

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0060 (Avery Lakeline)

DISTRICT: 6

ZONING FROM: MF-4

TO: CS-MU

ADDRESS: 14231 North U.S. Highway 183A Service Road North Bound

SITE AREA: Tract 1: 0.97 acres (42,253.2 sq. ft.)

Tract 2: 0.66 acres (28,749.6 sq. ft.)

Total: 1.63 acres (71,002.8 sq. ft.)

PROPERTY OWNER: Lakeline Avery Partners, LP (Alex Clarke)

AGENT: Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends CS-MU, General Commercial Services-Mixed Use Combining District, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**July 21, 2020: Approved staff's recommendation of CS-MU zoning on consent (10-0); B. Evans-1st, J. Duncan-2nd.**

CITY COUNCIL ACTION:

**August 27, 2020**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of two noncontiguous undeveloped parcels of land located to the east of the US Highway 183A between Avery Ranch Boulevard and Lakeline Boulevard. To the north, there is an undeveloped land that is zoned CS-MU. The lot to the south is zoned GR-MU and is also undeveloped. The tract of land to the east contains an office complex and state offices (Texas Department of Transportation Cedar Park Campus). The applicant is requesting a rezoning of these parcels to CS-MU to develop a hospital at this location.

The staff recommends CS-MU, General Commercial Services-Mixed Use Combining District, zoning because the property meets the purpose statement of the district. These parcels of land are located near the intersection of two arterial roadways and a highway, U.S. Highway 183A North. The CS-MU zoning district is compatible and consistent with the surrounding uses because there is CS-MU and GR-MU zoning to the north and south of the site respectively. The property is within the vicinity of the Northwest Park & Ride Town Center Transit Oriented Development District (TOD) and by the Lakeline Station Regional Center as identified on the Growth Concept Map in the Image Austin Comprehensive Plan. The proposed CS-MU zoning is appropriate for this location because it will permit a mixture of commercial, office and residential uses along a highway that will provide services for the surrounding residential developments.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

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

The CS-MU zoning district is compatible and consistent with the surrounding uses because there is CS-MU zoning to the north along Avery Ranch Boulevard and GR-MU zoning to the south of the site along Lakeline Boulevard.

The property is located near to the Northwest Park & Ride Town Center Transit Oriented Development District (TOD) and just to the north of the Lakeline Station Regional Center as identified on the Growth Concept Map in the Image Austin Comprehensive Plan.

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 parcels of land under consideration are located near the intersection of two arterial roadways, Avery Ranch Boulevard and Lakeline Boulevard, and a highway, U.S. Highway 183A North.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-4	Undeveloped
North	CS-MU	Undeveloped
South	GR-MU	Undeveloped
East	MF-4, I-RR	Undeveloped Area, State Offices (Texas Department of Transportation Cedar Park Campus)
West	U.S. Highway 183A NB, I-RR	Highway, Right-of-Way

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Not Required

WATERSHED: Butter Cup Creek, South Brushy Creek Watersheds

SCHOOLS: Round Rock I.S.D.  
Sommer Elementary School  
Elsa England Elementary School  
Pearson Ranch Middle School  
McNeil High School

