

12611 Hymeadow Dr. Rezoning

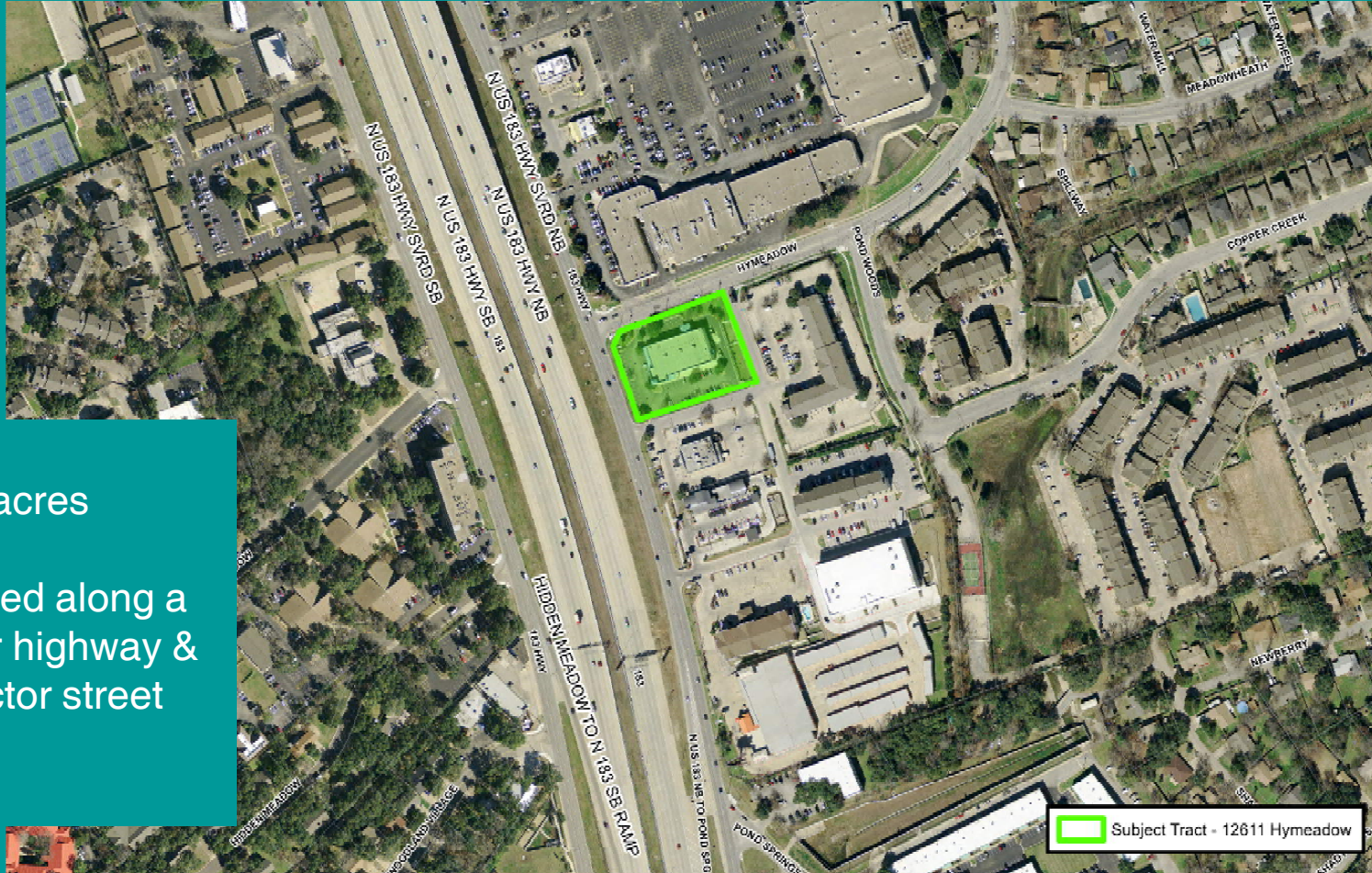
C14-2017-0072

City Council
November 9, 2017

Area in Context

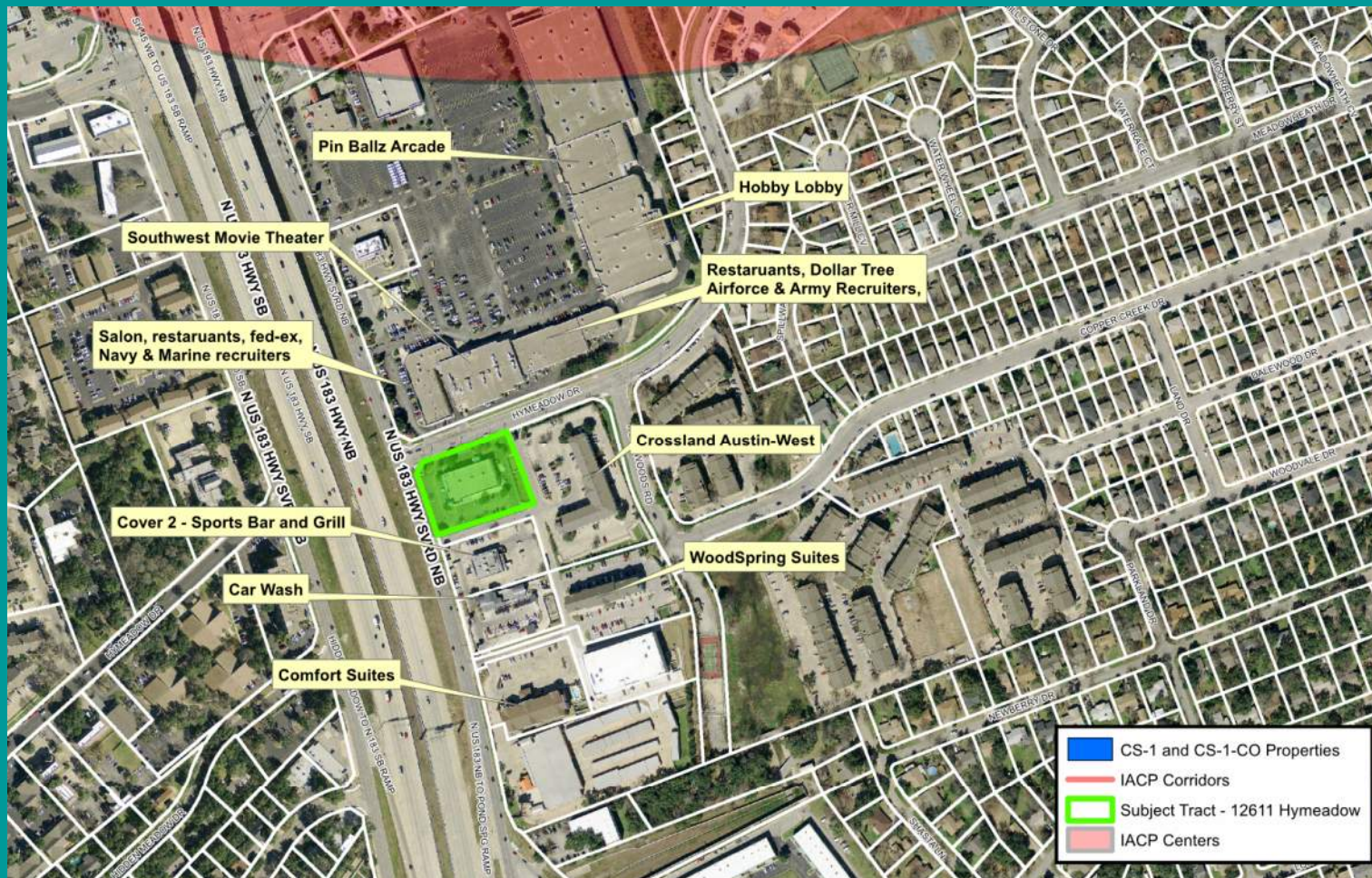


Subject Property



