

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2017-0048 (GMCV LLC, DBA G's Liquor)**Z.A.P. DATE:** June 6, 2017**ADDRESS:** 1800 Scofield Ridge Parkway, Ste. C**DISTRICT:** 7**OWNER/APPLICANT:** GMCV, LLC (George Faddoul)**AGENT:** Lenworth Consulting, LLC (Nash Gonzales)**ZONING FROM:** GR**TO:** CS-1**AREA:** 0.0367 acres  
(1,599.82 sq. ft.)**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant CS-1 (Commercial Liquor Sales) zoning district.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:****DEPARTMENT COMMENTS:**

The property in question is currently an undeveloped tract of land located at the western intersection of West Howard Lane and Scofield Ridge Parkway. The lots to the north, across W. Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. There is a Limited Warehousing and Distribution use (Fed Ex Distribution Center) to the west. To the south, across Scofield Ridge Parkway, is a single family residential neighborhood. The applicant is asking to rezone the property to CS-1 to develop a liquor store use in a suite within a planned commercial retail center (Scofield Retail Center).

The staff supports the rezoning request because the site meets the intent of the CS-1 district as it is located along an identified activity corridor, Howard Lane. The applicant is proposing to rezone a footprint area that will be a suite located within a future retail shopping center at the intersection of an arterial roadway, Scofield Ridge Parkway and a collector roadway, W. Howard Lane. The site under consideration is surrounded by GR zoning and is located adjacent to commercial and industrial uses to the north and west. The proposed zoning will allow for the development of commercial uses that will provide services for the residential development to the south.

The applicant agrees with the staff recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR	Undeveloped
<i>North</i>	County	Industrial/Office/Warehouse
<i>South</i>	SF-6	Single Family Residences
<i>East</i>	County	Undeveloped
<i>West</i>	LI-CO	Limited Warehousing and Distribution (Fed Ex Distribution Center)

**AREA STUDY:** N/A**TIA:** Deferred**WATERSHED:** Little Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 North Growth Corridor Alliance  
 Pflugerville Independent School District  
 Ridge at Scofield Homeowners Association  
 Scofield Phase VIII Residential Owners Association Inc.  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Wells Branch Neighborhood Association