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin  
Friends of Austin Neighborhoods  
Davis Spring HOA  
Neighborhood Empowerment Foundation  
SELTEXAS  
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0035 (Lakeline Mixed Use: 9500 North Lake Creek Parkway)	I-RR to Tract 1: MF-4, Tract 2: CS-MU	4/16/19: Approved MF-4 zoning for Tract 1 and CS-MU zoning for Tract 2 (7-0, N. Barrera-Ramirez, B. Evans, A. Tatkov-absent); J. Duncan-1 <sup>st</sup> , S. Lavani-2 <sup>nd</sup> .	5/23/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20190523-049 for MF-4 district zoning for Tract 1 and CS-MU district zoning for Tract 2 was approved on Council Member Flannigan's motion, Council Member Harper-Madison's second on a 9-0 vote. Council Members Alter and Casar were off the dais.
C14-2018-0134 (Avery Ranch at 183A: U.S. Highway 183A Toll Road and Avery Ranch Boulevard)	I-RR to MF-4	2/05/19: Approved MF-4 zoning by consent (7-0, A. Aguirre, N. Barrera-Ramirez, D. Breithaupt, S. Lavani-absent); A. Denkler-1 <sup>st</sup> , B. Evans-2 <sup>nd</sup> .	3/07/19: Approved MF-4 zoning on consent on all 3 readings (11-0); L. Pool-1 <sup>st</sup> , J. Flannigan-2 <sup>nd</sup> .
C14-2018-0133 (Lakeline at 183A: 14115 North U.S. Highway 183A North Bound Service Road)	CH, GO, GR to GR-MU	1/15/19: Approved GR-MU-CO zoning, with a conditional overlay to prohibit Alternative Financial Services, Bail Bond Services and Pawn Shop Services uses by consent (10-0, N. Barrera-Ramirez-absent); S. Lavani-1 <sup>st</sup> , J. Duncan-2 <sup>nd</sup> .	2/07/19: Approved GR-MU zoning on all 3 readings (11-0); P. Renteria's motion, J. Flannigan-2 <sup>nd</sup> .
C14-2007-0046 (Wolf Hester Tract: 14000 U.S. Highway 183 North)	DR to GR	6/05/07: Approved GR-CO with condition to prohibit Pawn Shops by consent (7-0, S. Hale, J. Martinez-absent); J. Pinnelli-1 <sup>st</sup> , J. Shieh-2 <sup>nd</sup> .	7/26/07: Approved GR-CO by consent on all 3 readings (6-0); J. Kim-1 <sup>st</sup> , B. Dunkerely-2 <sup>nd</sup> .
C14-04-0166 (Lake Creek, Lakeline Boulevard and North Lake Creek Parkway)	GO to CS	06/21/05: Approved CS-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	7/28/05: Approved general commercial services-conditional overlay (CS-CO) district zoning on all 3 readings.
C14-04-0165 (Lakeline Boulevard at Lake Creek Parkway)	GR to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)

C14-01-0173	DR to GR	1/15/02: Approved GR-CO zoning, with a condition prohibiting pawn shop services, by consent (8-0, K. Jackson-absent)	2/14/02: Approved GR-CO on 3 readings (7-0)
C14-00-2094	DR to GR	7/11/00: Approved staff rec. of GR by consent (7-0)	8/17/00: Approved GR on 1 <sup>st</sup> reading (6-0, Goodman-absent)  8/31/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings (6-0, KW-absent)
C14-00-2107	MF-3 to GO	8/29/00: Approved staff rec. of GO by consent (7-1, RC-Nay)	9/7/00: Approved GO on 1 <sup>st</sup> reading only (7-0)  12/14/00: Approved GO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0134	CH to GR	1/10/95: Approved GR-CO (7-0)	2/9/95: Approved GR w/ conditions (6-0); 1 <sup>st</sup> reading  2/29/95: Approved GR (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0132	CH to GR GO to GR IP to GR LR to GR	12/20/94: Approved GR w/ conditions (7-0)	1/10/95: Approved GR w/ conditions (6-0); 1 <sup>st</sup> reading  2/9/95: Approved GR w/ conditions (6-0); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings

RELATED CASES:

C14-2019-0035 - Previous Zoning Case

C8-2019-0041 &amp; C8-2019-0041A - Subdivision Cases

EXISTING STREET CHARACTERISTICS:

NAME	ROW	ASMP Required ROW	ASMP CLASSIFICATION	Sidewalks	Bicycle Route	Capital Metro (with ¼ mile)
North Lake Creek Parkway (future road)	0'	78'	2	No	Yes	No

## OTHER STAFF COMMENTS:

### Comprehensive Planning

This case is located on two noncontiguous parcels located to the east of the 183A service road, on an undeveloped site. The property is located to the north of **Imagine Austin's Lakeline Regional Center**. The undeveloped parcels, when combined, are approximately 1.63 acres in size. Surrounding land uses includes vacant land and a large single family subdivision to the north; to the south is an office building and the Parkline Shopping Center; to the east is vacant land, a TXDOT office building and a large single family subdivision; and to the west is the 183A toll road. The proposed use is a hospital.

