

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0064 – Old School Liquor and Market

DISTRICT: 5

ZONING FROM: GR

TO: CS-1

ADDRESS: 1901 West William Cannon Drive, Suite 165

SITE AREA: 0.0552 acres (2,404 square feet)

PROPERTY OWNER: Field Realty Partners, Ltd. (J. Grady Field)

APPLICANT: Old School Liquor and Market, Inc.
(Phil Harding and Debbie Mylius)

AGENT: Keepers Consulting
(Ricca Keepers)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 21, 2019:

CITY COUNCIL ACTION:

June 20, 2019:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject rezoning area is a 2,404 square foot lease space occupied by a laundromat in a larger commercial center containing medical office, retail and restaurant uses, and zoned community commercial (GR). The shopping center is situated at the southeast corner of West William Cannon Drive and Manchaca Road and has driveways to both streets. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes commercial – liquor sales (CS-1) district zoning in order to occupy the lease space with a liquor store and food sales uses.

BASIS FOR RECOMMENDATION

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.

Staff recommends the Applicant's request based on the property's access to two arterial roadways which contain a mix of commercial uses and corresponding zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Lease space occupied by a laundromat in a commercial center
<i>North</i>	GR	Restaurants (limited)
<i>South</i>	GR	Lease spaces for retail and restaurant uses; Medical office; Assisted living facility
<i>East</i>	GR	Lease spaces for medical office, retail and restaurant uses; Financial services; Personal services; Personal improvement services
<i>West</i>	GR	Lease spaces for retail and restaurant uses; Pet services

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 790 – Cherry Creek Village Neighborhood Association
 1228 – Sierra Club, Austin Regional Group 1343 – Oak Hill Trails Association
 1363 – SEL Texas 1424 – Preservation Austin
 1429 – Go!Austin/Vamos!Austin (GAVA)-78745
 1443 – Shiloh Oaks Neighborhood Association 1528 – Bike Austin
 1531 – South Austin Neighborhood Alliance
 1550 – Homeless Neighborhood Association 1559 – Palomino Park HOA
 1578 – South Park Neighbors 1596 – TNR BCP – Travis County Natural Resources
 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

No recent case histories.

RELATED CASES:

The proposed rezoning area was covered by a zoning case that was approved for GR zoning in October 1972 (C14-71-164 – Austin Savings & Loan Association).

The rezoning area is a portion of Lot 2, Towne Square Center subdivision, recorded in July 1979 (C8s-79-103). Please refer to Exhibit B.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Manchaca Road	90 feet	55 feet	Major Arterial	6 feet	No	Yes
West William Cannon Drive	100 feet	80 feet	Major Arterial	6 feet	No	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This rezoning case is located on the southeast corner of West William Cannon Drive and Manchaca Road, and concerns one of the retail bays (0.05 acres) located within the larger Towne Square Shopping Center. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses include the existing retail shopping center, a restaurant, retail uses, and single family houses to the north; to the south is the existing shopping center, an assisted living center and single family houses; to the east is the existing shopping center, commercial uses, and single family houses; and to the west is a grocery store, an apartment complex, and single family houses. The proposal is to convert an existing retail bay from a laundromat to a liquor store/market, which requires CS-1 zoning.

Connectivity

There are public sidewalks located along W. William Cannon Drive and Manchaca Drive. A public transit stop is located directly in front of the shopping center. The Walkscore for this site is 64/100, Somewhat Walkable, meaning some errands may be accomplished on foot. The mobility and connectivity options in the area are above average.

Imagine Austin

The property is located along an ‘**Activity Corridor**’, which is characterized by a variety of activities and types of buildings that are intended to allow people to reside, work, shop,

access services, people watch, recreate, and hang out without traveling far distances. The following IACP policies are also relevant 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.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Based on the comparative scale of the site relative to a variety of existing commercial land uses in the area, as well as the site being located along an Activity Corridor, which encourages neighborhood service commercial uses to make more vibrant corridors, the proposed project appears to support the policies of the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson 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. 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 Gross Site Area</i>	<i>% of Gross Site Area 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 location.

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 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan

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

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

Please be aware that State Law governs the location of the sale of alcohol; it may not be sold within 300 feet of a church, public or private school or public hospital. Please refer to Subchapter C: Local Regulation of Alcoholic Beverages.

