

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2007-0062**PC Date:** June 12, 2007**ADDRESS:** 7010 W. SH 71 – Vintner’s Cellar of Austin**OWNER/APPLICANT:** Vintner’s Cellar of Austin**AGENT:** Jim Bennett**ZONING FROM:** GR**TO:** CS-1**AREA:** 0.06 acres**STAFF RECOMMENDATION:**

Staff recommends approval of CS-1 zoning.

**PLANNING COMMISSION RECOMMENDATION:****June 12, 2007:** Approved staff’s recommendation of CS-1 on consent (9-0)**DEPARTMENT COMMENTS:**

The property in question is one store site in a larger commercial shopping center. The surrounding zoning is community commercial (GR) and the request is for general commercial -liquor sales (CS-1). Staff recommends approval of the rezoning request.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR	Single Family Home
<i>North</i>	GR	Commercial Shopping Center
<i>South</i>	GR	Commercial Shopping Center
<i>East</i>	GR & CS-1	Commercial Shopping Center and unused CS-1 sites
<i>West</i>	GR	Commercial Shopping Center

**AREA STUDY:** This property lies within the Oak Hill Neighborhood Planning area. The future land use for this map calls for mixed use on the property.

**TIA:** A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

**WATERSHED:** Williamson Creek**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No

**REGISTERED COMMUNITY ORGANIZATIONS:**

**SCHOOLS:**

Oak Hill Elementary School   Small Middle School   Austin High School

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Highway 71	Varies	Varies	Arterial	Yes	Yes	No

**CITY COUNCIL DATE:**

**ACTION:**

**June 21, 2007:**

**ORDINANCE READINGS:**

1<sup>st</sup>

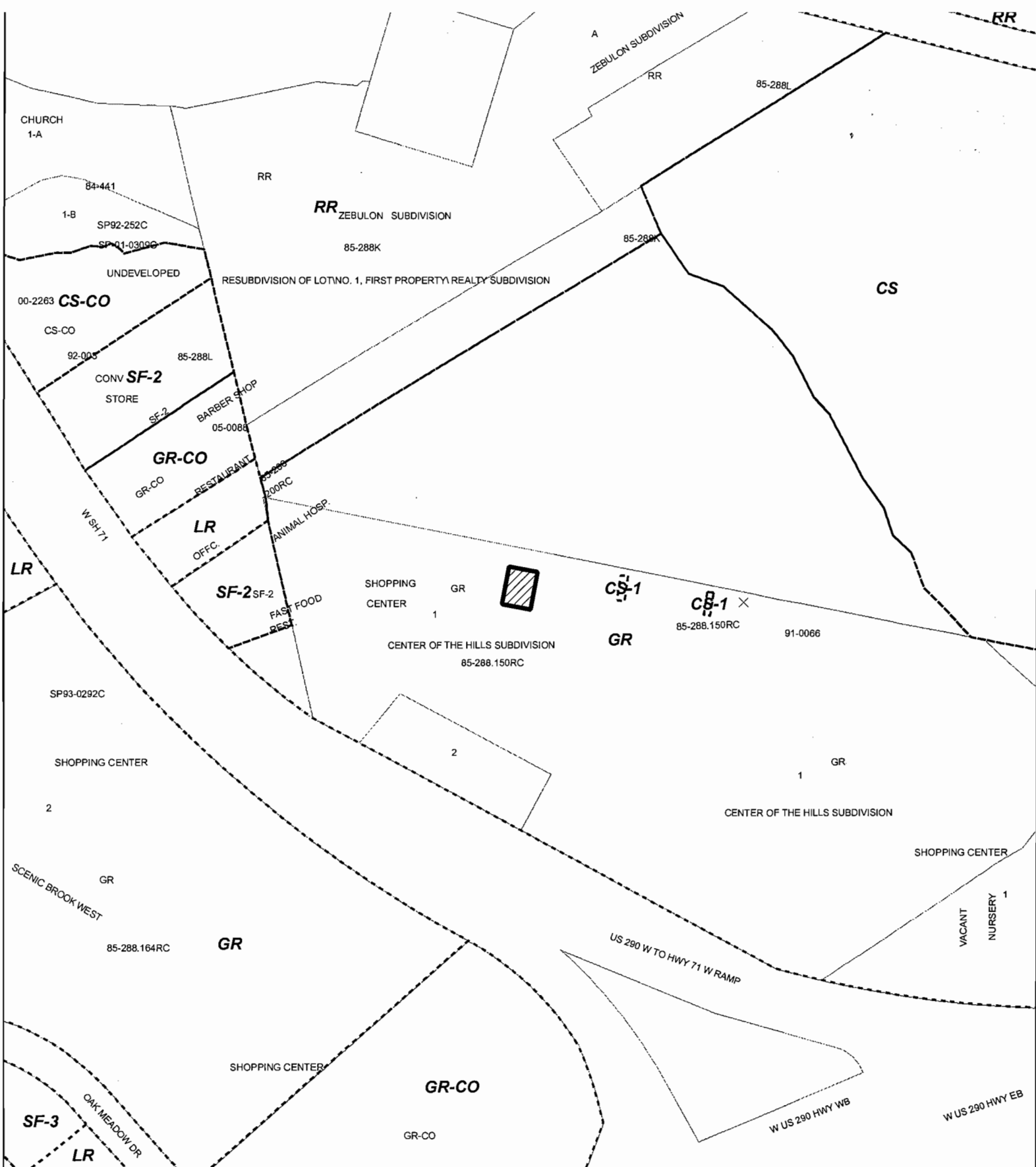
2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: [robert.heil@ci.austin.tx.us](mailto:robert.heil@ci.austin.tx.us)

**PHONE:** 974-2330



Subject Tract



Zoning Boundary



Pending Cases

## ZONING

CASE#: C14-2007-0062

ADDRESS: 7010 W SH 71

SUBJECT AREA: 0.06 AC

GRID: B19

1" = 200'

CASE MGR: R.HEIL

This map has been produced by G.I.S. Services for the sole purpose of geographic referer  
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**C14-2007-0062**  
**Vinter's Cellar of Austin**  
**7010 W SH 71**  
**From GR to CS-1**

## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of CS-1 zoning.

## **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

CS-1 in the context of the larger commercial shopping center is a compatible use. Liquor sales would not create significant detrimental impacts to the surrounding neighborhood character.

## **Transportation**

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Highway 71	Varies	Varies	Arterial	Yes	Yes	No

## **Environmental**

This site is not located over the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone. This tract lies in the Contributing Zone.

According to flood plain maps, there is flood plain within the project location; however this has most likely changed due to recent development.

The site is not located within the endangered species survey area.

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 existing trees and other 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

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

### **Water and Wastewater**

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 the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. 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.