

## ZONING CHANGE REVIEW SHEET

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**CASE:** C14-2010-0085

**Z.A.P. DATE:** August 3, 2010

**ADDRESS:** 13945 U.S. Highway 183 North

**OWNER/APPLICANT:** Northfork Plaza Shopping Center L.P. (Keith Heil)

**AGENT:** Drenner & Golden Stuart Wolff, LLP (Michele C. Haussmann)

**ZONING FROM:** GR

**TO:** CS-1

**AREA:** 0.21 acres (9,291 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 site in question is a vacant suite within Northfork Plaza, a shopping center located at the northeast corner of U.S Highway 183 North and North FM 620 (State Highway 45). The applicant is requesting CS-1 zoning because they would like to develop a cocktail lounge (Fast Eddie's Pool Hall) within the existing retail center.

The staff is recommending the applicant's request for CS-1 zoning because the property in question meets the intent of the Commercial-Liquor Sales district. This tract of land fronts onto an arterial roadway, Research Boulevard (U.S. Highway 183). The proposed rezoning will be compatible with surrounding land uses as there are commercial and restaurant uses to the north, south, east and west of the site. The CS-1 district would allow the applicant to utilize vacant suite within an existing shopping center structure to allow for new commercial uses on the site. More intensive commercial zoning is appropriate for a retail center located at the intersection of two major retail highways within an area of concentrated commercial and retail development.

The applicant agrees with the staff recommendation.

**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
Site	GR	Vacant Suite within Northfork Plaza Shopping Center
North	GR, CH-PDA	Retail Shopping Center (Factory Mattress, Strait Music, Gold's Gym, Sport Clips, Muang Thai Restaurant, Chair King)
South	GR, CS	Retail Shopping Center (Austin School of Music)
East	GR	Undeveloped
West	CS	Lakeline Mall Shopping Center

**AREA STUDY:** N/A

**TIA:** Waived

**WATERSHED:** Lake Creek

**DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

41/2

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project  
Austin Parks Foundation  
Davis Spring HOA  
Davis Springs President  
Homebuilders Association of Greater Austin  
Homeless Neighborhood Association  
League of Bicycling Voters  
Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0091 (14000 Block of U.S. HWY 183 North)	GR-CO, CS to CH	5/20/08: Approved staff's recommendation for CH district zoning by consent (7-0, J. Martinez-absent); K. Jackson-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	7/24/08: Approved CH district zoning by consent (5-0, Cole and Shade-off the dais)
C14-2007-0046 (14000 U.S. Highway 183 North)	DR to GR	6/05/07: Approved GR-CO with condition to prohibit Pawn Shops by consent (7-0, S. Hale, J. Martinez-absent); J. Pinnelli- 1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	7/26/07: Approved GR-CO by consent on all 3 readings (6-0); J. Kim-1 <sup>st</sup> , B. Dunkerely-2 <sup>nd</sup> .
C14-05-0140 (U.S. HWY 183 North at Lakeline Mall Drive)	CS-1-CO to GR	9/06/05: Approved staff's recommendation of GR zoning by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	10/06/05: Approved GR zoning by consent (7-0); all 3 readings
C14-05-0006 (Lakeline Mall Drive & Highway 183 North)	GR to CS-1	2/15/05: Approved staff's recommendation of CS-1-CO on consent with the following additional conditions: 1) Limit size of structure to 12,000 sq. ft., 2) Prohibit Pawn Shop Services, Commercial Blood Plasma Center, Exterminating Services, Restaurant (General) and Cocktail Lounge. Vote: (8-0, K. Jackson-absent)	3/10/05: Approved CS-1-CO on all 3 readings (7-0)
C14-04-0121 (13945 U.S. Highway 183 North)	DR, GR to GR	9/7/04: Approved staff's recommendation of GR zoning by consent (8-0, J. Martinez- absent); J. Gohil-1 <sup>st</sup> , T. Rabago- 2 <sup>nd</sup> .	9/30/04: Granted GR zoning (7-0); all 3 readings
C14-03-0048 (U.S. HWY 183 North and	DR to GR	4/1/03: Approved staff's recommendation of GR zoning by consent (9-0); J. Martinez-1 <sup>st</sup> ,	5/08/03: Granted GR on 3 readings (7-0)

C13

FM 620 Road North)		J. Gohil-2 <sup>nd</sup> .	
C14-03-0046 (13945 U.S. Highway 183 North)	DR to GR	3/25/03: Approved staff's recommendation of GR zoning by consent (7-0, K. Jackson-not yet arrived, J. Martinez-absent); M. Whaley-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	3/24/03: Granted GR on all 3 readings (6-0-1, Garcia-absent)
C14-01-0173	DR to GR	1/15/02: Approved GR-CO, w/ condition prohibiting Pawn Shops (8-0)	2/14/02: Approved GR-CO (7-0); all 3 readings
C14-00-2094	DR to GR	7/11/00: Approved staff rec. of GR-CO by consent (7-0)	8/17/00: Approved GR w/ conditions on 1 <sup>st</sup> reading (6-0, Goodman-absent)  8/31/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings (6-0, KW-absent)
C14-00-2148	GO to GR	8/15/00: Approved staff rec. of GR by consent (7-2, RC/JM-Nay)	9/28/00: Approved GR (7-0); all 3 readings
C14-99-2110	DR, SF-2 to CS	3/28/00: Approved staff rec. of GR by consent (5-0)	5/18/00: Approved PC rec. of GR (6-0); all 3 readings

**RELATED CASES:** C14-04-0121, C14-03-0046 (Previous Zoning Cases)

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
US 183	400'	Varies	Arterial	58,000 ('00)

