

C4

# **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0073 (Pub 620)

**Z.A.P. DATE:** June 15, 2010

**ADDRESS:** 12809 North FM 620 Road

**OWNER/APPLICANT:** Holt Planners (David B. Holt, Jr.)

**AGENT:** Menfi A Management LP (Ben Menfi)

**ZONING FROM:** GR-MU      **TO:** CS-1

**AREA:** 0.057 acres (2,499 sq. ft.)

## **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant CS-1, Commercial-Liquor Sales District, zoning.

## **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

## **DEPARTMENT COMMENTS:**

The property in question is currently developed with a retail strip center. The applicant is requesting CS-1, Commercial-Liquor Sales District, zoning because they would like to develop a small pub (Cocktail Lounge) within a vacant suite on the site. There are commercial uses to the east (Olive Garden Restaurant) and west (Mc Donald's Fast Food Restaurant/Chevron Service Station) of the property. The tracts of land to the north, across North FM 620, comprise Lakeline Mall Shopping Center.

The staff is recommending the applicant's request for CS-1, Commercial-Liquor Sales District, zoning for this site. The property in question meets the intent of the CS-1 district. This tract of land is located with a retail center that takes access to a North FM 620, a major arterial roadway. The property is surrounded by GR-MU zoning to the north, south, and west.

The applicant agrees with the staff's recommendation.

## **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR-MU	Retail Strip Center
<i>North</i>	GR	Lakeline Mall Shopping Center
<i>South</i>	GR-MU	Office Park
<i>East</i>	GR-MU, CS	Restaurant-General (Olive Garden)
<i>West</i>	GR-MU, GR	Restaurant-Limited (Mc Donald's), Service Station (Chevron)

**AREA STUDY:** N/A

**TIA:** Not required

**WATERSHED:** Lake Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Anderson Mill Neighborhood Association  
 Austin Monorail Project  
 Austin Parks Foundation  
 Home Builders Association of Greater Austin  
 Homeless Neighborhood Association  
 League of Bicycling Voters  
 Long Canyon Homeowners Association  
 Sierra Club, Austin Regional Group  
 Super Duper Neighborhood Objectors and Appealers Organization  
 The Real Estate Council of Austin, Inc.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0170 (10701-10807 Pecan Park Boulevard)	GR,GO to GR-MU	11/01/05: Approved staff's recommendation of GO- MU by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	12/01/05: Approved GO-MU zoning by consent (6-0, McCracken-absent); 1 <sup>st</sup> reading  12/15/05: Approved GR-MU zoning by consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0042	I-RR, LR to GR	4/6/04: Approved staff's recommendation of GR-CO by consent (7-0, K. Jackson-absent)	4/15/04: Granted GR zoning (7-0); all 3 readings
C14-01-0112	I-RR to Tract 1: GR, Tract 2: CS-1	9/11/01: To approve staff's recommendation for GR (Tract 1), CS-1-CO (Tract 2), district zoning, adding a conditional overlay to prohibit adult oriented uses, on consent. (7-0, J. Martinez- left early, D. Castaneda-absent)	10/11/01: Approved GR for Tract 1 and CS-1-CO for Tract 2 with conditions on 3 readings (7-0)
C14-00-2058	CH & GR to GR-MU	5/23/00: Approved staff rec. of GR-MU by consent (8-0)	6/22/00: Approved GR-MU on all 3 readings (7-0)
C14-99-2112	I-RR to GR	1/18/00: Approved GR (7-1; RC-Nay)	3/09/00: Approved GR-CO (6-0; all 3 readings
C14-99-0005	I-RR to MF-3	2/23/99: Approved staff alternate rec. of MF-3-CO by consent (6-0)	5/20/99: Approved PC rec. of MF-3-CO (7-0); all 3 readings
C14-95-0188	I-SF-2 to CS	1/30/96: Approved staff rec. of CS (5-2-1)	3/21/96: Approved PC rec. of CS (7-0); all 3 readings
C14-94-0115	GO to GR	10/25/94: Approved GR- CO (7-0); subject to conditions	11/03/94: Approved GR-CO (5-0); 1 <sup>st</sup> reading

			9/07/95: Approved GR-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14R-86-0119	SF-2, DR to GR	8/12/86: Approved GR w/conditions (7-0)	8/28/86: Approved GR, GO and CH w/conditions (5-0); 1 <sup>st</sup> reading  11/06/86: Approved GR & GO on 2 <sup>nd</sup> reading  11/13/86: Approved GR & GO on 3 <sup>rd</sup> reading

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Plan	Bus Routes
FM 620	400'	Varies	Freeway	Yes	Wide Shoulders Exist/Recommended	No

