Land Development Code and the Transportation Criteria Manual for the purpose of conformance to the rules and regulations set forth in the regulations. Evaluation of whether or not access to this site creates a safety hazard should be based on the criteria set forth in the Transportation Criteria manual and the rules set forth within the

Code. An individual's perception, or opinion, of what constitutes a "safety" issue should not hold more weight than being able to demonstrate that this site complies with the rules set forth that govern and regulate the very issues they are raising.

I would respectfully request that this reconsideration of this variance be granted.

Sincerely



Sarah Crocker
Authorized Agent



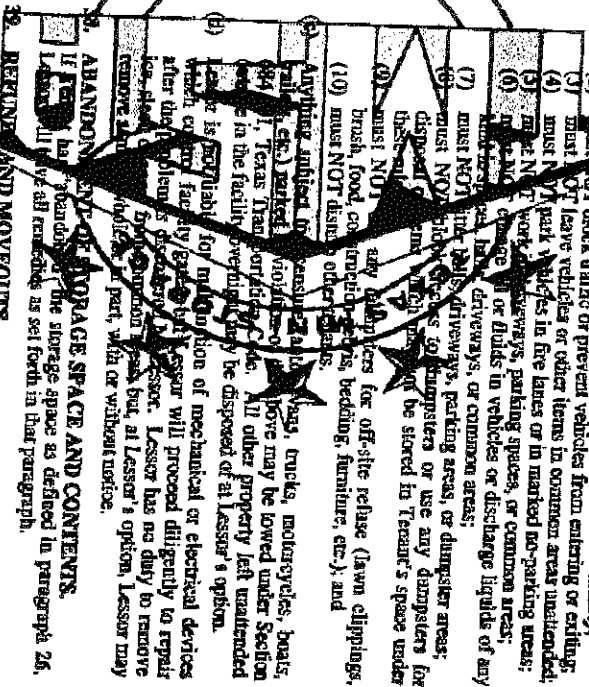
- (3) explosives, fireworks, or ammunition;
 - (4) corrosive, toxic, poisonous, or hazardous materials or waste;
 - (5) asbestos or asbestos-containing construction materials;
 - (6) lawn debris (grass clippings, brush, etc.);
 - (7) construction debris, tires, oil, or batteries, whether new or used;
 - (8) items having a noxious smell in Lessor's sole judgment;
 - (9) manhana and/or controlled substances; operating phones;
 - (10) prohibited weapons under the Texas Penal Code; or
 - (11) stolen property, and items illegal for self storage under any law.
- WITHOUT LESSOR'S PRIOR WRITTEN CONSENT, TENANT MAY NOT STORE any of the following:**
- (1) anything with a fuel tank (vehicles, boats, motorcycles, mowers, etc.);
 - (2) gasoline cans or similar containers for combustible fuel;
 - (3) liquid propane tanks, oxygen tanks, or similar containers; or
 - (4) food, fertilizers, pesticides, or items which are wet and could rot/leak.
- WITHOUT LESSOR'S PRIOR WRITTEN CONSENT, TENANT MAY NOT USE the space or any portion of the facility for the following:**
- (1) lodging, sleeping, cooking, or consumption of alcoholic beverages;
 - (2) garage sale, flea market, or direct sales from the space;
 - (3) parties, gatherings, meetings for any purpose, or birthday parties;
 - (4) business office or full-time work area;
 - (5) sanding, painting, welding, grinding, or operating power equipment;
 - (6) practicing or playing musical instruments (individual or group);
 - (7) any use that violates zoning, health, or other laws (city, county, or state);
 - (8) activities classified as a nuisance under Lessor's sole judgment.
- WITHOUT LESSOR'S PRIOR WRITTEN CONSENT, TENANT MAY NOT DO any of the following:**
- (1) alter, paint, or deface any part of the space or facility;
 - (2) put weight on or attach any part of the space or facility;
 - (3) put holes in floors or other surfaces, or on the space or facility;
 - (4) leave a visible sign or install any sign other than lights;
 - (5) modify electrical service or electrical wiring other than lights.
- LESSOR MAY EXCLUDE, but not require, to exclude, from Tenant's storage space and the facility:**
- (1) any person without a key combination to Tenant's storage space and is not with a person who has such key or combination (if space lockable);
 - (2) any person who has a key or combination to a storage space and space is lockable), and is not listed in paragraph 1 of this Agreement; and
 - (3) any person who is damaging property of others, disturbing the peace, or otherwise violating criminal laws.
- GENERAL.**
- (1) All persons must comply with posted signs that are plainly visible.
 - (2) Animals must be kept inside vehicles. Exceptions are guide dogs for disabled persons and animals of Lessor or Lessor's staff.
 - (3) Please do not ask staff to help load, unload, or move anything.
 - (4) Lessor's employees are prohibited from doing manual labor for tenants because of risk of injury and insurance considerations.
 - (5) All persons must wear footwear to prevent injuries.
 - (6) Anything affixed to walls, ceiling, or other parts of the space without Lessor's consent becomes the property of Lessor, at Lessor's option.
 - (7) Tenant will be liable for reasonable charges for removing unlawfully attached property, repairing any damage, and removing trash in common areas left by Tenant, Tenant's family, guests, or contractors.
 - (8) Uninasion or defecation by animals is not permitted except in designated areas, if any. Uninasion or defecation by persons is not permitted except in restrooms, if any.

