

ZONING CHANGE REVIEW SHEET

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CASE: C14-2010-0122

P.C. DATE: August 10, 2010

ADDRESS: 2203 South Lamar Boulevard

OWNER/APPLICANT: Cabot-Chase, Ltd. (Jimmy Nassour)

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: CS (Commercial Services)

TO: CS-1 (Commercial-Liquor Sales)

AREA: 0.06 acres (2613 ft²)

SUMMARY STAFF RECOMMENDATION: Staff recommends commercial-liquor sales-conditional overlay (CS-1-CO) zoning for this property. The South Lamar Neighborhood Association does not oppose the rezoning request as long as it includes the condition that the only expanded use allowed in the CS-1 list is liquor store and only the footprint of the back building is being re-zoned. The conditional overlay on the property will prohibit a cocktail lounge use.

DEPARTMENT COMMENTS: This 0.06 acre site is a new commercial construction building located on South Lamar Boulevard and Kenney Road. The applicant seeks to relocate an existing Liquor Store (Chris' Liquor Store) from 2418 South Lamar to the subject property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Commercial
<i>North</i>	CS/CS-V	Commercial/Office
<i>South</i>	CS	Office/Auto Service
<i>East</i>	SF-3	Residential
<i>West</i>	CS	Service Station/Auto Repair

NEIGHBORHOOD PLAN: South Lamar Neighborhood Planning Area

TIA: Waived

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

South Central Coalition
South Lamar Neighborhood Association
Goodrich Place Neighborhood Association
Zilker Neighborhood Association
Austin Neighborhoods Council

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CASE HISTORIES

NUMBER	REQUEST	ACTION
SP-07-0034C	Commercial Office Site Plan	2/5/2008 – Site Plan Approved and Released

BASIS FOR RECOMMENDATION

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

The proposed property is located on a major north-south core transit corridor that is appropriate for commercial service uses.

2. *Granting of the request should result in an equal treatment of similarly situated properties.*

The property will facilitate the relocation of an existing small business that is located less than a half-mile from the subject tract. Both properties are located at the intersection of a major arterial and collector streets.

EXISTING CONDITIONS

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin 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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

No trees are located within the proposed area to be rezoned. 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.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

If 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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.

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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.

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]

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Kinney Road	45'	30	Collector	yes	No	Yes
S. Lamar	83'	MAD 4	Arterial	yes	3,29,103,331,338,484	Yes

Site Plan

Any new development is subject to Subchapter E: Design Standards and Mixed Use. As the principal street for this site is a Core Transit Corridor. Building locations are required to be placed along street frontage when located on a Core Transit Corridor, therefore staff strongly recommends revisiting the location of the CS-1 zoned area to be in compliance of Subchapter E requirements. This issue will come up during site plan permitting. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the southern property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

FYI – This site is located within the South Lamar Neighborhood Planning Area. Please visit the following website for further information on the status of this plan:
http://www.ci.austin.tx.us/planning/neighborhood/south_lamar.htm

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CITY COUNCIL DATE: August 26, 2010

ACTION:

ORDINANCE READINGS: 1st

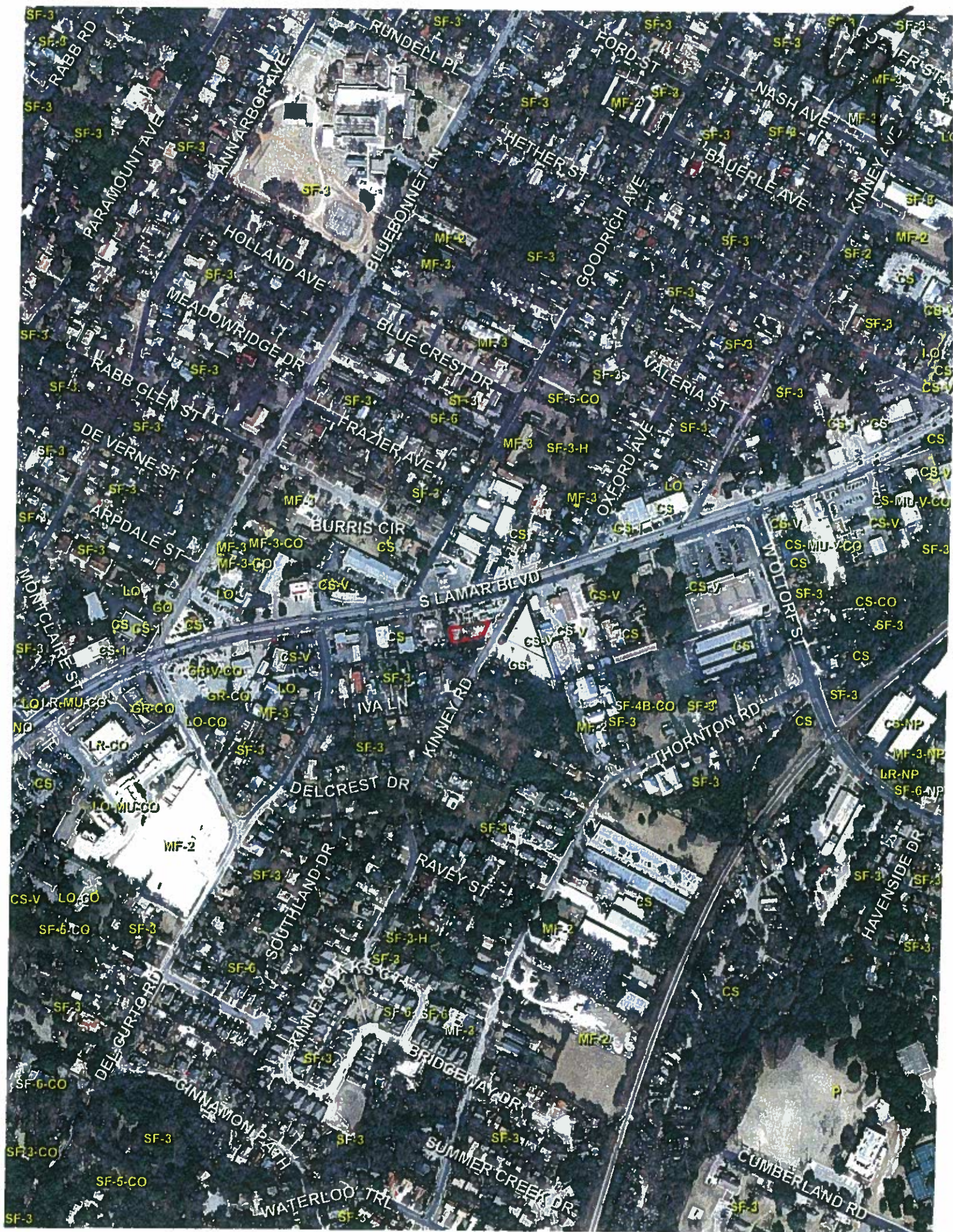
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Stephen Rye

PHONE: 974-7604
stephen.rye@ci.austin.tx.us



PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0122
Contact: Stephen Rye, (512) 974-7604
Public Hearing: Aug. 10, 2010, Planning Commission
Aug 26, 2010, City Council

Rebecca Stuart

Your Name (please print)

☐ I am in favor
☒ I object

2207 IVA LN AUSTIN TX 78704

Your address(es) affected by this application

[Signature]

Signature

8-2-10

Date

Daytime Telephone: ~~512-555-1234~~

Comments: I OBJECT TO A LIQUOR STORE ON BAR

BEING BUILT AT 2203 S LAMAR. I DO NOT THINK

IT WOULD BE APPROPRIATE FOR OUR NEIGHBORHOOD

AND WOULD NOT BE NECESSARY.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Stephen Rye

P. O. Box 1088

Austin, TX 78767-8810

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Rye, Stephen

From: Nancy Maclaine [redacted]
Sent: Wednesday, August 04, 2010 2:31 PM
To: Rye, Stephen
Cc: [redacted]
Subject: Re: 2303 South Lamar CS-1 Rezoning - Meeting Request

Stephen,

The SLNA Zoning Committee's official stand on this case at 2203 South Lamar, is that we do not oppose the change to CS-1 as long as it includes the condition that the only expanded use allowed in the CS-1 list is liquor store and only the footprint of the back building is being re-zoned. We are not planning to be present at the PC hearing.

There has only been one neighbor who commented by email in opposition to the change to CS-1. I do not know if she will speak against at PC. Below my signature is her email.

Nancy Maclaine
 South Lamar Neighborhood Association
 Zoning Committee Chair

Email from Camille Perry, resident of Iva Lane.

