

ZONING CHANGE REVIEW SHEET**CASE:** C14-2015-0144 – Ski Shores Zoning**Z.A.P. DATE:** February 2, 2016**ADDRESS:** 2905 Pearce Road**DISTRICT AREA:** 10**OWNER/APPLICANT:** Ski Shores Properties LTD (Bradley A. Fowler)**AGENT:** Coats Rose (Pam Madere)**ZONING FROM:** SF-3 **TO:** CR **AREA:** 1.58 acres (68,824 sq.ft.)**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant Commercial Recreation (CR) district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

February 2, 2016;

DEPARTMENT COMMENTS:

The subject property is located on the shores of Lake Austin. Development on the property includes a commercial/restaurant building, a residential structure on stilts with boat storage below, various outdoor deck and patio seating that extends over the water, a gated playscape area and an asphalt parking lot. The property is accessible from Pearce Lane by a driveway and also from Lake Austin. There are 3 wooden docks that extend into Lake Austin for guests accessing the property by watercraft. Surrounding land uses include single family residential to the north and west, a marina with boat storage slips to the south and residential uses to the east, across the Lake.

The request for rezoning has been made in order to address a comment in the review of site plan SPC-2015-0398C. The Applicant would like to maintain the existing restaurant and marina use and would also like to add a fueling station on site for motorized water vehicles and is proposing to construct a 10X35 foot concrete pad at the western property line that will accommodate an above ground fuel storage tank and will also supply two fueling pumps at the water's edge along the southern property line, in the marina. At the very least, approval of the site plan is contingent upon approval of Community Recreation (CR) zoning.

The property is located within the Lake Austin Overlay District, is in the Drinking Water Protection Zone, is within a floodplain and has been used as a restaurant and marina since circa 1954. Sometime after, SF-3 zoning was established which created a legal, nonconforming use on the property. Separate from the desire to have a fueling station at this site, the Applicant seeks the zoning change to

rectify the legal, nonconforming use on the property. Since the use of the property is longstanding and is congruent with the intent of the CR zoning district, Staff recommends CR zoning for this site.

ISSUES: None at this time.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Restaurant and Residential
<i>North</i>	SF-3 and LA	Residential
<i>South</i>	SF-3	Marina
<i>East</i>	LA	Lake Austin/ Residential
<i>West</i>	LA	Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A **TIA or NTA:** No

WATERSHED: Lake Austin **DESIRED DEVELOPMENT ZONE:** No

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

<i>Community Registry Name</i>	<i>ID#</i>
Bike Austin	1528
Sierra Club, Austin Regional Group	1228
Austin Parks Foundation	1113
Austin City Parks Neighborhood Association	180
Friends of Austin Neighborhoods	1530
Lake Austin Collective	1169
Long Canyon Phase II & III Homeowners Assn. Inc.	416
2222 Coalition of Neighborhood Associations Inc	425
Long Canyon Homeowners Assn.	269
Beyond2ndNature	1409
Lake Austin Ranch	1304
Steiner Ranch Community Association	762
River Place HOA	1463
Austin Independent School District	742
Austin Heritage Tree Foundation	1340
Glenlake Neighborhood Association	161
SEL Texas	1363
Bunny Run Neighborhood Association	331

Save Our Springs Alliance	943
Rob Roy Home Owners' Association	153
City of Rollingwood	605

SCHOOLS: AISD - Highland Park Elementary, Lamar Middle, McCallum High

CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2010-0110; Greenshores Annexation Zoning #9	I-LA to LA	10/19/2010 – Apvd LA.	11/18/2010 – Apvd LA zoning.
C14-2010-0109; Greenshores Annexation Zoning #8	I-SF-1 & I-LA to SF-1 & LA	10/19/2010 – Apvd SF-1 and LA zoning.	11/18/2010 – Apvd SF-1 for Tract 1 and LA for Tract 2.
C14-2010-0108; Greenshores Annexation Zoning #7	I-LA to LA	10/19/2010 – Apvd LA zoning.	11/18/2010 – Apvd LA zoning.
C14-2010-0102; Greenshores Annexation Zoning #1	I-SF-1 and I-RR to SF-1 and RR	10/19/2010 – Apvd SF-1 and RR zoning.	11/18/2010 - Apvd SF-1 and RR zoning.