RENTAL AGREEMENT

- (9) Please conserve energy by turning off all lights prior to leaving.
- (10) No bicycling, skateboarding, roller skating, or other recreational activities are allowed in the facility.

37. GROUND RULES.

- (a) Identification of persons on the premises.
 - (1) Lessor may require any person entering the facility to sign in.
 - (2) Lessor may require any person in the facility to show such person's current driver's license or other governmental ID card, with photograph.
 - (3) Lessor may exclude from the facility any person failing to identify themselves with such ID cards. Please carry proper ID at all times.
 - (4) Lessor is not responsible for acts of theft, vandalism, or other crimes of persons entering the facility. Please report any suspicious activity.
- (b) Tenant and Tenant's employees, agents, guests, and families:
 - (1) must NOT exceed five-mile per hour speed limit inside facility;
 - (2) must NOT block traffic or prevent vehicles from entering or exiting;
 - (3) must NOT leave vehicles or other items in common areas unattended;
 - (4) must NOT mark vehicles in fire lanes or in marked no-parking areas;
 - (5) must NOT work on driveways, parking spaces, or common areas;
 - (6) must NOT change oil or fluids in vehicles or discharge liquids of any kind on or near driveways, parking areas, or common areas;
 - (7) must NOT use ball, driveways, parking areas, or dumpster areas;
 - (8) must NOT use dumpsters for household items or use any dumpsters for disposal of any items;
 - (9) must NOT store items in the facility;
 - (10) must NOT store items in the facility.



38. ABANDONMENT OF STORAGE SPACE AND CONTENTS.

- (a) If Tenant has abandoned the storage space as defined in paragraph 26, Lessor may remove all contents of the storage space as set forth in that paragraph.
- (b) **RENTAL AND MOVE-OUTS.**
 - (1) Move-out notice forms are available at the office. Please allow 30 days for return of refundable rent and/or deposit. See paragraph 28.
 - (2) Unless an addendum to the Rental Agreement provides otherwise, conditions for refunding prepaid rent and deposit are as follows:
 - (1) Tenant must give Lessor 10 days' written move-out notice;
 - (2) Tenant must give Lessor or written notice of actual move-out date; and
 - (3) Tenant's lock (if any) must be removed on or before move-out date; or if the lock belongs to Lessor the lock must be returned to Lessor;
 - (3) Tenant must stay minimum term length in paragraph 3; and
 - (4) Tenant must be current in all obligations at time of move-out.
- (c) Tenant will be liable for damages and for cleaning charges under paragraph 4(b) and all disposal costs for Tenant's failure to remove all contents and debris, failure to "broom clean" the space (if it has a solid floor), and other lease violations.

THIS SITE IS ZONED CS WITHOUT A "CO" SO THE FOLLOWING USES COULD BE PLACED ON THIS SITE WITH THE EXISTING BUILDING WITHOUT A VARIANCE.

