

**ZONING REVIEW SHEET****CASE:** C14-2007-0063**Z.A.P. DATE:** June 19, 2007**ADDRESS:** 11608 North Lamar Boulevard**OWNER:** Mahn Phan and Thomas Lieou**APPLICANT:** Wendell Brannen**REZONING FROM:** MH (Mobile home residence)**TO:** LR (Neighborhood commercial)**AREA:** 0.50 Acres (21,780 sq. ft.)**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:****June 19, 2007:****APPROVED LR-CO ZONING; PROHIBITING THE FOLLOWING USES; BY CONSENT:**

- CONSUMER CONVENIENCE SERVICES;
- OFFSITE PARKING;
- GUIDANCE SERVICES;
- PET SERVICES;
- RESTAURANT (LIMITED);
- SERVICE STATION

**[J.MARTINEZ, T.RABAGO 2<sup>ND</sup>] (8-0) K.JACKSON – ABSENT****SUMMARY STAFF RECOMMENDATION:**

Staff recommends the rezoning to LR based on the following observations:

- 1.) The North Lamar Area Study recommends commercial uses for this site;
- 2.) The proposed land uses are compatible with existing uses surrounding the site; and
- 3.) The recommended zoning provides for a transition of land uses from less restrictive uses along North Lamar to the established neighborhood to the south and west; and
- 4.) The site will be subject to compatibility standards.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of a 0.50 acre (21,780 sq. ft.) site zoned MH and accessed off North Lamar Boulevard. The applicant proposes to rezone the property to LR to redevelop the site for retail sales – convenience land uses. The North Lamar Area Study recommends commercial land uses for this site.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	MH	Mobile home
<i>North</i>	LO	Offices
<i>South</i>	P	Sub-station
<i>East</i>	LO	Offices / Warehouses
<i>West</i>	MH	Mobile homes

**AREA STUDY:** North Lamar**TIA:** N/A; See Transportation comments

**WATERSHED:** Walnut**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

64--River Oaks Lakes Estates Neighborhood  
 85--Walnut Creek Neighborhood Assn., Inc.  
 114--North Growth Corridor Alliance  
 511--Austin Neighborhoods Council  
 480--Scofield Farms Residents Assn.  
 742--Austin Independent School District

775--Gracywoods Neighborhood Association  
 786--Home Builders Association of Greater Austin  
 937--Taking Action Inc.  
 1012--Pflugerville Independent School District

**SCHOOLS:**

Austin Independent School District

- Walnut Creek Elementary School
- Dobie Middle School
- Lanier High School

**RELATED CASES:** N/A**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2152	I-RR to LO	08/22/00: APVD STAFF REC OF LO-CO BY CONSENT (8-0); SA-ABSENT	10/05/00: APVD LO-CO W/CONDS (5-0); ALL 3 RDGS
C14-03-0162	LO to GR	12/16/03: APVD GR-CO W/ADDED COND (8-0)	01/29/04: APVD GR-CO (5-0); ALL 3 RDGS
C14-05-0066	LO to GR	07/05/05: APVD GR-CO (TR 1), LO-CO (TR 2) W/CONDS (7-1, CH-NO)	08/04/05: APVD ZAP REC OF GR-CO (7-0); 1ST RDG;  09/01/05: APVD GR-CO (7-0); 2ND/3RD RDGS

