

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0046

Z.A.P. DATE: June 5, 2007

ADDRESS: 14000 U.S. Highway 183 North

OWNER/APPLICANT: Celestine Wolf Hester,
2W Homestead, L.P. (Thomas J. Wolf, Jr.)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: DR

TO: GR

AREA: 23.070 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR, Community Commercial District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/05/07: Approved GR-CO with condition to prohibit Pawn Shops by consent (7-0, S. Hale, J. Martinez-absent); J. Pinnelli-1st, J. Shieh-2nd.

DEPARTMENT COMMENTS:

The property in question is a large undeveloped tract of land located at the southwestern intersection of Lake Line Boulevard and U.S. Highway 183 North. The applicants are requesting 'GR' zoning at this site because they believe that the Community Commercial zoning district is the appropriate designation for a property located at the intersection of two arterial roadways within an area of intense commercial and retail development (Lakeline Mall).

The staff is recommending the applicant's request for 'GR' zoning because of the commercial character of the area and the frontage of the property along a major arterial roadway, U.S. Highway 183 North. The 'GR' zoning district would be compatible and consistent with the surrounding uses because there is 'GR' zoning located to the north, east and west of the site and 'CS' zoning to the south of the property at the intersection of Lakeline Mall Drive, U.S. Highway 183 North and RM 620.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	County, GR	Apartments, Service Station (Mobile), Undeveloped Tract
<i>South</i>	CS	Retail Shopping Center (Lakeline Mall) Restaurant (Texas Land & Cattle Company)
<i>East</i>	GR, CS	Financial Services (Wells Fargo Bank), Restaurant, Retail Shopping Center (Bed Bath & Beyond, Sports Authority), Construction Sales and Services use (Home Depot)
<i>West</i>	GR	Undeveloped Tract, Retail Shopping Center (Lakeline Mall)

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

227 – Shenandoah Neighborhood Association
485 – Riviera Springs Community Development Association
604 – Davis Spring HOA
701 – Avery Ranch Neighborhood Association
786 – Home Builders Association of Greater Austin
985 – Davis Springs HOA

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0046	DR to GR	3/25/03: Approved staff's recommendation of GR zoning by consent (7-0, K. Jackson-not yet arrived, J. Martinez-absent)	4/24/03: Granted GR on all 3 readings (6-0-1, Garcia-absent)
C14-01-0173	DR to GR	1/15/02: Approved GR-CO, w/ condition prohibiting Pawn Shops (8-0)	2/14/02: Approved GR-CO (7-0); all 3 readings
C14-00-2094	DR to GR	7/11/00: Approved staff rec. of GR-CO by consent (7-0)	8/17/00: Approved GR w/ conditions on 1 st reading (6-0, Goodman-absent) 8/31/00: Approved 2 nd /3 rd readings (6-0, KW-absent)
C14-00-2148	GO to GR	8/15/00: Approved staff rec. of GR by consent (7-2, RC/JM-Nay)	9/28/00: Approved GR (7-0); all 3 readings
C14-99-2110	DR, SF-2 to CS	3/28/00: Approved staff rec. of GR by consent (5-0)	5/18/00: Approved PC rec. of GR (6-0); all 3 readings
C14-98-0266	DR to GR	3/2/99: Approved GR by consent (8-0)	12/2/99: Approved PC rec. of GR w/ conditions (6-0, WL-absent); 1 st reading 5/24/01: Approved GR (6-0); 2 nd /3 rd readings
C14-98-0253	MF-3 to GR	4/13/99: Approved staff rec. of GR (7-0). Also approved MGA for 10 years.	5/13/99: Approved PC rec. of GR (7-0); 1 st reading 6/3/99: Approved GR (7-0); and 3 rd readings
C14-97-0041	GR to CS	6/3/97: Approved CS (5-0-1)	6/26/97: Approved CS (7-0); all 3 readings

C14-96-0162	I-RR to GR	2/18/97: Approved staff rec. of GR (9-0)	3/6/97: Approved PC rec. of GR (7-0); all 3 readings
C14-96-0147	SF-2, DR to CS	1/21/97: Approved CS (9-0)	2/6/97: Approved CS (6-0); all 3 readings
C14-95-0196	DR to CS	1/23/96: Approved CS (5-0)	2/29/96: Approved CS (7-0); all 3 readings
C14-95-0044	DR to GR	10/17/95: Approved CS as amended w/ ROW (5-0)	11/30/95: Approved CS as amended subject to ROW (6-0); 1 st reading 12/7/95: Approved CS (7-0); 2 nd / 3 rd reading

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
US 183	400'	Varies	Arterial	58,000 ('00)
Lakeline Boulevard	120'	2@40'	Arterial	

CITY COUNCIL DATE: July 26, 2007

ACTION:

ORDINANCE READINGS: 1st

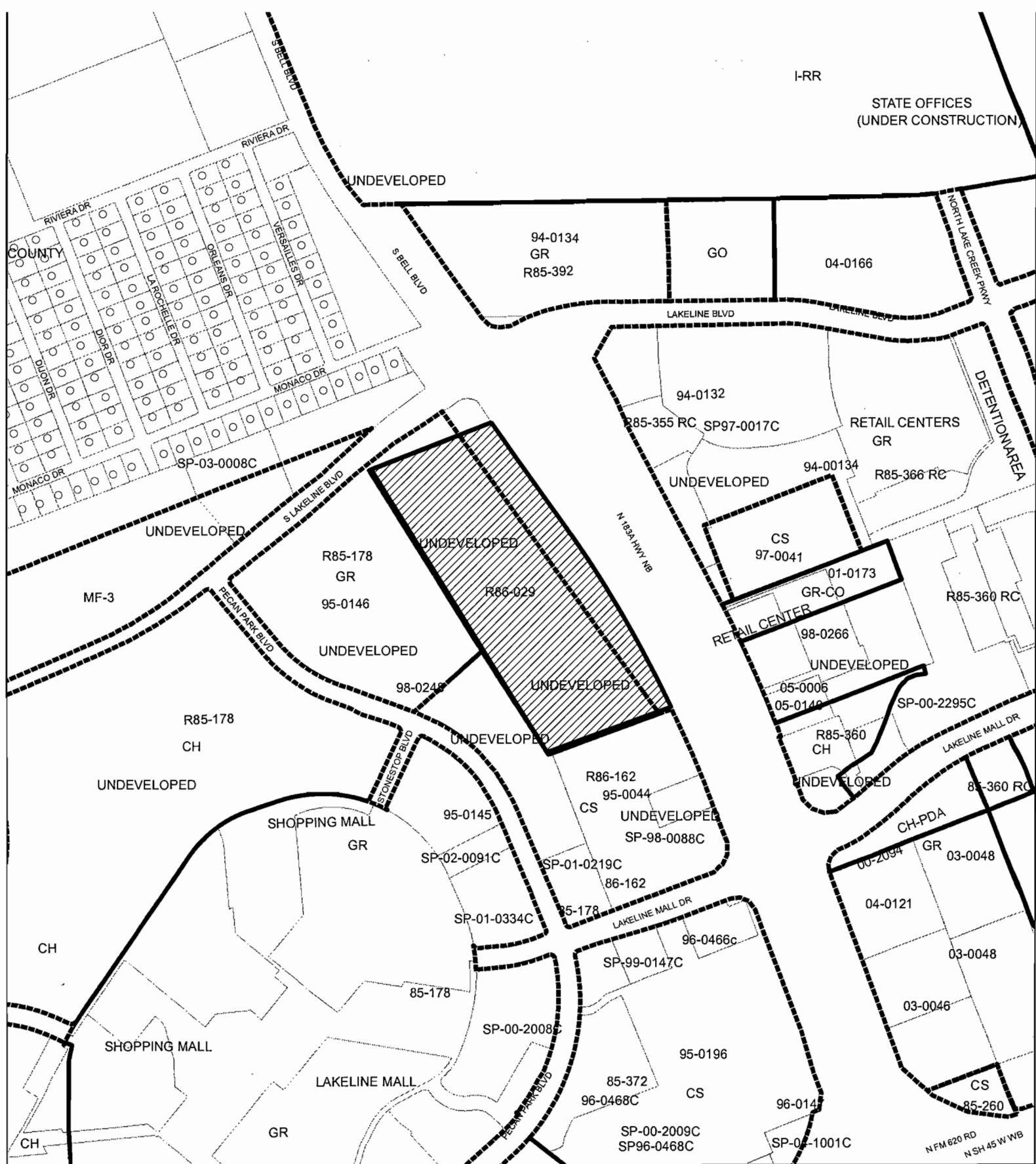
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING




CASE#: C14-2007-0046

ADDRESS: 14000 N US 183 HWY

SUBJECT AREA: 23.070

GRID: F40

CASE MANAGER: S. SIRWAITIS

-  Subject Tract
-  Pending Cases
-  Zoning Boundary



1" = 600'



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

STAFF RECOMMENDATION

The staff's recommendation is to grant GR, Community Commercial District, zoning.

BASIS FOR RECOMMENDATION

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

The GR, Community Commercial, zoning district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

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

The 'GR' zoning district would be compatible and consistent with the surrounding uses because there are existing commercial uses to the north, east and south of the site. There is 'GR' zoning located to the north, east and west of the site and 'CS' zoning to the south of the property at the intersection of Lakeline Mall Drive, U.S. Highway 183 North and the RM 620 overpass.

'GR' zoning is appropriate for this location because of the commercial character of the area and the frontage of the property along a U.S. highway.

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 property in question is located at the intersection of and two arterial roadways, U.S. Highway 183 and Lake Line Boulevard.

EXISTING CONDITIONS

Site Characteristics

The site is a large undeveloped tract of land located at the southwestern intersection of Lake Line Boulevard and U.S. Highway 183 North. The property to north is located in the County and is developed with an apartment complex and a service station. To the east, across U.S. Highway 183 North, there is a shopping center with a bank, a restaurant, retail sales, and a Construction Sales and Services use. The property to the west is undeveloped and to the south there is a restaurant and a concentration of retail sales uses (Lakeline Mall).

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% NSA with Transfers
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%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the North Edward's Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the Lake Creek and Buttercup Creek Watersheds, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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 the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

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.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8: Endangered Species in conjunction with subdivision and/or site plan process.

Transportation

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

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
US Highway 183	Varies	Varies	Arterial	Yes	No	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at their own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment required. 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.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

No Site Plan comments.

