ZONING CHANGE REVIEW SHEET

CASE: C14-2022-0050 -- Allandale Village CS-1 DISTRICT: 6

ZONING FROM: CS-V TO: CS-1-V

ADDRESS: 5800 Burnet Road (Tenant Space: 5806 Burnet Road)

ZONING AREA: 8,278 square feet (0.19 acres)

PROPERTY OWNER/APPLICANT: Allandale Village LTD (Meredith Knight)

AGENT: Thrower Design (A. Ron Thrower)

CASE MANAGER: Heather Chaffin (512-974-2122, heather.chaffin@austintexas.gov)

STAFF RECOMMENDATION:
Staff supports the Applicant's request to rezone the property to CS-1-V with the following condition (making Staff recommendation CS-1-V-CO). The Applicant agrees to this condition.

1. Cocktail lounge will be a prohibited land use.

For a summary of the basis of staff's recommendation, see case manager comments on page 2.

ZONING AND PLATTING COMMISSION ACTION/ RECOMMENDATION:
September 6, 2022:
August 16, 2022: To grant staff postponement to September 6, 2022, on consent.

CITY COUNCIL ACTION:
September 15, 2022:

ORDINANCE NUMBER:

ISSUES:
The rezoning request is intended to allow the existing Twin Liquors liquor store to move into a larger tenant space in the shopping center. The Applicant has agreed to keep the same conditional overlay that is on their current location, prohibiting cocktail lounge land use. ***Please see Exhibit C- Applicant Letter.***

CASE MANAGER COMMENTS:
The rezoning tract is a tenant space in a shopping center located on the west side of Burnet Road between Northland Drive and Allandale Road. The shopping center is zoned CS-V except for a separate building zoned CS-1-CO that is currently occupied by Twin Liquors. West of the property is a single family residential neighborhood zoned SF-2. Across Allandale Road to the north is another SF-2 zoned single family residential neighborhood. Across Burnet Road to the east is property zoned CS-MU-V-CO-NP that is developed with a mix of commercial uses, including limited retail and a car wash. Across Northland Drive to the south are several small properties with a mix of zoning designations and uses ranging from single family residential to medical office. Also to the south is property zoned CS-CO and CS that are developed with limited restaurant. ***Please see Exhibits A and B—Zoning Map and Aerial Exhibit.***

Staff supports the rezoning request, with the addition of a CO prohibiting cocktail lounge use. The rezoning will allow Twin Liquors to move out of the current 3,000 square foot location to an 8,278 square foot space on the same property. The retailer has been in the 3,000 square foot space since 2000 and seeks to expand their space while maintaining their location in the shopping center.

BASIS OF RECOMMENDATION:
1. The proposed zoning should be consistent with the purpose statement of the district sought.

EXISTING ZONING AND LAND USES:

	ZONING	**LAND USES**
Site	CS-V	Limited retail
North	CS-V, SF-2	Limited retail, Single family residential
South	LO-CO, LR-MU-CO, NO-MU-CO, GR-MU-CO, CS-CO, CS	Single family residential, Medical office, Personal services, Restaurant limited
East	CS-V, CS-1, CS-MU-V-CO-NP	Limited retail, automobile washing
West	SF-2	Single family residential

STREET CHARACTERISTICS:

Name	**ASMP Classification**	**ASMP Required ROW**	**Existing ROW**	**Existing Pavement**	**Sidewalks**	**Bicycle Route**	**Capital Metro (within ¼ mile)**
Northland Drive	Level 2	70’	50 to 53’	35’ to 40’	Yes	None	Yes

Burnet Road	Level 3	80’	60’ to 64’	40’ to 53’	Yes	Shared Lane	Yes
Allandale Road	Level 3	80’ & 116’	56’ to 98’	40’ to 80’	Yes	Shared Lane	Yes

TIA: N/A

WATERSHED: Shoal Creek

NEIGHBORHOOD ORGANIZATIONS:

