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ZONING CHANGE REVIEW SHEET

CASE: C14-2012-0051 – Felter Lane Hot Bodies **Z.A.P. DATE:** July 3, 2012

ADDRESS: 4134 Felter Lane

OWNER/APPLICANT: Michael Kuhn

AGENT: KPP International
(Eleftherios "Lefty" Karamolegkos)

ZONING FROM: I-RR

TO: CS-1

AREA: 0.5150 acres
(22,433.40 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial – liquor sales – conditional overlay (CS-1-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

July 3, 2012:

ISSUES:

A representative for an adjacent property owner has requested postponement until July 17, 2012.

DEPARTMENT COMMENTS:

The subject zoning area is developed with an adult cabaret use within the Travis Business Park, and zoned interim – rural residence (I-RR) district. Travis Business Park has access to Burleson Road by way of Felter Lane which is a private driveway used by all of the businesses. There are commercial uses, light manufacturing and undeveloped land to the north (LI-CO; LI-PDA-NP), office/warehouse uses to the east and south (I-RR; LI-CO), and undeveloped land to the west (County). Several commercial and office/warehouse uses within Travis Business Park were zoned LI-CO in May 2012 (C14-2012-0027). For reference, McKinney Falls Parkway is approximately one-half mile to the east. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

Travis Business Park and adjacent land to the east was annexed into the City limits on December 19, 2011 and the adult cabaret use existed at the time of annexation, and therefore is a legal use. The Applicant proposes to zone the property to the commercial – liquor sales (CS-1) district consistent with the existing use. Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with the surrounding uses and zoning, and there is sufficient separation from residential development; and, 2) access is taken to a major arterial roadway.

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	ZONING	LAND USES
<i>Site</i>	I-RR	Adult cabaret
<i>North</i>	LI-CO; LI-PDA-NP	Auto repair; Office/warehouse/manufacturing; Undeveloped (north side of Burleson Rd.)
<i>South</i>	LI-CO	Office/warehouse
<i>East</i>	I-RR; LI-CO; County	Office/warehouse; Door company; Undeveloped
<i>West</i>	County	Undeveloped

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**SCHOOLS:**

The subject property is within the Del Valle Independent School District.

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 634 – Montopolis Area Neighborhood Alliance
 688 – Southeast Neighborhood Plan – COA Liaison
 774 – Del Valle Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc. 1258 – Del Valle Community Coalition
 1316 – Southeast Combined Neighborhood Plan Contact Team
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0027 – Felter Lane Road Rezoning – Felter Ln. at Burleson Rd.	I-RR; I-SF-2 to LI	To Grant LI-CO w/CO for 2,000 trips per day over the existing land uses	Apvd. as ZAP Commission recommended (5-24-12).
C14-02-0128.03 – Southeast Combined Neighborhood Plan	Rezoning of 24 tracts of land	To Grant	Apvd. (10-10-02).

(Southeast) Rezoning – Ben White/SH 71 on the north, U.S. 183 on the east, Burleson Rd. on the south, and Montopolis Dr. on the west			
C14-02-0198 – Telecom Office Park – 7001 Burleson Rd	I-RR to LI-PDA	Apvd. Staff rec. of LI- PDA w/PDA for add'l permitted uses, prohibits certain uses, 2,000 trips, subj. to LI stds. unless developed with multi-family in which case MF-2 stds. apply, 25' buffer between residential and commercial/ industrial uses	Apvd. LI-PDA (8-7-03).
C14-02-0117 – Telecom Office Park – 4101 Smith School Rd	I-RR to LI-PDA	Apvd. Staff rec. of LI- PDA w/PDA for 2,000 trips, add'l permitted uses, restricted uses with multi-family devt., subj. to LI stds. unless developed with multi- family in which case MF-2 stds. apply, 25' buffer between residential and commercial/ industrial uses, and prohibits certain uses	Apvd. LI-PDA (3-20-03).
C14-00-2041 – Lockheed Tract – 6800 Burleson Rd	DR to LI	Apvd. Staff rec. of LI with conditions	Apvd. LI-PDA, LI-CO and RR-CO for area in the floodplain (3-8-01).

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 19, 2011 (C7a-11-001).

The property is platted as a portion of Lot 2, Joe K. Smith Subdivision, recorded in October 1971 (C8s-71-213). There are no site plan applications on the property.

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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Burleson Road	130 feet	2 @ 24 feet	Major Arterial	6,685
Felter Lane	N/A – Private	40 feet	Private Collector	Not Available

- Burleson Road is classified in the Bicycle Plan as Bike Route No. 72.
- Capital Metro bus service (Route No. 328) is available along Burleson Road.
- There are no existing sidewalks along Burleson Road and Felter Lane.