- 1.41 acres
- Located along a major highway & collector street

Adjacent Businesses



Zoning

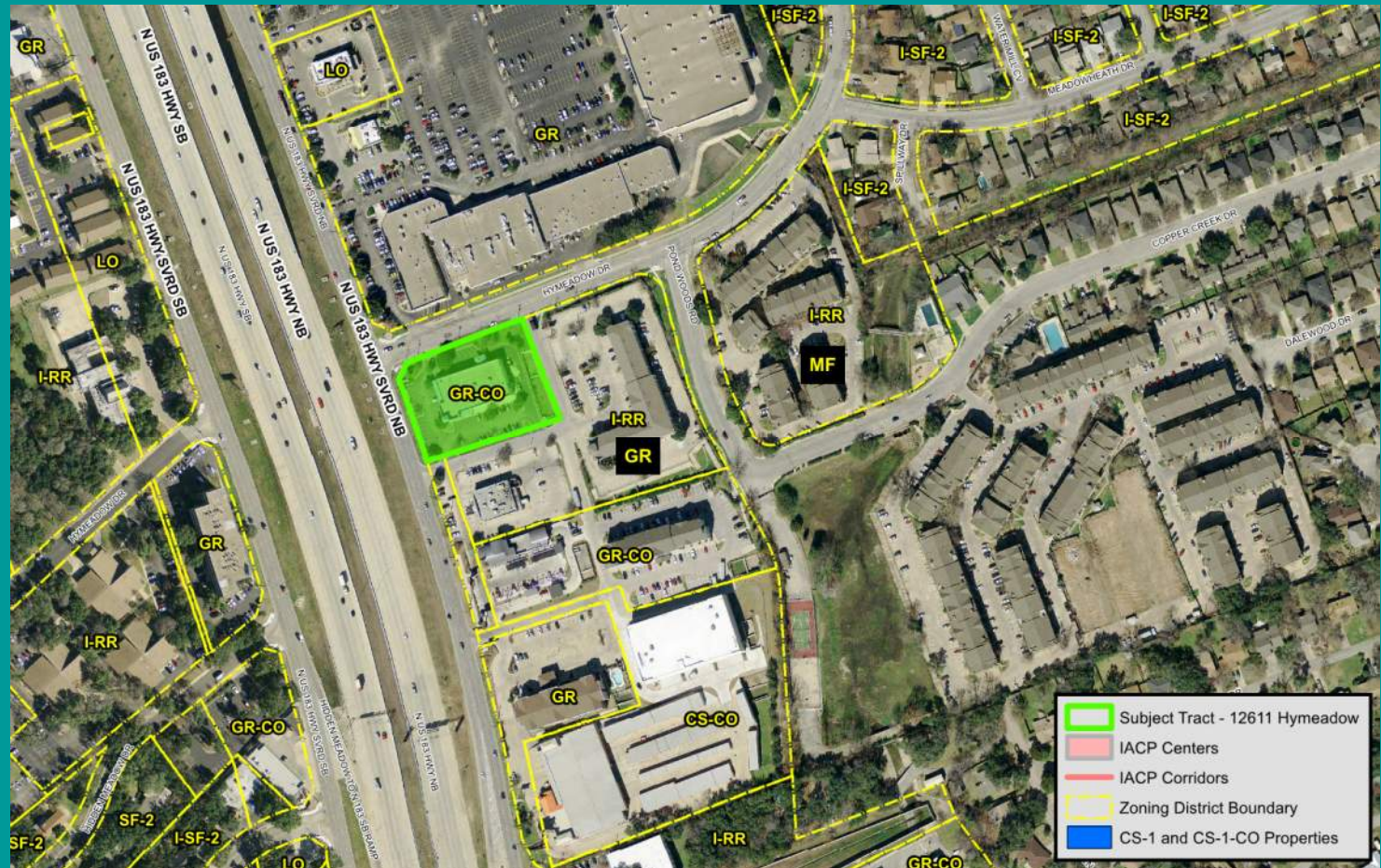
Existing: GR-CO

Community
Commercial

- CO prohibits development or use