Allandale Neighborhood Association
AISD
Austin Lost and Found Pets
Austin Neighborhoods Council
Friends of Austin Neighborhoods
Homeless Neighborhood Association
Lower District 7 Green
NW Austin Neighbors
Neighborhood Empowerment Foundation
North Austin Neighborhood Alliance
Preservation Austin
SELTexas
Shoal Creek Conservancy
Sierra Club, Austin Regional Group
Central Austin Community Development Corporation

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
Y	**Imagine Austin Growth Concept Map:** Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. **Name(s) of Activity Center/Activity Corridor/Job Center: Burnet Road Activity Corridor**
Y	**Mobility and Public Transit**: Located within 0.25 miles of public transit stop and/or light rail station.
Y	**Mobility and Bike/Ped Access:** Adjoins a public sidewalk, shared path, and/or bike lane.
Y	**Connectivity, Good and Services, Employment**: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	**Connectivity and Food Access**: Provides or is located within 0.50 miles of a grocery store/farmers market.
Y	**Connectivity and Education**: Is located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreational area, park and/or walking trail.
Y	**Connectivity and Health**: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, specialized outpatient care.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable house.

	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Mixed Use: Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
7	**Total Number of "Yes's"**

ENVIRONMENTAL
1. The site is not 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.
2. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. 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
ASMP Assessment
The Austin Strategic Mobility Plan (ASMP) calls for 80 to 116 feet of right-of-way for Allandale Drive. It is recommended that 40 to 58 feet of right-of-way from the existing centerline should be dedicated for Allandale Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for Burnet Road. It is recommended that 40 feet of right-of-way from the existing centerline should be dedicated for Burnet Road according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
The Austin Strategic Mobility Plan (ASMP) calls for 70 feet of right-of-way for Northland Drive. It is recommended that 35 feet of right-of-way from the existing centerline should be dedicated for Northland Drive according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].
Transportation Assessment
Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.
The adjacent street characteristics table is provided below:

