

ZONING CHANGE REVIEW SHEETCASE: C14-2019-0144 Slaughter CS-1DISTRICT: 2ZONING FROM: CS-COTO: CS-1ADDRESS: 8601 South Congress AvenueSITE AREA: 3,500 SFPROPERTY OWNER:

SOCO 35 Retail LTD (Milo Burdette)

AGENT:

Thrower Design (Ron Thrower)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)STAFF RECOMMENDATION:

Staff recommends commercial – liquor sales (CS-1) district zoning. *For a summary of the basis of staff's recommendation, see page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:**November 19, 2019 Scheduled for Zoning and Platting Commission**CITY COUNCIL ACTION:**December 5, 2019 Scheduled for City Council**ORDINANCE NUMBER:

ISSUES

None at this time.

CASE MANAGER COMMENTS:

This property is approximately 3,500 square feet in size and is a zoning footprint located within the proposed Oaks at Slaughter Shopping Center. The rezoning is for a liquor store that will be contained within a larger building with other commercial uses. The new commercial development is located in the northwest corner of IH-35 and Slaughter Lane, between S. Congress Avenue and the southbound service road of IH-35. This footprint is within a larger lot zoned general commercial service – conditional overlay (CS-CO) combining district. Across the street are existing CS-CO and commercial – liquor sales – conditional overlay (CS-1-CO) combining district zoned properties. The adjacent lot to the north is a limited industrial service – conditional overlay (LI-CO) combining district zone. To the east is IH-35, and to the south are additional CS-CO zoned properties, see *Exhibit A: Zoning Map and Exhibit B: Aerial Map*.

BASIS OF RECOMMENDATION:

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

The CS-1 zoning district is intended predominately 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. The location of this zoning footprint is within a larger proposed commercial development, located between an arterial and highway service road. There are no residential uses in close proximity to the rezoning site. Staff recommends CS-1 district zoning based on the property's proximity to the existing and proposed roadway framework and adjacent compatible zoning districts.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	CS-CO	Undeveloped
North	LI-CO	Undeveloped
South	CS-CO	Undeveloped
East	IH-35	Interstate Highway
West	CS-CO	Automotive repair services, commercial business park containing a variety of commercial uses.

NEIGHBORHOOD PLANNING AREA: N/ATIA: Site is subject to the approved TIA with zoning case C14-2014-0071.WATERSHED: Onion CreekOVERLAYS: ADU Approximate Area Reduced ParkingSCHOOLS: Williams Elementary, Bedichek Middle and Crockett High Schools.NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Indian Hills Neighborhood Watch
Austin Neighborhoods Council	Neighborhood Empowerment Foundation
Bike Austin	Onion Creek Homeowners Association
Del Valle Community Coalition	Preservation Austin
Dove Springs Proud	SELTexas
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Go! Austin/Vamos! Austin 78745	South Austin Neighborhood Alliance (SANA)
Homeless Neighborhood Association	South Boggy Creek Neighborhood

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2018-0125 8534 South Congress Zoning	DR to CS	Approved CS-CO w/CO limiting trip count to 2,000 per day.	Approved CS-CO.
C14-2012-0092 Slaughter Crossing 8801-1/2 South Congress Avenue	DR, SF-2, CS-CO to CS	Approved CS-CO w/CO prohibiting adult-oriented businesses, pawn shop services, and vehicle storage and TIA conditions.	Approved CS-CO w/ a prohibited uses and Restrictive Covenant for the conditions of the TIA.

Number	Request	Commission	City Council
C14-06-0119 Beverly's 8504 South Congress Avenue	DR to CS-1	Approved CS-1-CO on Tract 1 and CS-CO on Tract 2. CO limits trip count to 2,000 per day.	Approved CS-1-CO on Tract 1 and CS-CO on Tract 2.
C14-04-0105 Pennington LTD Partnership 8708 South Congress Avenue	DR to CS	Approved CS-CO w/CO limiting trip count to 2,000 per day.	Approved CS-CO.

RELATED CASES:

This property was previously zoned through case C14-2014-0071. The applicant for this case requested to zone and rezone a larger area (10.87 acres) from DR, SF-2 and unzoned areas to CS. Staff recommended CS-CO to prohibit commercial blood plasma center and vehicle storage. The Zoning and Platting Commission and City Council approved staff's recommendation of CS-CO.

This property is a part of the subdivision Oaks at Slaughter case C8-2018-0109. This case involved subdividing the property with right-of-way.

There is a related site plan that is currently being reviewed (SP-2019-0045C) for this property called Oaks at Slaughter Retail Center. The site plan includes two commercial buildings, and associated sidewalks and parking.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
S Congress Avenue	115'	65'	Level 3	Yes	Shared Lane	Yes
IH 35 SB Service Road	336'	45'	Level 4	No	Shared Lane	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject rezoning footprint is located along an Imagine Austin Activity Corridor, South Congress Avenue, and abuts the Imagine Austin Southpark Meadows Regional Center. The proposed use is a 3,400 square foot liquor store, which will be located in one of the retail bays of a proposed shopping center, which has yet to be constructed.