**CITY COUNCIL DATE:**

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

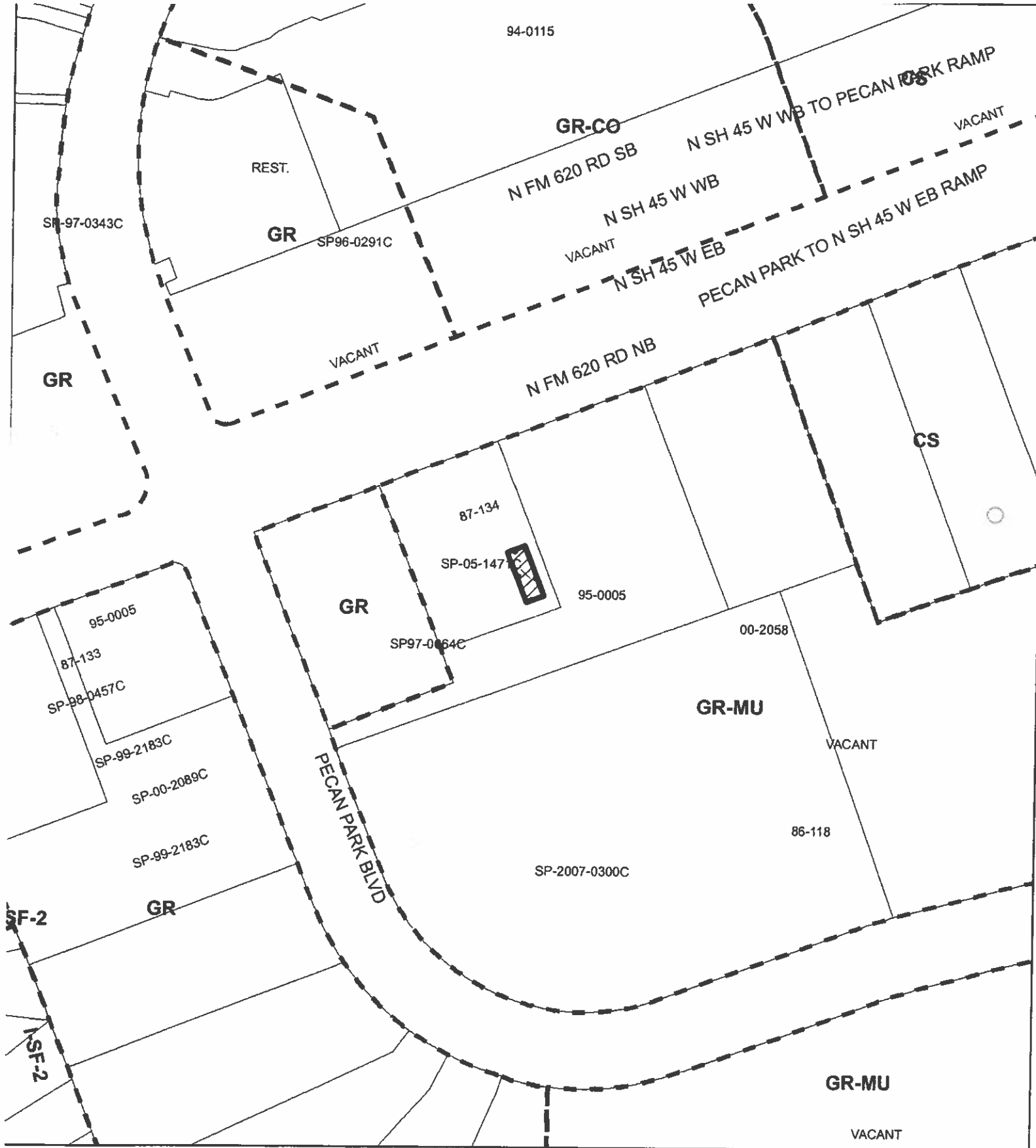
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
sherri.sirwaitis@ci.austin.tx.us



94-0115

GR-CO

N FM 620 RD SB

N SH 45 W WB TO PECAN PARK RAMP

N SH 45 W WB

VACANT

N SH 45 W EB

PECAN PARK TO N SH 45 W EB RAMP

REST.

GR

SP96-0291C

SP-97-0343C

GR

VACANT

N FM 620 RD NB

CS

87-134

SP-05-147

95-0005

GR

SP97-0164C

00-2058

GR-MU

VACANT

86-118

SP-2007-0300C

PECAN PARK BLVD

SP-99-2183C

SP-00-2089C

SP-99-2183C

GR

SF-2




SF-F-2

GR-MU

VACANT

**ZONING**

ZONING CASE#: C14-2010-0073  
 ADDRESS: 12809 N FM 620 RD  
 SUBJECT AREA: 0.057 ACRES  
 GRID: F39  
 MANAGER: SHERRI SIRWAITIS

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**



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.



