

ZONING CHANGE REVIEW SHEET

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CASE: C14-2012-0141 North Loop Pub

P. C. DATE: 01-22-2013

ADDRESS: 100 East North Loop Boulevard

AREA: 0.015 acres

APPLICANT: Terrell Timmerman

AGENT: Bleyl Interests, Inc.
(Vince Huebinger)

NEIGHBORHOOD PLAN AREA: North Loop

CAPITOL VIEW: No

T.I.A.: No

HILL COUNTRY ROADWAY: No

WATERSHED: Waller Creek

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: GR-CO-NP

ZONING TO: CS-1-CO-NP

SUMMARY STAFF RECOMMENDATION:

Staff recommends CS-1-CO-NP – Commercial–Liquor Sales – Conditional Overlay-Neighborhood Plan for Tract 1 and CS-1-CO-NP – Commercial–Liquor Sales – Conditional Overlay-Neighborhood Plan for Tract 2. The Conditional Overlay would prohibit the following uses: Automotive rental, Automotive repair, Automotive sales, Funeral services, Exterminating services, Medical Office (exceeding 5,000 s. f.) Pawn shop services, Residential treatment and Service station.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

One of the Neighborhood Planning Goals for the North Loop Neighborhood Planning Area is to “encourage well-designed neighborhood development that provides the needs of everyday life (shopping, employment, educational, spiritual, recreational, etc.) in locations that are readily and safely accessible within walking distance from where people live.” The “existing neighborhood character” in the North Loop Neighborhood Planning Area is defined by a strong neighborhood feel; a place where people know each other; somewhere that is characterized by unique businesses instead of chains; the funky and eclectic nature of local businesses; a place that is pedestrian oriented and is good to walk and bike around; an area where new development complements and reflects the 1940s style of the existing residential stock; and the diversity of residents. One of the stated goals of the North Loop Neighborhood Planning Area is to “encourage development of a diversity of neighborhood-oriented businesses. Encourage a balanced and diverse mix of independently owned, neighborhood businesses including green grocer, restaurants, coffee shops, bakery, pub, hardware store.”

This case was originally reviewed and recommended for approval by the Planning Commission on February 10th, 2009 and subsequently approved by the City Council on April 23rd, 2009. Since that time, the North Loop Pub has become a successful venture and the owner wishes to expand the business. The zone change request is for an additional 417 square feet of climate controlled area and a 240 square foot patio in the back courtyard. The North Loop Neighborhood Planning Team has submitted a letter of support for the zone change request.

BASIS FOR RECOMMENDATION:

1. The proposed zoning should be consistent with the goals and objectives of the City Council.
Granting CS-1-NP would be in keeping with the adopted North Loop Neighborhood Plan.

C23
2

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	GR-CO-NP	Retail/Vacant
North	SF-3-NP	Single Family Residential
South	CS-1-CO-NP	Pub
East	CS-CO-NP	Retail
West	GR-CO-NP	Retail

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-75-0198	From "O", 6 th Height & Area District to "LR", 6 th Height & Area District	Approved staff's recommendation for "LR", 6 th Height & Area District.	5/1/75: Approved staff's recommendation for LR, 6 th Height & Area District. (9-0) All 3 readings.
C14-69-181	From "A", 1 ST Height & Area District to "C", 1 ST Height & Area District	Approved staff's recommendation for "C", 1 ST Height & Area District.	5/25/72: Approved staff's recommendation for "C", (7-0) All 3 readings.

NEIGHBORHOOD ORGANIZATION:

- Austin Neighborhoods Council
- North Austin Neighborhood Alliance
- Mueller Neighborhood Coalition
- Northfield Neighborhood Assn.

SCHOOLS:

- Ridgetop Elementary School
- Lamar Middle School
- McCallum High School

C23
/3

SITE PLAN:

1. A cocktail lounge in the CS-1 zoning district will require a Conditional Use Site Plan Permit, which will require approval by the Planning Commission. Staff will review the CUP under LDC Section 25-5-145 and 25-5-146.

2. The site is subject to compatibility standards. Along the north, south, east and west property lines, 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.
 - 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.

3. Any new development, which proposes modifications to the building is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

TRANSPORTATION:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
East North Loop	70'	40'	Arterial	6510 (TxDOT,

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 [LDC, 25-6-117].

There are existing sidewalks along East North Loop Boulevard.

East North Loop Boulevard is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service (route no. 7) is available along East North Loop Boulevard.

FYI: A site plan will be required for the proposed change of use to cocktail lounge. During the site plan process compliance with parking regulations will be reviewed.

C23
/4

ENVIRONMENTAL:

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.

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.

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.

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

CITY COUNCIL DATE: February 28th, 2013

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us

C23
1/7



Google earth



NORTH LOOP NEIGHBORHOOD PLANNING TEAM
SUPPORTING A VISION FOR NORTH-CENTRAL AUSTIN

C23
/8

November 11, 2012

To whom it may concern:

The North Loop Neighborhood Planning Team has been discussing a proposal by Pam Pritchard, owner of the Tigress pub at 100 W. North Loop Blvd. Unit G. Ms. Pritchard has indicated that she would like to expand her business to include a portion of the unit next to the one she currently occupies. Allowing alcohol sales and consumption in that area would involve a zoning change for that space to match the zoning she currently has in Unit G.

At this time, Ms. Pritchard is only asking for support from the North Loop Neighborhood Planning Team to submit an application for a zoning change. The planning team has discussed this request and has voted (Oct. 28, 2012) to support Ms. Pritchard's request to apply for a zoning change for this property.

We are encouraging Ms. Pritchard to go through a public process for a zoning change for her business at her earliest convenience, and we look forward to working with Ms. Pritchard to ensure that her business continues to be successful and beneficial to the quality of life in our neighborhood.

Sincerely,

Sebastian Wren
Chair – NLNPT