Administrative And Business Office
 Agricultural Sales And Services
 Art And Craft Studio (General, Limited)
Automotive Rentals, Repair, Sales
Automotive Washing (Of Any Type)
 Building Maintenances Services
 Business Support Services
 Business Or Trade School
 Campground
Commercial Off-Street Parking
 Communications Services
Construction Sales And Services
 Consumer Convenience Services
 Consumer Repair Services
 Convenience Storage
Drop-Off Recycling Collection Facility
 Electronic Prototype Assembly
 Equipment Repair Services
 Equipment Repair Services
 Equipment Sales
Exterminating Services
 Financial Services
Food Sales
 Funeral Services
 General Retail Sales (Convenience & General)
 Hotel-Motel
 Indoor Entertainment
 Indoor Sport And Recreation
Kennels
Laundry Services
Medical Offices – Not Exceeding 5,000
 Sq Ft. Of Gross Floor Area
 Monument Retail Sales
 Off-Site Accessory Parking
 Outdoor Sports And Recreation
Pawn Shop
Personal Improvement Services
Personal Services
Pet Services
 Plant Nursery
 Professional Office Research Services

Restaurant, Drive Inn, Fast Food, Limited, General
Services Station
 Software Development
 Theater
Vehicle Storage
Veterinary Services & Storage
 Custom Manufacturing
 Limited Warehousing & Distribution
 College & University Facilities
 Communication Services Facilities
 Community Recreation (Private & Public)
 Counseling Services
 Cultural Services
 Day Care Services (Commercial, General, Limited)
 Family Home
 Group Home, Class 1 (General, Limited)
 Group Home, Class 2
 Guidance Services
 Hospital Services (Limited)
 Local Utility Services
 Maintenance And Services Facilities
 Private Primary Educational Facilities
 Private Secondary Educational Facilities
 Public Primary Educational Facilities
 Public Secondary Educational Facilities
 Religious Assembly
 Residential Treatment
 Safety Services
 Bed And Breakfast Residential (Group 1 & 2)

Self Storage Association


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SSA REACTS



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Public Affairs

SSA Advisory: Land Use Trends

The following is summarized from the SSA's *Self Storage Standards and the Modern Community*, released March 2002. *Self Storage Standards and the Modern Community* is a study of zoning and land use practices that includes research on regulatory trends, self storage traffic and parking analyses, and recommended standards for planning professionals and self storage owner/developers.

Self Storage Association Advisory: Land Use Trends

Public Affairs

**State Sales Tax on
Self Storage Rents**

**Connecticut
Enacts Sales Tax**

**Kentucky
Legislation**

**Ohio Late Fee Bill
Update**

**Is Your Rental
Agreement Legal?**

**SSA Advisory:
Land Use Trends**

Since the initial development of contemporary self storage properties in the U.S. in the 1960s, the self storage industry has resolved many land-use questions and, subsequently, has evolved into a property class with many subcategories and distinctions. Like other commercial properties, self storage has A, B, and C class value distinctions. Furthermore, architectural and aesthetic advancements have ushered the way for Self Storage Facility (SSF) development in many zones from light commercial to residential zones.

Today, many builders implement elaborate architecture facades to make the facilities blend with existing structures and surrounding architecture. This modern day real estate chameleon has proven that it is a desired and needed service in today's society. Accordingly, the Self Storage Association advises zoning officials and planning boards to approach regulations on self storage with an eye towards the industry's consumer usage and the advantages of having adequate self-storage available in the community. The following are market-proven benefits for permitting

consumers of SSFs.

The most common type of SSF used to consist of a low, flat set of buildings and was typically found in lower-density suburban areas. However, for many years now, innovative multi-story developments have become more popular and SSFs are being built in zones more practical for consumer usage. Another form of SSF development is the conversion property, whereby industrial buildings or other structures are converted into multistory SSFs.

These facilities are designed to meet the need for easily accessible, small-scale storage space. A typical SSF covers two to three acres and consists of five to six buildings, each containing approximately 10,000 square feet of storage space. The size of the storage units can range from 25 square feet to 600 square feet. Internal driveways provide access and parking at individual storage units.

