

ZONING CHANGE REVIEW SHEET

CASE: C14-2008-0139 – Archive Lounge

Z.A.P. DATE: 08-05-2008

ADDRESS: 6406 N. IH 35 SRRD SB, Suite 1600

AREA: .14 acres

APPLICANT: Dunhill Property Management
(William Huthchinson)

AGENT: A.E.C. Inc. (Phil Mancoda)

NEIGHBORHOOD PLAN AREA: No

CAPITOL VIEW: No

T.I.A.: Waived – See the Transportation Reviewers comments.

WATERSHED: Tannehill Branch

ZONING FROM: CS – General Commercial Services

TO: CS1- Commercial-Liquor Sales

DESIRED DEVELOPMENT ZONE: Yes

SUMMARY STAFF RECOMMENDATION:

Staff recommends CS-1-CO - Commercial-Liquor Sales – Conditional Overlay. The Conditional Overlay would limit the vehicle trips to 2000 per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for CS-1 district zoning; was approved by Commissioner Keith Jackson's motion, Commissioner Roxanne Evans second the motion on a vote of 6-0; Commissioner Clarke Hammond was absent.

DEPARTMENT COMMENTS:

The site is currently developed with a large retail shopping center. This shopping center fronts on Interstate 35 and is adjacent to Highland Mall. This request is compatible with the exiting uses in the area.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	CS	Retail Shopping Center
NORTH	CS	Retail Shopping Center
SOUTH	CS	Retail Shopping Center
EAST	CS	Retail Shopping Center
WEST	CS-MU-NP	Parking Lot

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2007-0107	From CS to CS-1	Approved CS-1-CO [Vote: 7-0]	Approved CS-1-CO [Vote: 5-0]
C14-99-2111	From CS to CS-1	Approved CS-1- CO [Vote: 9-0]	Approved CS-1-CO [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assn.
- North Austin Neighborhood Alliance
- Highland/Skyview Neighborhood
- Austin Neighborhoods Council
- Brentwood/Highland Combined Neighborhood Assn.

SCHOOLS:

Reilly Elementary School
 Webb Middle School
 McCallum High School

TRANSPORTATION

1. No additional right of way is needed at this time.
2. 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]
3. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
6406 N IH 35 SVRD SB	Varies	3 @ 12'	Fwy	Yes	135, 142, 174, 935, 984, 986	Priority 2

SITE PLAN:

1. Provide certified field notes and define boundaries of the proposed CS-1 zoning footprint.
2. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
3. Cocktail Lounge use is a conditional use in a CS-1 zoning district and approval by Planning Commission will be required. The filing of a Land Use Site Plan will be required if the zoning request is approved by Council.
4. For a cocktail lounge or a restaurant with a late hours permit: (1) all parking must be shown on the site plan that is required for a conditional use permit or compatibility standards waiver; and (2) compliance with the parking area setback described in Section 25-5-146 (*Conditions of Approval*) is required.
5. There is an existing Zoning Site Plan (RZ84-037) on the property. This zoning request will serve as an amendment to that plan.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch 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.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