CITY COUNCIL DATE: August 2, 2012**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov**PHONE:** 974-7719

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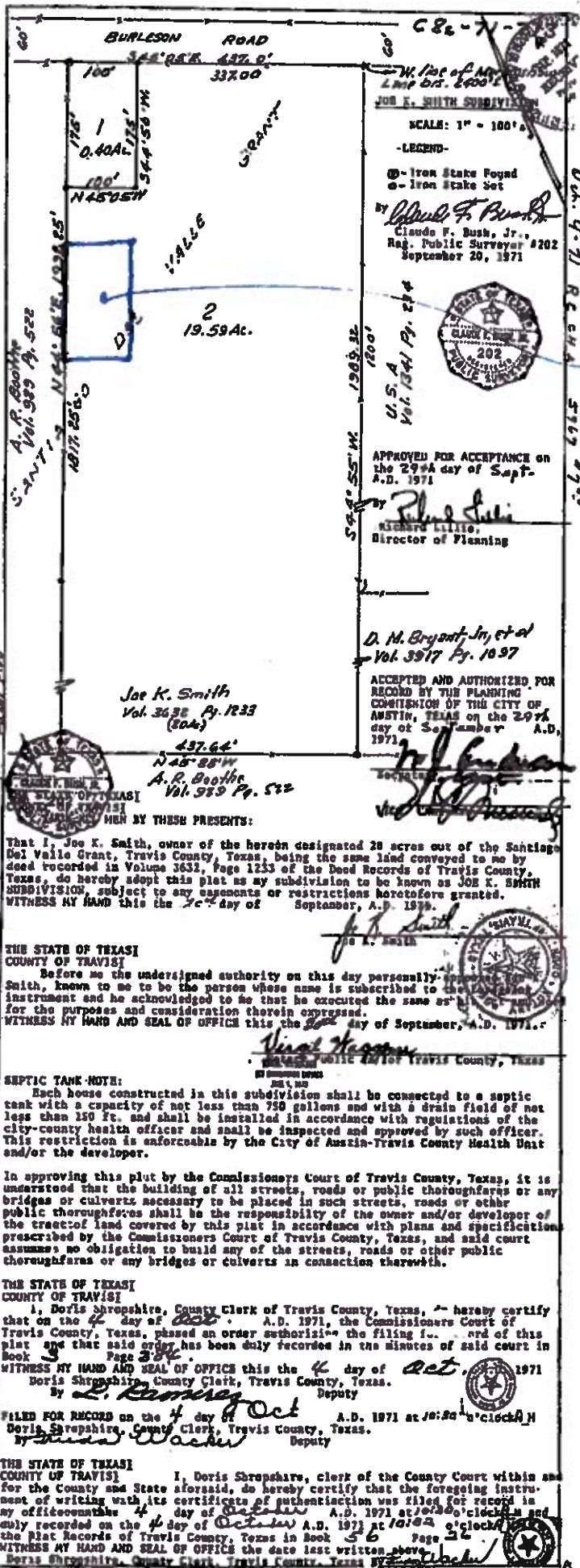


EXHIBIT B
RECORDED PLAT

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8**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant commercial – liquor sales – conditional overlay (CS-1-CO) combining district zoning. The Conditional Overlay limits the development of the property to 2,000 trips per day over the existing land uses.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The commercial – liquor sales (CS-1) zoning district is intended 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.

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

Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with the surrounding uses and zoning, and there is sufficient separation from residential development; and, 2) access is taken to a major arterial roadway.

EXISTING CONDITIONS**Site Characteristics**

The subject zoning area contains an adult cabaret use. There appear to be no significant topographical constraints on the site.

Impervious Cover

Within the Onion Creek watershed, the maximum impervious cover allowed by the CS-1 zoning district would be 80%, which is a consistent figure between the watershed and the zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain 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.

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.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

No Adult-Oriented Business may be located within 1000 feet of a school, church, park, day-care facility, residential neighborhood, or another adult-oriented business.

The sale of alcohol is not a permitted use for an adult cabaret.

Transportation

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

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 over the existing land use. [LDC, 25-6-117].

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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.

SPEC Systems & Processes Engineering Corporation
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E-mail: info@spec.com • URL: http://www.spec.com

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June 27, 2012

By Email

Wendy.Rhoades@austintexas.gov

CITY OF AUSTIN
Planning & Development Review Department
Wendy Rhoades
P.O. Box 1088
Austin, Texas 78767-8810

Case Number: C14-2012-0051
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 3, 2012, Zoning and Platting Commission
August 2, 2012, City Council

Re: **Objection** to the Proposed Zoning Change with Respect to the Above-Referenced Case.

To City Council and the Zoning and Platting Commission:

Systems & Processes Engineering Corporation ("SPEC") and its wholly-owned subsidiary, Oban Holdings Inc., **strongly object** to the application of KPP International (dba Hot Bodies) for a zoning change from I-RR (Rural Residence district) to CS-1 (Commercial-Liquor Sales district).

SPEC is a small high-tech business. By way of importance, it should be noted that according to Dr. Chad Moutray, Chief Economist for the Office of Advocacy of the U.S. Small Business Administration, "Small business drives the American economy." SPEC has its corporate headquarters and operates its business at 6800 Burleson Road, which is directly across the street from the entrance to the property that the applicant (*i.e.*, Hot Bodies, a sex oriented business) is seeking to rezone as a Commercial-Liquor Sales district. SPEC purchased its place of business at 6800 Burleson Road in 2006 in reliance on the fact that the property across the street was not zoned for liquor sales.