**SCHOOLS:** (Pflugerville I. S.D.)

Parmer Lane Elementary  
 Westview Middle School  
 Connally High School

**CASE HISTORIES:**

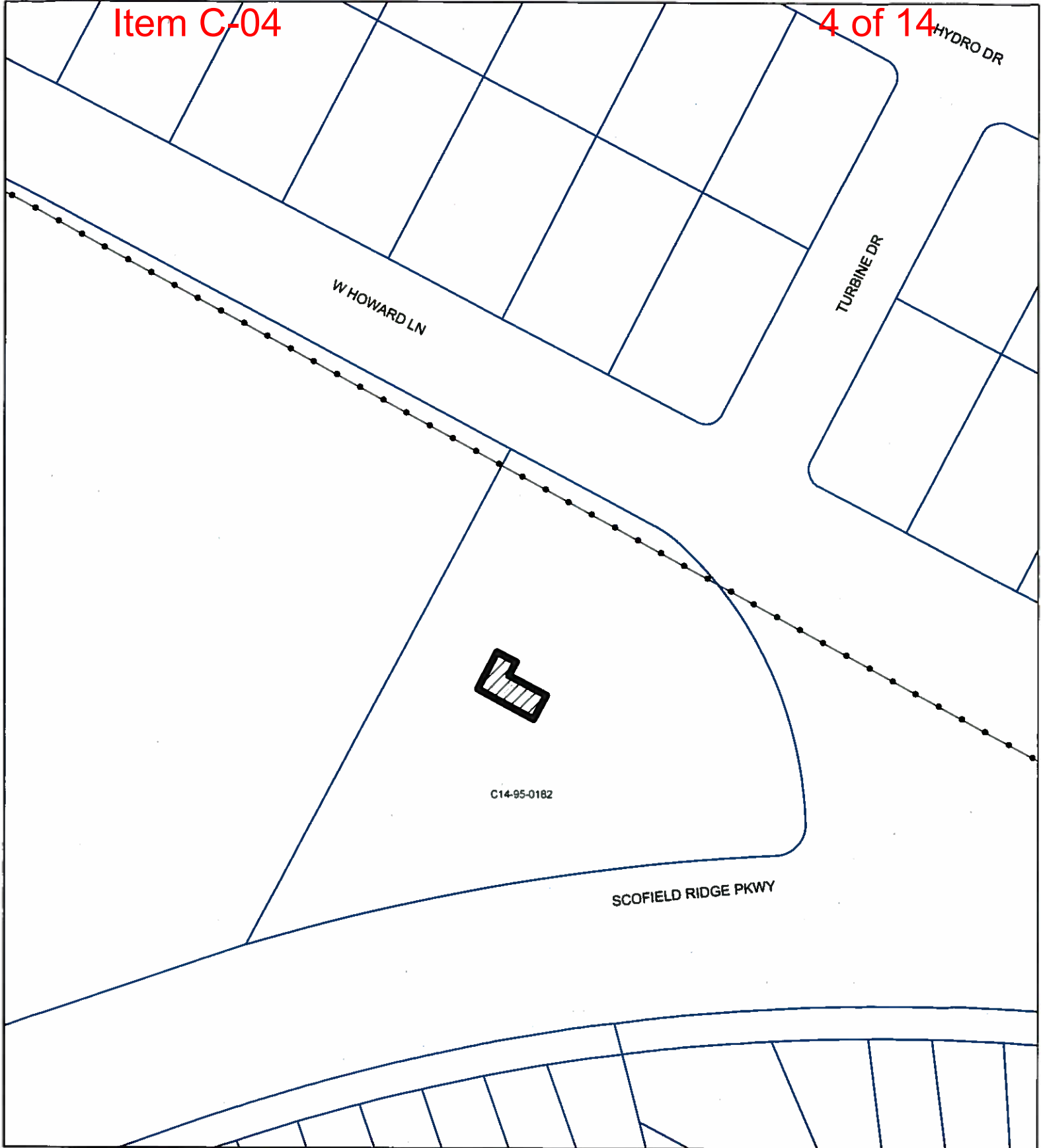
NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0049 (Scofield Ridge Condominiums: 1900-2000 Scofield Ridge Parkway)	LI-CO to SF-6	5/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7-0, Ortiz, Robertson-absent) Vrudhula-1 <sup>st</sup> , Cravey-2 <sup>nd</sup>	7/19/01 : Approved SF-6 on all 3 readings (6-0)
C14-00-2206	SF-6	Approved SF-6-CO (8-0, consent)	Approved SF-6-CO, with conditions (7-0, all 3 readings)
C14-95-0182	LI : TR 1= 32 acres GR :TR 2= 1.621 acres SF-6: TR 3= 66.11 acres	Approved LI, GR, SF-6	Approved LI-CO for Tract 1, GR for Tract 2 and SF-6 for Tract 3 (7-0)
C14-93-0068	SF-6 : 47.191 acres MF-1 : 1.347 acres SF-6 : 2.098 acres	Approved SF-6-CO, MF-1, RR	Approved SF-6-CO, MF-1, RR (6-0, 2 <sup>nd</sup> /3 <sup>rd</sup> readings)

**RELATED CASES:** SP-2015-0535C - Site Plan Case (Scofield Retail Center)  
 C14-95-0182 - Previous Zoning Case

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Scofield Ridge Parkway	120 ft.	24 ft. (divided)	Arterial	Yes, one side	Yes, bike lane	No
Howard Lane (ETJ)	85 ft.	40 ft.	Collector	No	No	No

**CITY COUNCIL DATE:** August 3, 2017**ACTION:****ORDINANCE READINGS:** 1st2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Sherri Sirwaitis**PHONE:** 512-974--3057,  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)