RELATED CASES:

SPC-2015-0398C is an active site plan case currently being reviewed by the City of Austin. The site plan is for construction of a concrete pad with above ground fuel storage tank and 275 linear feet of two inch gas line with two gas pumps on 0.107 acres.

SP-02-0008D – a site plan approved in 2002 for the replacement of an existing wood deck and an addition of 272 sq. ft. of new wood deck over the water.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Pearce Road	68'	24'	Local	No	No	No

Ski Shores Terrace	50'	22'	Local	No	No	No
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CITY COUNCIL DATE:**ACTION:**

April 14, 2016;

ORDINANCE READINGS: 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Victoria Haase**PHONE:** 512-974-7691**EMAIL:** tori.haase@austintexas.gov

STAFF RECOMMENDATION

The Staff recommendation is to grant Commercial Recreation (CR) district zoning.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*
2. *Zoning should allow for reasonable use of the property.*

Commercial Recreation district is intended for commercial or recreational use that serves visitors to major recreational areas, including Lake Travis and Lake Austin. Site development regulations applicable to a CR district use are designed to minimize visual and environmental disruptions of scenic views.

EXISTING CONDITIONS***Site Characteristics***

According to the site plan currently under review by the City of Austin (SP-2015-0398C) and confirmed by a site visit, the property is developed with a one-story cinder block restaurant building, a 2-story wood house with a boat slip below (1st story), and various outdoor/covered seating patios and decks that extend over the water. Other minor structures include a dumpster pad and septic treatment area along the western property line, close to the driveway entrance from Pearce Road. There are 22 trees of which 4 are Heritage size. There does not appear to be any topographical constraints on the property.

Impervious Cover

The subject tract is in the Drinking Water Protection Zone. Therefore, impervious cover limits are established by the Watershed regulations and not by the zoning district site development standards. See the *Environmental* comments below for greater detail.

Note: Where there are conflicts in the Land Development Code, the most restrictive impervious cover limit applies.

Comprehensive Planning – Kathleen Fox, 512-974-7877

This zoning case is located along the east side of Ski Shores Terrace, at the intersection of Pearce Road. The property is approximately 1.58 acres in size and contains a marina and a café. The property is not located within the boundaries of an existing neighborhood planning area. Surrounding land uses

includes a single family house to the north, a boat touring company to south, vacant land and a house to the west, and the Colorado River to the east. The proposal is to change the zone of this property acknowledge the pre-existing use on the property, namely a marina/restaurant.

Imagine Austin

Based on this site not being located along an existing Activity Corridor or within an Activity Center and as identified on the Imagine Austin Growth Concept Map, and the pre-existing marina, which has existed along the Colorado River for years, this case falls below the scope of Imagine Austin; and consequently the plan is neutral on the proposed rezoning.

Environmental – Mike McDougal, 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

3. According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. 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.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation - Ivan Naranjo, 512-974-7649

TR1. No Additional right-of-way is needed.

TR2. 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]

Water and Wastewater – Neil Kepple, 512-972-0077

No city of Austin water or wastewater service is available to this site. The lot is served with PK-RE water and a City of Austin approved on-site sewage facility.