**CITY COUNCIL DATE:** August 26, 2010

**ACTION:**

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

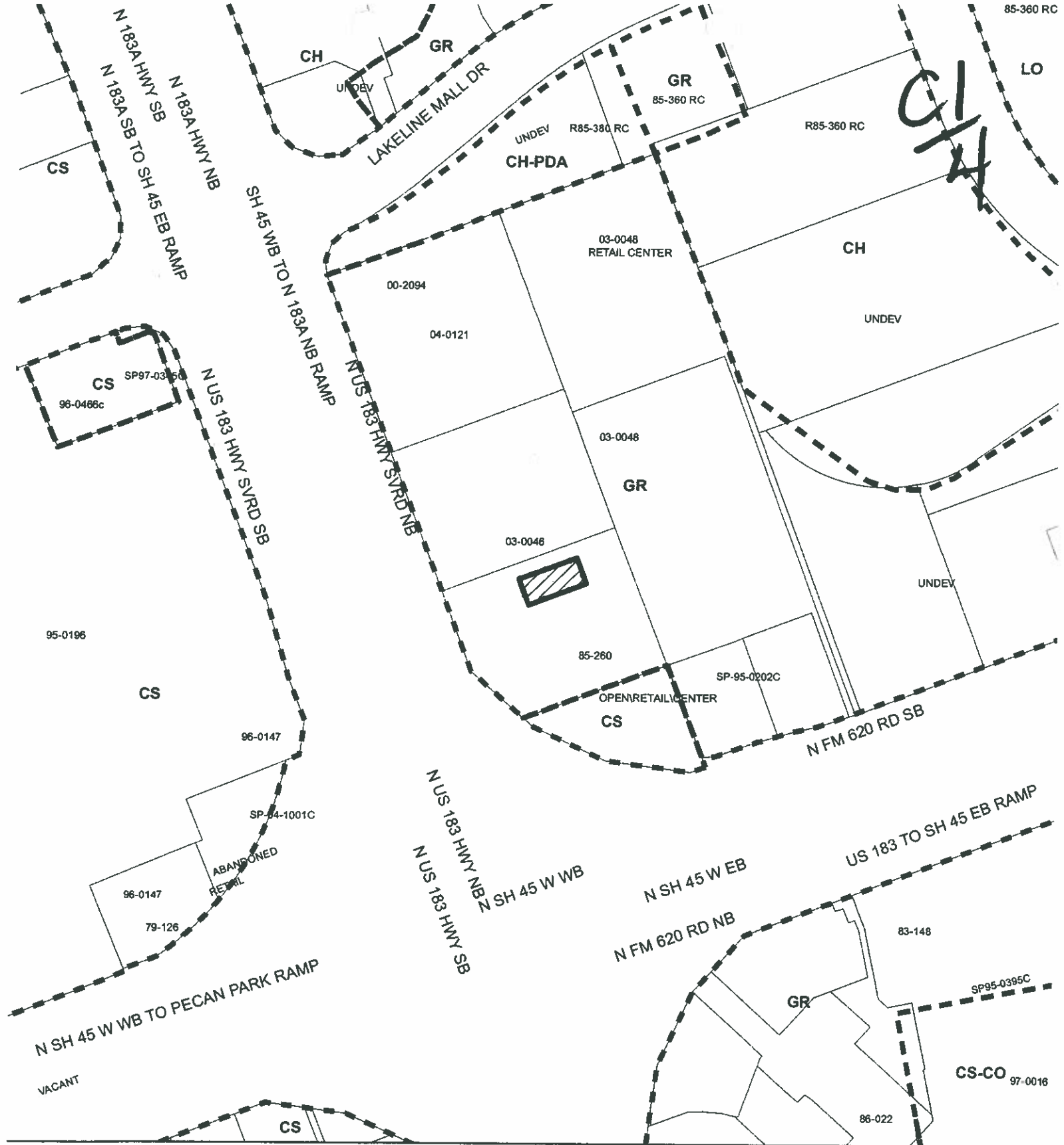
2<sup>nd</sup>




3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**

CASE# C14-2010-0085  
 LOCATION: 13945 N US 183 HWY  
 SUBJECT AREA: 0.21  
 GRID: F 39  
 MANAGER: SHERRI SIRWAITIS



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.









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## 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 U.S. Highway 183 North, a major arterial roadway.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed rezoning will be compatible with surrounding land uses because there are commercial and restaurant uses to the north, south and east of the site. The tracts of land to the west of this site, across U.S. Highway 183 North, comprise the Lakeline Mall Shopping Center.

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

The proposed re-zoning to the CS-1 district would allow the applicant to utilize a vacant suite within an existing retail shopping center to develop new commercial uses on the site.

4. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

This property in question is located at the intersection of and two arterial roadways, U.S. Highway 183 and FM 620. More intensive commercial zoning is appropriate for a retail center located at the intersection of two major retail highways within an area of concentrated commercial and retail development.

## EXISTING CONDITIONS

### Site Characteristics

The property under consideration is currently developed as a retail shopping center.

### 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.

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No trees are located on this property. At this time, site specific information is unavailable regarding other 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 is limited by the watershed regulations. 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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

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

This site is not subject to compatibility development regulations.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

### **Transportation**

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

This site is within the area covered by State legislation (S.B. 1396). 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 of 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.

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**Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Daily Traffic</b>
US 183	400'	Varies	Arterial	58,000 ('00)

There are existing sidewalks along US 183.

US Highway 183 is classified in the Bicycle Plan as a Priority 2 bike route.

Capital Metro bus service is available along US 183.

**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 land use. The water and wastewater utility plan 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 once the landowner makes an application for a City of Austin water and wastewater utility tap permit.