Connectivity

Public sidewalks are located intermittently along South Congress Avenue. Shared bike lanes are located on both sides of the street. Public transit stops are located within 150 feet of the subject property.

Imagine Austin

The subject tract falls just outside of the Imagine Austin designated Southpark Meadows Regional Center. Like many Imagine Austin Centers, this center is represented by a circle that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process. The project is located along the South Congress Avenue, an Imagine Austin Corridor. Activity Corridors are intended to allow people to reside, work, shop, access services, people watch, recreate, and hang out without traveling far distances. They are 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.

The following Imagine Austin policies are applicable to this case:

- 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.

Based on the footprint location, mobility and connectivity strengths, the proposed zoning change request supports Imagine Austin.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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. 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.

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 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. Additional design regulations will be enforced at the time a site plan is submitted.

The subject property is included in the following approved site plan cases, SPC-2014-0426C and SP-2015-0023A, and the following approved subdivision cases, C8-2014-0116.0A and C8-2018-0109.1A.

Demolition and Historic Resources

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

The site is subject to the approved TIA with zoning case C14-2014-0071. No further documentation is required for this case.

Austin Water Utility

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.

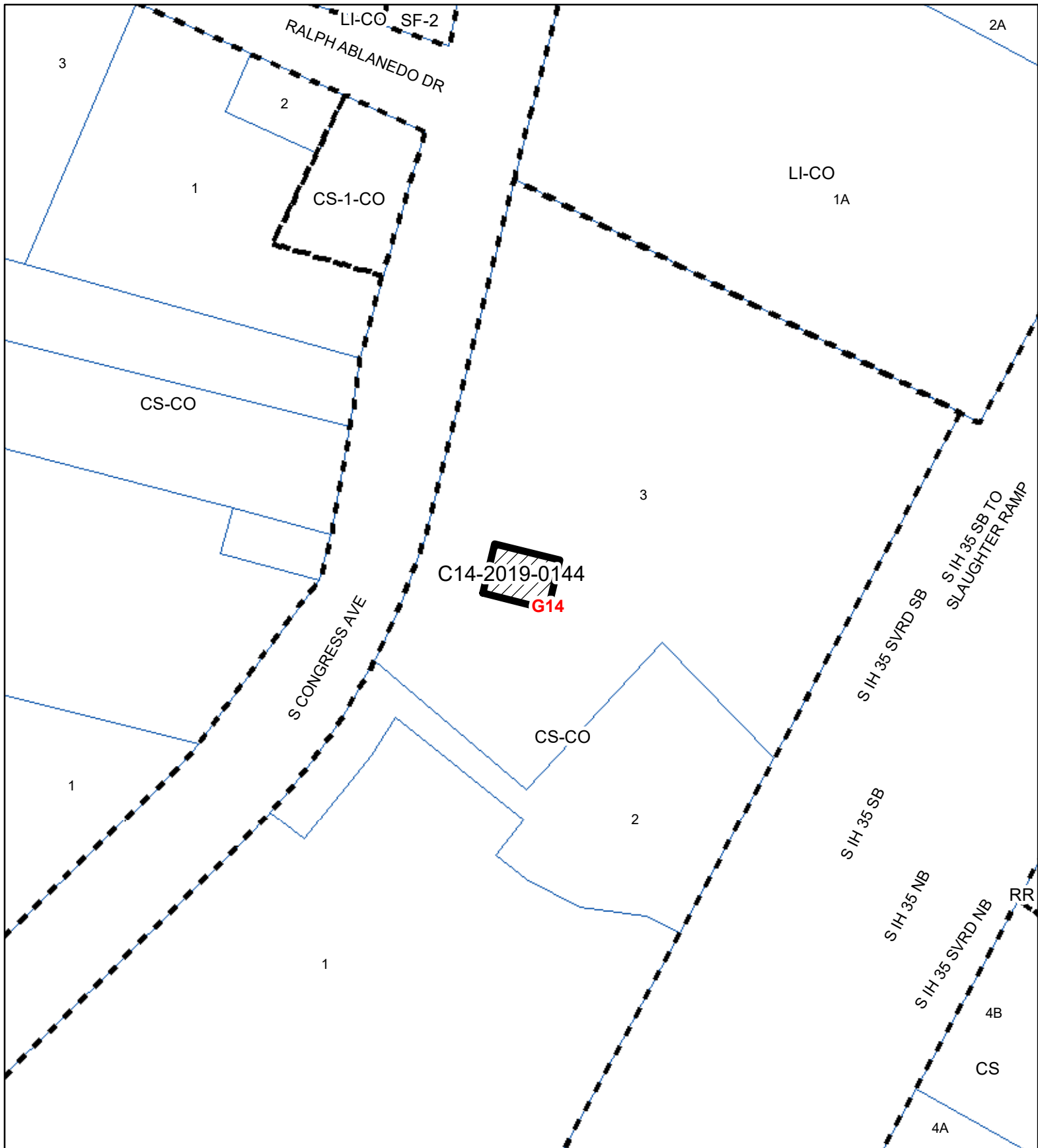
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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