CITY COUNCIL DATE: August 28th, 2008

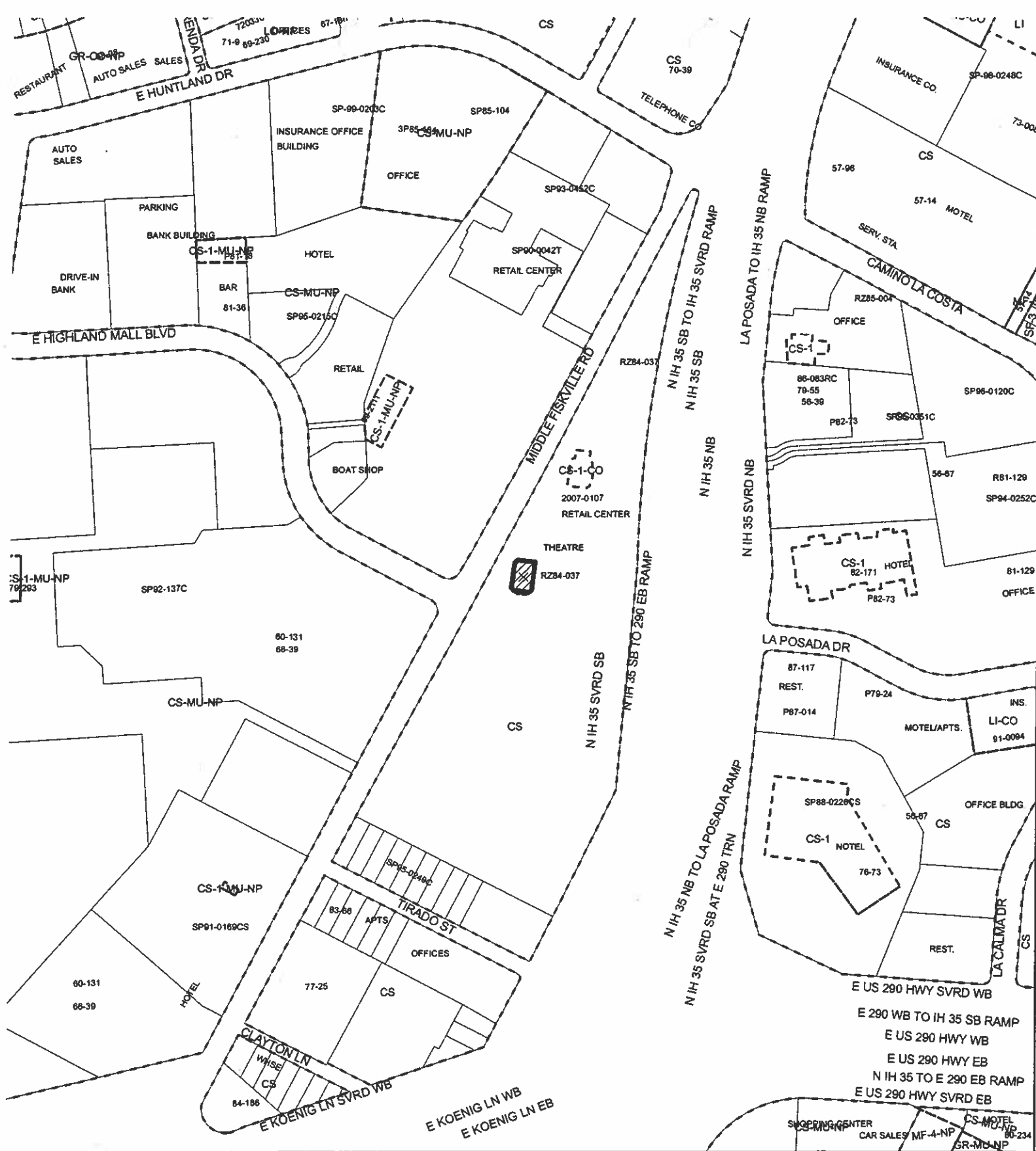
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691






ZONING

ZONING CASE#: C14-2008-0139
 ADDRESS: 6406 N IH 35 SVRD SB SUITE 1600
 SUBJECT AREA: 0.14 ACRES
 GRID: L27
 MANAGER: C. PATTERSON