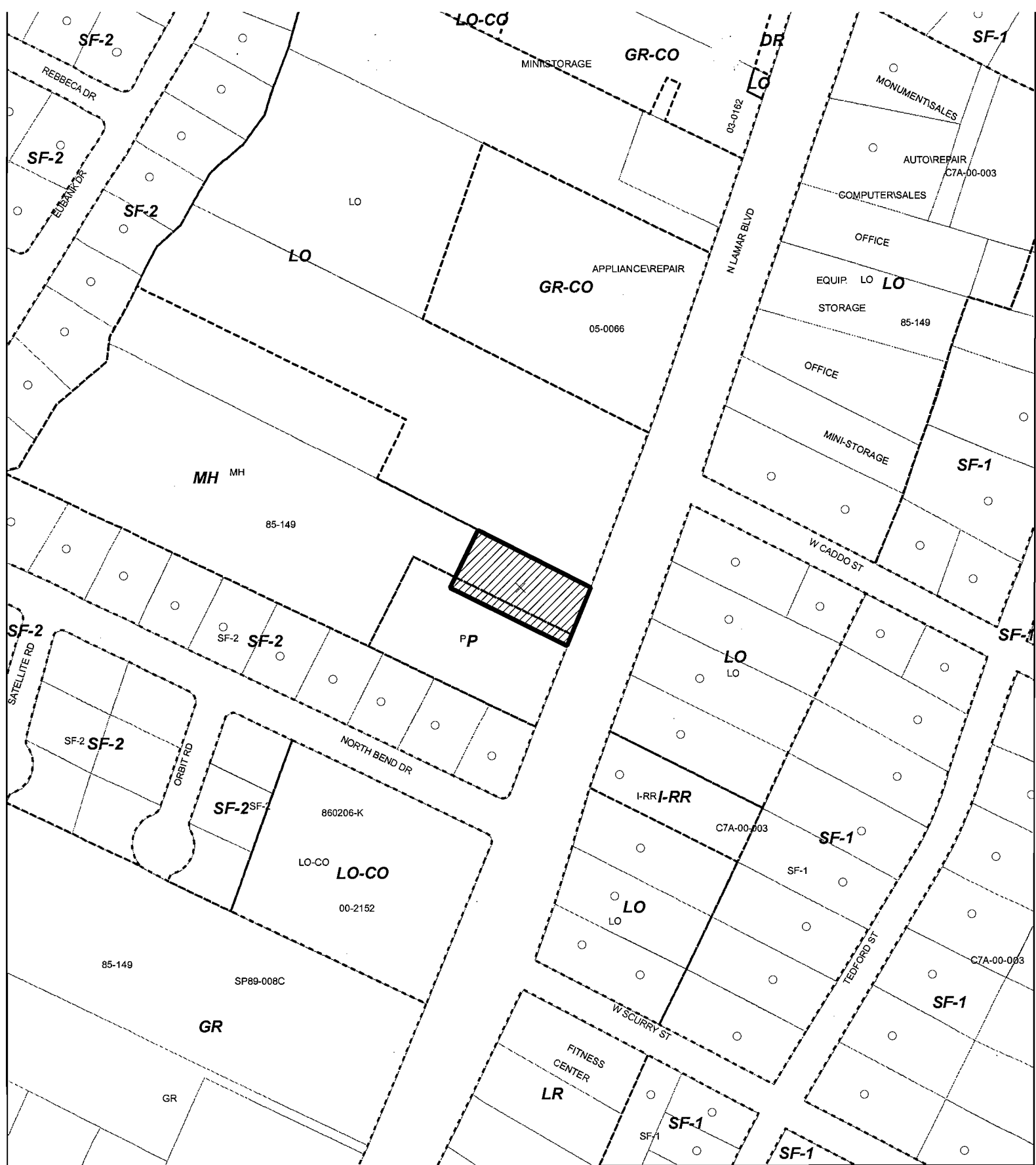
**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
North Lamar	110'	65'	Arterial	Yes	Yes	No

**CITY COUNCIL DATE:**

July 26, 2007

**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)



Subject Tract



Zoning Boundary



Pending Cases

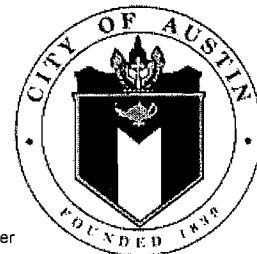
## ZONING

CASE#: C14-2007-0063

ADDRESS: 11608 N LAMAR BLVD

SUBJECT AREA: .50 AC.

GRID: M32




1" = 200'


CASE MGR: J.ROUSSELIN


This map has been produced by G.I.S. Services for the sole purpose of geographic referer  
No warranty is made by the City of Austin regarding specific accuracy or completeness.