### **Connectivity**

There are public sidewalks and bike lanes located along Avery Ranch Blvd., but none along the frontage road of US 183A, which this property abuts. Public sidewalks, public transit and bike lanes are located partially along both sides of Lakeline Boulevard. There are no urban trails or parks located within a half of a mile from this property. The 183A Shared Use Path Trailhead and Bushy Creek Trailhead are located over a mile away to the north but there is no access available via a public sidewalk or a connecting trail. The connectivity and mobility options in this area are fair but expanding.

### **Imagine Austin**

The property is located near the Lakeline Station Regional Center as identified on the Imagine Austin's Growth Concept Map. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Like many Imagine Austin Centers, they are represented by a circle or globular shape 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. Regional, town, and neighborhood centers are supposed to be walkable, bikeable, and supported by transit. 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, are designed to encourage walking and bicycling, and reduce healthcare, 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.
- **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.

Analyzing this specific site, there seems to be some mobility options available in the area (bike lanes and a public sidewalks along Avery Ranch Blvd. and bike lanes, public sidewalks and transit stops along South Lakeline Boulevard). The proposed hospital also will provide much needed civic/medical use to serve the nearby Regional Center. However, due to the

lack of connectivity and mobility options within walking distance (no public sidewalks along the service road to access nearby goods and services), this request appears to only partially support policies in the Imagine Austin Comprehensive Plan.

### Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Buttercup Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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.

At this time, no information has been provided as to whether this property has any Is that preempt current water quality or Code requirements.

### Site Plan

This site will be subject to all requirements of Subchapter E Design Standards when the site plan is submitted for review.

Compatibility will not apply.

### Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, calls for 78 feet of right-of-way for the future roadway known as North Lake Creek Parkway. It is recommended that 78 feet of right-of-way from the existing centerline should be dedicated at the time of subdivision or site plan.

A traffic impact analysis is not required as this site is subject to SB 1396.

