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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0004 – Mesa Plaza Ltd.

**Z.A.P.:** February 3, 2015

**ADDRESS:** 8030 Mesa Drive

**DISTRICT:** 10

**OWNER/APPLICANT:** Mesa Plaza Ltd.

**AGENT:** Thrower Design (Ron Thrower)

**ZONING FROM:** GR

**TO:** CS-1

**AREA:** .026 acres (1,120 square feet)

**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant commercial-liquor sales (CS-1) district zoning.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The subject property is a lease space within the Mesa Plaza shopping center and is currently occupied by a dry cleaner. The lease space to the north is an existing Twin Liquors store and to the south is an Austin Diagnostic Center medical radiology center. Other commercial uses within the shopping center include a grocery store, a dance studio, and a restaurant. Vehicular access to the shopping center is taken from Mesa Drive and from Spicewood Springs Road, a signalized intersection.

The applicant is proposing a zoning change to CS-1 in order to expand the existing liquor store. The addition will be interior to the building and will involve moving the dividing wall between the two existing businesses. The liquor store will gain an additional 1,120 square feet.

Staff is recommending the proposed zoning change because the liquor sales use will remain small in scale and is compatible with adjacent commercial and retail uses in this shopping center which serves the neighborhood and surrounding community. In addition the proposed change is appropriately located at the intersection of an arterial street and a collector street.

**ISSUES:**

None at this time.

**EXISTING ZONING AND LAND USES:**

|       | ZONING | LAND USES                               |
|-------|--------|---|
| Site  | GR     | Dry Cleaner                             |
| North | CS-1   | Liquor Store                            |
| South | GR     | Medical Office                          |
| East  | LR     | Grocery store, Medical Office           |
| West  | LR-MU  | Undeveloped (proposed for condominiums) |

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**NEIGHBORHOOD PLANNING AREA:** N/A

**TIA:** Not required

**WATERSHED:** Shoal Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 1363 SEL Texas
- 53 Northwest Austin Civic Association
- 1340 Austin Heritage Tree Foundation
- 1228 Sierra Club, Austin Regional Group
- 742 Austin Independent School District
- 475 Bull Creek Foundation
- 1236 The Real Estate Council of Austin, Inc.
- 416 Long Canyon Phase II & III Homeowners Assn. Inc.
- 511 Austin Neighborhoods Council
- 5 Balcones Civic Association
- 1303 Balcones West Neighborhood Association

**SCHOOLS:**

Doss Elementary School, Murchison Middle School, Anderson High School

**CASE HISTORIES:**

| NUMBER   | REQUEST     | PLANNING COMMISSION                  | CITY COUNCIL                                       |
|--|-------------|--------------------------------------|--|
| C14-2014-0161 – Brighton Gardens: 4323 Spicewood Springs Road          | LR to LR-MU | 11/18/2014 – Apvd LR-MU              | 12/11/2014 – Apvd LR-MU                            |
| C14-90-0024, Brighton Gardens Subdivision: 4401 Spicewood Springs Road | LR to GO-CO | 6/19/1990 – Apvd GO-CO w/conditions. | 7/12/1990 – Apvd GO-CO, limiting height to 40feet. |
| C14-89-0061, Mesa Plaza: 8028 Mesa Drive                               | LR to GR    |                                      | 12/7/1989 – Apvd GR.                               |
| C14-73-207,  | LR to CS-1  |                                      | 11/15/1973 – Apvd CS-1.                            |

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|   |                    |  |  |
|---|--------------------|--|--|
| C.B. Carpenter & Norman Luteran: 8030 Mesa Drive  |                    |  |  |
| C814-72-014 and C814-74-011, Northwest PUD: intersection of Mesa Drive and Myrick Drive | LR and SF-4 to PUD |  | 4/16/1981 – PUD ordinance no. 81-0416-G, Apvd development of a variety of residential uses (single family and condos). |

**RELATED CASES:**

The subject rezoning area is a portion (1,120 square feet) out of a lot that is platted as Lot 1B of Block B, Mesa Plaza Addition, recorded in 1973 (C8S-73-130).

**ABUTTING STREETS:**

| Name       | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro (within ¼ mile) |
|------------|-----|----------|----------------|-----------|------------|-------------------------------|
| Mesa Drive | 80' | 40'-50'  | Collector      | Yes       | Yes        | Yes                           |