"If you were already here to remember, several years back (before Down Under was there) they wanted to put in a drive-thru beer barn there which was rejected by the neighborhood.

The current zoning is CS - General Commercial Services.

They are asking to change it to CS-1 - Commercial-Liquor Sales district which according to the City of Austin "is intended predominately for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use."

The property adjacent to this property on Kinney Road is a single family residential property. And around the corner on the other side adjacent to it on South Lamar is a dental office.

I believe keeping it CS is preferable for this location and am not in favor of changing it to CS-1.

Thanks for the opportunity to share my concerns.

Camille Perry"

On Wed, Aug 4, 2010 at 2:20 PM, Rye, Stephen <Stephen.Rye@ci.austin.tx.us> wrote:

Nancy,

Does SLNA have an official recommendation on this case? My staff report is due today, and I would like to include your recommendation and comments, if possible.

8/4/2010

Thank you,

Stephen

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From: Nancy MacLaine [mailto:nancy@mac-laine.com]
Sent: Monday, August 02, 2010 11:43 PM
To: aliceglasco@mindspring.com
Cc: Rye, Stephen
Subject: Re: 2303 South Lamar CS-1 Rezoning - Meeting Request

Alice, you make an excellent point, that people coming out of a liquor store are no more likely to wend through the neighborhood than someone coming from a hair salon and that zoning is already approved. I'll pass that along to the neighborhood.

Nancy

On Mon, Aug 2, 2010 at 11:18 PM, Alice Glasco <aliceglasco@mindspring.com> wrote:

Nancy,

Thank you so much for the prompt response. Traffic numbers will not be any more that the current zoning would generate according to the City transportation staff. A traffic impact analysis was waived because the vehicle trips per day are the same with CS versus CS-1 zoning.

I will await to hear from you.

Alice Glasco, President

AG Consulting

5117 Valburn Court, Suite A

Austin, Texas 78731

8/4/2010

Office: 512-231-8110

Cell: [REDACTED]

Email: [aliceglasco@\[REDACTED\]](mailto:aliceglasco@[REDACTED])

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----- Original Message -----

From: Nancy MacLaine

To: [aliceglasco@\[REDACTED\]](mailto:aliceglasco@[REDACTED])

Cc: Stephen Rye

Sent: 8/2/2010 10:59:07 PM

Subject: Re: 2303 South Lamar CS-1 Rezoning - Meeting Request

Hi Alice,
thanks for following up with me. The case has garnered a little bit of chat on the SLNA yahoo group but so far no serious controversy. If there will be push-back I expect it to come from the folks on Iva and/or Delcrest who imagine folks coming to Chris' from south of 2203 will consider winding through their streets to get to the traffic light at Bluebonnet to make that left hand turn onto South Lamar. and I don't know anything you can do to assuage that , if it becomes a hot button. we know that a "no right turn" sign coming out of the Kinney side parking lot would be useless. Earlier (today) I have plainly asked if any one plans to stand in opposition and/or would anyone like to meet with you. I'll let you know what response.

At present the SLNA zoning committee sees this as pretty much non-controversial, assuming the CS-1 uses are limited to a liquor store and the expansion of zoning only applies to the back building.

I realize that the case is scheduled for PC public hearing on Tuesday 8/10 (and I have alerted the neighborhood of that deadline twice already.) . Truly the only negative comment I've heard relates to the possible neighborhood traffic issues.

I hope to be able to tell you shortly if there's any need to meet face to face. I'm copying Stephen Rye to keep him abreast of the neighborhood thinking. (Which would be like herding cats if one were even to try herding -- I'm only trying to get folks to reveal what their positions are.)

Nancy MacLaine
589-0184

On Mon, Aug 2, 2010 at 5:48 PM, Alice Glasco <[aliceglasco@\[REDACTED\]](mailto:aliceglasco@[REDACTED])> wrote:

Nancy,

Thank you for taking my call last Tuesday. I am following up on our conversation about meeting with the South Lamar Neighborhood Association's Executive Committee. Have you had a chance to find out when we might meet? I look forward

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to hearing from you and thank you in advance!

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Alice Glasco, President

AG Consulting

5117 Valburn Court, Suite A

Austin, Texas 78731

Office: 512-231-8110

Cell: [REDACTED]

Email: aliceglasco@agconsulting.com

8/4/2010