11608 N. Lamar Blvd.  
C14-2007-0063


**Legend**

 Zoning

 Base

 Center Line

 0 50 100 Feet

 N

This map has been produced by the City of Austin as a working staff map and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

**C14-2007-0063**

## STAFF RECOMMENDATION

Staff recommends the rezoning to LR based on the following observations:

- 1.) The North Lamar Area Study recommends commercial uses for this site;
- 2.) The proposed land uses are compatible with existing uses surrounding the site; and
- 3.) The recommended zoning provides for a transition of land uses from less restrictive uses along North Lamar to the established neighborhood to the south and west; and
- 4.) The site will be subject to compatibility standards.

## BASIS FOR RECOMMENDATION

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

§ 25-2-97 NEIGHBORHOOD COMMERCIAL (LR) DISTRICT DESIGNATION.

*Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.*

The request is consistent with the intent of the district sought. The proposed development will integrate itself with established commercial and office uses along North Lamar.

2. *The proposed zoning should promote consistency, and orderly planning.*

The rezoning will create a transition in the intensity of uses from the existing commercial and office uses to less intensive residential uses to the west.

## EXISTING CONDITIONS

### Site Characteristics

The subject rezoning area consists of a 0.50 acre (21,780 sq. ft.) site zoned MH and accessed off North Lamar Boulevard. The applicant proposes to rezone the property to LR to redevelop the site for retail sales – convenience land uses. The North Lamar Area Study recommends commercial land uses for this site.

### Transportation

1. The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for North Lamar Boulevard to accommodate a 6-lane divided arterial. Dedication of additional ROW may be required during the subdivision or site plan process. [LDC, Sec. 25-6-51 and 25-6-55]; and
2. 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].

### **Environmental and Impervious Cover**

1. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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 Net Site Area</i>	<i>% 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%

2. According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. 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.
5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
  - Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

### **Water and Wastewater**

1. 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.

### **Site Plan and Compatibility Standards**

1. This tract is already developed and the proposed zoning change is a footprint within the existing development. A change of use within the existing structure would not trigger

compatibility development regulations. However, any new construction on this site would be subject to compatibility standards. Along the south 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.
- 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.
- Additional design regulations will be enforced at the time a site plan is submitted.

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

**[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)**

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-2007-0063**

**Contact:** Jorge Rousselin, (512) 974-2975

**Public Hearing:**

June 19, 2007 Zoning and Platting Commission

<input checked="" type="checkbox"/> I am in favor <input type="checkbox"/> I object
--

*MAR 7870V*

Your Name (please print)

*11704 N. LAMAR AUSTIN TX 78753*

Your address(es) affected by this application

*[Signature]*

Signature

Date

Comments:

*In is favor*

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810



**Rousselin, Jorge**

---

**From:** Brannen, Wendall [REDACTED]  
**Sent:** Tuesday, June 19, 2007 2:32 PM  
**To:** Wayne Tobias  
**Cc:** Rousselin, Jorge  
**Subject:** RE: C14-2007-0063 (11608 N Lamar) CO Request

Mr. Tobias:

The property owner has no objections to the conditions stated in your email.

Wendall Brannen

---

**From:** Wayne Tobias [REDACTED]  
**Sent:** Tuesday, June 19, 2007 1:24 PM  
**To:** Brannen, Wendall  
**Cc:** Jorge.Rousselin@ci.austin.tx.us  
**Subject:** C14-2007-0063 (11608 N Lamar) CO Request

Mr, Brannen,

The Walnut Creek Neighborhood Association would like to request a conditional-overlay on the subject zoning change, 11608 N. Lamar, from MH to LR. Although the footprint of the rezoning is small, we make this request to maintain consistency of conditions placed on other rezoned properties along this section of Lamar.

We would like to disallow (put conditions on) the following uses:

Consumer Convenience Services  
Offsite Parking  
Guidance services  
Pet Services  
Restaurant (Limited)  
Service Station

Please forward this request to Jorge Rousselin (Jorge.Rousselin@ci.austin.tx.us), the city planner on this case with your concurrence.

Thank You,

Wayne Tobias  
President, Walnut Creek Neighborhood Association  
838-1809

6/19/2007