### 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.

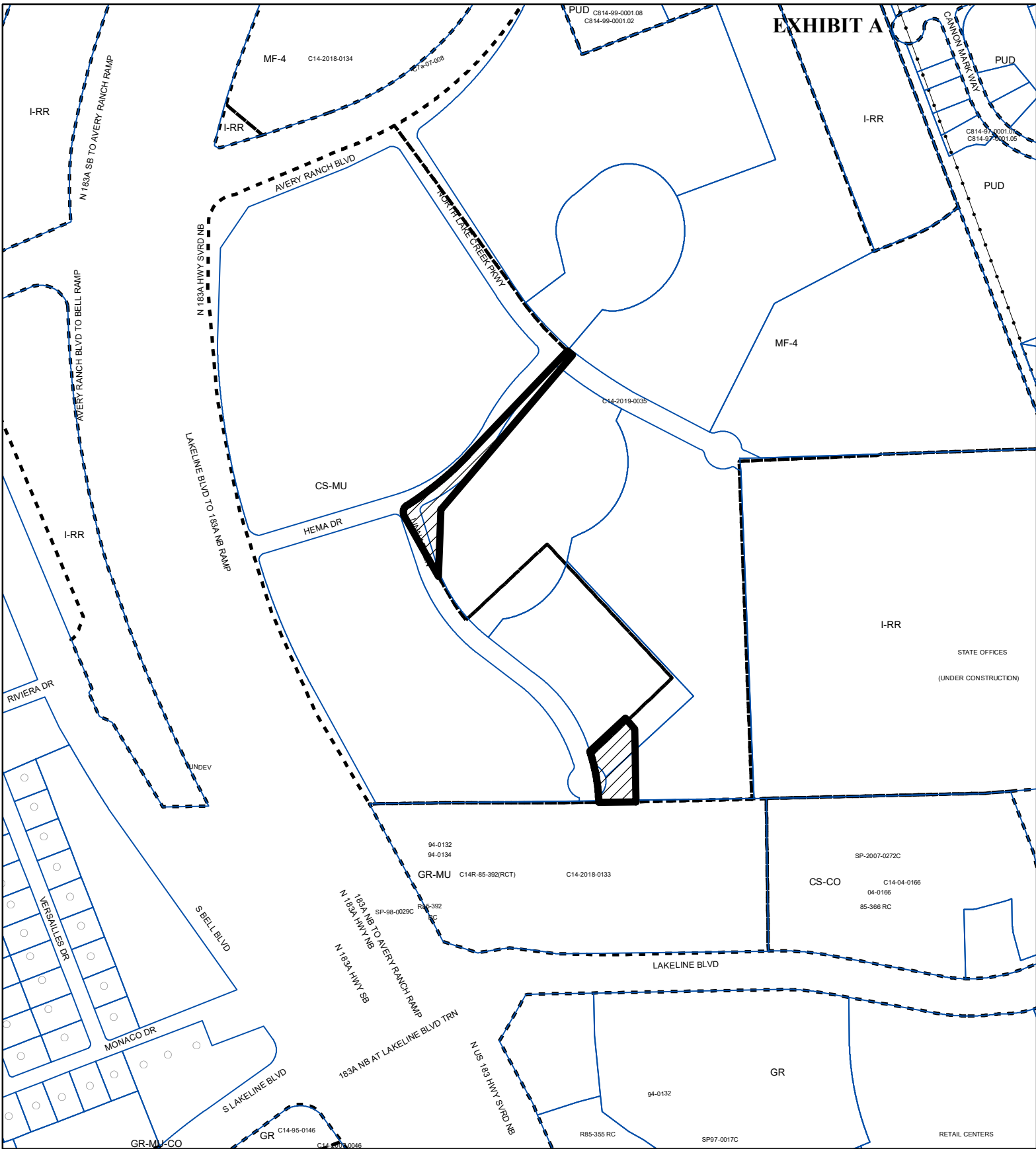
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.




### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Rezoning Request Map
- D. Northwest Park & Ride Town Center Map
- E. Imagine Austin Comprehensive Plan Growth Concept Map



# EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0060

1" = 400'

