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ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0031 Pour House Pub

P.C. DATE: 07/12/11

ADDRESS: 6701 Burnet Road

AREA: 0.229 Acres

APPLICANT: Spiritual Urban Warrior, L.L.C.
(Andrew Creixell)

AGENT: McLean & Howard, L.L.P.
(Jeff Howard)

NEIGHBORHOOD PLAN AREA: Brentwood

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: CS-MU-V-CO-NP – General Commercial Services-Mixed Use-Vertical Mixed Use-Conditional Overlay-Neighborhood Plan

ZONING TO: CS-1-NP – Commercial Liquor Sales-Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

Staff recommends CS-1-CO-NP, Commercial Liquor Sales-Conditional Overlay-Neighborhood Plan. The Conditional Overlay would prohibit Liquor Sales and Sexually Oriented Businesses.

DEPARTMENT COMMENTS:

The property is currently developed with a multi-building complex that has frontage on Burnet Road and is primarily used as the Farmers Market. The owner's tenant currently operates an establishment known as the Pour House Pub on the property which serves food and beverages. The establishment also has a large outdoor/patio area to the northwest of the establishment for patrons. The owner's intent is to continue using the property as it is used today which is a tavern that serves food and drinks. However, the owner is requesting CS-1, Commercial Liquor Sales zoning so that the current tenant could continue to operate the tavern, but would allow them to have food receipts of less than fifty percent (50%). The owner has indicated that his tenant says that keeping food sales of fifty percent (50%) is a challenge to consistently maintain.

PLANNING COMMISSION RECOMMENDATION:

BASIS FOR RECOMMENDATION:

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

Granting CS-1 would be in keeping with the current use of the property.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CS-MU-V-CO-NP	Tavern/Pub
NORTH	CS-MU-V-CO-NP	Retail sales
SOUTH	CS-MU-V-CO-NP	Farmers Market
EAST	CS-MU-V-CO-NP	Farmers Market
WEST	CS-V	Automotive Sales

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2008-0088 Allendale Vertical Mixed Use	From Various to V	Approved V [Vote: 9-0]	Approved V [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- North Austin Neighborhood Alliance
- Austin Neighborhood Council
- Greater Northcross Area
- Responsible Grow for Northcross
- Brentwood Neighborhood Association
- Allendale Neighborhood Association

SCHOOLS:

Brentwood Elementary School, Lamar Middle School, McCallum High School

SITE PLAN:

A conditional use permit and approval by the Planning Commission will be required when the site plan is submitted.

The zoning change is associated with SPC-2011-0016A.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.

- 4. According to flood plain maps, there is no flood plain within the project area.
- 5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. 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.
- 6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Burnet Road	120'	60'	Arterial	Not Available
Burnet Lane	Varies	Varies	Collector	Not Available

TR2: No additional right-of-way is needed at this time.

TR3: 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].

TR4: There are no existing sidewalks along Burnet Road or Burnet Lane.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Burnet Road	Shared Lane	Bike Lane
Burnet Lane	None	None

TR6: Capital Metro bus service (route no. 3) is available along Burnet Road.

CITY COUNCIL DATE: August 4th, 2011

ACTION:

ORDINANCE READINGS:

1ST 2ND 3RD

ORDINANCE NUMBER:

CM/H

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691



ZONING

ZONING CASE#: C14-2011-0031
 LOCATION: 6701 BURNET RD BLDG A3
 SUBJECT AREA: 0.229 ACRES
 GRID: J28
 MANAGER: CLARK PATTERSON