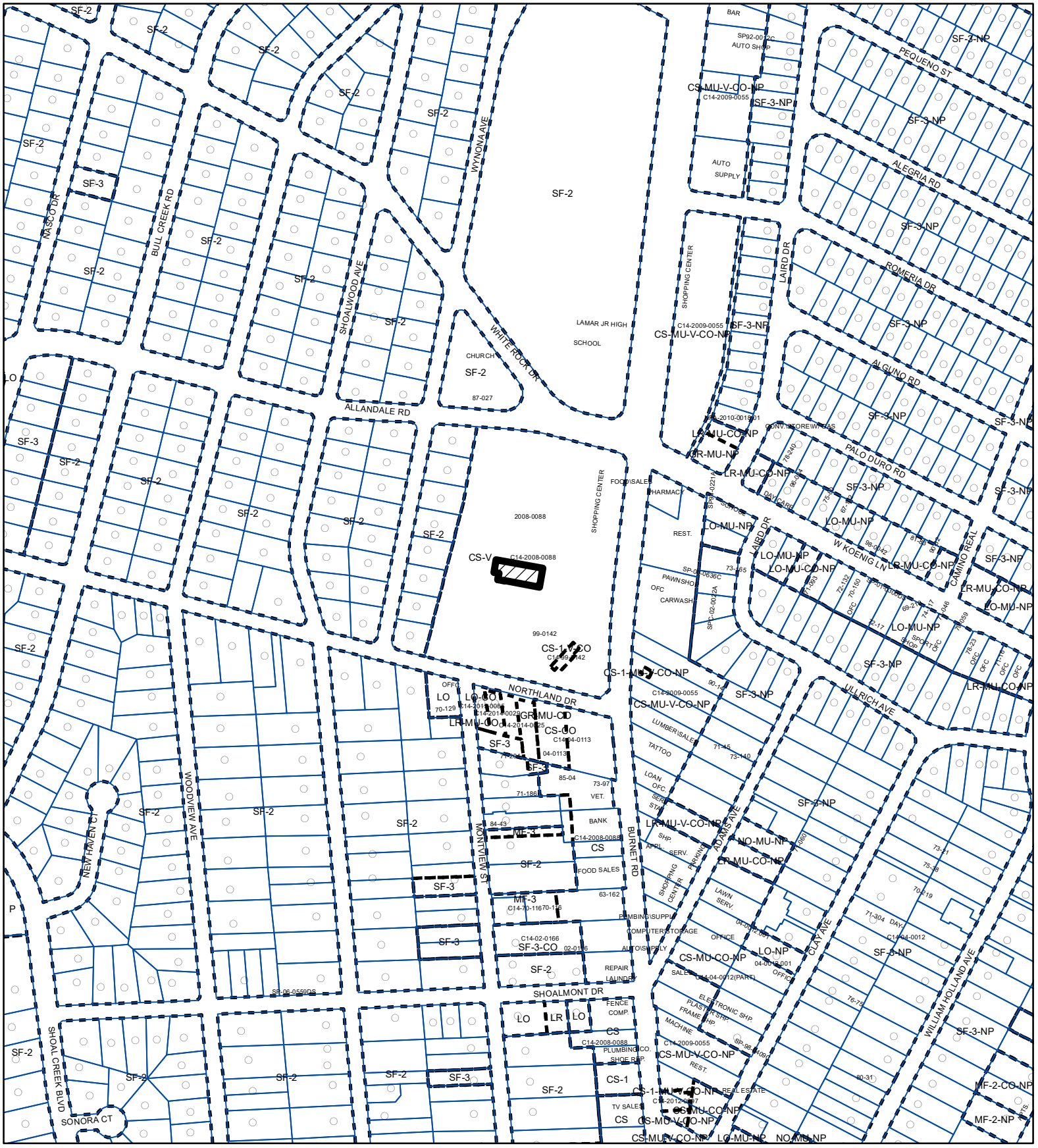
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SITE PLAN
SP 1. Site plans will be required for any new development other than single-family, two-family or duplex residential.
SP 2. Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. The site is subject to compatibility standards due to the adjacent SF-2 district to the west.
SP 3. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

WATER UTILITY
AW1. 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. Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov. 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 Exhibit
C. Applicant Letter



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2022-0050

1 " = 400 '