that will generate more than 2,000 trips/day.

Proposed: CS-1

Commercial –
Liquor Sales District



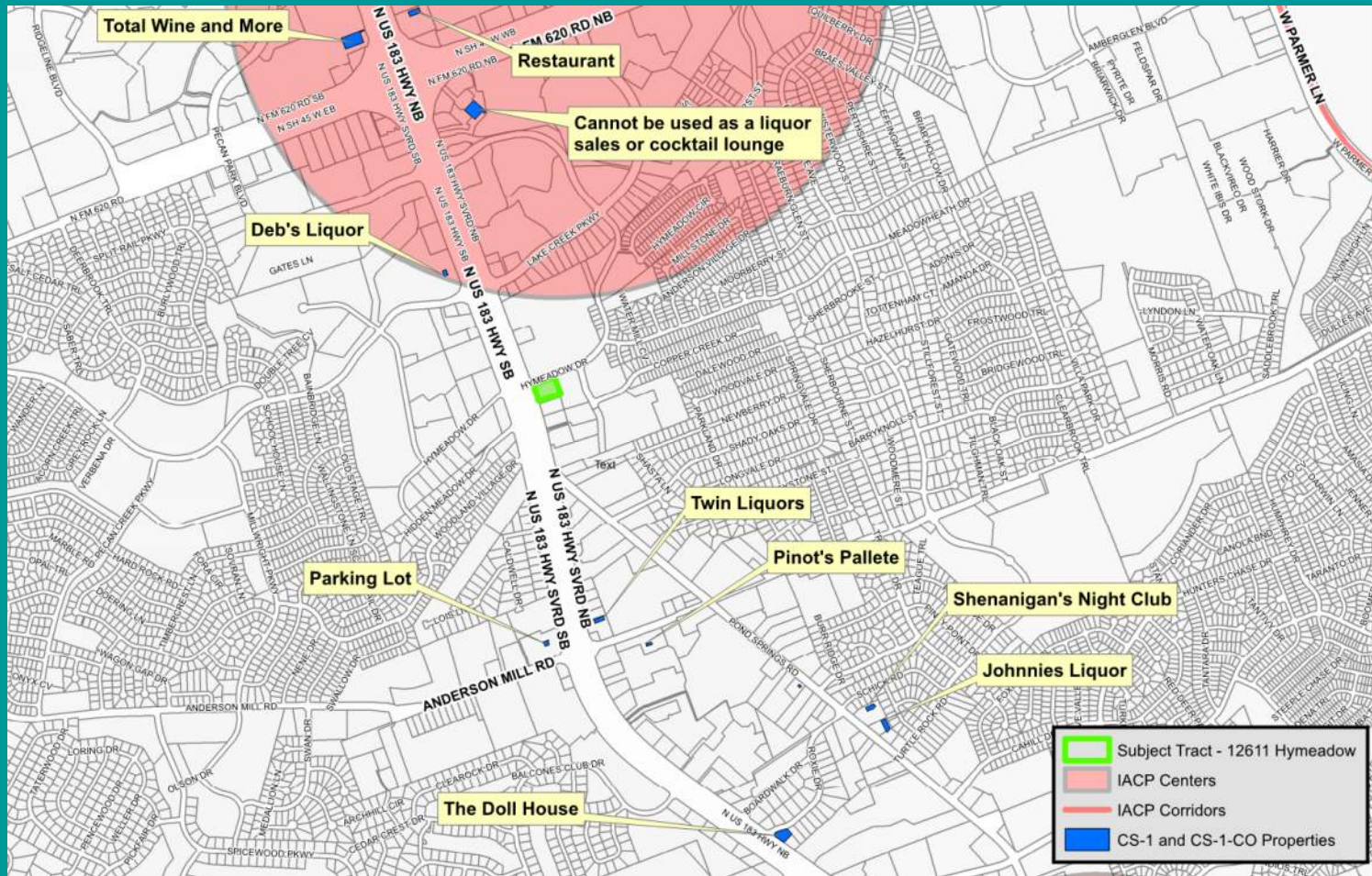
1996 Private Restrictive Covenant

Lot 4 – Prohibited uses:

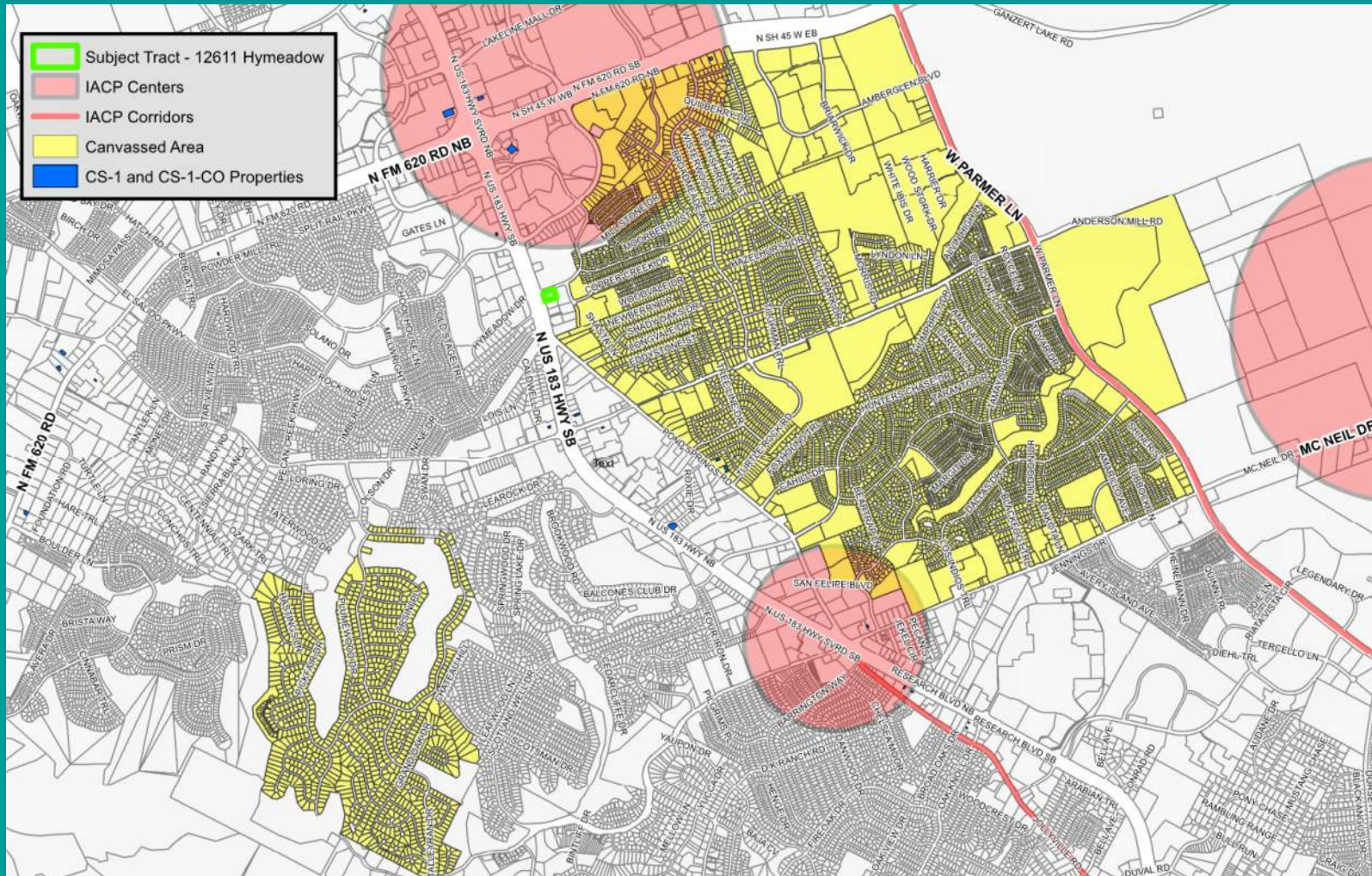
- Warehousing
- Manufacturing
- Bowling Alley
- Game Arcade or amusement center
- Theater
- Bar or Tavern
- Adult Book Store
- Massage parlor
- Training or education facility
- Auto dealership
- Night club
- Any Adult oriented entertainment