# ZONING

ZONING CASE#:C14-2017-0048



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

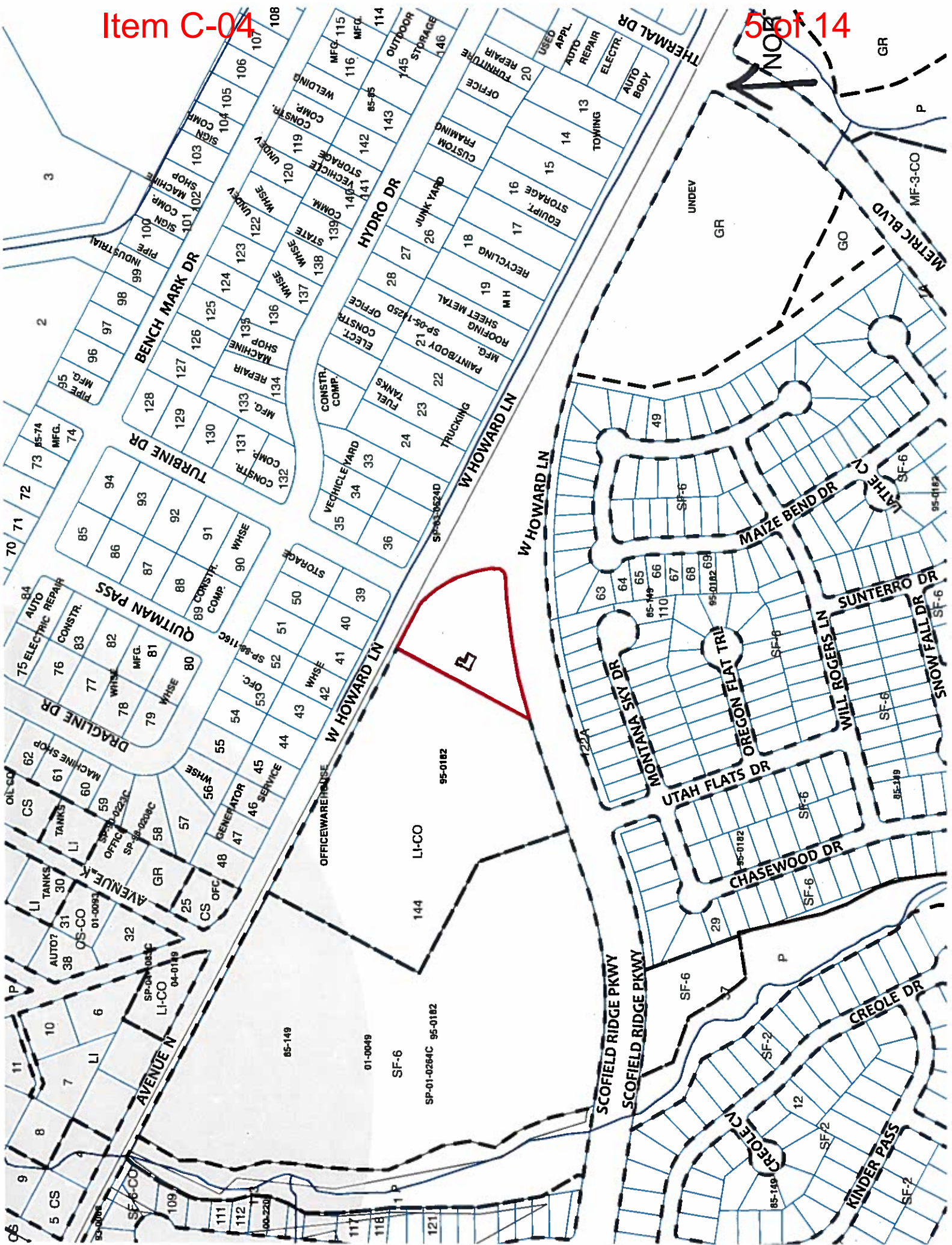
1" = 100'

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.













## STAFF RECOMMENDATION

The staff's recommendation is to grant CS-1 (Commercial Liquor Sales) zoning district.

## BASIS FOR RECOMMENDATION

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

Commercial-liquor sales (CS-1) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district.

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

The CS-1 zoning district would be compatible and consistent with the surrounding uses because the site under consideration is surrounded by GR zoning and is located adjacent to commercial and industrial uses to the north and west.

