

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0154 (8120 Research Blvd – ALI)

DISTRICT: 4

ADDRESS: 8120 Research Boulevard

ZONING FROM: Tract 1: CS-1-MU-NP
Tract 2: CS-MU-NP

TO: Tract 1: CS-MU-NP
Tract 2: CS-1-MU-NP

SITE AREA: Tract 1: 0.20 acres
Tract 2: 0.18 acres

PROPERTY OWNER: OS CRESTVIEW LLC & LARI INC. (Mohammed Ali)

APPLICANT/AGENT: Land Answers, Inc. (Tamara Mitchell)

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

STAFF RECOMMENDATION:

Staff recommends CS-MU-NP, General Commercial Services-Mixed Use-Neighborhood Plan Combining District, zoning for Tract 1 and CS-1-MU-NP, Commercial-Liquor Sales district-Mixed Use-Neighborhood Plan Combining District, zoning for Tract 2.

PLANNING COMMISSION ACTION / RECOMMENDATION:
February 27, 2024

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

Tract 1 is currently developed with a vacant Indoor Entertainment use (Cap City Comedy Club) that is zoned CS-1-MU-NP and Tract 2 is a vacant suite zoned CS-MU-NP. These units are located within a commercial retail center (Crestview Crossing) at the southwest intersection of Anderson Square and Research Boulevard/U.S. 183 Service Road Southbound. The property is surrounded by CS-MU-NP zoning and commercial development to the north, south and east. There is a multifamily development (Research Pointe Apartments) and single-family residences to the west.

The applicant is requesting to swap the CS-1-MU-NP and CS-MU-NP designated zoning locations/units within the retail center. The staff supports the applicant's request for CS-MU-NP zoning for Tract 1 and CS-1-MU-NP zoning for Tract 2. The property in question meets the intent of these base districts. The existing retail center fronts onto a level 4/arterial roadway, Research Boulevard/U.S. 183 Service Road Southbound, and is near an activity corridor (West Anderson Lane Activity Corridor) as identified the Growth Concept Map in the Imagine Austin Comprehensive Plan. An associated NPA is not required because the current land use and proposed land use on the future land use map is Mixed Use.

The staff 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.

Commercial-Liquor Sales 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.

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.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Rezoning should not contribute to the over zoning of the area.*

The proposed rezoning will permit the applicant to utilize the property for commercial uses that will provide services to the surrounding community without contributing to over zoning of the Commercial-Liquor Sales district at this location.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-NP, CS-1-MU-NP	Retail Center (Crestview Crossing: Cap City Comedy Club, vacant suite, Crossfit Renew, Fantastic Pool, Computer Nerdz!, The UPS Store, Best Buy Insurance, Boss Nails, Modern Redux, Las Delicias Restaurant, Maids and Moore, Radiante Hair Salon, RNR Tire Express, vacant suite)
<i>North</i>	ROW	Research Boulevard/U.S. 183 Service Road Southbound
<i>South</i>	CS-MU-NP	Retail Center (Anderson Square: 4 Wheel Parts, Dean Davis Insurance, Balance Staffing, Novel Escape, Morre Hands Maids, Armstrong McCall Beauty Supply, GD4, PFS Auto, psi Test Center, Hanger Clinic),
<i>East</i>	CS-MU-NP	Automotive Sales (Ranger Motors)
<i>West</i>	MF-3-NP, SF-3-NP	Multifamily (Research Pointe Apartments), Single Family Residences

NEIGHBORHOOD PLANNING AREA: Crestview/Wooten Neighborhood Plan

TIA: N/A

WATERSHED: Little Walnut Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District,
Austin Lost and Found Pets,
Austin Neighborhoods Council,
Friends of Austin Neighborhoods,
Homeless Neighborhood Association,
Neighborhood Empowerment Foundation,
North Austin Neighborhood Alliance,
SELTexas,
Shoal Creek Conservancy,
Sierra Club, Austin Regional Group,
Wooten Neighborhood Assn.,