**CITY COUNCIL DATE:**

February 26, 2015

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

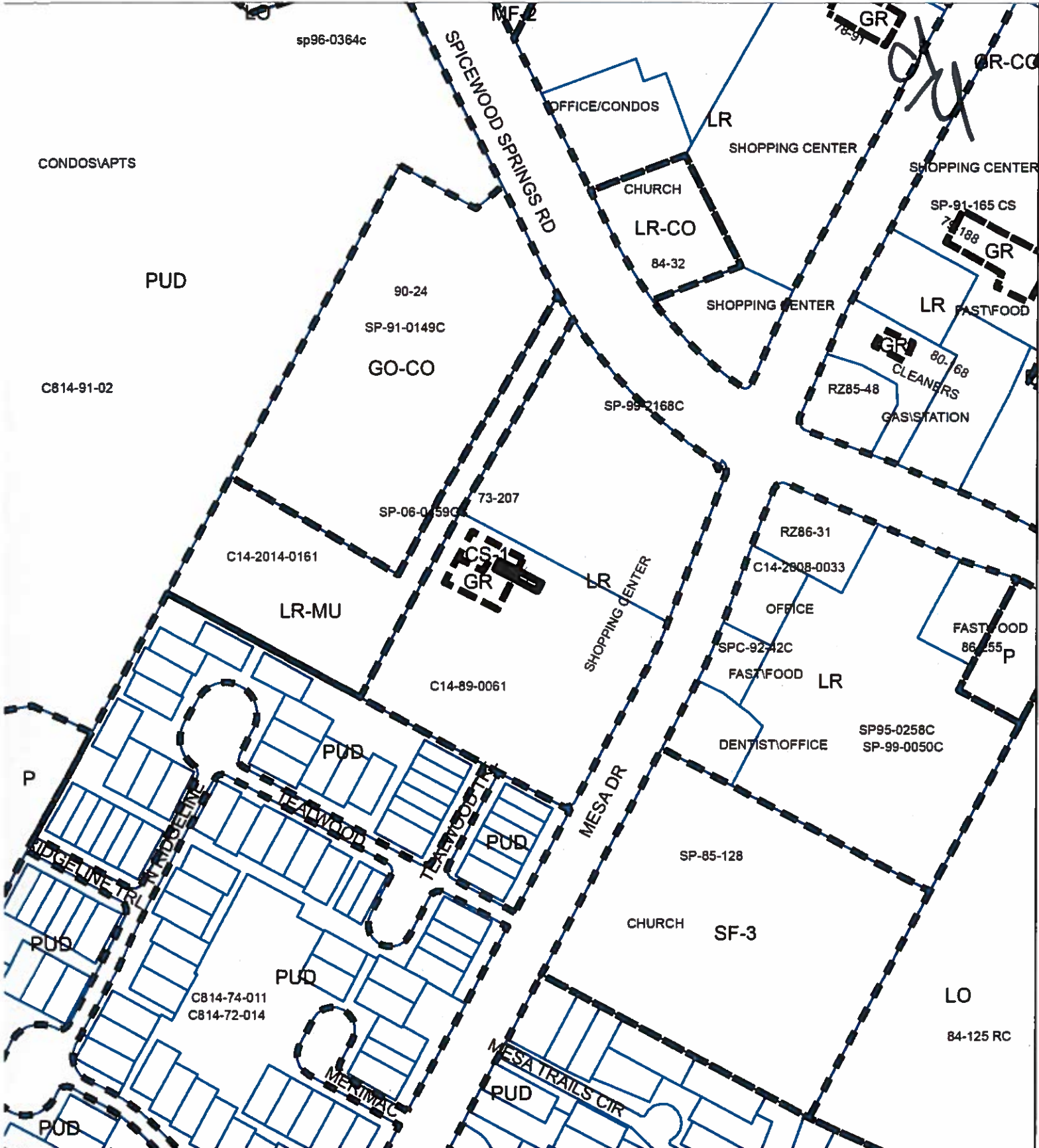
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Tori Haase