Transportation

FYI – Driveways, sidewalks, accessibility requirements, etc. shall comply with current Land Development Code and Criteria at the time of the Site Plan Applications.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a bicycle facility is recommended for Manchaca and William Cannon. Mike Schofield, Bicycle Program, Austin Transportation Department may provide additional comments and requirements for right-of-way dedication and bicycle facility construction in accordance with LDC 25-6-55 and LDC 25-6-101. Please review the Bicycle Master Plan for more information.

FYI – This project is adjacent to a street that has been identified in Austin's Corridor Mobility Program (see GIS file Construction eligible corridors).

Water / Wastewater

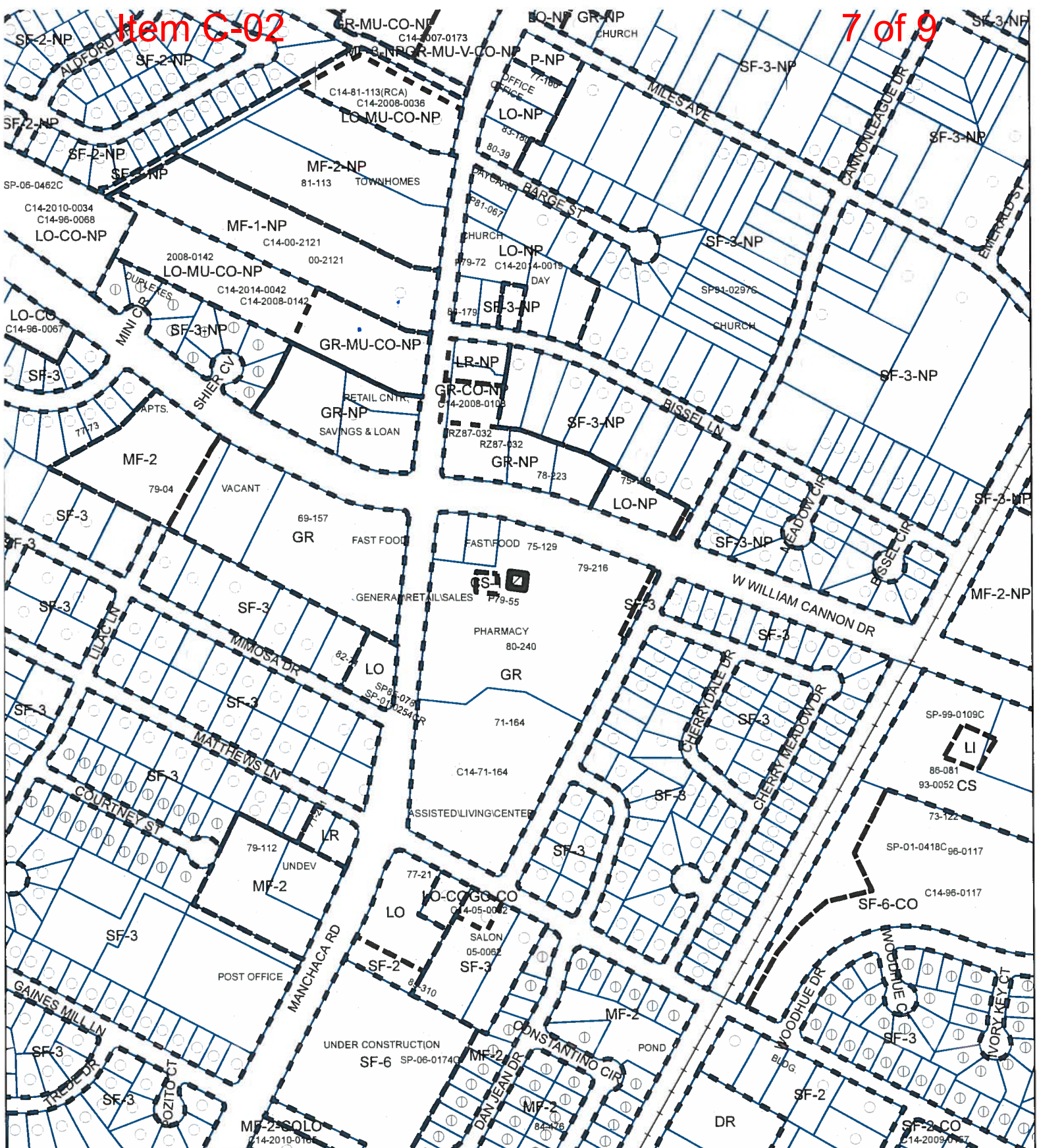
FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

