

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0215

Z.A.P. DATE: November 20, 2007

ADDRESS: 2920 ½ South Lakeline Boulevard

OWNER/APPLICANT: 2W Homestead, LP (Thomas J. Wolf, Jr.)

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: MF-3

TO: GR-MU

AREA: 0.70 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

11/20/07: Approved staff's recommendation of GR-MU-CO zoning by consent (7-0, S. Hale-absent)

DEPARTMENT COMMENTS:

The property in question is undeveloped and sparsely vegetated. The site is a corner tract located at the northwest intersection of Lakeline Boulevard and U.S. Highway 183 North. The applicant is requesting GR-MU zoning for this site because they would like the ability to develop the site with commercial or residential uses in the future.

The staff recommends GR-MU-CO, Community Commercial-Mixed Use-Conditional Overlay District, zoning for the site under consideration because the property meets the purpose statement of the GR-MU zoning district designation. The property is located at the intersection of two arterial roadways, Lakeline Mall Drive and U.S. Highway 183 North. In addition, this site is directly to the north of the GR zoning and the existing Lakeline Mall development.

The applicant agrees with the staff's recommendation for this rezoning request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-3	Undeveloped
<i>North</i>	County	Single-Family Residential
<i>South</i>	GR	Undeveloped, Retail Sales (Lakeline Mall)
<i>East</i>	GR	Retail Shopping Center (Kohl's Department Store, Oshman's Sports Store, Bed Bath & Beyond, Home Depot)
<i>West</i>	MF-3	Undeveloped Tract, Condominiums (La Costa at Lakeline Condos)

AREA STUDY: N/A

TIA: N/A

WATERSHED: Buttercup

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

277 – 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
1037 – Homeless Neighborhood Organization

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0218	GR-MU to MF-4	11/20/07: Pending	12/13/07: Pending
C14R-85-366(RCA2)	To amend the restrictive covenant to remove lots 9 and 10 from any limits or restrictions.	10/16/07: Approved staff's recommendation to amend the restrictive covenant by consent (6-0, C. Hammond, J. Gohil-absent)	11/29/07: Pending
C14-06-0134		<p>9/05/06: Approved GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2 with conditions of: For Tracts 1 & 2 (the following conditions were adopted from the existing ordinance for this tract of land (Ordinance No. 970710-A): Outdoor Sports and Recreation and Outdoor Entertainment uses are prohibited on the Property; The following uses are prohibited on the Property within an area 300-feet from the easternmost property line of the Shenandoah Section 5 Subdivision: -Automotive Repair Services, -Automotive Washing, -Restaurant (General), -Restaurant (Limited), -Theater, -Indoor Entertainment, -Club or Lodge 3. No building of any kind shall</p>	<p>10/19/06: Approved ZAP Commission recommendation of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2 with an exception to allow a 45 foot building height with a 200 foot setback (6-0, Council Member Martinez- off the dais); L. Leffingwell-1st, S. Cole-2nd. Staff was directed to bring back in the ordinance or in the form of a restrictive covenant those items requested by the neighborhood and agreed to by the applicant.</p> <p>11/30/06: Approved GR-MU-CO for Tract 1 and LO-CO for Tract 2 (6-0); 2nd/3rd readings</p>

		<p>be constructed within an area 100-feet from the easternmost property line of the Shenendoah Section 5 Subdivision;</p> <p>No structure of any kind shall be built to a height greater than 30-feet above ground level within the area beginning 100-feet from the easternmost property line of the Shenendoah Section 5 Subdivision to a depth of 200-feet westerly from the 100-foot point.</p> <p>Beyond the above 200-foot depth, no structure of any kind shall be built to a height greater than 35-feet above ground level.</p> <p><u>Added new conditions of:</u></p> <ul style="list-style-type: none"> -No development within the LO-CO tract (Tract 2); -The applicant shall vegetate/re-vegetate the LO-CO area (Tract 2); -The applicant will provide an 8-foot stone or masonry fence along the western property line adjacent to the Shenendoah Section 5 Subdivision. <p>Vote: (7-1, K. Jackson-Nay, J. Shieh-absent)</p>	
C14-04-0166	GO to CS	06/21/05: Approved CS-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	7/28/05: Approved CS-CO on all 3 readings (7-0)
C14-04-0165	GR to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services, Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)
C14-04-0164	GO to CS	06/21/05: Approved CS-MU-CO zoning with conditions to prohibit Pawn Shop Services,	7/28/05: Approved CS-MU-CO on all 3 readings (7-0)