CS-1 Properties



Community Survey

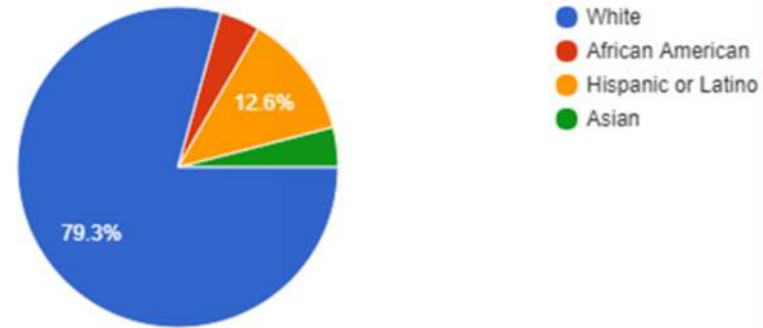
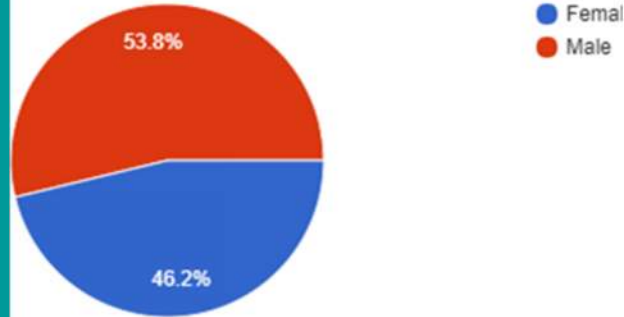
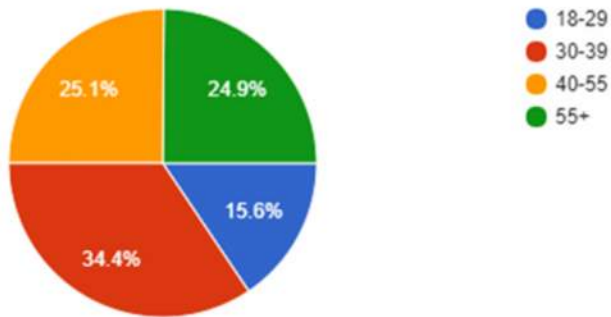


Demographics

Age

Gender

Race/Ethnicity



N=399

Margin of Error $\pm 5\%$

Safety

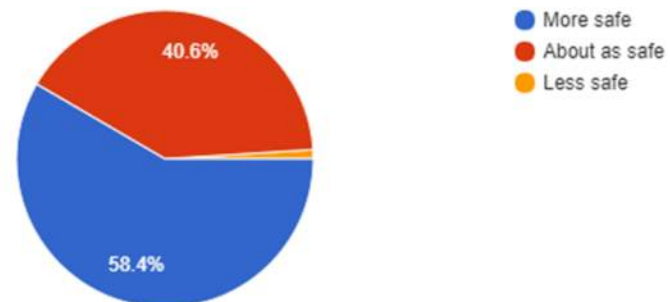
Do you feel safe when outside your home or place of business?

397 responses



How safe do you feel your neighborhood is compared to other? More safe, about as safe, or less safe?

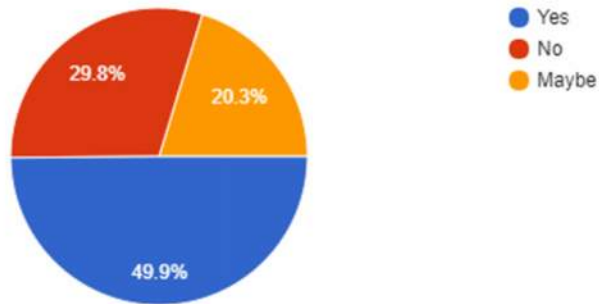
399 responses



Liquor Store

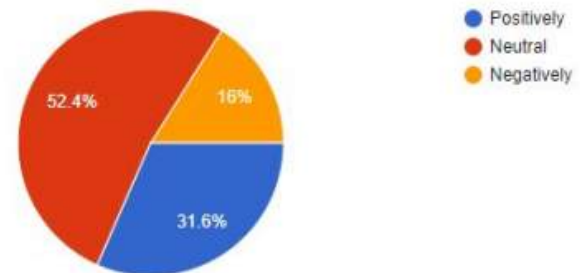
Would you find it convenient to have quick access to a store that sells liquor and some grocery goods?