Storm Water Detention

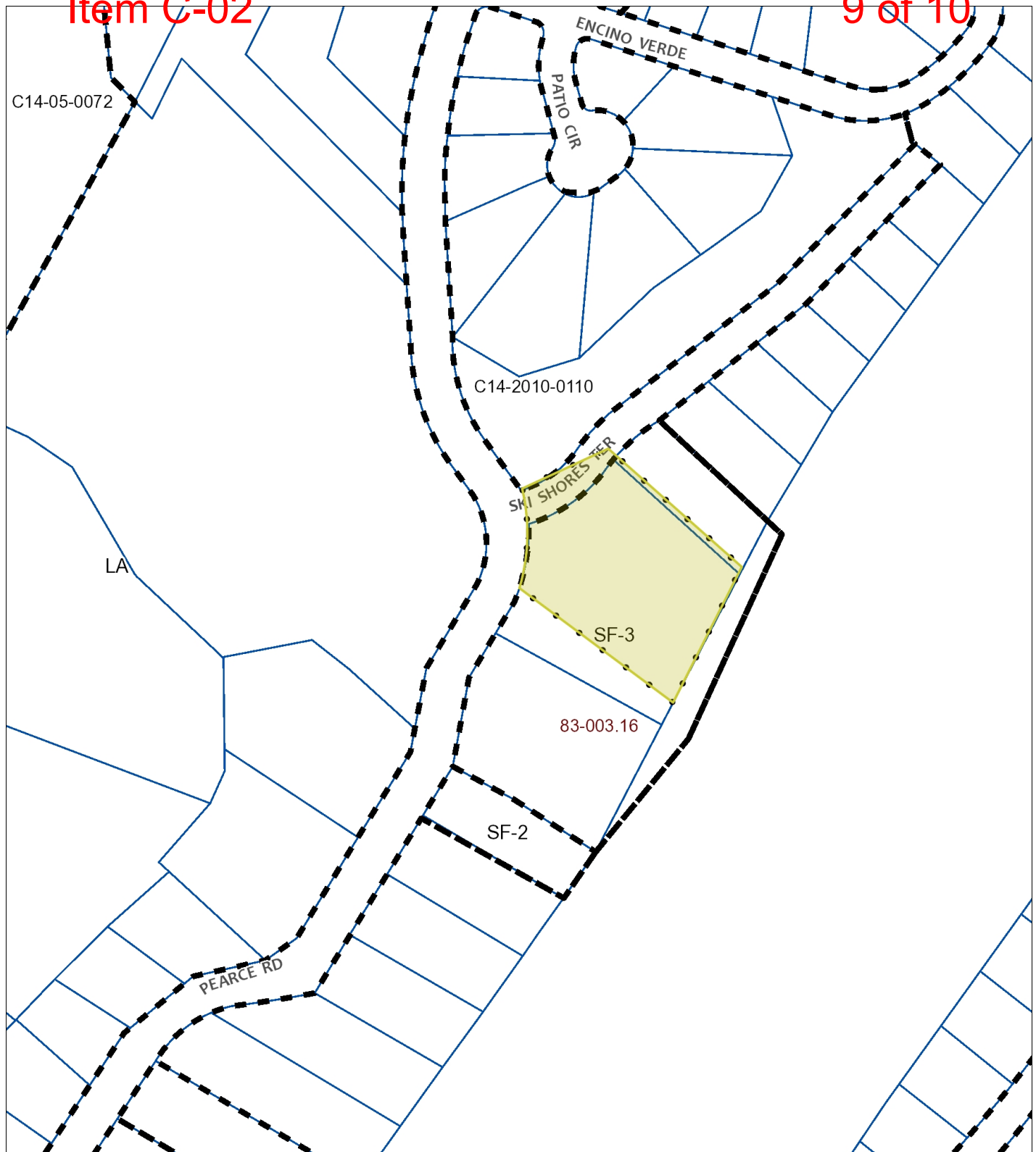
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm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

Site Plan and Compatibility Standards – Christine Barton-Holmes, 512-974-2788

- SP 1 Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP 2 There is a site plan currently under review for this property (SP-2015-0398C) which provides for the existing uses of marina and restaurant, along with 2 gas pumps and related improvements.
- SP 3 The site is subject to compatibility standards. Along surrounding property lines, the following standards apply:
- a. No structure may be built within 25 feet of the property line.
 - b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - d. No parking or driveways are allowed within 25 feet of the property line.

- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP 4 Additional design regulations will be enforced at the time a site plan is submitted.



- Subject Tract
- Railroads
- Pending Case
- Zoning Boundary

100 200
Feet

1" = 200'

ZONING

ZONING CASE#: C14-2015-0144



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**AERIAL - EXHIBIT B**

ZONING CASE#: C14-2015-0144
ZONING CHANGE: SF-3 to CR
LOCATION: 2905 Pearce Road
SUBJECT AREA: 1.58 ACRES



 Subject Property

1' = 400'

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.