Wooten Neighborhood Plan Contact Team

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0083 (North Lamar Mobile Home Park: 8105 Research Boulevard)	CS-NP, SF-3-NP to MH-NP	6/11/19: Approved staff's recommendation of MH zoning by consent (13-0); C. Kenny-1 st , A. Azhar-2 nd .	6/20/19: Approved MH zoning by consent on all 3 readings (11-0); L. Pool-1 st , N. Harper-Madison-2 nd .
C14-2015-0059 (8130 North Lamar)	CS-NP to CS-MU-NP	7/14/15: Approved staff recommendation of CS-MU-NP zoning on consent (12-0); J. Stevens-1 st , J. Schissler-2 nd .	8/13/15: Approved CS-MU-NP zoning on 1 st reading (11-0); L. Pool-1 st , D. Zimmerman-2 nd . 12/15/15: Approved CS-MU-NP combining district zoning on 2 nd /3 rd readings (10-0, A. Kitchen-off dais); S. Gallo-1 st , P. Renteria-2 nd .
C14-2009-0044 (The Fault: 8002 Research Boulevard South Bound)	CS-MU-NP to CS-1-MU-NP	7/14/09: Approved staff's recommendation of CS-1-MU-NP (7-0); J. Reddy-1 st , D. Anderson-2 nd .	7/23/09: Approved PC rec. of CS-1-MU-NP on first reading (4-3, Morrison, Riley, and Shade-Nay); B. Spelman-1 st , S. Cole-2 nd . 8/2009: Approved CS-1-MU-NP on 2 nd reading (4-3; Shay, Morrison, and Riley-Nay) 8/27/09: Approved CS-1-MU-NP on 3 rd reading (4-3; Shay, Morrison, and Riley-Nay)
C14-07-0007	CS-NP to CS-CO-NP (to allow a Neighborhood Center Special Use on this site and to apply a conditional overlay limiting the property to less than 2,000 vehicle trips per day)	3/13/07: Approved staff's rec. with added conditions (8-0)	4/12/07: Approved PC rec. of CS-CO-NP zoning (6-0); all 3 readings
C14-04-0004	Crestview/Wooten Neighborhood	2/10/04: Approved staff's rec. of NP (6-0)	3/04/04: Approved on 1 st reading (6-0)

	Plan Combining District Rezoning		4/01/04: Approved as granted on 1 st reading, with noted exceptions (6-0); 2 nd /3 rd readings
C14-01-0012	SF-3 to CS	3/27/01: Approved staff's rec. of CS-CO, the conditional overlay will limit the site to less than 2,000 vehicle trips per day (9-0)	4/26/01: Approved CS-CO zoning with conditions (7-0); all 3 readings

RELATED CASES: C14-84-315 (Previous Zoning Case
C8S-82-201 (Subdivision Case)

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 8120 Research Blvd. Service Road SB. C14-2023-0152. 0.38 acres from CS-1-MU-NP to CS-MU-NP. FLUM: Mixed Use. Crestview/Wooten Combined (Wooten) NP. Existing: two vacant tracts. Proposed: one tract zoned Office/Retail and another tract zoned Cocktail Lounge, with the zoning strings being swapped

Yes	Imagine Austin Decision Guidelines
Complete Community Measures *	
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers *: W Anderson LN Activity Corridor is 0.21 miles away
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 *: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health *: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	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.
	Housing Affordability *: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use *: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy *: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
Y	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
9	Number of "Yes's"

Environmental

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

Zoning district impervious cover limits apply in the Urban Watershed classification.

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.

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 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

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

Parks and Recreation

Beginning on January 1, 2024, there will be no parkland dedication requirements for any new development applications associated with the proposed land uses, office-retail-cocktail lounges.

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.

Compatibility Standards

The site is subject to compatibility standards. Along the East property line, the following standards apply:

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- Additional design regulations will be enforced at the time a site plan is submitted.

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

FYI, this is within the Wooten Neighborhood Plan.