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.*

This property in question is located in a developing shopping center located at the intersection of an arterial roadway, Scofield Ridge Parkway and a collector roadway, W. Howard Lane.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is an undeveloped tract of land located at the western intersection of W. Howard Lane and Scofield Ridge Parkway. The lots to the north, across West Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. There is a Limited Warehousing and Distribution use (Fed Ex Distribution Center) to the west. To the south, across Scofield Ridge Parkway, is a single family residential neighborhood.

### Comprehensive Planning

#### GR to CS-1

This zoning case abuts Howard Lane to the north, and Scofield Ridge Parkway to the south on a vacant property that is approximately .036 acres in size. This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes a landscaping business and a light industrial/warehouse use to the north, a large single family subdivision to the south; vacant land to the east; and large regional parcel shipping center to the west. The request is to obtain zoning to permit liquor sales. This property was rezoned in December 2015.

**Connectivity:** Public sidewalks are located intermittently along Scofield Ridge Parkway, while there are no sidewalks located near this portion of Howard Lane. There are no CapMetro transit stops located within walking of this property. The Walkscore for this property 41/100, meaning most errands require a car.

**Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane). Page 106 of Imagine Austin states: "*Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.*" P. 106

The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **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.

**Analysis and Conclusion**

Although this site is located along a designated Activity Corridor, which permits a variety of commercial uses, based on the comparative scale of this site relative to other commercial and industrial/warehouse uses in the area, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

**Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

**Environmental**

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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.

According to flood plain 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.

At this time, site-specific information is unavailable regarding existing trees and 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.



### **Impervious Cover**

The maximum impervious cover allowed by the CS-1 zoning district would be 95 %. 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. The site is in the Desired Development Zone.

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>% 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%

Note: The most restrictive impervious cover limit applies.

### **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.

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

### **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**

There is an existing Traffic Impact Analysis with approved site plan application case number SP-2015-0535C (Scofield Retail Center). The existing TIA may need to be amended or revised to accommodate the proposed liquor use. Please contact Scott James ([Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov)), or Mehrnaz Mehraein ([Mehrnaz.Mehraein@austintexas.gov](mailto:Mehrnaz.Mehraein@austintexas.gov)) to discuss the TIA.

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Janae Ryan, 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.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Scofield Ridge Parkway.

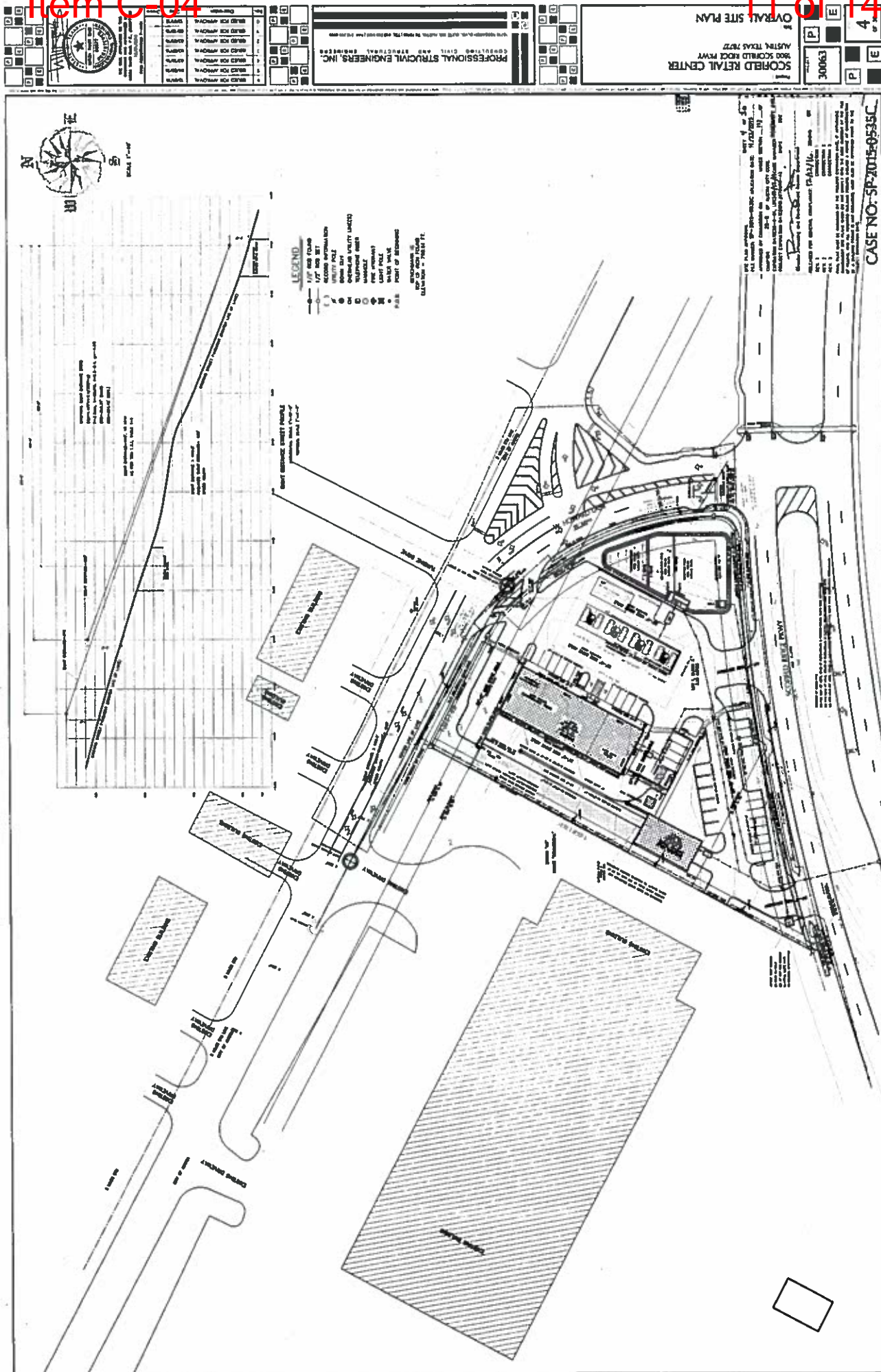
FYI – Scofield Ridge Drive is City of Austin public right-of-way and Howard Lane is Travis County public right-of-way.

