

**ZONING CHANGE REVIEW SHEET****CASE:** C14-2016-0009 (Rezoning Comfort Suites)**Z.A.P. DATE:** April 5, 2016**ADDRESS:** 13681 North U.S. Highway 183**DISTRICT AREA:** 6**OWNER/APPLICANT:** Anand and Alisha, LP (Anand Patel)**AGENT:** Consort Inc. (Ben Turner)**ZONING FROM:** GR, I-RR**TO:** GR**AREA:** 0.98 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GR, Community Commercial district, zoning.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:****DEPARTMENT COMMENTS:**

The property in question is currently developed with a hotel/motel use (Comfort Suites). The applicant is requesting an up zoning to GR zoning to bring the existing use into conformance with the land use regulations in the City of Austin Code.

The staff is recommending GR, Community Commercial District, zoning for the site under consideration. The property in question meets the intent of the district and GR zoning would be compatible and consistent with the surrounding uses because there are existing commercial uses to the north (car wash), south and east (convenience storage), and west of the proposed site. The property is located adjacent to GR-CO zoning to the north and west and CS-CO zoning to the south and east. The proposed GR zoning is appropriate for this location because of the commercial character of the area and because of the site's frontage on U.S. Highway 183. The Community Commercial zoning district would allow for a fair and reasonable use of the site as it will permit the applicant to bring the existing use on the property into conformance the land use regulations in the City of Austin Code.

The applicant agrees with the staff 's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GR, I-RR	Hotel/Motel (Comfort Suites)
<i>North</i>	GR-CO	Automotive Washing (Palms Car Wash)
<i>South</i>	CS-CO	Convenience Storage (Public Storage)
<i>East</i>	I-RR	Convenience Storage (Public Storage)
<i>West</i>	GR-CO	Personal Services (Atomic Tattoo), General Retail Sales (Austin Spas)

**AREA STUDY:** N/A**TIA:** Waived

**WATERSHED:** Lake Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Acres West Homeowners Association  
 Anderson Mill Neighborhood Association  
 Austin Heritage Tree Foundation  
 Austin Northwest Association  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Long Canyon Homeowners Association  
 Neighborhood Association of SW Williamson County  
 Northwest Austin Coalition  
 SELTEXAS  
 Sierra Club, Austin Regional Group

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0129 (Public Storage: 13685 North U.S. Highway 183)	GR-CO to CS	12/18/12: Approved the staff's recommendation of CS-CO zoning on consent (6-0, R. McDaniel-absent); P. Seeger-1 <sup>st</sup> , G. Rojas-2 <sup>nd</sup> .	1/17/13: Approved CS-CO zoning by consent on 1 <sup>st</sup> reading (6-0, L. Leffingwell-absent); B. Spelman-1 <sup>st</sup> , L. Morrisison-2 <sup>nd</sup> .  3/07/13: Approved CS-CO zoning by consent on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup>
C14-06-0006 (Training Room Sports, LLP: 13713 Research Boulevard or 12611 Hymeadow Drive)	GR, I-RR to GR	2/21/06: Approved staff's recommendation of GR-CO, w/ CO to limit site to 2,000 vtpd, by consent (8-0, T. Rabago-not yet arrived); J. Martinez-1 <sup>st</sup> , J. Pinnelli-2 <sup>nd</sup> .	3/23/06: Approved GR-CO zoning by consent (7-0); all 3 readings
C14-03-0145 (Heritage Center Northwest-Block 2, Lot A: 13695 Research Boulevard)	I-RR to GR	10/28/03: Approved staff's recommendation of GR-CO zoning, w/ CO to limit site to 2,000 vtpd, by consent (8-0, J. Martinez-absent)	11/20/03: Granted GR-CO (6-0, Goodman- off the dais); all 3 readings
C14-03-0104 (Maxwell Auto Group: 13573 U.S. HWY 183 North)	I-RR, SF-2, GR, CS to GR-CO	8/12/03: Approved staff's recommendation of GR-CO zoning, w/ CO to limit site to 2,000 vtpd, by consent (9-0)	9/25/03: Granted GR-CO (7-0); all 3 readings
C14-02-0196 (Woodrow Lee Subdivision Rezoning: 10117 Lake Creek Parkway)	SF-2 to GR	1/28/03: Approved GR-CO zoning, prohibit all Automotive uses [Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive	2/27/03: Granted GR-CO on all 3 readings (6-0, Goodman-out of room)