		Exterminating Services, and Adult Oriented Businesses by consent (8-0, K. Jackson-absent); J. Martinez-1 st , J. Gohil-2 nd .	
C14-01-0173	DR to GR	1/15/02: Approved GR-CO zoning, with a condition prohibiting pawn shop services, by consent (8-0, K. Jackson-absent)	2/14/02: Approved GR-CO on 3 readings (7-0)
C14-00-2094	DR to GR	7/11/00: Approved staff rec. of GR by consent (7-0)	8/17/00: Approved GR on 1 st reading (6-0, Goodman-absent) 8/31/00: Approved 2 nd /3 rd readings (6-0, KW-absent)
C14-00-2107	MF-3 to GO	8/29/00: Approved staff rec. of GO by consent (7-1, RC-Nay)	9/7/00: Approved GO on 1 st reading only (7-0) 12/14/00: Approved GO (7-0); 2 nd /3 rd readings
C14-00-2058	GR to GR-MU	5/23/00: Approved staff rec. of GR-MU by consent (8-0)	6/22/00: Approved GR-MU on all 3 readings (7-0)
C14-98-0266	DR to GR	3/2/99: Approved GR by consent (8-0)	12/2/99: Approved PC rec. of GR (6-0, WL-absent); 1 st reading 5/24/01: Approved GR (6-0); 2 nd /3 rd readings
C14-98-0248	MF-3 to GR	4/13/99: Approved GR with conditions and RC (7-0). Also approved MGA for 10 years.	12/09/99: Approved PC rec. of GR with conditions (7-0); 1 st reading 2/03/00: Approved 2 nd /3 rd readings (5-0)
C14-97-0041	GR to CS	6/3/97: Approved CS (5-0-1)	6/26/97: Approved CS (7-0); all 3 readings
C814-97-0001	I-RR to PUD	9/30/97: Approved PUD w/ conditions (6-3)	11/20/97: Denied PUD zoning because it does not conform to purpose and is not a superior development (7-0) 7/1/99: State over-rode/ Approved PUD
C14-95-0149	MF-3 to GR	4/23/96: Approved GR for Tract 1 and LO for Tract 2 (9-0), with the following conditions: prohibit Outdoor Sports and Recreation and Outdoor Entertainment uses; prohibit Automotive Repair Services, Automotive Washing, Restaurant (Limited, General), Theater, Indoor Entertainment,	7/11/96: Approved GR-CO (Tract 1) and LO-CO (Tract 2) with conditions (6-1, JD-No); 1 st reading 7/10/97: Approved 2 nd /3 rd readings (7-0)

		and Club or Lodge uses within an area 300 feet from the western property line; no building shall be constructed within and area 100 feet from the easternmost property line of the Shenendoah Section 5 Subdivision; limit building height to 30 feet within an area 100 feet from the easternmost property line of the Shenendoah Section 5 Subdivision to a depth of 200 feet; beyond the 200 foot depth limit building height to no greater than 35 feet; and on Tract 2 a privacy fence shall be constructed on the westernmost property line adjacent to the Shenendoah Section 5 Subdivision	
C14-95-0146	MF-3 to GR	4/02/96: Approved staff rec. of GR by consent (7-0)	7/11/96: Approved GR (7-0); 1 st reading 6/26/97: Approved GR (7-0); 2 nd /3 rd readings
C14-95-0145	P to GR	4/02/96: Approved staff rec. of GR with public RC requiring Transit Facility (6-0)	7/11/96: Approved GR, subject to restrictive covenant conditions (7-0) 6/26/97: Approved GR, subject to conditions (7-0); 2 nd /3 rd readings
C14-95-0044	DR to GR	10/03/95: Approved CS zoning, as amended with ROW requirement (6-0-1) 10/17/95: Approved CS (5-0)	11/30/95: Approved CS zoning, as amended subject to ROW (6-0); 1 st reading 12/07/95: Approved CS (7-0); 2 nd /3 rd readings
C14-95-0005	CH, SF-2 to GR	2/28/95: Approved GR (7-0)	3/30/95: Approved GR (6-0); 1 st reading 4/27/95: Approved GR (7-0); 2 nd /3 rd readings
C14-94-0134	CH to GR	1/10/95: Approved GR-CO (7-0)	2/9/95: Approved GR w/ conditions (6-0); 1 st reading 2/29/95: Approved GR (6-0); 2 nd /3 rd readings
C14-94-0132	CH to GR GO to GR IP to GR LR to GR	12/20/94: Approved GR w/ conditions (7-0)	1/10/95: Approved GR w/ conditions (6-0); 1 st reading 2/9/95: Approved GR w/ conditions (6-0); 2 nd /3 rd readings
C14-94-0115	GO to GR	10/25/94: Approved GR-CO	11/03/94: Approved GR-CO (5-0);