Typical SSF Requirements

(The referenced Results are derived from a n SSA sponsored survey in 2001 of 81 city zoning boards all with populations in excess of 100,000).

Zones: Most cities prefer to limit SSFs to light industrial and light commercial zones, many are changing their views. For example, the cities of Pueblo, Reno, Mobile, and Oklahoma City allow SSFs in residential zones.

Lot Sizes: It is difficult to rationalize maximum lot sizes and research has shown that it is not a common practice. It is easier to understand why a city may wish to have minimum lot sizes, particularly if there is a problem with vacant or abandoned structures. 96 percent of the cities surveyed have no maximum lot size whereas 41 percent have minimum lot size requirements.

Lot Coverage: Over half the cities surveyed have no maximum lot coverage requirements, or have different coverage requirements for different zones. Most deal with coverage concerns with setbacks, landscaping and parking requirements. Thus, the uses of maximum coverage ratios are simply duplicative and economically overly restrictive.

Building Height: It is difficult to draw any conclusions about building heights because substantial advancements have been made in the industry over the past ten years with multi-story SSFs. Generally, height limitations are broad based for commercial buildings or driven by local aviation concerns.

Perimeter Fencing: Fencing is something that should be considered along architectural and aesthetic design, and should not detract from landscaping, allowing the SSF to enjoy the same advantages of neighboring properties in terms of viability and

security control. The SSA's recent survey has 30 percent of the cities survey require 6 foot fencing.

Parking and Traffic: Due to the many misconceptions about the self-storage industry, building codes often don't adequately reflect the low parking needs of a facility. Self-storage is a quiet, passive use of real estate.

Two recent national traffic studies conducted by the SSA were conducted analyzing recorded gate keypad entries in three different seasons for a period of one week each season. The number of vehicles on a given day of the week from each of the three study periods was averaged to get a number of vehicles per each day of the week. These numbers also gave us the average number of cars per day based on season as well as an all around average. These numbers were also calculated to show the number of cars per 100 storage units. This was done to easily allow recommendations for parking situations for new facilities.

The results of these studies show that there are a maximum number of customers per day per 100 units of 8.3. Summer tends to be busier than the spring; which, in turn, tends to be busier than the Winter. The most significant statistic is that the number of vehicles per hour per 100 units averages around 0.5 and that 0.8 is the maximum.

Customers tend to visit a facility for different reasons and for different lengths. Most frequent visitors to storage units are commercial customers such as contractors or businesses storing inventory. The length of time spent at SSFs was measured using gate computer data for both entering and exiting the facility.

Although visits ranged from 2 minutes to 2 hours and 42 minutes, the average stay was 17.4 minutes. Combining this information with the number of vehicles per hour per 100 storage units, there is less than one parking space needed for each 100 storage units. Rounding this up to one parking space for every 100 storage units will account for even the busiest of times.

These findings are compatible with the findings of the *American Planning Association's Planning Advisory Service Report Number 396* which was published in September, 1986.

Building Separation: Most building codes have adopted a requirement that separates buildings from one another so as to limit the ability for fire to spread from one building to another. There is no universal application and there are exceptions in each of the national codes that allow for a decrease in the separation area for buildings that meet other criteria. Some of the most common exceptions include:

- Single Story Buildings Located On The Same Lot
- Buildings Facing An Unoccupied Space
- Buildings Protected By An Automatic Sprinkler System

Driveways and lanes need to be wide enough to accommodate customers' cars and trucks--especially fire trucks--but not so wide that customers are tempted to turn around and ultimately bang into the building. One-way driveways help curtail u-turns. Regardless of directional traffic control, one traffic lane of 15 feet coupled with a loading lane of 10 feet is ample, while combinations of 30 feet or 35 feet are often too wide.

This only scratches the surface of some of the prevailing land use issues that the SSA hopes zoning officials and city planners will consider prior to drafting regulations for self storage facilities. A better understanding of the consumer and of the typical daily operations are essential if safe and practical guidelines are to be established.