		Washing (of any type)] (6-0, K. Jackson, J. Martinez -off dais, J. Donisi-absent)	
C14-01-0165 (Chris D. Jones: Approximately 400 feet northeast of the intersection of Anderson Mill Road and U.S. Hwy 183 North)	CS-CO to CS-CO	12/11/01: Approved staff's recommendation of CS-CO zoning (7-0, A. Adams-absent); the CO is for the following conditions: 1) Limit the site to Convenience Storage as the only CS use, 2) Allow all LR uses with the exception of a Service Station, 3) Limit the site to a maximum building height of 45 feet, and 4) Limit the development intensity to less than 2,000 vehicle trips per day.	1/17/02: Approved CS-CO on all 3 readings (6-0, Wynn out of room)
C14-01-0155 (13553 U.S. HWY 183 North)	I-RR to GR	11/27/01: Approved staff rec. of GR-CO zoning by consent (8-0, DC- absent); CO limits the development intensity to less than 2,000 vehicle trips per day.	1/10/02: Approved GR-CO on all 3 readings (6-0, Goodman out of room).
C14-00-2105 (13581 Pond Springs Road)	I-RR to GR	7/25/00: Approved staff rec. of GR-CO w/height limit of 35 ft. (7-1, BB-Nay)	8/24/00: Approved GR-CO (7-0), all 3 readings
C14-99-0020 (Lot 1C- A, Block A, Heritage Center Northwest: 13689 Block of Research Blvd.)	I-RR to GR-CO	6/22/99: Approved CS-CO zoning (southern) and GR-CO zoning (northern) with conditions (6-0)	7/22/99: Approved PC rec. of GR-CO (6-0); 1 <sup>st</sup> reading  8/19/99: Approved GR-CO zoning with conditions for a 2,000 vtpd, no vehicular access to Pond Woods Drive, a 20 foot wide vegetative buffer along the easternmost property line, prohibiting Commercial Off- Street Parking, Pawn Shop Services, Cocktail Lounge, Adult Oriented Businesses, Liquor Sales, Outdoor Sports and Recreation, Outdoor Entertainment, Automotive Washing (of any type), Exterminating Services, Drop-Off Recycling Collection Facility (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C7A-98-008 (Annexation Case)

**ABUTTING STREETS:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>
US Highway 183	400'	40' (Frontage Road)	Major Arterial

**CITY COUNCIL DATE:** May 12, 2016**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Sherri Sirwaitis**PHONE:** 512-974-3057,  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)







- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

100 200 Feet

1" = 200'