Transportation

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalk	Bicycle Lane	Cap Metro (within 1/4 mile)
Anderson Square	Level 1	58 feet	80 feet	60 feet	None	None	Yes
Research Blvd Service Road	Level 4	n/a (TxDOT Roadway)	248 feet	240 feet	None	None	Yes

Austin Water Utility

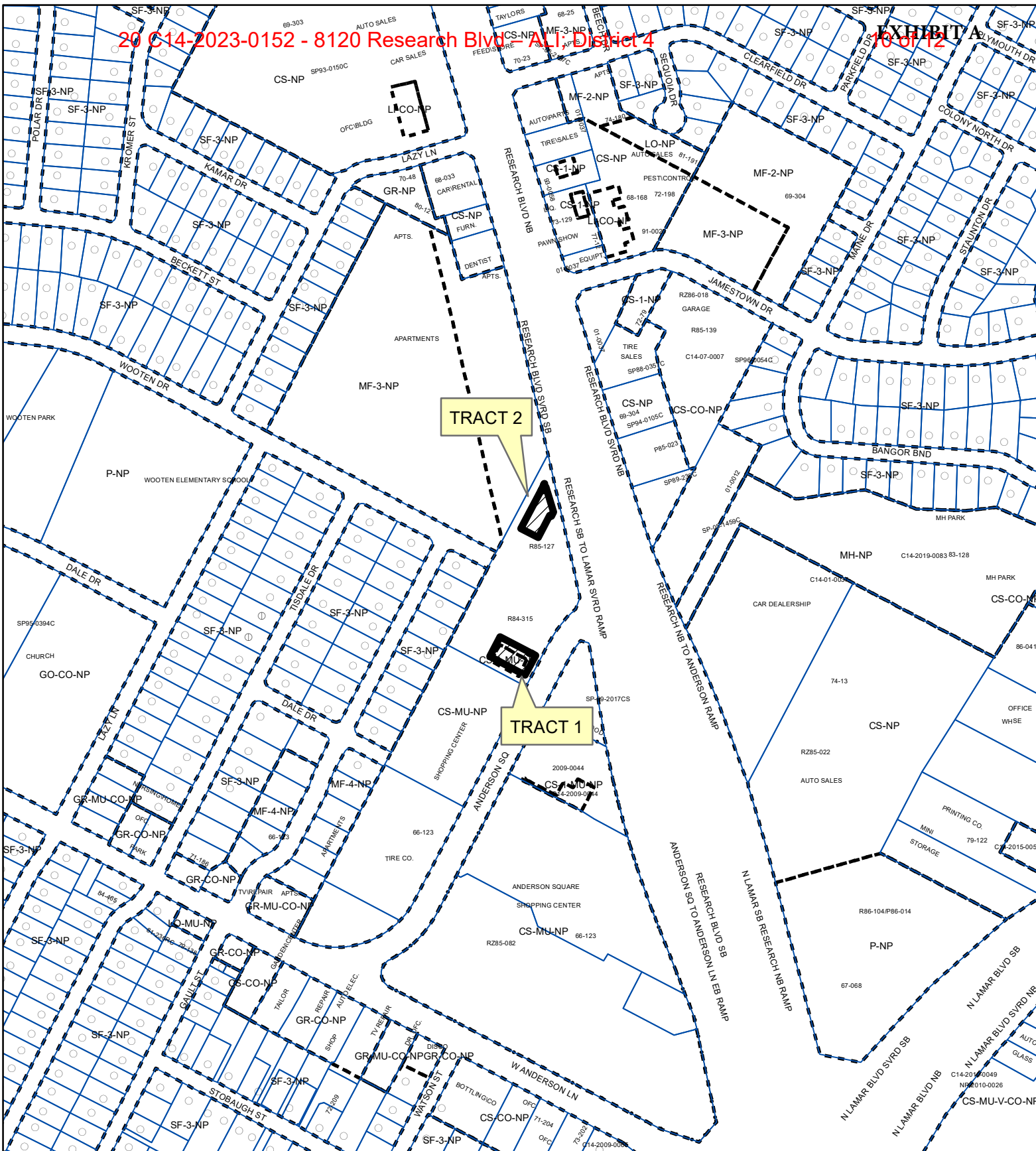
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Crestview/Wooten Neighborhood Plan Future Land Use Map