Accordingly, the SSA encourages all interested parties to include the association in the drafting of new guidelines and ordinances to ensure that both public safety and economic balance are maintained.



Attack on Containerized Storage

The California self storage industry is under legislative attack and the source of the problem is once again Assemblywoman Jackie Goldberg. Last year Assemblywoman Goldberg introduced AB 1685, which would have placed self storage under the jurisdiction of the state Public Utilities Commission. Fortunately, Governor Davis vetoed this bill after intense opposition from the SSA and the state's storage operators.

This year Assemblywoman Goldberg has introduced AB 2538. The bill would effectively destroy the containerized storage business in the state and would cast a cloud over the self storage industry as well. AB 2538 adds the following provision to the California Self-Service Storage Facility Act:

- (7) The owner, operator, carrier, or any affiliate thereof, shall scan every incoming sealed container in a manner similar to the scans conducted at airports or seaports for the presence of hazardous materials, including, but not limited to, explosives, nuclear materials, and chemical or biological agents. Sealed containers containing a hazardous material shall be segregated and placed in a separate sealed and reinforced container and the appropriate legal authorities shall be contacted.

Consider the impact that this bill would have upon the containerized storage business. Most storage operators would be hard pressed to purchase the required equipment and there is no effective way to comply with the inspection requirements. Currently AB 2538 applies only to storage operators engaged in the containerized storage business. However, the state's self storage operators should not ignore this bill. While this bill targets the containerized self storage business, it puts all self-service storage businesses at future legislative risk. Are containers really that different from storage spaces?

The Problem with Bankruptcy

For self storage operators bankruptcy is a bad news - good news situation. The good news is the self storage operator is not owed very much money. The bad news is the self storage operator is not owed very much money. This is not a typo; it is one of the strange paradoxes of the self storage business.

The good news: No creditor wants to be owed a large amount of money by a company or individual that has filed for bankruptcy. The

Marty Shelton

From: <george.zapalac@ci.austin.tx.us>
To: <mshelton1@austin.rr.com>
Cc: <Amy.Link@ci.austin.tx.us>; <Sue.Welch@ci.austin.tx.us>; <susan.villarreal@ci.austin.tx.us>
Sent: Friday, October 04, 2002 2:29 PM
Subject: RE: self storage parking study

Marty:

I visited today with our Director, Mike Heitz, about your situation. We agreed that we would accept the information you submitted about parking usage and allow you to include the off-site parking in your parking totals, since the data indicate that those spaces would be used very infrequently, if ever. It will still be necessary for you to comply with the other requirements in the staff report. In particular, we will need documentation that there are a sufficient number of paved off-site spaces available to satisfy your parking requirement as well as the other uses on the off-site lot. The provision of an off-street loading space and maneuvering area is also needed. Please continue working with Amy Link on addressing the remaining transportation comments.

George Zapalac

> -----Original Message-----

> From: Marty Shelton [SMTP:mshelton1@austin.rr.com]

> Sent: Monday, September 30, 2002 4:27 PM

> To: george.zapalac@ci.austin.tx.us

> Cc: Amy.Link@ci.austin.tx.us

> Subject: Re: self storage parking study

>

> George and Amy:

>

> Attached is the longer version of the Parking and Traffic excerpt from the

> resent study conducted by the Self Storage Association. The entire six

> page

> report entitled "SSA Advisory: Land Use Trends" may be found by going to

> <http://www.selfstorage.org>. The left hand side of the home page contains

> a

> section entitled "Legislative Links", the 7th bullet down is an article

> entitled "SSA Advisory: Land Use Trends". The Parking and Traffic section

> is discussed under the "Typical SSF Requirements" section.