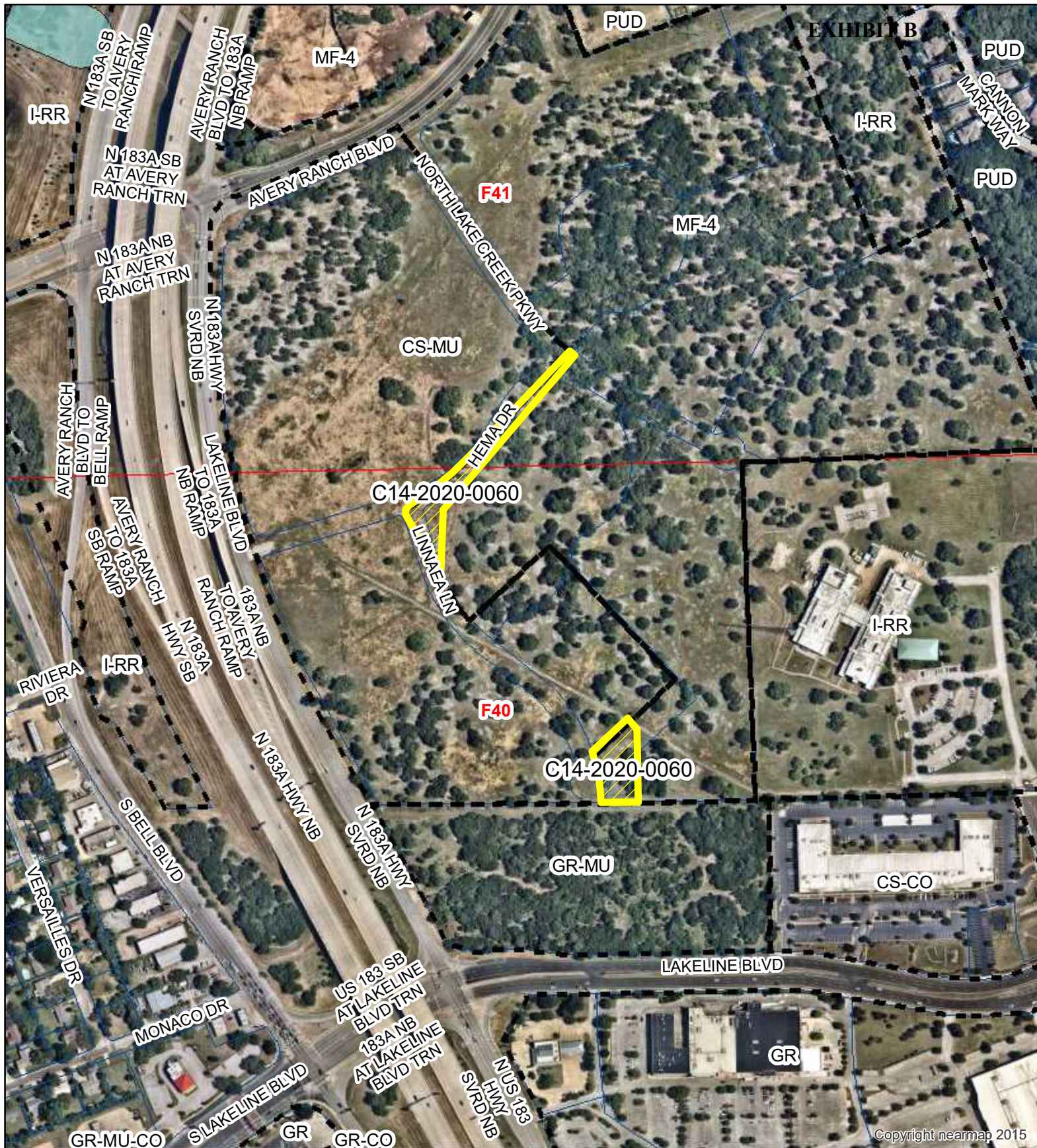
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Created: 5/29/2020





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- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

1" = 400'

### AVERY LAKELINE

ZONING CASE#: C14-2020-0060  
 LOCATION: 14231 N US 183A Hwy Service Rd NB  
 SUBJECT AREA: 1.628 ACRES  
 GRID: F40 & F41  
 MANAGER: Sherri Sirwaitis