INDEX OF EXHIBITS TO FOLLOW





A: Zoning Map
A-1: Aerial Map
B: Recorded Plat



ZONING

ZONING CASE#: C14-2019-0064

EXHIBIT A

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

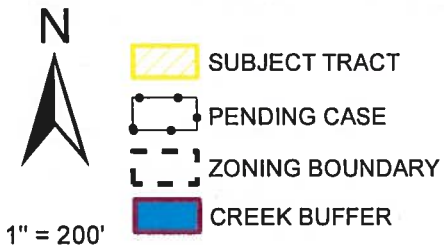
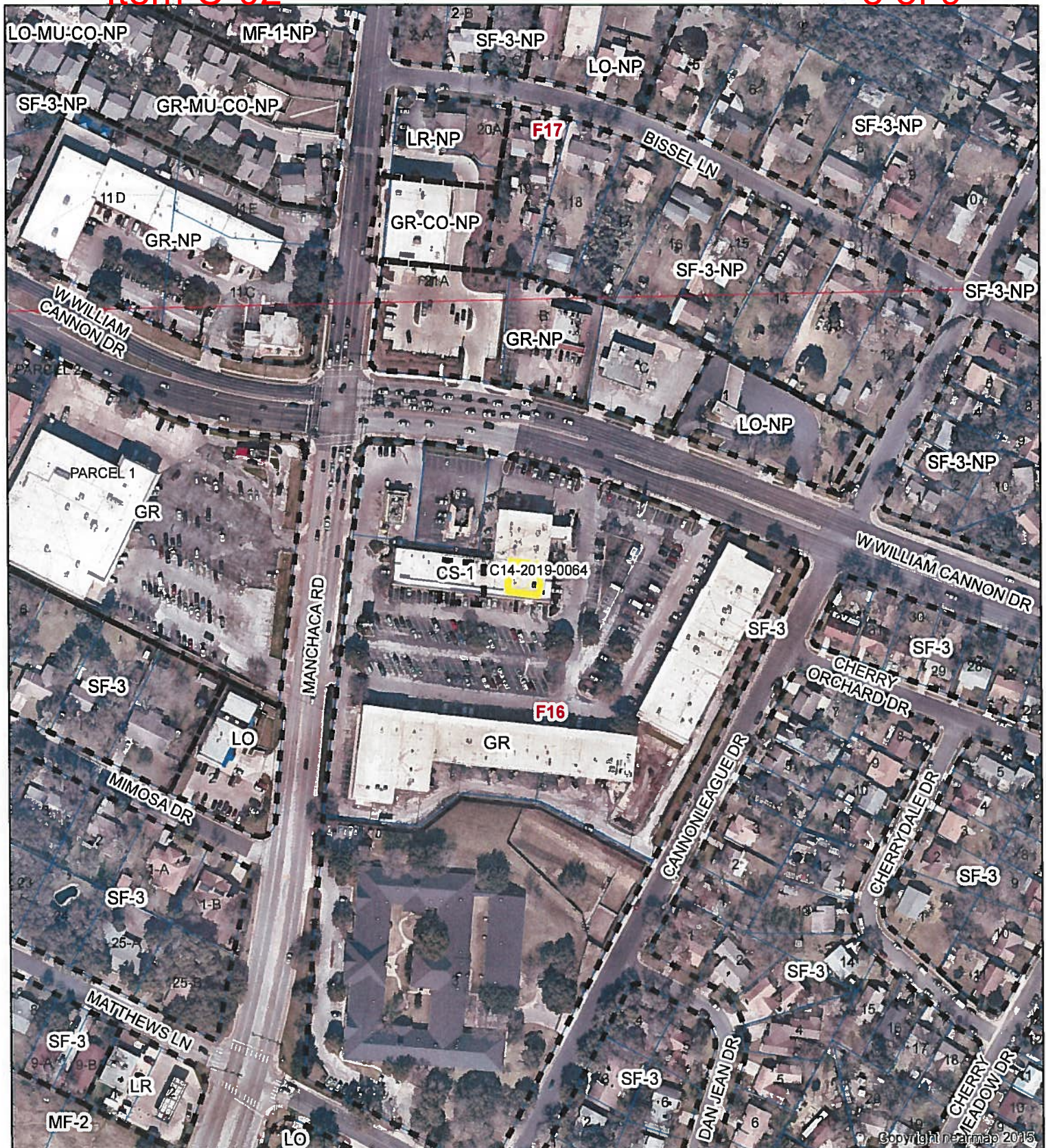
1" = 400'

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.