**Existing Street Characteristics:**

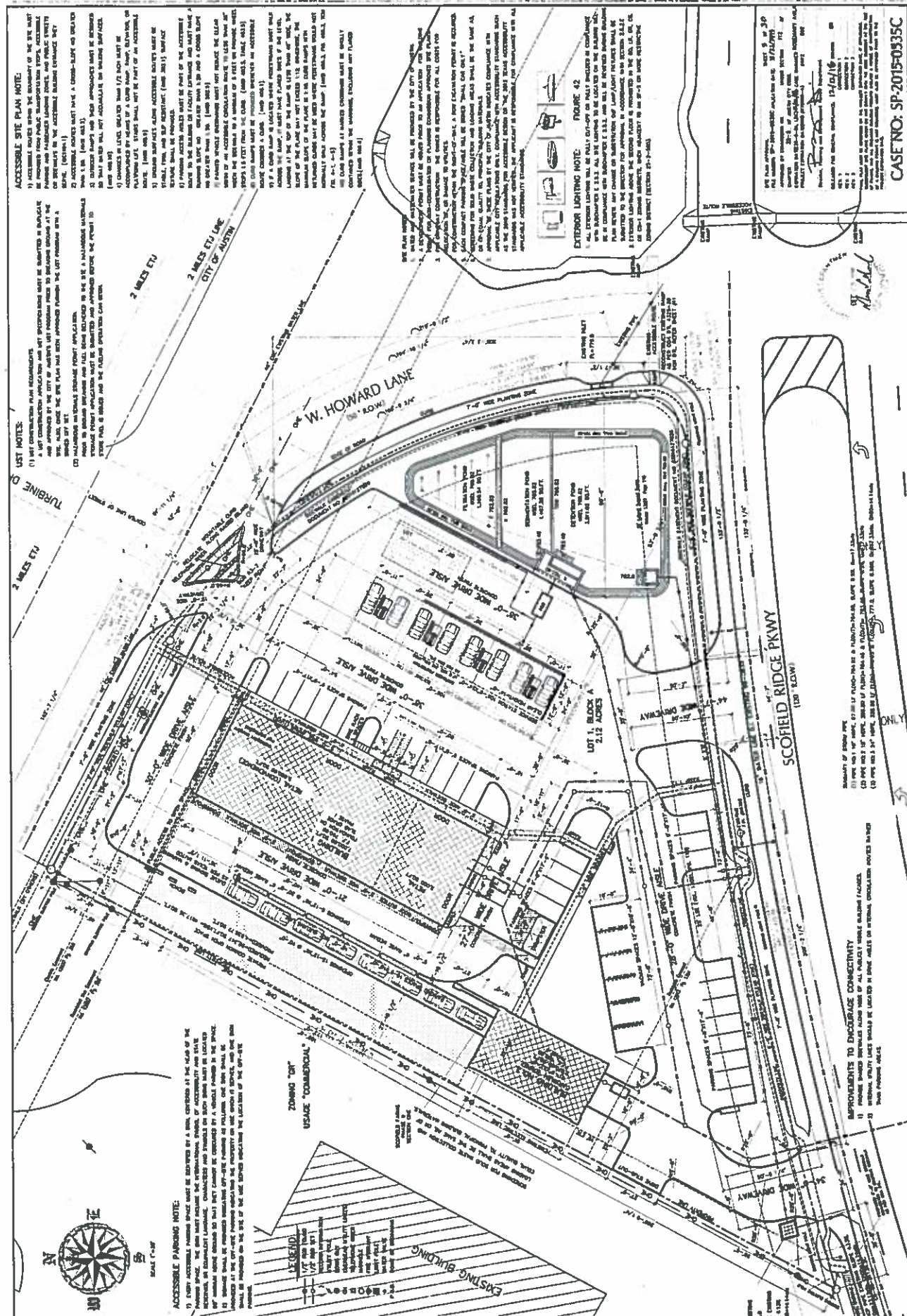
<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bike Route</b>	<b>Capital Metro (within ¼ mile)</b>
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**Water and Wastewater**