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0152

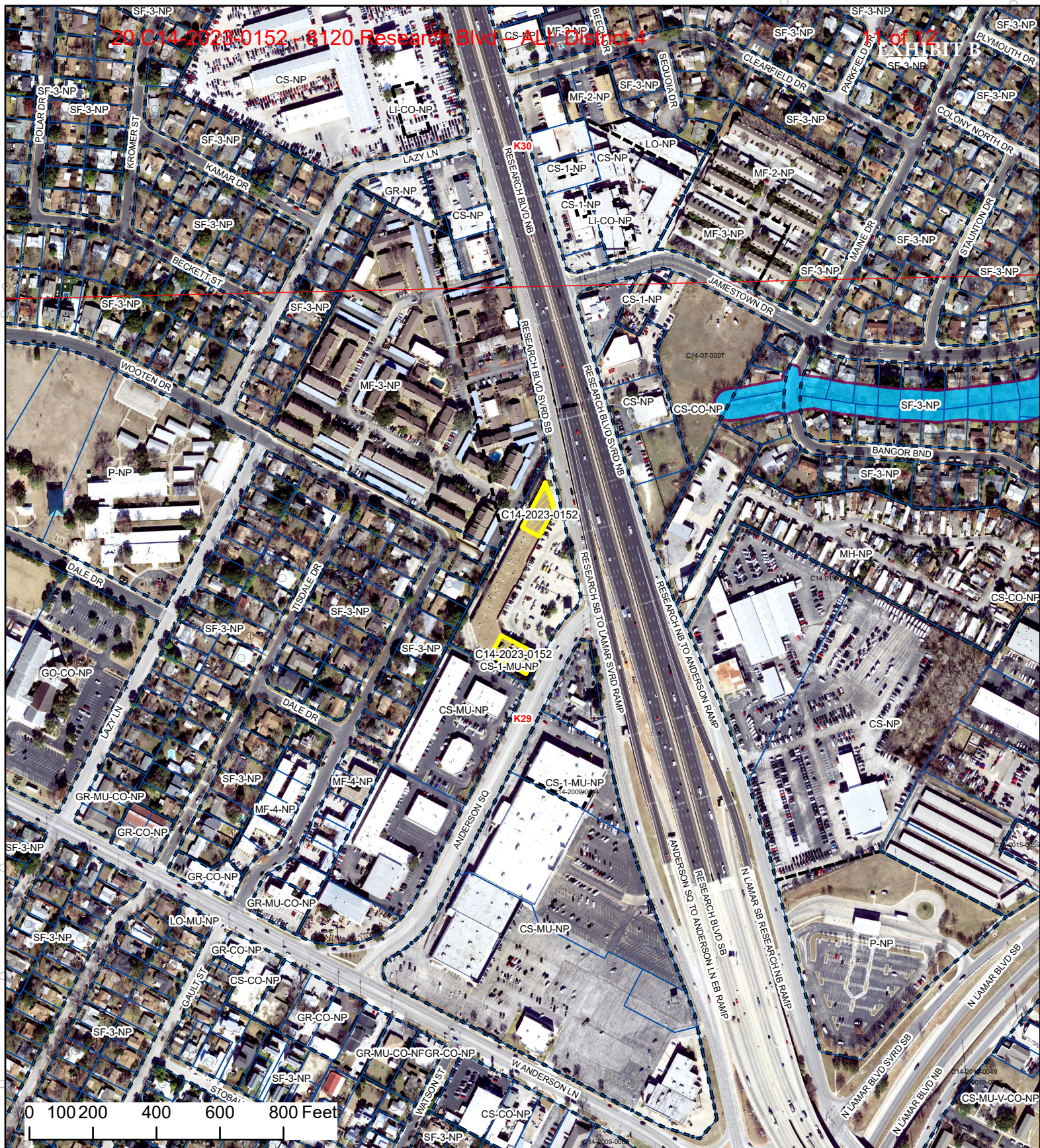
1" = 400'

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.

