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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2012-0154 (Lakeline Market)

**Z.A.P. DATE:** January 15, 2013

**ADDRESS:** 14016 North U.S. Highway 183 Service Road

**OWNER/APPLICANT:** Lakeline Market, Ltd. (Milo Burdette)

**AGENT:** Bury & Partners, Inc. (Melissa Neslund)

**ZONING FROM:** CH

**TO:** GR

**AREA:** 2.124 acres

### SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR, Community Commercial District, zoning.

### ZONING AND PLATTING COMMISSION RECOMMENDATION:

### DEPARTMENT COMMENTS:

The property in question is part of a tract of land that is currently being developed with a retail shopping center (Lakeline Market) located near the southeastern intersection of Lakeline Boulevard and U.S. Highway 183 North. The applicants are requesting 'GR' zoning at this site because they believe that the Community Commercial zoning district is the appropriate designation for a property located at the intersection of two arterial roadways within an area of intense commercial and retail development (Lakeline Mall).

The staff is recommending the applicant's request for 'GR' zoning because of the commercial character of the area and the frontage of the property along a major arterial roadway, U.S. Highway 183 North. The 'GR' zoning district would be compatible and consistent with the surrounding uses because there is GR-CO zoning located to the north and east and CS and CH zoning located to the south and west of the site.

The applicant agrees with the staff recommendation.

### EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CH	Undeveloped
North	GR-CO	Developing Retail Center (Lakeline Market: HEB Plus, Steinmart, etc.)
South	CS	Serranos Restaurant, Homestead Shopping Center
East	GR-CO	Retail Center (Panera Bread Restaurant, Target, Michael's, Denny's Restaurant, etc.)
West	CH, GR	Lakeline Mall

**AREA STUDY:** N/A

**TIA:** Not Required

**WATERSHED:** Lake Creek

**DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

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**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
Austin Monorail Project  
Davis Springs HOA  
Davis Springs President  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
League of Bicycling Voters  
SELTEXAS  
Sierra Club, Austin Regional Group

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0080 (Lakeline Hotel: 11225 Pecan Park Boulevard)	GR 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, Code and Shade-off the dais)
C14-2007-0215 (Lakeline Riviera Zoning: 2920 1/2 South Lakeline Boulevard)	MF-3to GR- MU	11/20/07: Approved staff's recommendation of GR-MU-CO zoning, with CO for 2,000 vtlpd, by consent (7-0, S. Hale-absent)	12/13/07: Approved GR-MU-CO zoning by consent (6-0, McCracken- off dais); all 3 readings
C14-2007-0046 (Wolf Hester Tract: 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> .	6/26/08: Approved GR-CO by consent on all 3 readings (6-0); J. Kim-1 <sup>st</sup> , B. Dunkerely-2 <sup>nd</sup> .
C14-03-0046 (Northfork Plaza: 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)	4/24/03: Granted GR on all 3 readings (6-0-1, Garcia-absent)
C14-95-0146	MF-3 to GR	4/02/96: Approved staff rec. of GR by consent (7-0)	7/11/96: Approved GR (7-0); 1 <sup>st</sup> reading  6/26/97: Approved GR (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C14-2008-0091 (Previous Zoning Case)

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**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Lakeline Boulevard	100	MAD 4	Arterial	No	Yes	Yes
US 183	Varies	Varies	Freeway	Yes	No	No
Pecan Park Boulevard	90	64'	Collector	No	Yes	No