Created: 3/29/2019



OLD SCHOOL LIQUOR AND MARKET

EXHIBIT A1

ZONING CASE#: C14-2019-0064

LOCATION: 1901 W. William Cannon Dr. Ste. 165

SUBJECT AREA: .0552 ACRES

GRID: F16

MANAGER: WENDY RHOADES



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.

Item C-02

9 of 9

CBS-79-103

STATE OF TEXAS
COUNTY OF TRAVIS

KIMM ALL MEN BY THESE PRESENTS that William Cannon/Hanchen Associates, Ltd., a Texas limited partnership of William Cannon Ltd., being a Texas limited partnership of Gary L. Bradley and John C. Hooley, and Allied Development Co., being a Texas general partnership of B.H. Williford and R.J. Follows, acting by and through Allied Development Co., as general partner, owner of that certain 12.991 acre tract as conveyed to it in Volume 622, Page 557 of the head records of Travis County, Texas, does hereby subdivide said tract in accordance with the attached plat to be known as TOWNE SQUARE CENTER, and does hereby dedicate to the public all streets and easements as shown hereon.

WITNESS MY HAND this 17th day of July 1979 A.D.

Richard R. Linn
R. R. Williford

WITNESS MY HAND this 17th day of July 1979 A.D.

R. J. Follows
R. J. Follows

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared R. R. Williford, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purpose and considerations therein expressed.

WITNESS MY HAND this 17th day of July 1979 A.D.

Robert C. Thompson
Robert C. Thompson
Notary Public in and for Travis County, Texas

Before me, the undersigned authority, on this day personally appeared R. J. Follows, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged that he executed the same for the purpose and considerations therein expressed.

WITNESS MY HAND this 17th day of July 1979 A.D.

Robert C. Thompson
Robert C. Thompson
Notary Public in and for Travis County, Texas

APPROVED FOR RECORD:

Richard R. Linn
Richard R. Linn, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas on the 24th day of July 1979.

David C. Harmon
David C. Harmon
City Manager

FILED FOR RECORD this 25th day of July 1979, at 2:00 o'clock P.M. Doris Shrophshire, Clerk County Court, Travis County, Texas.

By: *Linda L. Bloomer*
Linda L. Bloomer
Deputy Clerk

STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shrophshire, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the foregoing instrument was filed for record in the office of the County Clerk on the 25th day of July 1979, at 2:00 o'clock P.M. in the Public Records of said County in Book 78, Page 130.

WITNESS MY HAND AND SEAL of the Court of said County on the date last written above. Doris Shrophshire, Clerk County Court, Travis County, Texas.

By: *Linda L. Bloomer*
Linda L. Bloomer
Deputy Clerk

FLOOD PLAIN NOTE

The 100 year flood plain will be contained within easements shown on this plat after proposed improvements are made.

I, John Hoell, am authorized under the laws of the State of Texas to practice the profession of ENGINEERING and hereby certify that this plat complies with Chapter 41 of the City of Austin Code in form and content and was prepared from an actual survey made under my supervision on the ground.