399 responses

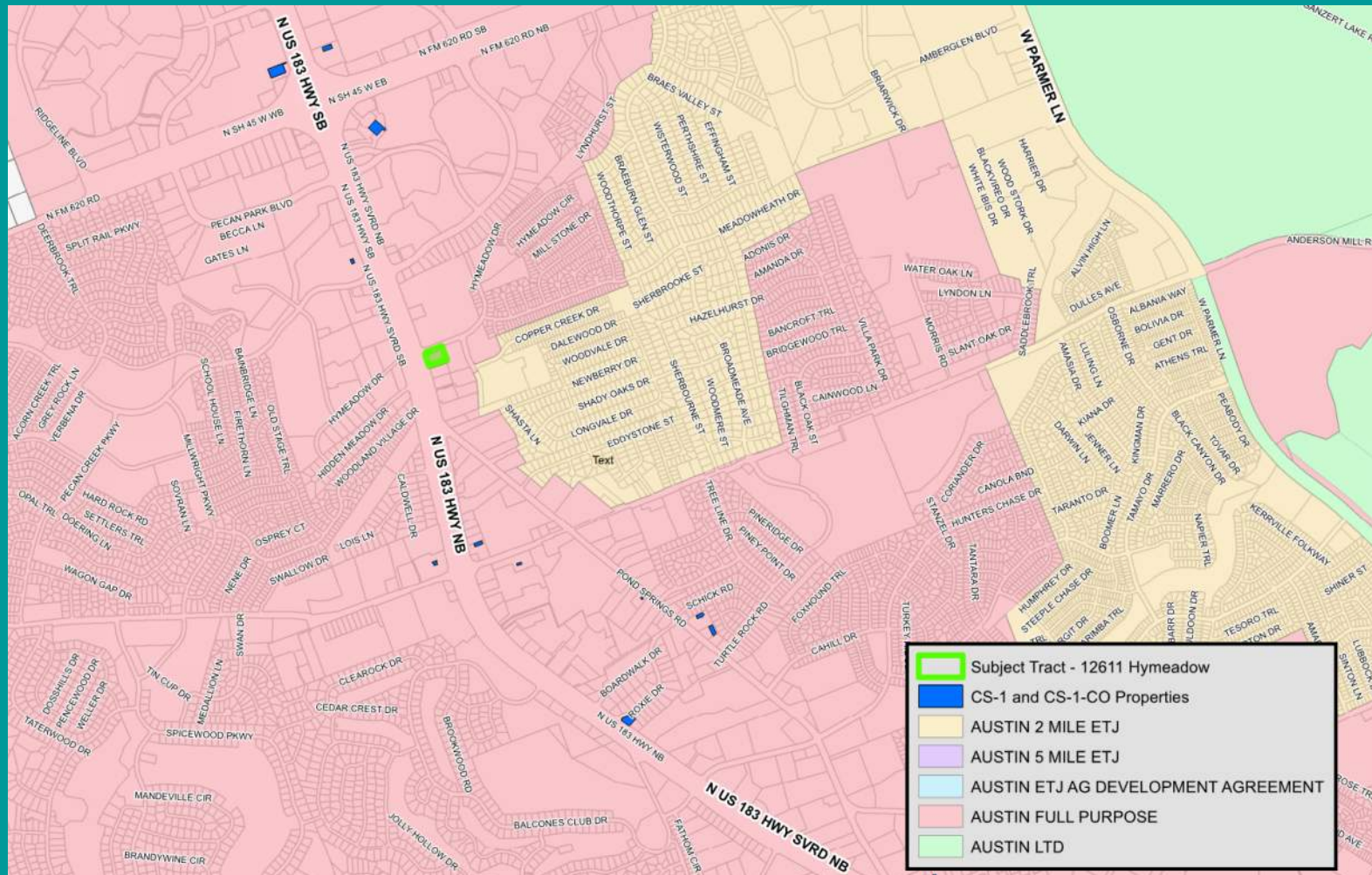


How would you feel about having a liquor store that offers alcoholic beverages in addition to some grocery goods along this stretch of Hwy 183? Positively, neutral, negatively?

