

C2
1**ZONING CHANGE REVIEW SHEET****CASE:** C14-2010-0185 – 7901 Cameron Road**Z.A.P DATE:** January 4, 2011**ADDRESS:** 7901 Cameron Road**OWNER/APPLICANT:** Dimension Properties, Inc. (Gary Boulden and Michael Kuhn) 476-1072**AGENT:** Ciao Chow Catering (Mark Bradley) 512-301-4443**ZONING FROM:** GR**TO:** CS-1**SITE AREA:** 0.028 acres (1,241 square feet)

SUMMARY STAFF RECOMMENDATION: The staff recommendation is to grant the change from GR (Community Commercial) district zoning to CS-1 (Commercial – Liquor Sales) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION: Pending. This item is scheduled for the Zoning and Platting Commission meeting of January 4, 2011.

DEPARTMENT COMMENTS:

The 0.028-acre site is currently zoned Community Commercial (GR) district and is located on the northeast corner of Cameron Road and East Anderson Lane. The site is bordered by GR zoning and a three-story office building to the north, GR zoning and auto sales to the east, and GR zoning and service station and convenience store to the west. East Anderson Lane (US-183) is located to the south of the site.

The subject property is within a shopping center that includes a food mart with a service station, a retail store and two restaurants. The applicant is requesting CS-1 zoning in order to operate a full-service catering company that has been in Austin for 9 years. According to the applicant, the company primarily caters to small private events, weddings, and some commercial and film projects that occur in the Austin area. In November of 2009, the applicant applied for and received a Mixed Beverage permit from the Texas Alcoholic Beverage Commission (TABC). The Applicant also has a Caterer's Permit that allows him to sell mixed beverages, beer and wine at off site locations. When he originally received the permit, he was located on the corner of IH-35N and U.S. 290E in a space that was previously occupied by a restaurant that served alcohol. The applicant has since moved and began looking for a site that could house his liquor license so he could continue his alcohol catering. He found a location at 7901 Cameron Rd., Suite 5E in October of 2010. He signed a 1 year lease before he discovered the property was zoned GR. The TABC requires that any location with a mixed beverage permit be outfitted as if it were a bar or lounge which includes ample seating, 2 bathrooms, etc. Therefore, the applicant is requesting the CS-1 zoning to legally store his alcohol and use his mixed beverage caterer's permit.

Staff recommends the applicant's request because the proposed zoning will meet the purpose statement and intent of the requested zoning district. Additionally, most of the area is commercial and the site is located on the corner of two major arterial roads.

The zoning request is limited to the square footage that will be occupied by the proposed use.

C2
2

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Commercial / Service Station
<i>North</i>	GR	Office
<i>East</i>	GR	Service Station
<i>South</i>	US 183	Right-of-way
<i>West</i>	GR-CO	Auto Sales

NEIGHBORHOOD PLAN AREA: The property does not lie within a designated neighborhood planning area.

TIA: Is not required.

WATERSHED: Buttermilk Branch

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- Austin Neighborhoods Council
- Homeless Neighborhood Organization
- Home Builders Association of Greater Austin
- Austin Parks Foundation
- North Growth Corridor Alliance
- Sierra Club, Austin Regional Group
- Edward Joseph Developments, LTD
- League of Bicycling Voters
- Austin Monorail Project
- Manor ISD Population and Survey Analyst
- The Real Estate Council of Austin, Inc.
- Super Duper Neighborhood Objectors and Appealers Organization

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-77-133, 1500 - 1508 BLOCK OF E ANDERSON LN AT CAMERON RD (DON MCELWREATH)	From Interim A to GR		11/13/1980 - APVD GR, 1ST H&A; 3RD RDG
C14-93-0092, 1624 ANDERSON (TEXAS PHARMACEUTICAL ASSOCIATION ADDITION	From SF-3 to LO	08/17/1993 - APVD LO (5-0)	10/07/1993 - APVD LO (7-0); 2ND/3RD RDGS
C14-97-0165, 1608 BLOCK OF E ANDERSON LA (TPA	From SF-3 to GR	1/13/1998 - APVD STAFF ALT REC OF GR-CO BY CONSENT	2/12/1998 APVD PC REC OF GR-CO W/CONDS (7-0) 3 RDGS

EXPANSION)		(9-0)	
------------	--	-------	--

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
US 183 (East Anderson Lane)	Varies	Varies	Arterial (FWY6)	94,000 (TXDOT, 2009)
Cameron Road	120'	2@26'	Arterial (MAD6)	Not Available

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

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].