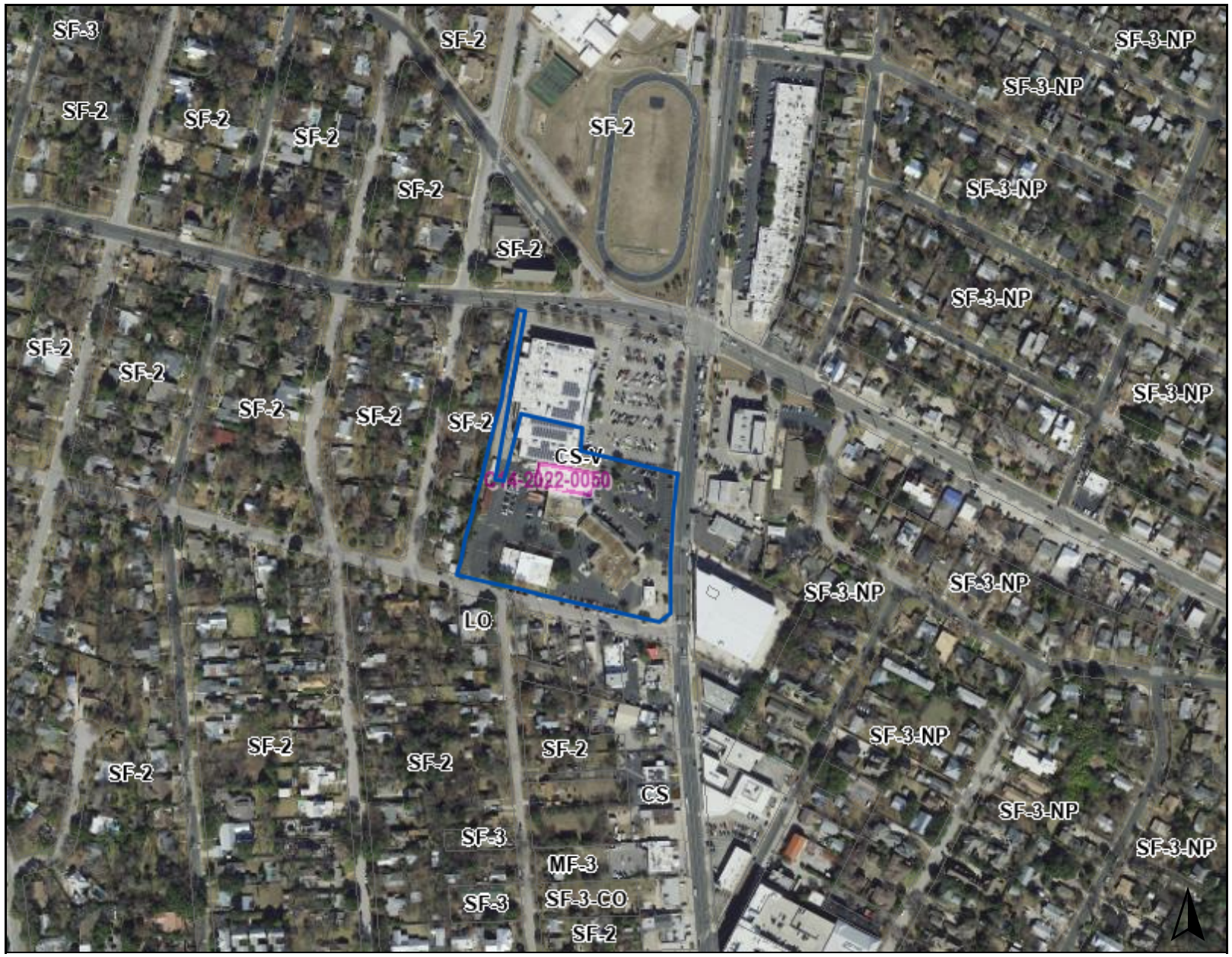
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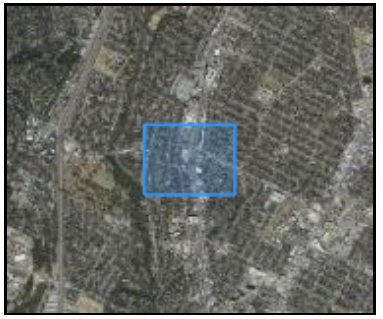
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CITY OF AUSTIN FOUNDED 1839

Created: 4/11/2022

Property Profile





Legend

Review Cases

Zoning Review Cases- IN REVIEW

Zoning 1

Zoning Text

Notes

0 500 1000 ft

9/1/2022

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Thrower Design LLC
LAND PLANNERS

March 1, 2022

Ms. Rosie Trulove
Housing & Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: Rezoning of 5800 Burnet Road, Allandale Village CS-1

Dear Ms. Trulove:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed rezoning application package. The request is for an 8,728 sq. ft., "foot-print" rezoning of a tenant space within the shopping center at the south-west corner of Burnet Road and Koenig Lane, the Allandale Village Shopping Center. The property is within Council District 7, represented by Leslie Pool and in the Allandale Neighborhood Planning Area, which has not been through the neighborhood planning process and therefore does not have a Future Land Use Map.

The property is zoned CS-V (General Commercial Services – Vertical Mixed Use). The request is to rezone only the footprint of the tenant space identified to CS-1-V (Commercial Liquor Sales-Vertical Mixed Use) in order to accommodate the relocation of an existing liquor store use in the shopping center.

Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,



Victoria Haase

cc: Wendy Rhoades, Housing & Planning Department *(via electronic delivery)*