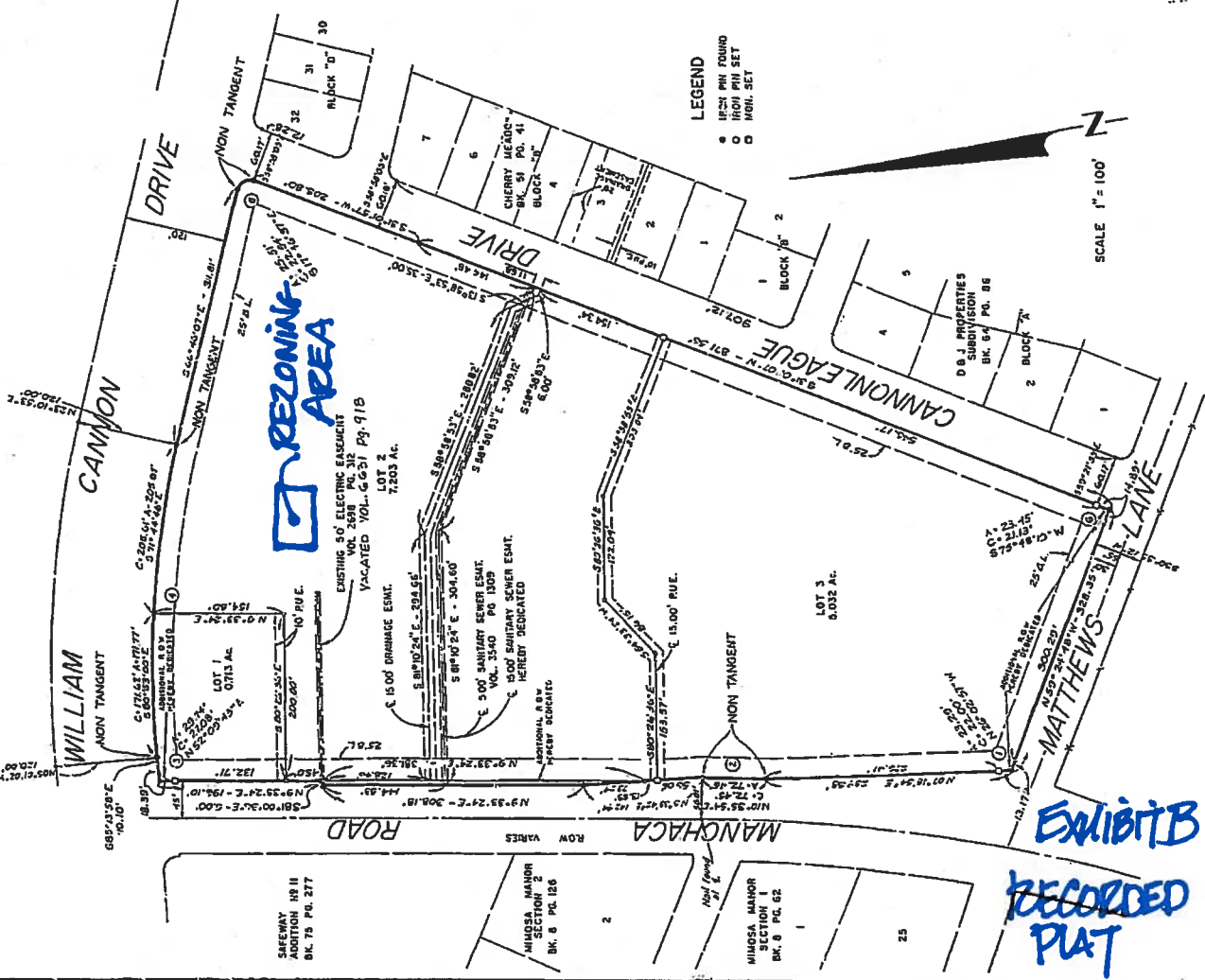
John Hoell
John Hoell, Registered Professional Engineer
Date 6-8-79

JUN 8 1979
CITY PLANNING
CITY OF AUSTIN

PREPARED BY:

4911 HARMON AVE. SUITE 109
AUSTIN, TEXAS 78751
DRAWN BY: J. WELSH

NOTES:
Prior to construction on any lot in this subdivision, drainage plans shall be submitted to the City of Austin Engineering Department for approval. Runoff shall be held to the amount existing at undeveloped status by use of ponding or other approved methods. Sidewalks are required on the subdivision side of Hanchen Road, William Cannon Drive, Cannonsquare Drive, and Matthews Lane.



TOWNE SQUARE CENTER

CURVE	DATA
①	65° 43' 42"
②	2° 01' 05"
③	85° 17' 38"
④	18° 14' 23"
⑤	97° 25' 42"
⑥	99° 34' 05"
⑦	16° 00' 00"
⑧	20° 00' 00"
⑨	18° 33' 00"
⑩	190° 44' 00"
⑪	17° 08' 00"
⑫	14° 09' 00"
⑬	25° 51' 00"
⑭	22° 45' 00"
⑮	21° 13' 00"
⑯	22° 00' 00"
⑰	72° 45' 00"
⑱	27° 05' 00"
⑲	97° 04' 00"
⑳	97° 04' 00"

EXHIBIT B
RECORDED
PLAT