		subject to Compatibility Standards-setback provisions set forth in Sec. 13-7-21 of the LDC (7-0)	1 st reading 9/07/95: Approved GR-CO (7-0); 2 nd /3 rd readings
C14-94-0114	GO to GR	10/25/94: Approved GR-CO subject to Compatibility Standards-setback provisions set forth in Sec. 13-7-21 of the LDC (7-0)	11/03/94: Approved GR-CO (5-0); 1 st reading 9/07/95: Approved GR-CO (7-0); 2 nd /3 rd readings
C14R-85-178	RR to CS (Tracts 1, 2, 3, & 4); RR to GO (Tracts 5 & 6); RR to GR (Tracts 7, 8, 9, 10, 11, 12, 13, 27, 28); RR to CH (Tracts 15, 24, 25, & 29); RR to P (Tract 16 & Tract 22); RR to MF-3 (part of Tract 17, Tracts 19 & 26, part of Tract 20); RR to SF-6 (Tract 21);	8/05/97: Approved restrictive covenant amendment to amend zoning site plan (9-0)	9/04/97: Approved restrictive covenant amendment (5-0)

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Lakeline Blvd	115'	104'	Arterial	No	No	Yes

CITY COUNCIL DATE: December 13, 2007

ACTION:

ORDINANCE READINGS: 1st

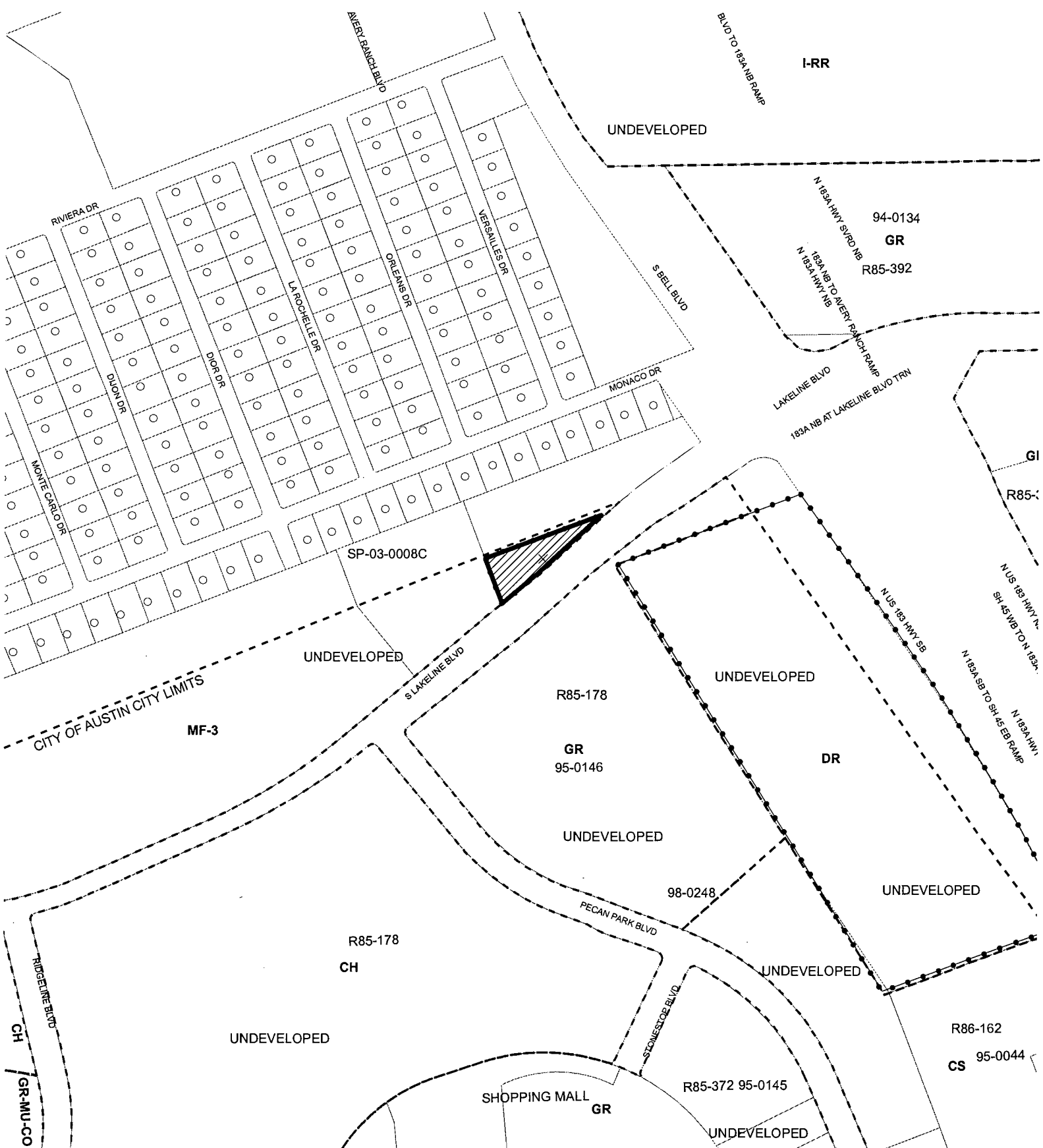
2nd

3rd

ORDINANCE NUMBER:

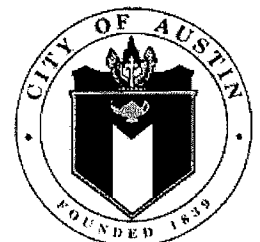
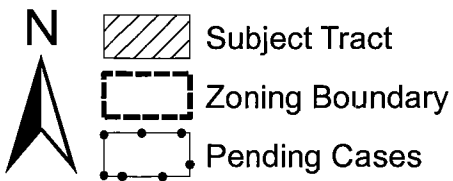
CASE MANAGER: Sherri Sirwaitis

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



ZONING

ZONING CASE#: C14-2007-0215
ADDRESS: 2920 1/2 S LAKELINE BLVD
SUBJECT AREA: 0.70 ACRES
GRID: F40
MANAGER: S. SIRWAITIS



1" = 400' OPERATOR: S MEEKS

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-MU-CO, Community Commercial-Mixed Use-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION

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

The Community Commercial (GR) 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.

The purpose of the Mixed Use (MU) Combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. *The proposed zoning should allow for a reasonable use of the property.*

The proposed zoning would allow for a fair and reasonable use of the property because it will provide the opportunity for the applicant to develop a mixture of residential, office, and commercial development on this site adjacent to existing residential uses to the north and west and commercial uses to the south and east.

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 northwest intersection of two arterial roadways, Lakeline Mall Drive and U.S. Highway 183 North.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and sparsely vegetated.

Impervious Cover

The maximum impervious cover allowed by the GR-MU zoning district would be 90%. However, if 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	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%

Commercial	80%	90%
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Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the northern Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Buttercup 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:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.

1. 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.

Transportation

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

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Bicycle Plan	Sidewalks	Capital Metro
Lakeline Blvd	115'	104'	Arterial	No	No	Yes

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.

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 comments.