## ZONING

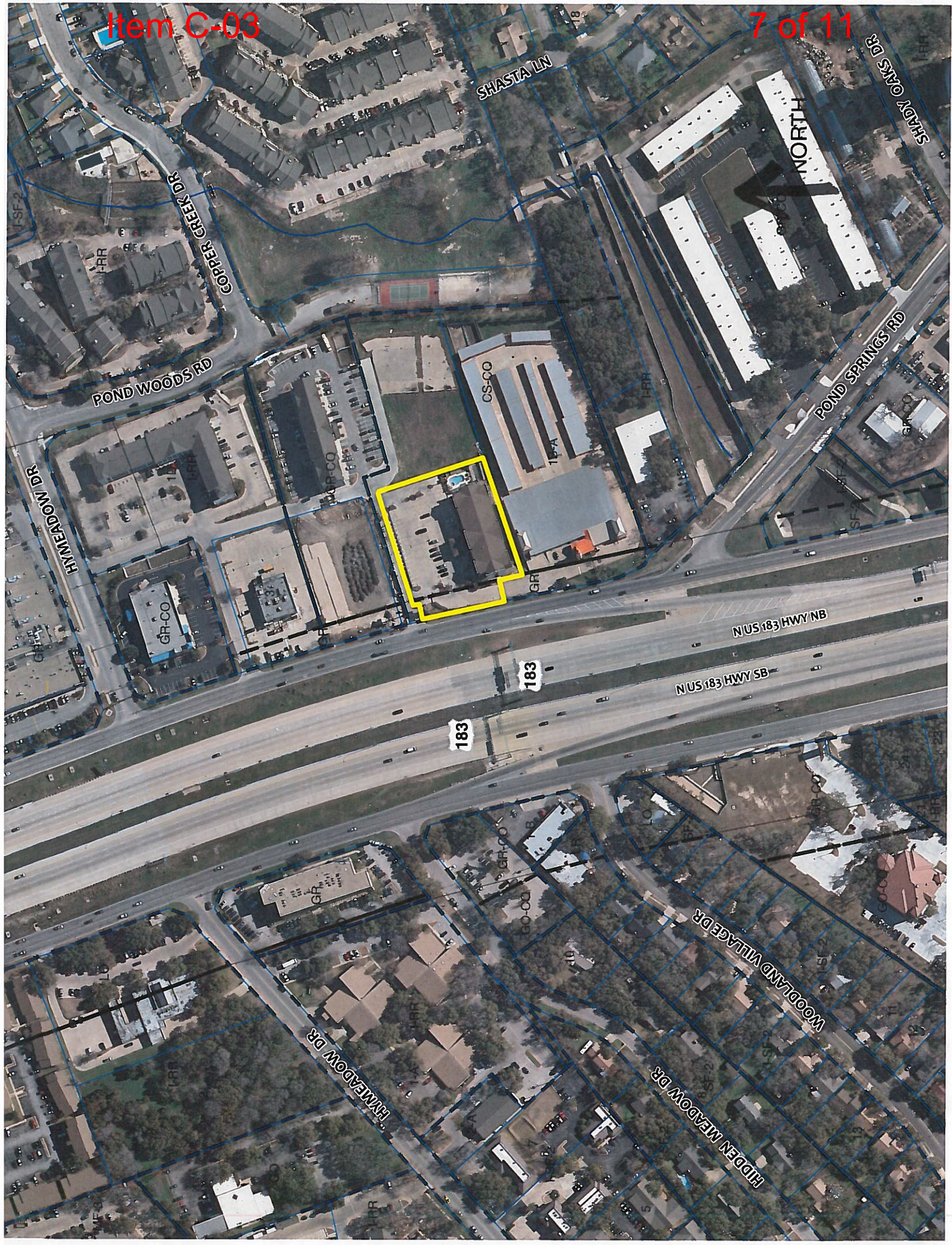
ZONING CASE#: C14-2016-0009



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**STAFF RECOMMENDATION**

The staff's recommendation is to grant GR, Community Commercial district, zoning.

**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.

2. *The proposed zoning should promote consistency and orderly planning.*

The GR zoning district would be compatible and consistent with the surrounding uses because there are existing commercial uses to the north (car wash), south and east (convenience storage), and west of the proposed site. The property is located adjacent to GR-CO zoning to the north and west and CS-CO zoning to the south and east.

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

The GR zoning district would allow for a fair and reasonable use of the site as it will permit the applicant to bring the existing use on the property into conformance the land use regulations in the City of Austin Code.

**EXISTING CONDITIONS****Site Characteristics**

The site under consideration is currently developed with a hotel (Comfort Suites). There is a convenience storage use to the south and east (Public Storage), an automotive washing use to the north (Palms Car Wash). Across N. US Highway 183 to the west is personal services use (Atomic Tattoo) and a general retail sales use (Austin Spas).

**Comprehensive Planning****RR-GR to GR**

This zoning case is located on the east side of US 183 Highway frontage road in North Austin. The parcel is approximately .98 acres in size and contains an existing two story hotel. The property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a car wash to the north, a public storage facility to the south and east, and US 183 to the west. The proposal is to obtain commercial zoning for the existing hotel.

**Imagine Austin**

The site is located over the Edwards Aquifer Recharge Zone. An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer and additional environmental ordinances pertain to the development.



Based on comparative scale of the site relative to other commercial uses, including hotels, located along this portion of US 183, and not being located within the boundaries of an Imagine Austin Growth Center or along an Activity Corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. However, due to the site's location in an environmentally sensitive area, there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the site. If any are located, mitigation and setbacks necessitated by the land development code will be required.

### **Environmental**

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because 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:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

Note: The most restrictive impervious cover limit applies.

**Site Plan**

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

**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.

**Transportation**

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for Highway 183. Additional right-of-way maybe required at the time of subdivision and/or site plan.

A Traffic Impact Analysis will be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an Urban Trail is recommended for US Highway 183.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
US Highway 183	400 ft.	380 ft.	Highway/Arterial	No	Yes, shared lane	No

**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 and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.