>

> ----- Original Message -----

> From: <george.zapalac@ci.austin.tx.us>

> To: <mshelton1@austin.rr.com>

> Sent: Friday, September 27, 2002 10:14 AM

> Subject: RE: self storage parking study

>

10/4/2002

Recommended Revisions to City of Austin Parking, Loading, and Queuing Requirements

The Land Development Code currently provides for over 100 different commercial, industrial, and civic uses with separate and distinct parking ratios for many of the uses. Most parking ratios vary only slightly (between 1 space per 200 sq. ft. and 1 space per 300 sq. ft.). As a result, changing tenants or occupancy for commercial projects often results in slight changes in total parking required. The net effect or change in total parking spaces required is minimal. Staff, nevertheless, spends a significant amount of time and effort revising site plans and recalculating parking requirements for commercial projects when there are relatively minor changes in use. For customers and developers, this process often delays issuance of building permits and changes of occupancy. If additional parking is required, the developer must provide additional spaces on-site through expansion of the existing parking facilities or restriping to increase the number of spaces. This, in turn, may warrant additional site modifications or improvements. Developers and property managers also experience a certain level of confusion and uncertainty in developing and marketing lease space. If the current City of Austin parking ratio requirements could be collapsed or simplified slightly, staff resources could be redirected to address more important development issues. A list of the recommended revisions to parking requirements is provided below.

<u>Land Use</u>	<u>Current Parking Requirement</u>	<u>Proposed Parking Requirement</u>
Commercial Uses		
Admin. and Bus. Office	1 space/300 sq. ft.	1 space/250 sq. ft.
Agricultural Sales and Services	Schedule B	Schedule B
Automotive Rentals	Schedule B	Schedule B
Art and Craft Studio	Schedule D	1 space/250 sq. ft.
Automotive Repair Service	6 spaces/mechanic or stall	6 spaces/mechanic or stall
Automotive Washing:		
Automated	1 space/2 employees plus 6 queue spaces/queue line	No change
Manual	3 queue spaces/queue line	No change
Building Maintenance Services	Schedule B	Schedule B
Bulk Laundry Services	Schedule D	1 space/1,000 sq. ft.
Business Support Services	Schedule B	Schedule B
Business or Trade School	Schedule D	1 space/250 sq. ft.
Coctail Lounge/Nightclub	Schedule C	
< 2,500 sq. ft.		1 space/100 sq. ft.
2,500 + sq. ft.		1 space/40 sq. ft.
Commercial Off-Street Parking	None	None
Communication Services	1 space/500 sq. ft.	1 space/500 sq. ft.
Construction Sales and Services	Schedule B	Schedule B
Consumer Convenience Services	Schedule D	1 space/250 sq. ft.
Consumer Repair Services	1 space/300 sq. ft.	1 space/250 sq. ft.
Convenience Storage (Mini-Warehouse)	1 space/1,000 sq. ft.	1 space/4,000 sq. ft.
Drop-Off Recycling Collection	Schedule D	Schedule B
Equipment Repair Services	Schedule B	Schedule B
Equipment Sales	Schedule B	Schedule B
Exterminating Services	1.5 spaces/1,000 sq. ft.	1 space/1,000 sq. ft.
Financial Services	1 space/200 sq. ft.	1 space/250 sq. ft.
Financial Services, Drive In (Multiple lanes)	8 queue spaces/window See LDC	8 queue spaces/service lane No change
Food Sales	1 space/200 sq. ft.	1 space/250 sq. ft.

PARKING VARIANCES

O= Restaurant

*= Convenience Storage

Δ= Office/Retail

C15-97-002	From 118 spaces to 117 spaces	O
C15-97-003	From 173 spaces to 104 spaces	O
C15-97-006	From 216 spaces to 105 spaces	Δ
C15-97-013	From 170 spaces to 160 spaces	Δ
C15-97-052	From 100 spaces to 60 spaces	Δ
C15-97-059	From 231 spaces to 112 spaces	Δ
C15-97-069	From 68 spaces to 30 spaces	*
C15-97-070	From 29 spaces to 9 spaces	Δ
C15-97-077	From 118 spaces to 4 spaces	O
C15-97-079	0 spaces required	Δ
C15-97-093	From 5 spaces to 0 spaces	Δ
C15-97-099	From 98 spaces to 41 spaces	Δ
C15-97-103	From 5 spaces to 4 spaces	Δ
C15-98-0003	From 65 spaces to 50 spaces	O
C15-98-0012	From 3 spaces to 0 spaces	O
C15-98-0036	From 102 spaces to 15 spaces	no code shown
C15-98-067	From 613 spaces to 265 spaces	Δ
C15-98-091	From 85 spaces to 51 spaces	*
C15-98-117	From 455 spaces to 300 spaces	Δ
C15-99-003	From 83 spaces to 33 spaces	*
C15-99-012	From 14 spaces to 11 spaces	Δ
C15-99-025	From 149 spaces to 25 spaces	*
C15-99-030	From 47 spaces to 7 spaces	*
C15-99-048	From 23 spaces to 21 spaces	Δ
C15-99-067	From 613 spaces to 265 spaces	Δ
C15-99-074	From 15 spaces to 1 space	O