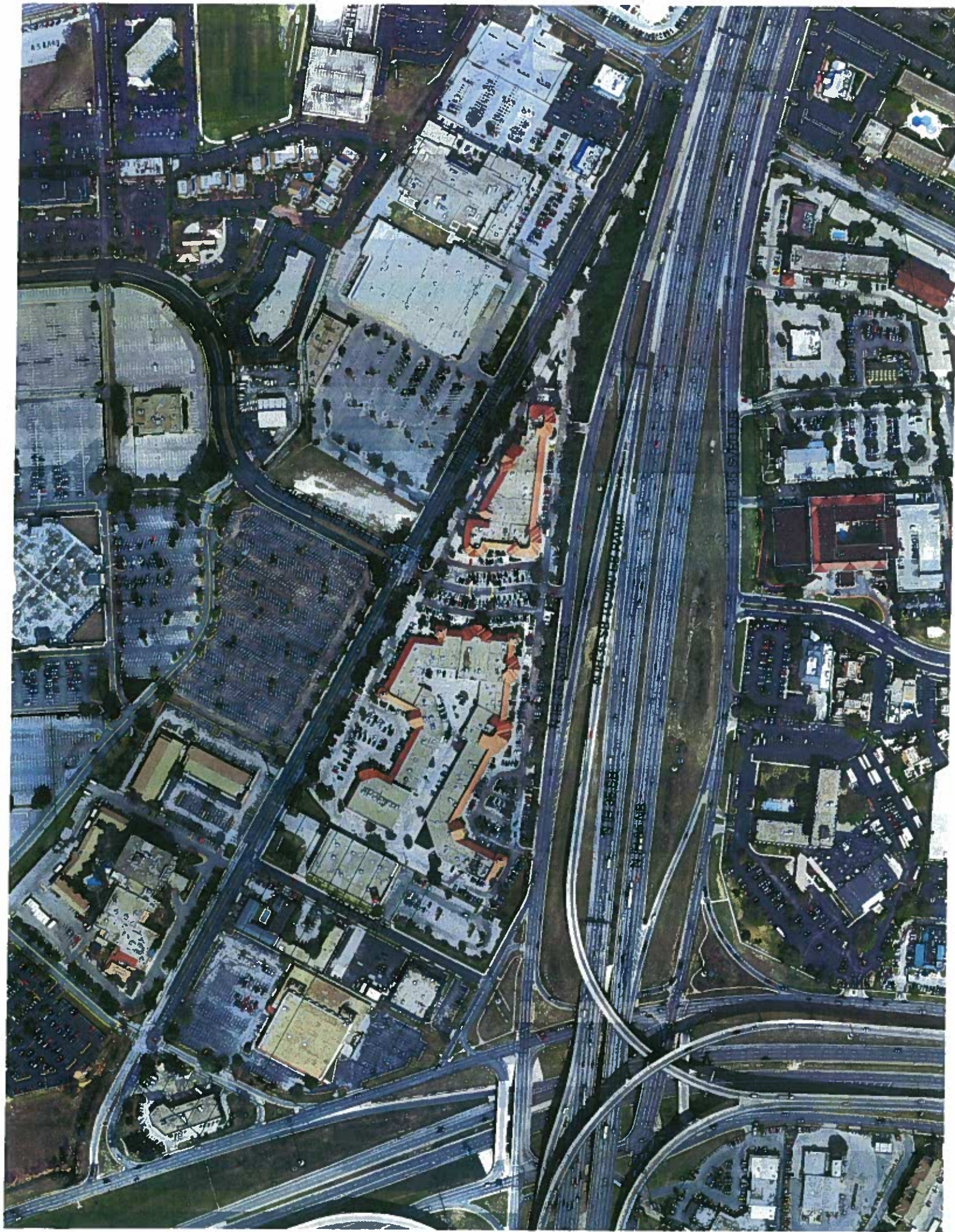
OPERATOR: S. MEEKS



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

1" = 400'

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ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6406 NORTH IH-35 SERVICE ROAD SOUTHBOUND SUITE 1600, FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district to commercial-liquor sales-conditional overlay (CS-1-CO) combining district on the property described in Zoning Case No. C14-2008-0139, on file at the Neighborhood Planning and Zoning Department, as follows:

A 6,145 square feet tract of land, more or less, out of the James P. Wallace Survey No. 52, Abstract No. 789, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6406 IH-35 North Service Road Southbound, Suite 1600, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial-liquor sales (CS-1) base district, and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2008.
2
3

4 **PASSED AND APPROVED**
5

6 §
7 §
8 _____, 2008 § _____
9 Will Wynn
10 Mayor
11

12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk

Waterloo Surveyors Inc.

