

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2007-0121**PC Date:** September 11, 2007**ADDRESS:** 6301 N IH-35 Service Road (northbound)**OWNER/APPLICANT:** Z Commercial Properties (Allen Zinn)**AGENT:** Magdy Salama**ZONING FROM:** CS-MU-NP**TO:** CS-1-MU-NP**AREA:** 0.03 acres**STAFF RECOMMENDATION:**

Staff recommends approval of CS-1-MU-NP zoning.

**PLANNING COMMISSION RECOMMENDATION:****September 11, 2007:** APPROVED STAFF'S RECOMMENDATION FOR CS-1 ZONING; BY CONSENT. [M.DEALEY, T.ATKINS 2<sup>ND</sup>] (8-0)**DEPARTMENT COMMENTS:**

The property in question is one store site in a larger commercial shopping center. The surrounding zoning is general commercial services-mixed use-neighborhood plan (CS-MUNP) and the request is for general commercial -liquor sales-mixed use-neighborhood plan (CS-1-MU-NP). Staff recommends approval of the rezoning request.

When this application was made the property was zoned general commercial services (CS). Since that time this property was rezoned from CS to general commercial services-mixed use-neighborhood plan (CS-MU-NP) as part of the Windsor Park Neighborhood Plan in August of 2007.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	CS-MU-NP	Retail Center
<i>Surrounding</i>	CS-MU-NP	Retail Center – News stand
<i>North</i>	CS-NP (across 290)	Restaurant and Hotel
<i>South</i>	CS-MU-NP and CS-1	Restaurant and Hotel
<i>East</i>	CS-MU-NP and MF-4	Apartments and Hotel
<i>West</i>	CS-NP (across IH-35)	Hotel

**AREA STUDY:** This property lies within the Windsor Park Neighborhood Planning area. The future land use for this map calls for mixed use on the property, to allow for

greater flexibility for future redevelopment to include infill residential uses. No neighborhood plan amendment was needed.

**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:**

- Anberly Airport Association
- Keep the Land
- North Loop Neighborhood Planning Team
- University Hills / Windsor Park Neighborhood Planning Team
- Austin Neighborhoods Council
- Austin Independent School District
- Homebuilder's Association of Greater Austin

**SCHOOLS:**

Reilly Hill Elementary School

Webb Middle School

Reagan High School

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
IH 35 SVRD NB	Varies	Varies	Arterial	No	No	Yes
US 290 EB	Varies	Varies	Arterial	No	No	Yes

**CITY COUNCIL DATE:**

**ACTION:**

October 11, 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#: C14-2007-0121  
 ADDRESS: 6031 N IH 35 SVRD NB  
 SUBJECT AREA: 0.030  
 GRID: L27 INTLS: TRC



1" = 200' CASE MGR: R.HEIL

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.



C14-2007-0121  
6301 IH-35 Service Road (NB)  
From CS-MU-NP to CS-1-MU-NP

## **SUMMARY STAFF RECOMMENDATION**

Staff recommends approval of CS-1-MU-NP 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.

The trip generation under the requested zoning is estimated to be 636 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch 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.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

According to flood plain maps, there is no flood plain within the project area.

This site is a building or suite footprint within an existing structure. No zoning changes are proposed outside of this structure, therefore there are no environmental features associated with this site.

## **Water and Wastewater**

WW 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.