399 responses



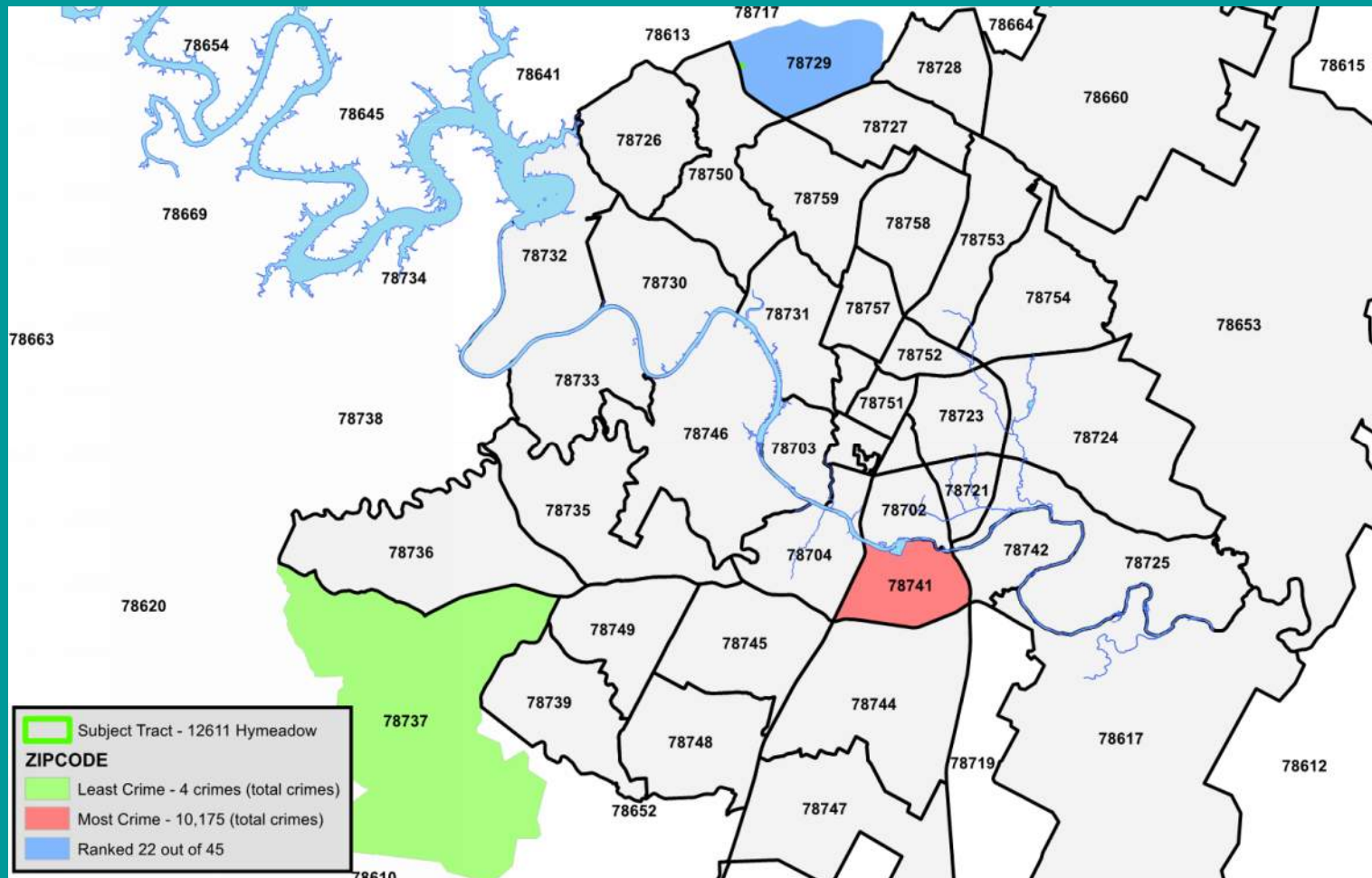
City of Austin Jurisdiction



Reasons to Support

- Use is best located on a major highway frontage road
- Use is buffered from the interior neighborhood
- Location is convenient without being obtrusive
- Many local residents support the use and location
- The re-zoning is supported by Staff
- Zoning & Platting Commission voted in favor (8-1)

2016 Crime Statistics by Zip Code



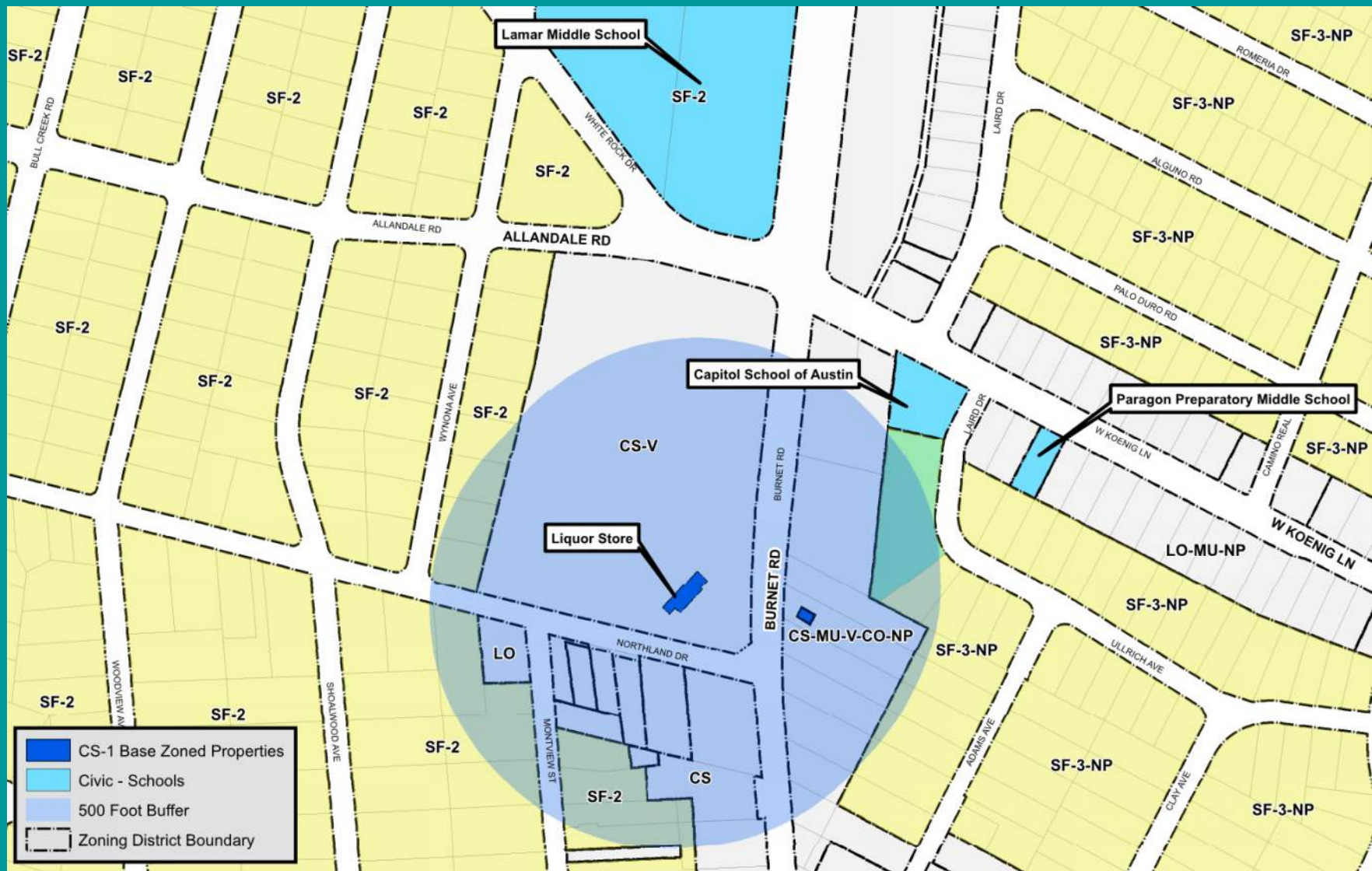
2016 Crime Statistics - City Total Comparison

