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## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2010-0098 San Gabriel Liquor

**P. C. DATE:** 10/25/11

**ADDRESS:** 2408 San Gabriel Street

**AREA:** 0.16 acres

**APPLICANT:** Yates Living Trust, Koya Holdings  
Louis Kowalski

**AGENT:** The Faust Group  
(Bill Faust)

**NEIGHBORHOOD PLAN AREA:** Central Austin Combined

**CAPITOL VIEW:** No

**T.I.A.:** No

**HILL COUNTRY ROADWAY:** No

**DESIRED DEVELOPMENT ZONE:** Yes

**WATERSHED:** Waller Creek

**ZONING FROM:** LR-NP – Neighborhood Commercial, 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 will limit the vehicle trips to 2,000 per day and would prohibit the following uses: Cocktail Lounge and Adult Oriented Businesses.

### **PLANNING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is currently developed with a one story building office building that is currently unoccupied. This zoning case is within the boundaries of the Central Austin Combined Neighborhood Plan. The requested zoning change of LR-NP Neighborhood Commercial-Neighborhood Plan Combining District to CS-1-NP Commercial Liquor Sales-Neighborhood Plan Combining District is in accordance with the mixed use land use category identified on the Future Land Use Map (FLUM). The subject property is near the intersection of 24<sup>th</sup> Street and San Gabriel Street. The plan does not include any supplemental text regarding the proposed zoning request. The nearest CS-1 zoning is over one thousand feet away on Rio Grande Street.

C14/Z<sub>2</sub>**BASIS FOR RECOMMENDATION:**

*Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The requested zoning change is in accordance with the mixed use land use category identified on the Future Land Use Map.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<b>SITE</b>	LR-NP	Office building
<b>NORTH</b>	MF-4-NP	Apartment complex
<b>SOUTH</b>	CS-MU-H-NP	Historic building
<b>EAST</b>	GR-MU-NP	Retail/Bicycle shop
<b>WEST</b>	MF-4-NP	Single family residence

**CASE HISTORIES:**

<b>CASE NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-92-0085	From MF-4 to GR-MU-CO	Approved GR-MU-CO [Vote: 7-0]	Approved GR-MU-CO [Vote: 6-0]
C14-93-0074	From MF-4 to GO-MU	Approved GO-MU [Vote: 7-0]	Approved GO-MU [Vote: 7-0]

**NEIGHBORHOOD ORGANIZATION:**

- University Area Assoc.
- Original West Austin Neighborhood Assoc.

**SCHOOLS:**

Bryker Elementary School    O Henry Middle School    Austin High School

**ENVIRONMENTAL:**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller 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.

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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.

**SITE PLAN:**

- SP 1. Any new development is subject to Subchapter E Design Standards and Mixed Use (Urban Roadway). Additional comments will be made when/if a site plan proposing new construction on the site is submitted.

**TRANSPORTATION:**

- TR1: No additional right-of-way is needed at this time.
- TR2: A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117].
- TR3: San Gabriel Street is classified in the Bicycle Plan as Bike Route No. 131. West 24<sup>th</sup> Street is classified in the Bicycle Plan as Bike Route No. 42.
- TR4: Capital Metro bus service (Routes No. 410 and 642) is available along San Gabriel Street. Capital Metro bus service (Route No. 19) is available along W. 24<sup>th</sup> Street.
- TR5: There are existing sidewalks along both sides of San Gabriel Street and W. 24<sup>th</sup> Street.
- TR6: Existing Street Characteristics:

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Name	ROW	Pavement	Classification	ADT
San Gabriel Street	60'	30'	Collector Street	3,430
W. 24 <sup>th</sup> Street	Varies	MNR4	Minor Arterial	14,343

**CITY COUNCIL DATE:** November 10th, 2011

**ACTION:**

**ORDINANCE READINGS:**

1<sup>ST</sup>

2<sup>ND</sup>




3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2011-0098  
 LOCATION: 2408 SAN GABRIEL ST  
 SUBJECT AREA: 0.4602 ACRES  
 GRID: J24  
 MANAGER: CLARK PATTERSON



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.