C15-99-081	From 157 spaces to 20 spaces	△
C15-99-114	From 63 spaces to 37 spaces	○
C15-99-116	From 53 spaces to 38 spaces	△
C15-99-126	From 386 spaces to 363 spaces	*
C15-99-132	From 86 spaces to 38 spaces	△
C15-00-001	From 114 spaces to 99 spaces	○
C15-00-007	From 58 spaces to 30 spaces	*
C15-00-015	From 75 spaces to 38 spaces	*
C15-00-019	From 108 spaces to 86 spaces	△
C15-00-026	From 166 spaces to 122 spaces	△
C15-00-028	From 691 spaces to 255 spaces	△
C15-00-048	From 20 spaces to 10 spaces	○
C15-00-051	From 52 spaces to 31 spaces	○
C15-00-060	From 35 spaces to 16 spaces	△
C15-00-061	From 60 spaces to 0 spaces	○
C15-00-064	From 141 spaces to 48 spaces	*
C15-00-067	From 94 spaces to 65 spaces	△
C15-00-068	From 45 spaces to 42 spaces	△
C15-00-069	From 27 spaces to 0 spaces	○
C15-00-072	From 272 spaces to 250 spaces	△
C15-00-090	From 40 spaces to 60 spaces	△
C15-00-092	From 153 spaces to 26 spaces	△
C15-00-096	From 302 spaces to 160 spaces	△
C15-00-097	From 320 spaces to 109 spaces	△
C15-00-099	From 34 spaces to 16 spaces	○
C15-00-100	From 296 spaces to 241 spaces	△
C15-00-110	From 130 spaces to 106 spaces	○
C15-00-117	From 19 spaces to 6 spaces	*
C15-00-120	From 90 spaces to 20 spaces	*
C15-00-121	From 51 spaces to 26 spaces	△
C15-00-126	From 280 spaces to 0 spaces	○
C15-00-129	From 78 spaces to 0 spaces	○
C15-00-130	From 25 spaces to 10 spaces	*
C15-01-008	From 221 spaces to 191 spaces	○
C15-01-033	From 98 spaces to 49 spaces	△
C15-01-035	From 415 spaces to 256 spaces	△
C15-01-037	From 176 spaces to 113 spaces	△
C15-01-038	From 84 spaces to 70 spaces	△

C15-01-058	10 spaces	*
C15-01-077	From 34 spaces to 7 spaces	O
C15-01-112	From 20 spaces to 0 spaces	O
C15-01-113	From 508 spaces to 328 spaces	Δ
C15-01-139	From 28 spaces to 10 spaces	O
C15-02-027	From 24 spaces to 9 spaces	O
C15-02-030	From 11 spaces to 9 spaces	O
C15-02-121	From 21 spaces to 19 spaces	Δ
C15-02-115	From 93 spaces to 63 spaces	*
C15-02-130	From 30 spaces to 25 spaces	O
C15-02-140	From 40 spaces to 17 spaces	O
C15-02-142	From 84 spaces to 13 spaces	Δ
C15-02-143	From 23 spaces to 0 spaces	O
C15-02-144	From 39 spaces to 22 spaces	O
C15-02-151	From 92 spaces to 47 spaces	*
C15-02-162	From 72 spaces to 61 spaces	O
C15-02-171	From 18 spaces to 13 spaces	O
C15-03-010	From 24 spaces to 12 spaces	O
C15-03-011	From 20 spaces to 15 spaces	Δ
C15-03-016	From 63 spaces to 26 spaces	Δ/*