CITY COUNCIL DATE: February 10, 2011

ACTION: N/A

ORDINANCE READINGS: 1st 2nd 3rd

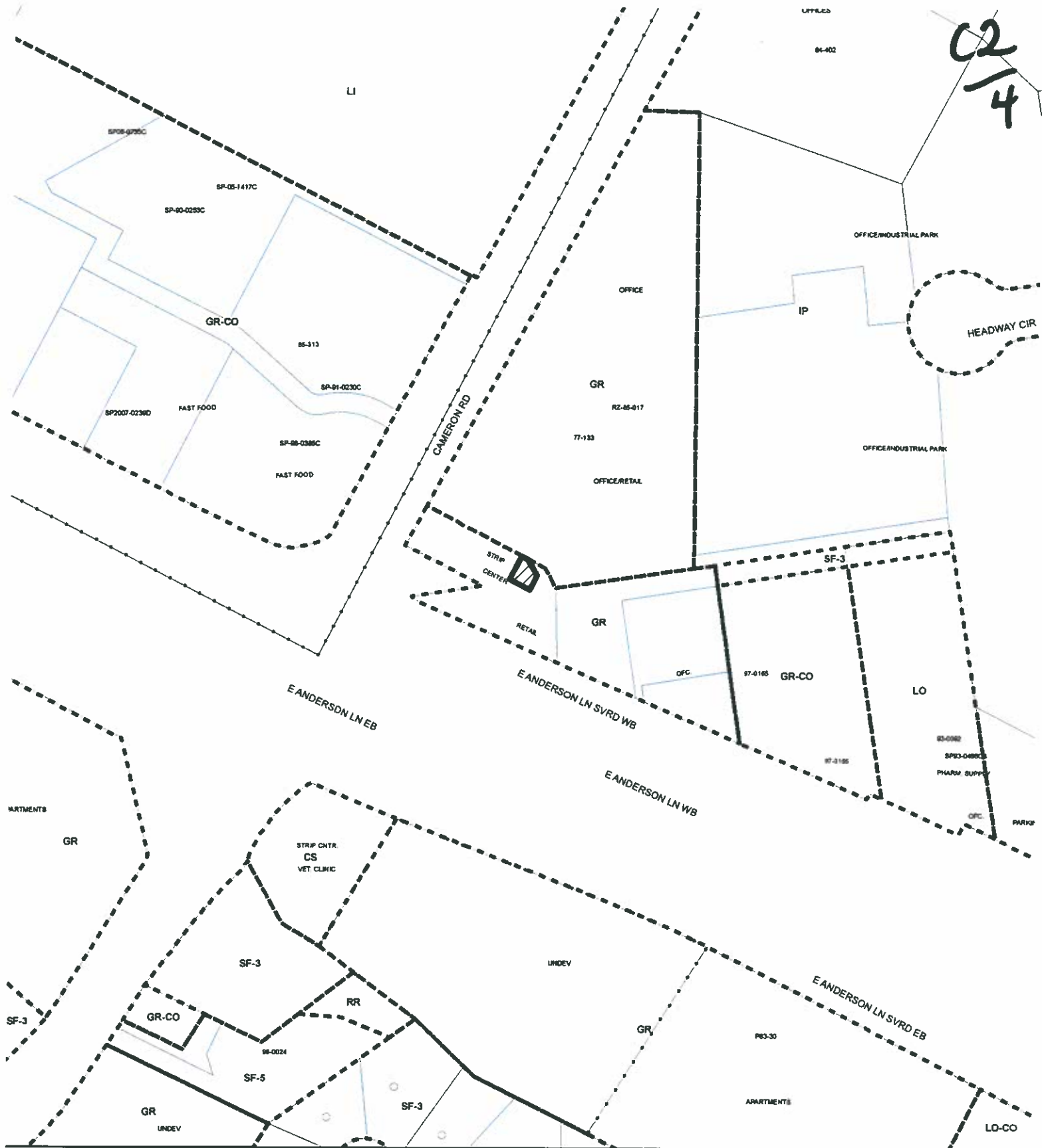
ORDINANCE NUMBER:

CASE MANAGER: Joi Harden

PHONE: 974-2122

E-MAIL: joi.harden@ci.austin.tx.us

04-402

~~C2~~
~~4~~

ZONING

ZONING CASE#: C14-2010-0185
LOCATION: 7901 CAMERON ROAD
SUBJECT AREA: 0.028 ACRES
GRID: M28
MANAGER: JOI HARDEN



1' = 200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2010-0185 7901 Cameron Road
From GR to CS-1



C2/6

SUMMARY STAFF RECOMMENDATION

The staff recommendation is to grant the change from GR (Community Commercial) district zoning to CS-1 (Commercial – Liquor Sales) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

Commercial Liquor Sales district (CS-1) is intended predominately for commercial and industrial activities of a service nature having operating characteristics of traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

The site has access to two major arterials, US 183 and Cameron Road. The zoning is consistent and compatible with the nature of the existing surrounding commercial uses.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is developed with a one-story shopping center that includes a food mart with a service station, a retail store and two restaurants. The property is sloped and is sparsely vegetated. There are commercial and offices uses on much of the surrounding properties.

Impervious Cover

The maximum impervious cover allowed by the CS-1 zoning district would be 95%.

Environmental

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

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

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.

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

No trees are located on this property. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

C2
7

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Transportation

There are existing sidewalks along US 183 (East Anderson Lane) and Cameron Road.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or proposed along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Proposed Bicycle Facilities
US 183 (East Anderson Lane)	None	None
Cameron Road	Shared Lane	Bike Lane

Capital Metro bus service is available along Cameron Road (route nos. 7 & 485) and US 183 (route no. 161).

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 any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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

The cocktail lounge use will require a conditional use site plan permit once the appropriate zoning of CS-1 is obtained.

Parking for a cocktail lounge may not be within 200 feet of a single family use or zoning district. LDC Section 25-5-146(B)].