**CITY COUNCIL DATE:** February 14, 2013

**ACTION:**

**ORDINANCE READINGS:** 1st

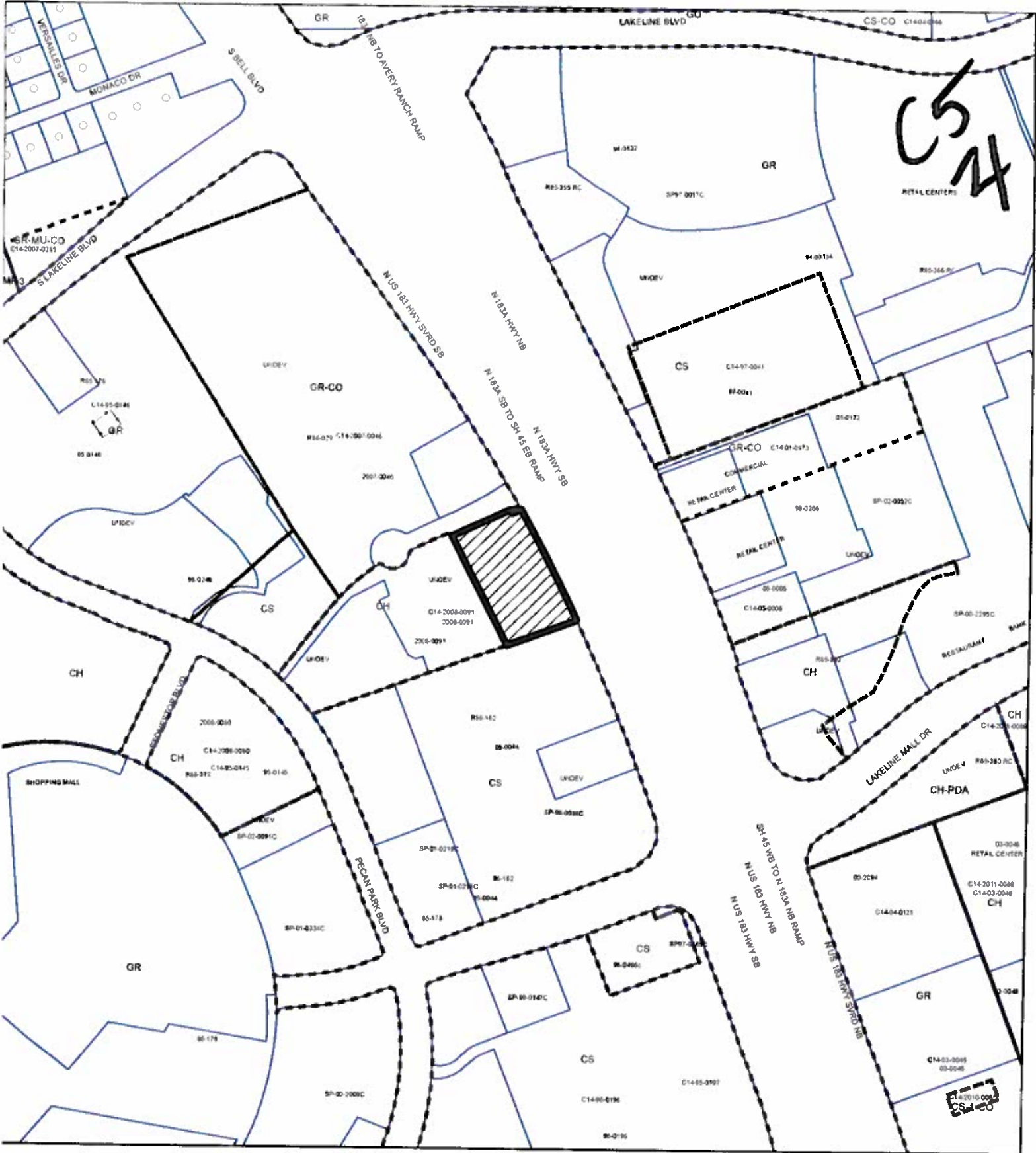
2<sup>nd</sup>




3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2012-0154**

N  
  
 1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM 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 GR, Community Commercial District, zoning.

## BASIS FOR RECOMMENDATION

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

The Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

2. *The proposed zoning should promote consistency and orderly planning.*

The 'GR' zoning district would be compatible and consistent with the surrounding uses because there is GR-CO zoning located to the north and east and CS and CH zoning located to the south and west of the site.

3. *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.*

The property in question is located near the intersection of and three arterial roadways, Lakeline Boulevard, U.S. Highway 183, and Lakeline Mall Drive.

## EXISTING CONDITIONS

### Site Characteristics

The site is an undeveloped tract of land located adjacent to a developing retail shopping center (Lakeline Market) located near the southwestern intersection of Lake Line Boulevard and U.S. Highway 183 North. The property to north is zoned GR-CO and is a developing HEB Plus Grocery Store/retail center. To the east, across U.S. Highway 183 North, there is a shopping center with a bank, a restaurant, retail sales uses. The tract of land directly to the west is currently undeveloped. To the south there is a restaurant (Serranos Restaurant) and a retail center (Homestead Shopping Center: Barnes and Noble Booksellers, PetSmart, Pier 1 Imports, etc.)

### Comprehensive Planning

This zoning case is located on the west side of US Hwy 183 (north). The property is vacant and the proposed use for this site is a medical office. This rezoning is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land and a single family house to the north, a retail shopping center to the south, vacant land to the west, and US Hwy 183 to the east.

The property is located within the boundaries of a '**Regional Center**', as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are and will be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. The densities, buildings heights, and overall character of a center will vary depending on location. Regional centers will range in size between approximately 25,000-45,000 people and 5,000- 25,000 jobs.

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The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses commercial and office development:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based on the property being located within the boundaries of a Regional Center; adjacent to US Hwy 183; and the Imagine Austin policies referenced above, staff believes that the proposed medical office use is supported by the Imagine Austin Comprehensive Plan.

#### 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 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.

Numerous 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.

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.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 90%. 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 Comments**

Any new development is subject to Subchapter E. Design Standards and Mixed Use.

Additional comments will be provided upon site plan submittal.

### **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), which went into effect September 1, 1995. 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 or 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. Right-of-way dedication, however, may still be required.



Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
Lakeline Boulevard	100	MAD 4	Arterial	No	Yes	Yes
US 183	Varies	Varies	Freeway	Yes	No	No
Pecan Park Boulevard	90	64'	Collector	No	Yes	No

**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.