NORTH

GR-MU-CO  
-107

35-178 CS

GRISTMILL CV

RUSTED NAIL I-SF-2 SPLIT LOT

DEERBROOK TRL

COBBLESTONE LN

DOUBLE TREE LN

BOULEVARD

LAKE CREEK PKWY

APARTMENTS

BASEBALL FIELDS

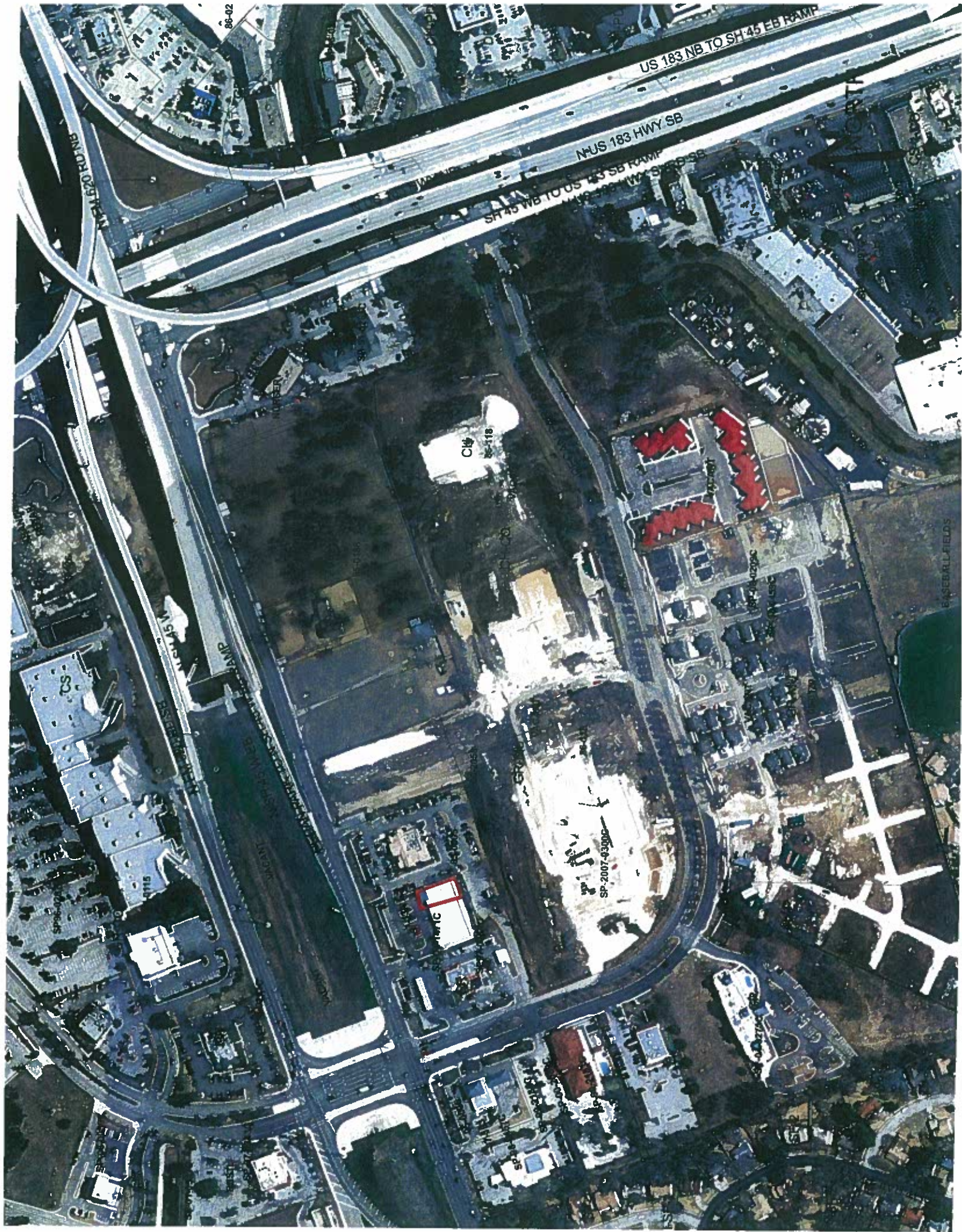
GR-01-0343C

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GR-01-0343C







## **STAFF RECOMMENDATION**

The staff's recommendation is to grant CS-1, Commercial-Liquor Sales District, zoning.

## **BASIS FOR RECOMMENDATION**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Commercial-Liquor Sales (CS-1) district is intended for the development of a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

This tract of land is located with a retail center that takes access to a North FM 620, a major arterial roadway.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed CS-1 zoning will promote consistency and orderly planning in this area because the property is surrounded by existing commercial zoning (GR-MU) to the north, south, and west. The tracts of land to the north of this site, across North FM 620, comprise Lakeline Mall Shopping Center.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is a vacant suite with a commercial retail strip center that fronts onto North FM 620 Road. There are restaurant uses to the east (Olive Garden) and west (Mc Donald's) of the site. The property to the south is developed with an office complex. To the north, across FM 620, is a large retail center (Lakeline Mall).

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Environmental**

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

According to flood plain maps there is no floodplain within or adjacent to the project boundary.

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 on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Impervious Cover**

The maximum impervious cover allowed by the CS-1 zoning district would be 95%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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 Net Site Area</i>	<i>% NSA 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%

Note: The most restrictive impervious cover limit applies.

### **Site Plan/Compatibility Standards**

No comments.

### **Transportation**

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

Existing Roadway Conditions:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Plan</b>	<b>Bus Routes</b>
FM 620	400'	Varies	Freeway	Yes	Wide Shoulders Exist/ Recommended	No

No additional right-of-way is needed at this time.

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



### **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 proposed land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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 if the landowner makes an application for a City of Austin water and wastewater utility tap permit.