Office: 512-481-9602
Fax: 512-330-1621
Page 1 of 2

Thomas P. Dixon
R.P.L.S. 4324
J12023

EXHIBIT "A"

June 6, 2008

FIELD NOTES

6,145 SQUARE FEET OF LAND, MORE OR LESS, OUT OF THE JAMES P. WALACE SURVEY, NO. 57, ABSTRACT NO. 789, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING OUT OF AND PART OF THAT CERTAIN 15.6129 ACRES OF LAND CONVEYED TO GLEN A. MAJURE, AS TRUSTEE, RECORDED IN VOLUME 10830, PAGE 338, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

BEGINNING FOR REFERENCE at a pipe found on the east R.O.W. of Middle Fiskville Road at the S.W. corner of said 15.6129 acre tract, from which point an iron rod found on the west R.O.W. of Interstate Highway 35 at the S.E. corner of said 15.6129 acre tract bears S60°13'30"E at a distance of 692.49 feet;

THENCE N29°44'13"E along the common east R.O.W. of Middle Fiskville Road and the west line of said 15.6129 acre tract for a distance of 866.60 feet;

THENCE S60°15'54"E, crossing into said 15.6129 acre tract for a distance of 83.96 feet to a point at the corner of an existing one story stucco building for the **POINT OF BEGINNING** hereof;

THENCE the following three (3) courses and distances along the exterior perimeter of said building:

1. N08°14'40"E for a distance of 79.97 feet to an angle point;
2. N53°14'40"E for a distance of 12.20 feet to an angle point;
3. S81°45'20"E for a distance of 55.53 feet to an angle point;

THENCE S08°21'50"W, crossing said building for a distance of 65.31 feet to a point on the exterior of said building;

THENCE the following twenty (20) courses and distances along the exterior perimeter of said building:

1. S08°21'50"W for a distance of 23.50 feet to an angle point;
2. S53°21'50"W for a distance of 11.80 feet to an angle point;
3. N81°38'10"W for a distance of 7.60 feet to an angle point;
4. S08°21'50"W for a distance of 3.10 feet to an angle point;
5. N81°38'10"W for a distance of 4.30 feet to an angle point;
6. S08°21'50"W for a distance of 2.00 feet to an angle point;
7. N81°38'10" W for a distance of 3.62 feet to an angle point;
8. N08°21'50"E for a distance of 2.20 feet to an angle point;
9. S81°38'10"E for a distance of 1.50 feet to an angle point;
10. N08°21'50"E for a distance of 4.20 feet to an angle point;

625 Industrial Boulevard
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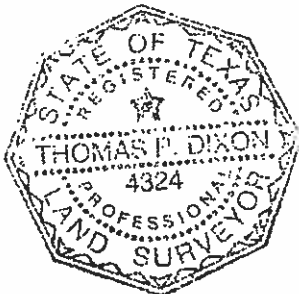
11. N81°38'10"W for a distance of 18.30 feet to an angle point;
12. S08°21'50"W for a distance of 4.20 feet to an angle point;
13. S81°38'10"E for a distance of 1.70 feet to an angle point;
14. S08°21'50"W for a distance of 2.20 feet to an angle point;
15. N81°38'10"W for a distance of 3.80 feet to an angle point;
16. N08°21'50"E for a distance of 2.00 feet to an angle point;
17. N81°38'10"E for a distance of 5.10 feet to an angle point;
18. N08°21'50"E for a distance of 3.10 feet to an angle point;
19. N81°45'55"W for a distance of 7.72 feet to an angle point;
20. N36°29'09"W for a distance of 11.90 feet to the **POINT OF BEGINNING**, containing 6,145 square feet of land.