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Created: 12/19/2023



8120 RESEARCH BLVD - ALI



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE



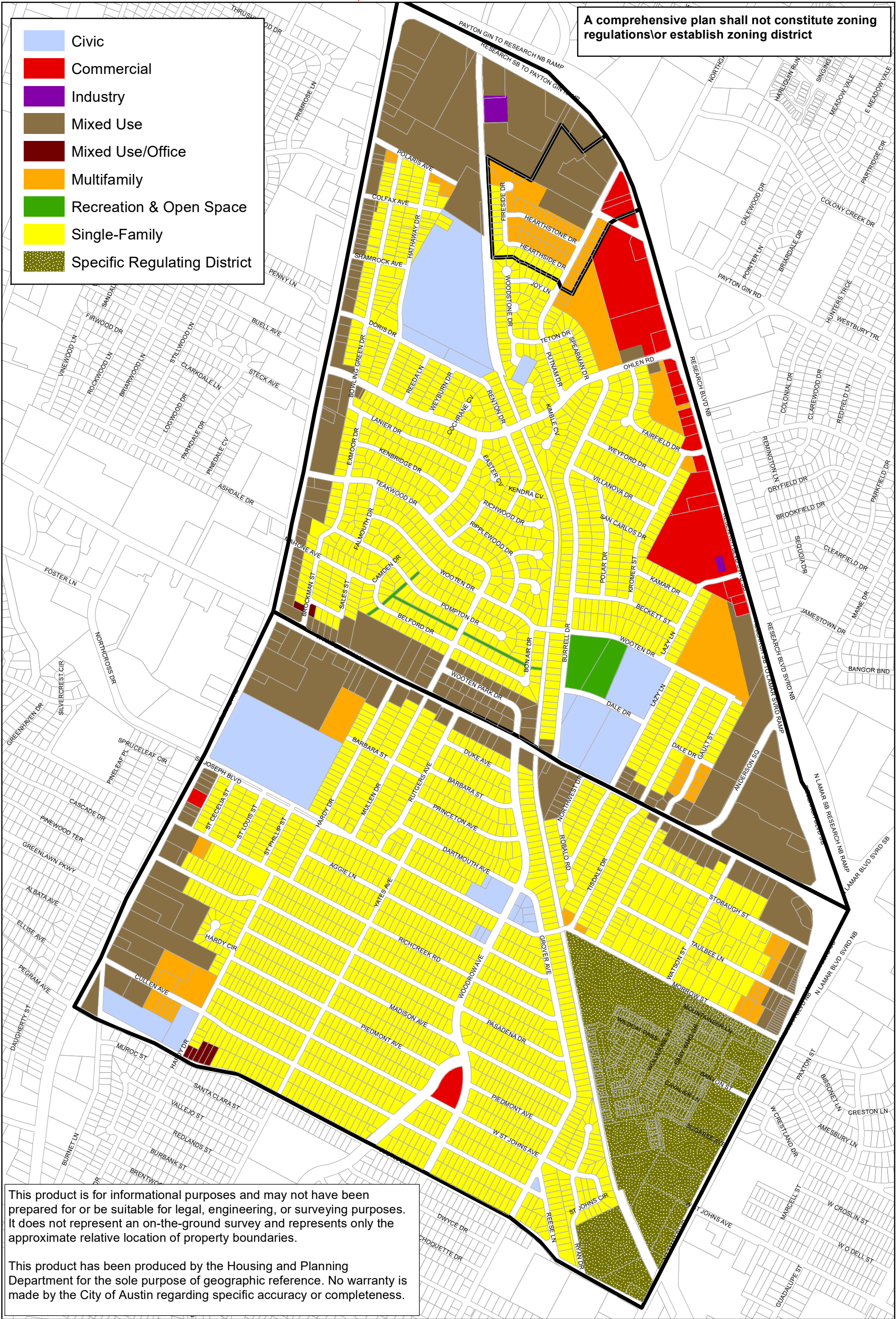
CREEK BUFFER

ZONING CASE#: C14-2023-0152
 LOCATION: 8120 Research Blvd Srvd SB
 SUBJECT AREA: 0.38 Acres
 GRID: K29
 MANAGER: Sherri Sirwaitis



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Created: 1/3/2024



Crestview/Wooten Neighborhood Planning Area Future Land Use Map

City of Austin
Housing and Planning Department
Adopted: 4/1/2004
Updated: 1/4/2023

1,000 500 0 1,000 Feet