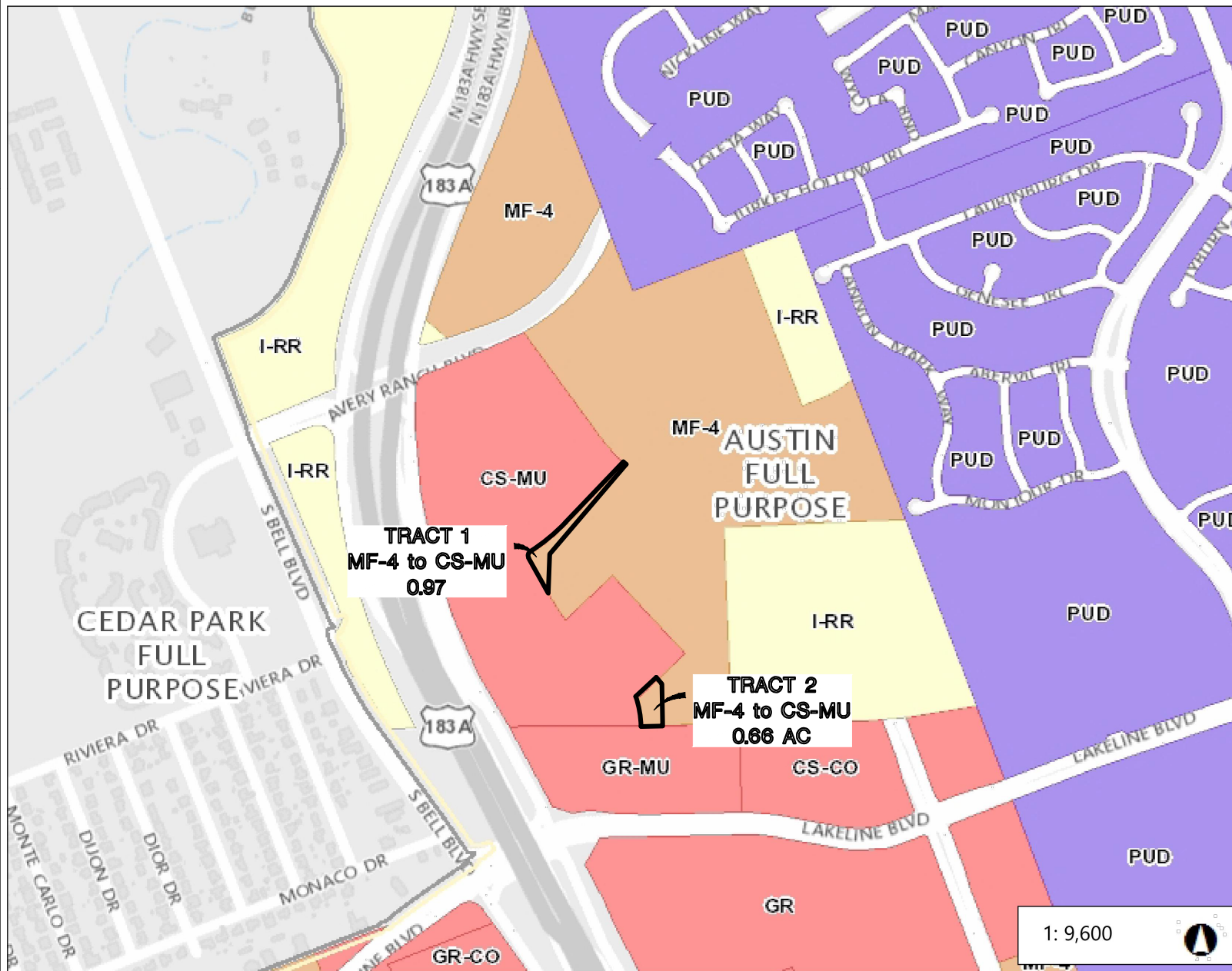


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# Property Profile



## Legend

### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

### Jurisdiction

- FULL PURPOSE
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### Zoning

- Lake Austin, Rural Residence (LA;
- Single Family (SF-1; SF-2; SF-3; SI
- Mobile Home (MH)
- Multi-family (MF-1; MF-2; MF-3; MF
- Commercial (CH; CR; CS; CS-1; G
- Office (GO; LO; NO)
- Industrial (IP; LI; MI; R&D; W/LO)
- CBD; Downtown Mixed Use (DMU)
- ERC; NBG; TND; TOD
- Planned Unit Development (PUD)
- Agriculture, Development Reserve
- Aviation, Public, Unzoned (AV; P; L
- Unclassified

Zoning Text

## Notes

0.3 0 0.15 0.3 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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**Appendix D  
Exhibit 5**