BEARING BASE: South line of said 15.6129 acre tract having a bearing of S60°13'30"E

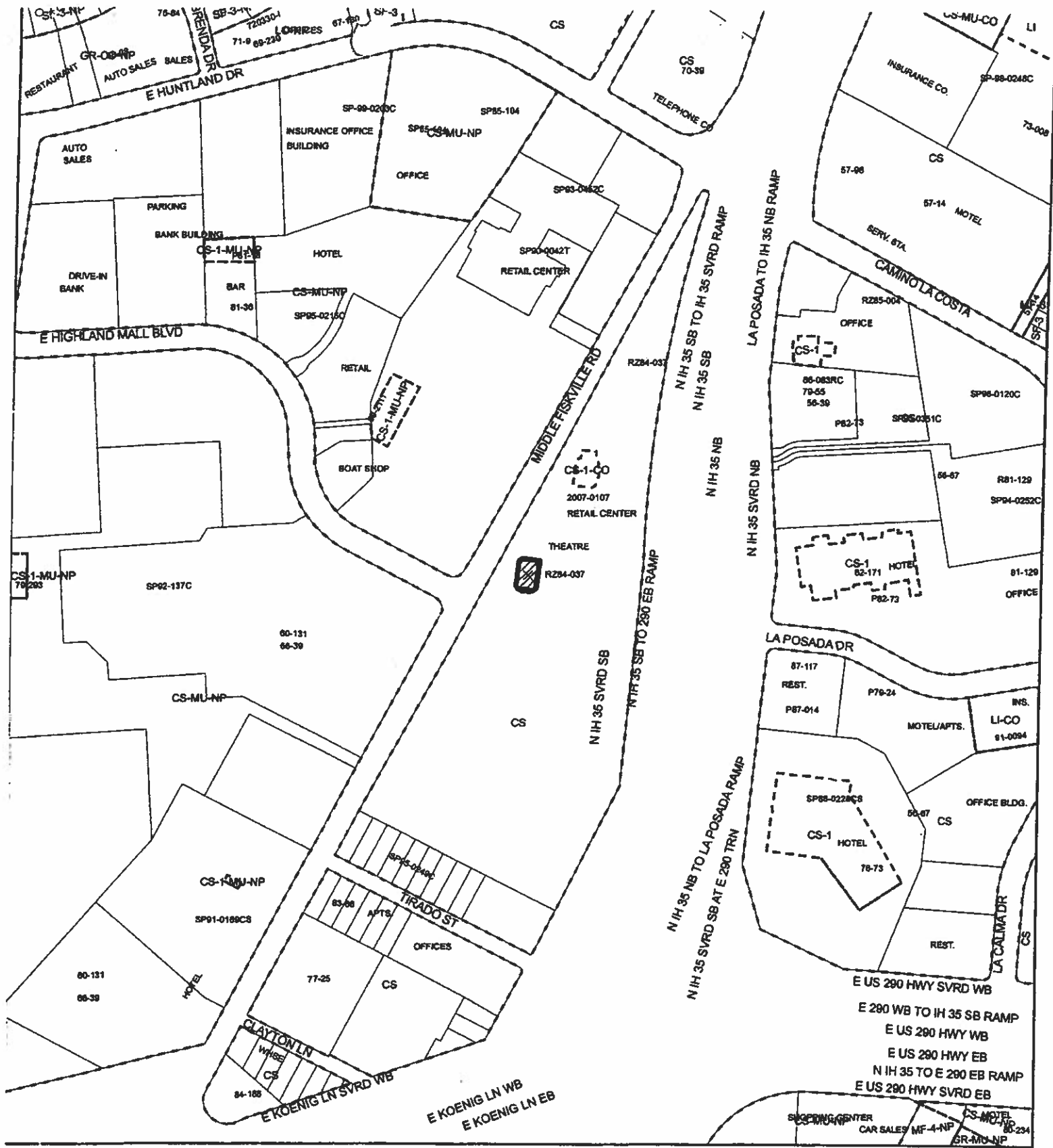
I, the undersigned do hereby certify that the field notes hereon were prepared from an actual on-the-ground survey under my direct supervision and that they are true and correct to the best of my knowledge.







Thomas P. Dixon R.P.L.S. 4324



625 Industrial Boulevard
Austin, Texas 78745



-  N
-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING EXHIBIT B

ZONING CASE#: C14-2008-0139
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