As is widely accepted fact, the availability of alcohol statistically and significantly increases crime. *See e.g.*, Kwabena Byimah-Brempong & Jeff Racine, *Alcohol Availability and Crime: A Robust Approach* (Aug. 2003) (at the time of their study, Byimah-Brempong was a Professor of Economics at the University of South Florida and Program Director of Economics at the National Science Foundation and Racine was with the Department of Economics and Center for Policy Research); Kathryn Steward, *How Alcohol Outlets Affect Neighborhood Violence*, Prevention Research Center of the Pacific Institute for Research and Evaluation (where Ms. Steward's study found that an increase in providers of alcohol increase violent crime -- her study also found that the density of alcohol outlets is directly related to other problems such as drinking and driving, higher rates of motor vehicle-related pedestrian injuries, and child abuse and neglect); *Alcohol and Violent Crime: What is the Connection? What Can Be Done*, US Department of Justice, Office of Justice Programs, Bureau of Justice Assistance (Apr. 2006)

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("Alcohol consumption is not only linked to acts of violence, but to the escalation of violence and the resulting severity of injuries"). In this regard, any increase in crime is unconscionable, but especially to the extent of an increase in Hot Bodies' already existing record of criminal related incidents – *see e.g., the arrest of a Hot Bodies' stripper and her boyfriend who were charged with the murder and aggravated robbery of a Hot Bodies' customer back on April 13, 2010. Austin Legal, Strippers: Club Patron Who Was Found Dead Had Been Lewd, Rude, <http://www.statesman.com/blogs/content/shared-gen/blogs/austin/courts/entries/2011/06/08/>; see also KVAN.Com, Men Warned of Dangerous Liaisons, <http://www.kxan.com/dpp/news/crime/kxan-men-warned-of-dangerous-liaisons>.*

Hot Bodies is located in an area that is a mixture of residential and light industrial. In fact, a low-income housing subdivision (*i.e.*, Lennar's Colorado Crossing Subdivision) is across the street from Hot Bodies. Consequently, the character of the surrounding property is either residential/family oriented or is commercial/industrial office space. Hot Bodies itself is an anomaly in this area. Therefore, rezoning Hot Bodies' property to allow it to sell liquor would be completely against the character of the area in general and would increase crime against the area residents. Does the City Council want to be responsible for increasing the crime and violent crime against families (in particular against innocent women and children) and against responsible tax-paying businesses for the sole reason of allowing a sex oriented business to sell liquor, who by the way purchased/leased such property subject to such liquor zoning restrictions and has been allegedly operating for several years with such zoning restrictions? Because of these reasons and the reason that such rezoning, if approved, would significantly reduce the surrounding property values, SPEC is **strongly opposed** to Hot Bodies' application for rezoning. Such rezoning, if approved, would be unconscionable, an unnecessary departure from the general character of the surrounding property, harmful to the current use and enjoyment of the surrounding property, arbitrary and capricious, and unduly prejudicial towards the sole interests of a sex oriented business against the overall interests and character of the surrounding property.

If you should have any questions or comments regarding SPEC's objection to the proposed rezoning, please do not hesitate to contact me at (512) 479-7732.

Very truly yours,

Systems & Processes Engineering Corporation



Dean J. Fisher,
General Counsel

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June 27, 2012

By Email
Wendy.Rhoades@austintexas.gov

CITY OF AUSTIN
Planning & Development Review Department
Wendy Rhoades
P.O. Box 1088
Austin, Texas 78767-8810

Case Number: C14-2012-0051
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: July 3, 2012, Zoning and Platting Commission
August 2, 2012, City Council

Re: **Request for Postponement of the Zoning and Platting Commission's Scheduled Public Hearing from July 3, 2012 to July 17, 2012.**

To the Zoning and Platting Commission:

In order that Systems & Processes Engineering Corporation ("SPEC") may attend the public hearing with respect to the above-referenced proposed zoning change, SPEC respectfully requests that the hearing as scheduled be postponed for two weeks – from July 3, 2012 to July 17, 2012.

The zoning change, as proposed, would directly impact SPEC, who has its corporate headquarters and operates its business at 6800 Burleson Road, which is directly across the street from the entrance to the property that the applicant (i.e., Hot Bodies, a sex oriented business) is seeking to rezone as a Commercial-Liquor Sales district.

In that the public hearing is currently scheduled on the eve of one of the United States' most important National Holidays, a low turn out from others, who might have otherwise attended due to the critical nature of the proposed zoning change, is highly likely. Therefore, given this reason and the reasons mentioned above (i.e., the proposed zoning change directly impacts SPEC and SPEC is unable to attend the public hearing as scheduled), SPEC respectfully requests the Zoning and Platting Commission to grant SPEC's request for postponement.

If you should have any questions or comments regarding this matter, please do not hesitate to contact me at (512) 479-7732.

Very truly yours,

Systems & Processes Engineering Corporation



Dean J. Fisher,
General Counsel