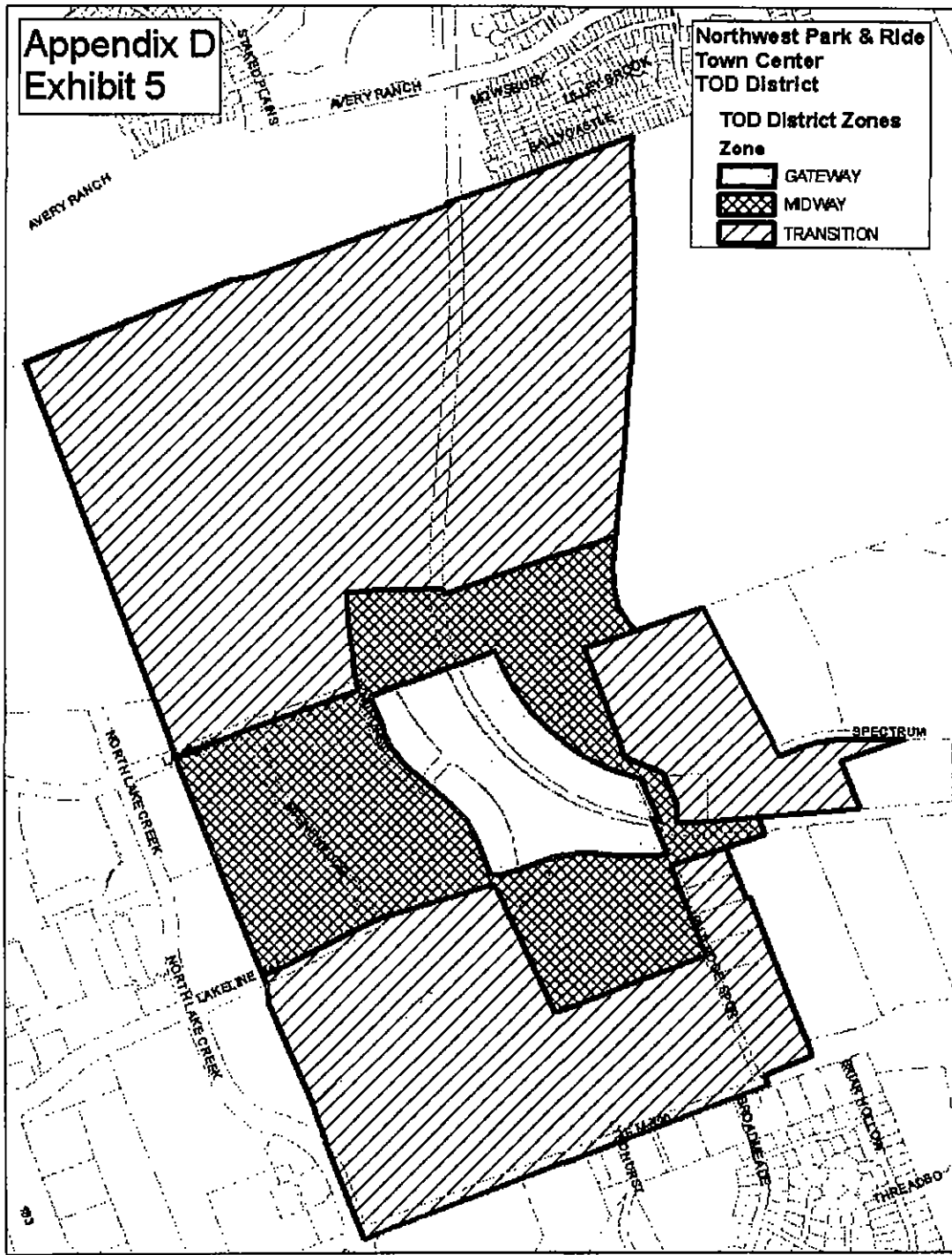


Figure 4.5 Growth Concept Map