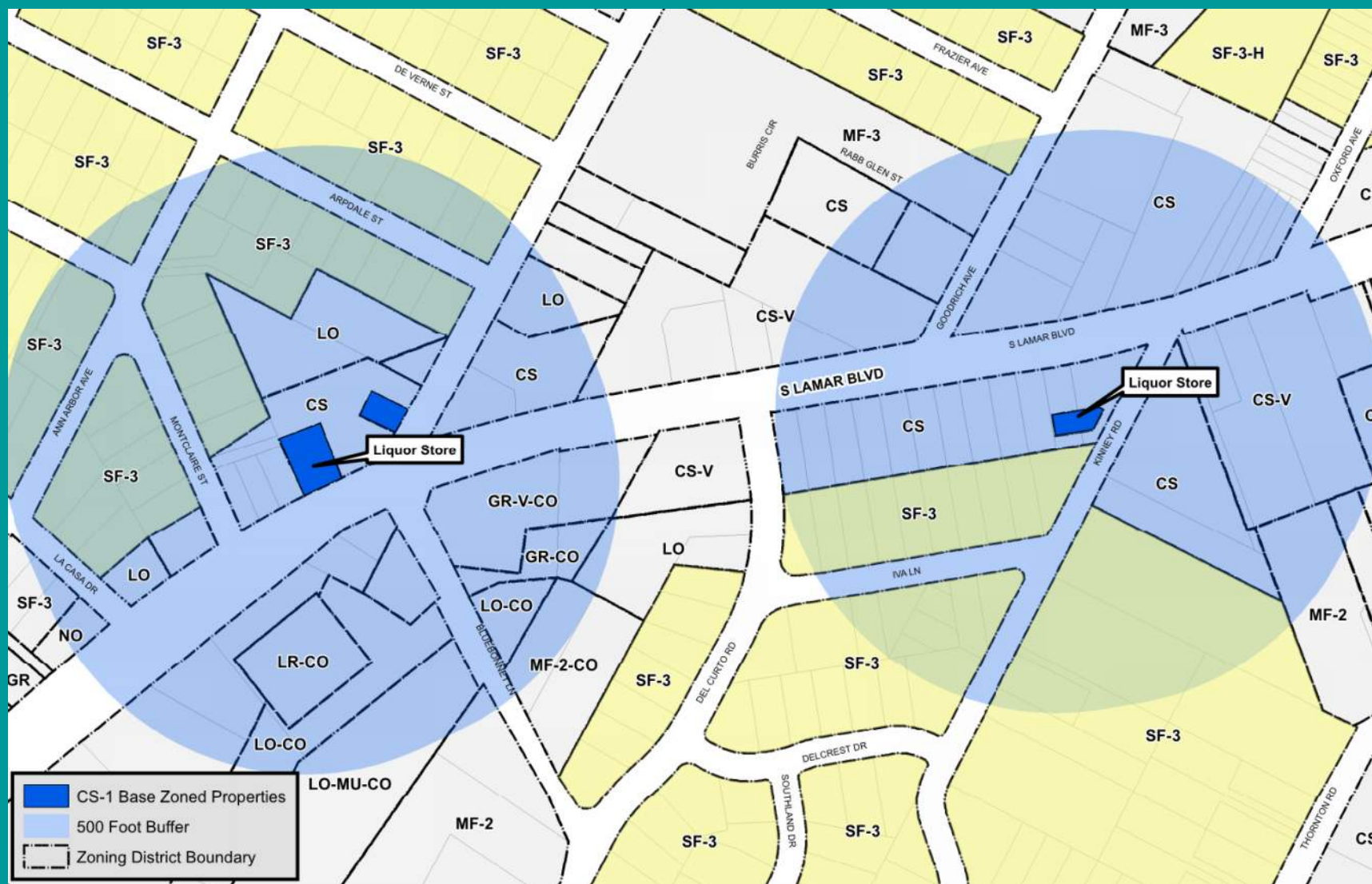
	City of Austin	78729	% of Whole	78741	% of Whole
Area in square miles	325.94*	9.67	2.96%	7.72	2.36%
Population	949,587*	32,287**	3.40%	58,384**	6.14%
Total Crimes (indexed & non-indexed)	115,367	1,819	1.57%	10,175	8.82%
Indexed Crimes	37,791	577	1.52%	3,380	8.94%

Indexed crimes are the most violent crimes and are required to be reported to the federal government.

- Murder
- Rape
- Robbery
- Aggravated Assault
- Burglary
- Theft
- Arson

*2017 Data from City of Austin **Estimate by City of Austin





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