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.









**CITY OF AUSTIN**  
**One Texas Center-505 Barton Springs Road**  
**Site Plan Permit**

**Application Date: 11/23/2015**

**Site Plan Expiration Date: 12/12/2019**

**Permit No.: SP-2015-0535C**

**Project Name (or description): Scofield Retail Center**

**Address or Location Description: 1800 Scofield Ridge Pkwy**

**Watershed: Walnut Creek**

**Owner of Property: Rouche, LLC., (512) 970-8387**

**Address: 407 Talkeetna Lane, Cedar Park, TX 78613**

**Owner's Representative: Mirza Baig, PSCE, Inc., (512) 238-6422**

**Address: 12710 Research Blvd Ste 390 Austin, TX 78759**

**Legal Description: Collins Subd, Lot 1, Block A**

**PERMIT IS HEREBY ISSUED FOR:**

The construction of a retail (convenience) and restaurant building with car wash, gas pumps, parking, utilities, detention pond, and other associated improvements as per the approved site plan. The site is 2.12 acres with approximately 67.70% impervious cover. The project is located within the Walnut Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

**CONDITIONS OF PERMIT**

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

**ENGINEER'S CERTIFICATION:** Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

DAVE PERVAL  
Signature of Applicant

For ROUCHE, LLC  
Owner

DEC 12, 2016  
Date

[Signature]  
Permit Approved by City of Austin

12/12/16  
Date

Sirwaitis, Sherri

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**From:** Fawzia Salahuddin <fawziasalahuddin@outlook.com>  
**Sent:** Thursday, May 11, 2017 4:16 PM  
**To:** Sirwaitis, Sherri  
**Subject:** C14-2017-0048

Hi Sherri,

I am in receipt of the "notice of filing of application for rezoning". dated 5/01/2017.

I am a homeowner in the Scofield Farms Neighborhood & allowing this zoning change to allow hard liquor sales to this site will have a huge safety concern for school children and people on foot & bicycle traffic. CS-1 zoning allows for sale of hard liquor & as a bar or as a restaurant/bar setting. There are already so many alcohol related accidents, we can't be adding more to it to the City of Austin, especially so close to the residential subdivisions & schools. I am definitely against the zoning change. The current Zoning of GR is very broad allows for the use they are currently building for, which is a convenient store / gas station with a car wash.

Thank You,

Fawzia