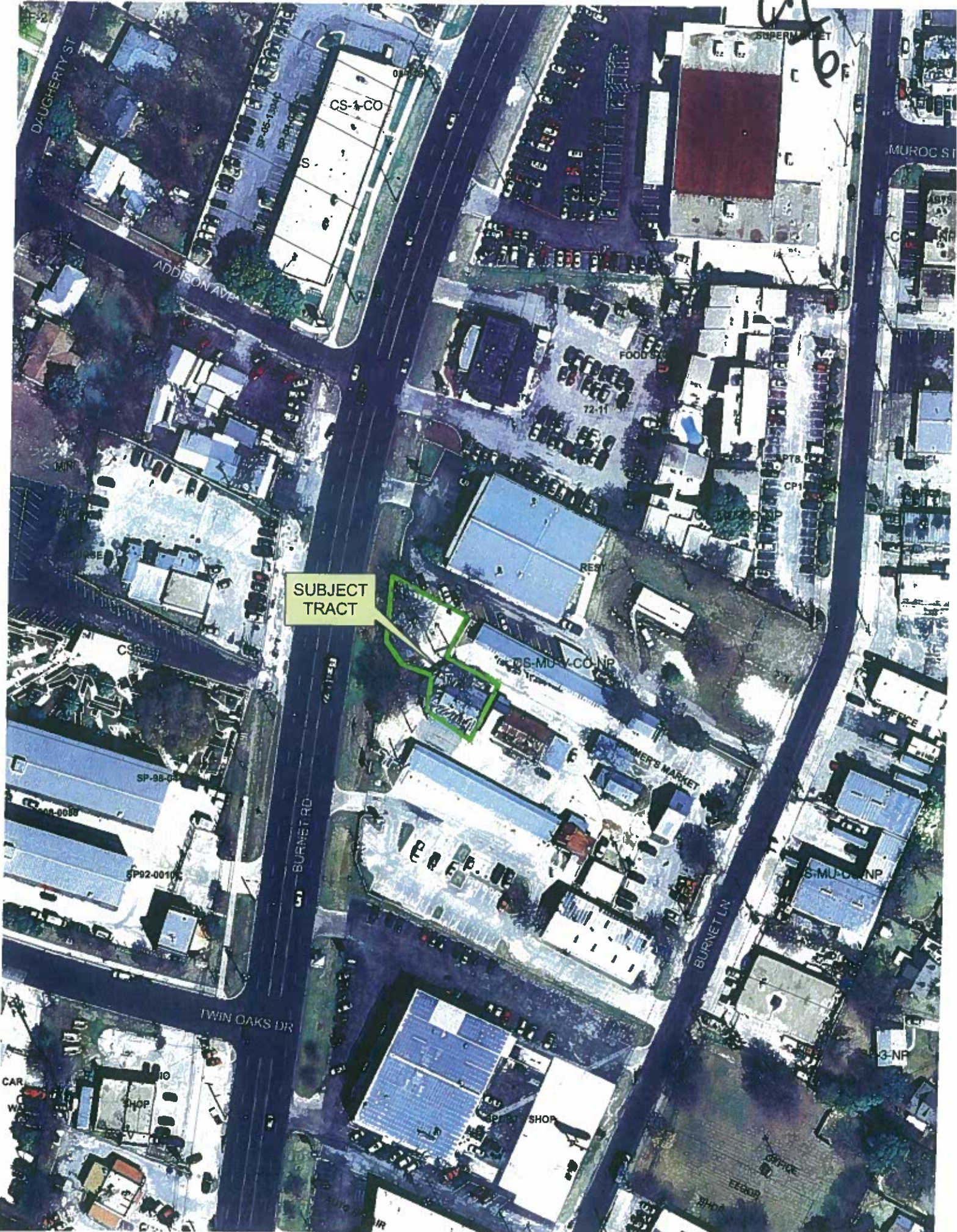


- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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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SUBJECT TRACT

CS-1-CO

SUPERMARKET

MURROC ST

ADDISON AVE

FOOD ST

APT8

CP1

RESI

CS-MU-V-CO-NP

SUMMER'S MARKET

CS-MU-V-CO-NP

3-NP

TWIN OAKS DR

BURNET LN

BURNET DR

SP-95-04

SP92-0010

SHOP

OFFICE

SHOP

CAR

SHOP

IO

DR