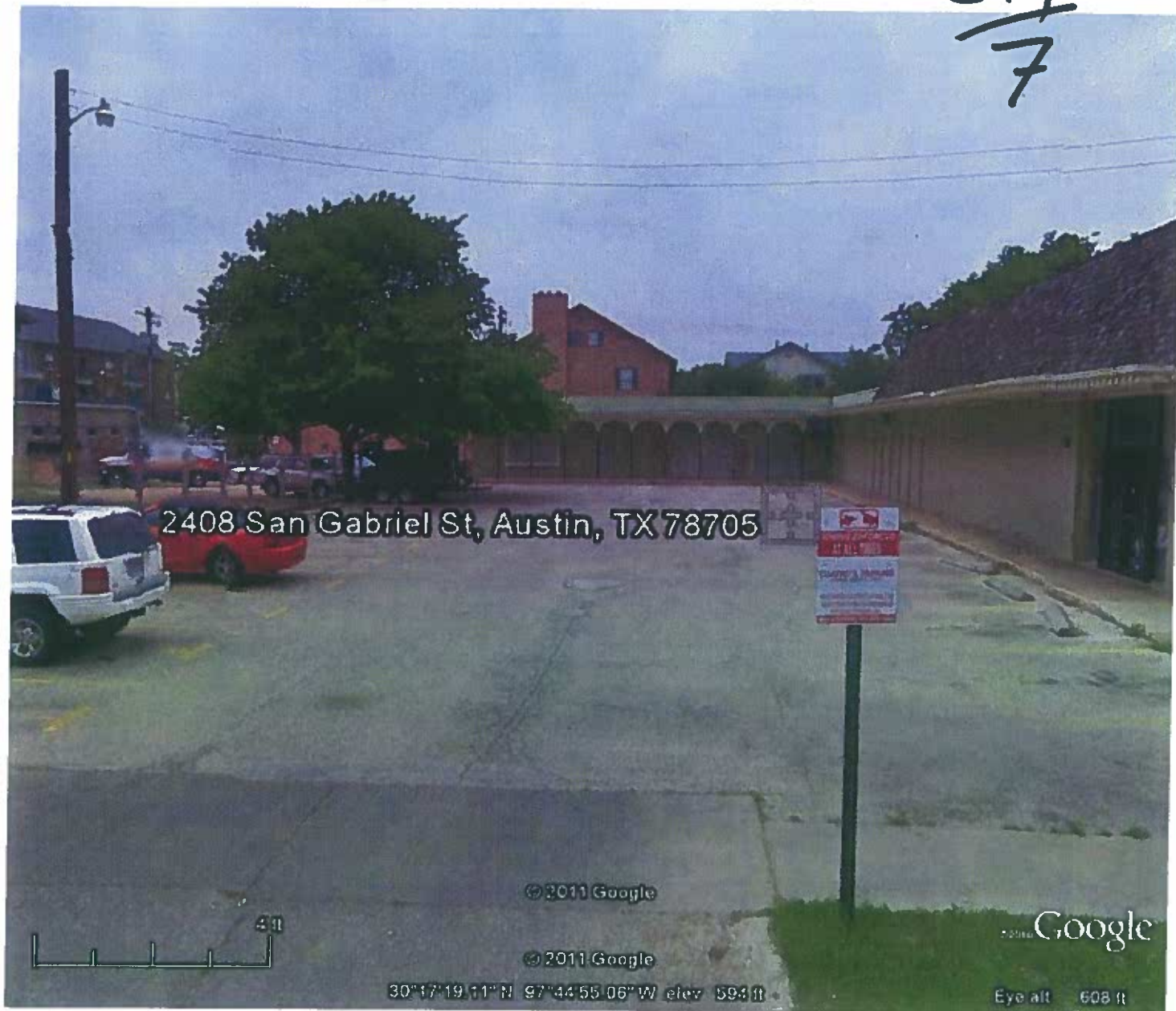




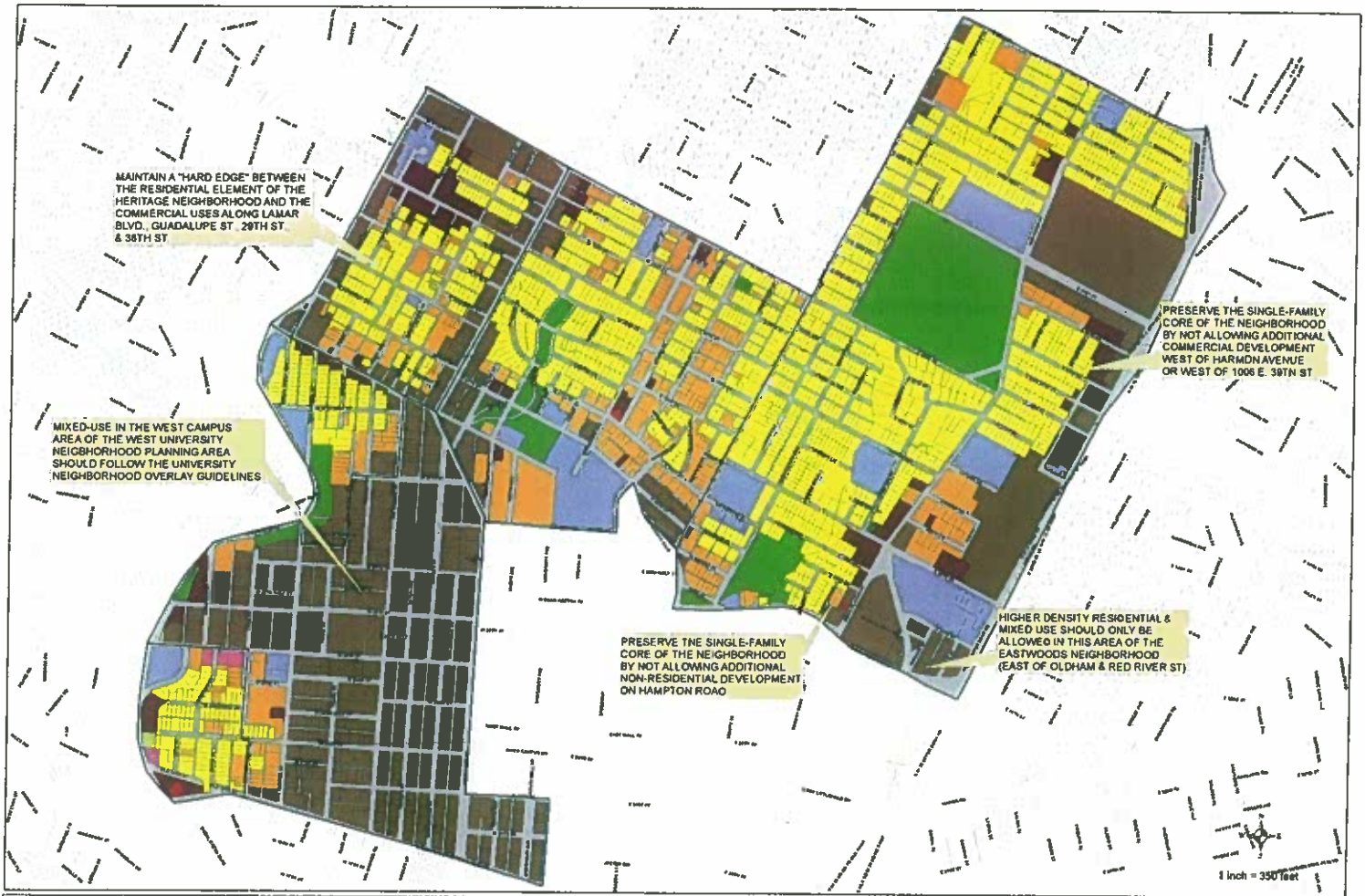
SUBJECT TRACT



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# Central Austin Combined Neighborhood Planning Area: Future Land Use Map



City of Austin  
Neighborhood Planning and  
Zoning Department  
Revised September 1, 2010

*A comprehensive plan shall not constitute zoning  
regulations or establish zoning district boundaries.*

## Legend

- |   |  |   |
|---|--|---|
| <span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black;"></span> Single-Family                    | <span style="display: inline-block; width: 10px; height: 10px; background-color: darkgrey; border: 1px solid black;"></span> Mixed Use           | <span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black;"></span> Civic                    |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black;"></span> Higher-Density Single-Family | <span style="display: inline-block; width: 10px; height: 10px; background-color: black; border: 1px solid black;"></span> High Density Mixed Use | <span style="display: inline-block; width: 10px; height: 10px; background-color: green; border: 1px solid black;"></span> Recreation & Open Space |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black;"></span> Multifamily                      | <span style="display: inline-block; width: 10px; height: 10px; background-color: pink; border: 1px solid black;"></span> Office                  | <span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Transportation      |
| <span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black;"></span> Commercial                          | <span style="display: inline-block; width: 10px; height: 10px; background-color: darkgrey; border: 1px solid black;"></span> Mixed Use/Office    |   |