**PHONE:** 512-974-7691

**EMAIL:** [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov)






**ZONING**

*Exhibit A*

ZONING CASE#: C14-2015-0004



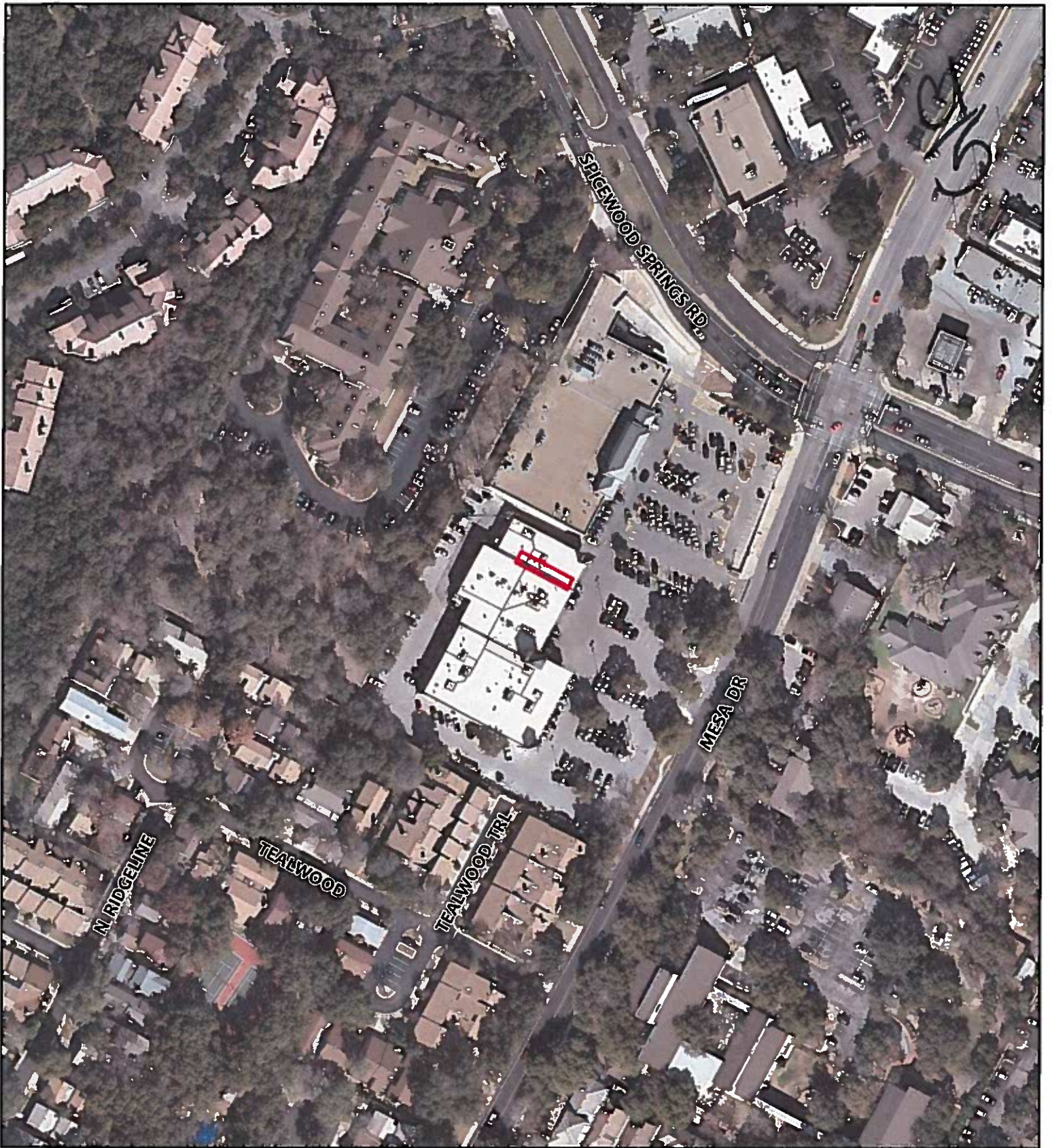
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



1" = 200'



MS



1' = 400'



Subject Property

**ZONING**

ZONING CASE#: C14-2015-0004  
ZONING CHANGE: GR to CS-1  
LOCATION: 8030 Mesa Drive  
SUBJECT AREA: .026 ACRES  
MANAGER: TORI HAASE

Exhibit B



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.

## **STAFF RECOMMENDATION**

The Staff's recommendation is to grant commercial-liquor sales (CS-1) district zoning.

## **BASIS FOR RECOMMENDATION**

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

Commercial – Liquor Sales (CS-1) base zoning is intended for uses involving the sale of liquor and therefore the proposed zoning is consistent with the purpose of the CS-1 zoning district.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed zoning change is compatible with the existing small-scale, neighborhood-oriented commercial uses. The liquor store will remain small in scale and therefore is appropriate for this shopping center that serves the surrounding neighborhoods.

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 subject property is located in a shopping center at the corner of an arterial street (Spicewood Springs Road) and a major collector street (Mesa Drive). An expansion of a CS-1 lease space is appropriate at this location.

## **EXISTING CONDITIONS**

### ***Site Characteristics***

The subject property is a lease space in an existing neighborhood shopping center at the southwest corner of Spicewood Springs Road and Mesa Drive. The shopping center is developed with a commercial structure that houses several lease spaces. The remainder of the shopping center is developed with surface level parking that includes several vegetative islands with 8-10 well established trees.

### ***Impervious Cover***

The site is currently developed. The zoning change will not increase in the amount of impervious cover.

### ***Comprehensive Planning*** – Kathleen Fox, 512-974-7877

Imagine Austin -

The site is located over the Edwards Aquifer Recharge Zone, as identified on the Imagine Austin's Environmental Resources Map, found in the Image Austin Comprehensive Plan (IACP).

Based on the comparatively scale of the site relative to other commercial uses nearby, the property being situated along a busy commercial thoroughfare, as well as the site not being located along an Activity Corridor or within an Activity Center, this case falls below the scope of Imagine Austin; and

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consequently the plan is neutral on the proposed rezoning. However, due to the site's location in an environmentally sensitive area, there will be at the site planning stage if this property is ever redeveloped, an environmental review to determine if any critical environmental features are located on the site.

***Environmental*** – Mike McDougal, 512-974-6380

The site is 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.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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 rim-rock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

***Transportation*** - Caleb Gutshall, 512-974-6420

Additional right-of-way may be required at the time of subdivision and/or site plan.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

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]

***Water and Wastewater*** - Neil Kepple, 512-974-0077

The site is currently served by AWU. No comments

***Storm Water 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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Storm water Management Program if available.

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***Site Plan and Compatibility Standards*** – Nikki Hoelter, 512-974-2863

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

A liquor store is a permitted use in the CS-1 zoning district, however if the use changes to cocktail lounge, a conditional use permit will be required and approval by the Zoning and Platting Commission would be required.