Exhibit A: Zoning Map

Exhibit B: Aerial Map



1" = 150'



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



CREEK BUFFER

SLAUGHTER CS-1

ZONING CASE#: C14-2019-0144

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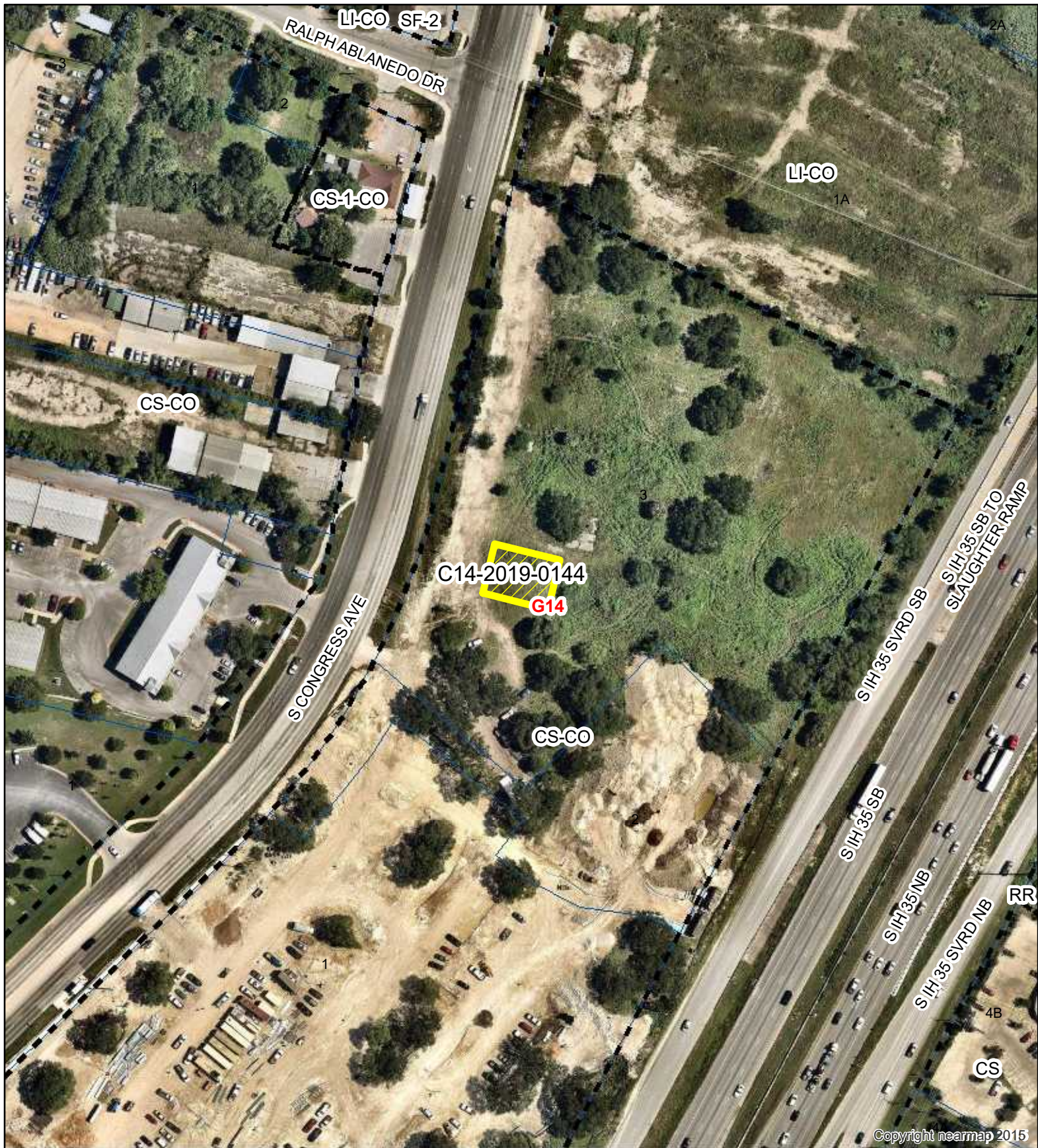
SUBJECT AREA: 0.109 Acres

GRID: G14

MANAGER: Wendy Rhoades



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