ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0136 (Lake Creek Commercial) **Z.A.P. DATE:** December 19, 2017

ADDRESS: 9829 ½ North Lake Creek Parkway

OWNER/APPLICANT: 620/183 Limited Partnership (Fred Thomas)

AGENT: McLean & Howard, LLP (Jeffrey Howard)

ZONING FROM: MF-6 **TO:** GR **AREA:** 2.0 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 part of larger tract of land that is developed with a single-family residence and outlying structures. This parcel is located at the southeast corner of Lakeline Mall Drive and North Lake Creek Parkway. It is undeveloped, sparsely vegetated and relatively flat. To the north, across Lakeline Mall Drive, there is a retail strip center and an apartment complex (Platinum Lakeline Apartment Homes). The lot directly to the east is developed with a hotel/motel use (La Quinta). The subject tract is adjacent to the west of the Leander Rehabilitation PUD and the recently approved Northwest Transit Oriented (TOD). Parcel COR-4 of the Leander Rehabilitation PUD is currently planned for commercial/ office/ residential development. The tracts of land across North Lake Creek Parkway to the east are developed with a retail strip center and a Sam's Club.

The staff recommends the applicant's request for GR, Community Commercial District, zoning for this property because it is located at the intersection of two major arterial roadways, North Lake Creek Parkway and Lakeline Mall Drive. The property meets the intent of the GR district as this parcel of land is accessible from major traffic ways and will serve neighborhood and community needs. In addition, this site is approximately a quarter mile to the southeast of the intersection of Lakeline Boulevard and Lyndhurst Drive, where there is a Capital Metro transit station for the commuter rail stop. The staff encourages commercial and high density residential development in proximity to this major intersection, transit link, and TOD area. The site is located within the boundaries of a 'Regional Center', as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	MF-6	Undeveloped
North	GR, MF-4	Retail Strip Center, Multifamily (Platinum Lakeline Apartment Homes)
South	GR	Undeveloped
East	GR, PUD (Leander Rehabilitation PUD)	Hotel (La Quinta), Undeveloped (Parcel COR-4)
West	CH	Retail Strip Center, General Retail Sales-Convenience (Sam's Club)

AREA STUDY: N/A

TIA: N/A

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Monorail Project
Bike Austin
Davis Spring HOA
Davis Springs President
Homeless Neighborhood Organization
SELTEXAS
Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0012 (Merritt Lakeline Station: 9829 ½ North Lake Creek Parkway)	LO, GR to MF-6	4/15/14: Approved staff recommendation of MF-6 zoning on consent (5-0, B. Baker, R. McDaniel- absent); G. Rojas-1st, C. Banks-2nd.	5/15/14: Approved MF-6 zoning on consent on all 3 readings (7-0); B. Spelman-1st, M. Martinez-2nd.
C14-2007-0218 (620-183 Limited Partnership: 10700-10704 Lakeline Mall Drive)	GR-MU to MF-4	11/20/07: Approved MF-4-CO zoning, limit the property to MF-3 density regulations/36 units per acre (7-0, S. Hale-absent, T. Rabago-left early); J. Martinez-1st, K. Jackson-2nd.	12/13/07: Approved MF-4 district zoning(6-0, McCracken-off dais); 1st reading 1/31/08: Approved MF-4 by consent on 2nd reading, with additional condition for staff to incorporate green building restrictions offered by applicant into appropriate documents before 3rd reading (7-0)

			2/28/08: Approved MF-4 district zoning with conditions by consent (7-0); 3rd reading
C14R-85-366(RCA2)	To amend the restrictive covenant to remove lots 9 and 10 from any limits or restrictions.	10/16/07: Approved staff's recommendation to approve 2nd amendment to the restrictive covenant by consent (6-0, C. Hammond, J. Gohil-absent)	11/29/07: Approved RCA (6-0)
C14-06-0212 (620/183 Limited Partnership: 10700 Lakeline Mall Drive)	GR to GR-MU	1/09/07: Approved staff rec. of GR-MU by consent (6-0)	1/25/07: Approved GR-MU zoning (6-0); all 3 readings
C14-04-0121: North Fork Plaza: 13945 U. S. Highway 183 North)	DR, GR to GR	9/7/04: Approved staff's recommendation of GR zoning by consent (8-0, J. Martinez-absent); J. Gohil-1st, T. Rabago-2nd.	9/30/04: Granted GR zoning (7-0); all 3
C14-03-0048 (Highland Resources, Inc.: U.S. Highway 183 North and FM 620 Road North)	DR to GR	4/1/03: Approved staff's recommendation of GR zoning by consent (9-0); J. Martinez-1st, J. Gohil-2nd.	5/08/03: Granted GR on 3 readings (7-0)
C14-03-0046 (Northfork Plaza: 13945 U.S. Highway 183 North	DR to GR	3/25/03: Approved staff's recommendation of GR zoning by consent (7-0, K. Jackson-not yet arrived, J. Martinez-absent)	4/24/03: Granted GR on all 3 readings (6-0-1, Garcia-absent)
C14-00-2148 (Walden Park Lot 19: Lake Creek Parkway at Lakeline Mall Drive)	GO to GR	8/15/00: Approved staff rec. of GR by consent (7-2, RC/JM-Nay)	9/28/00: Approved GR (7-0); all 3 readings

RELATED CASES: C14R-85-360 (Walden Park: 13310 N. FM 620 Rd) – Public Covenant

ABUTTING STREETS:

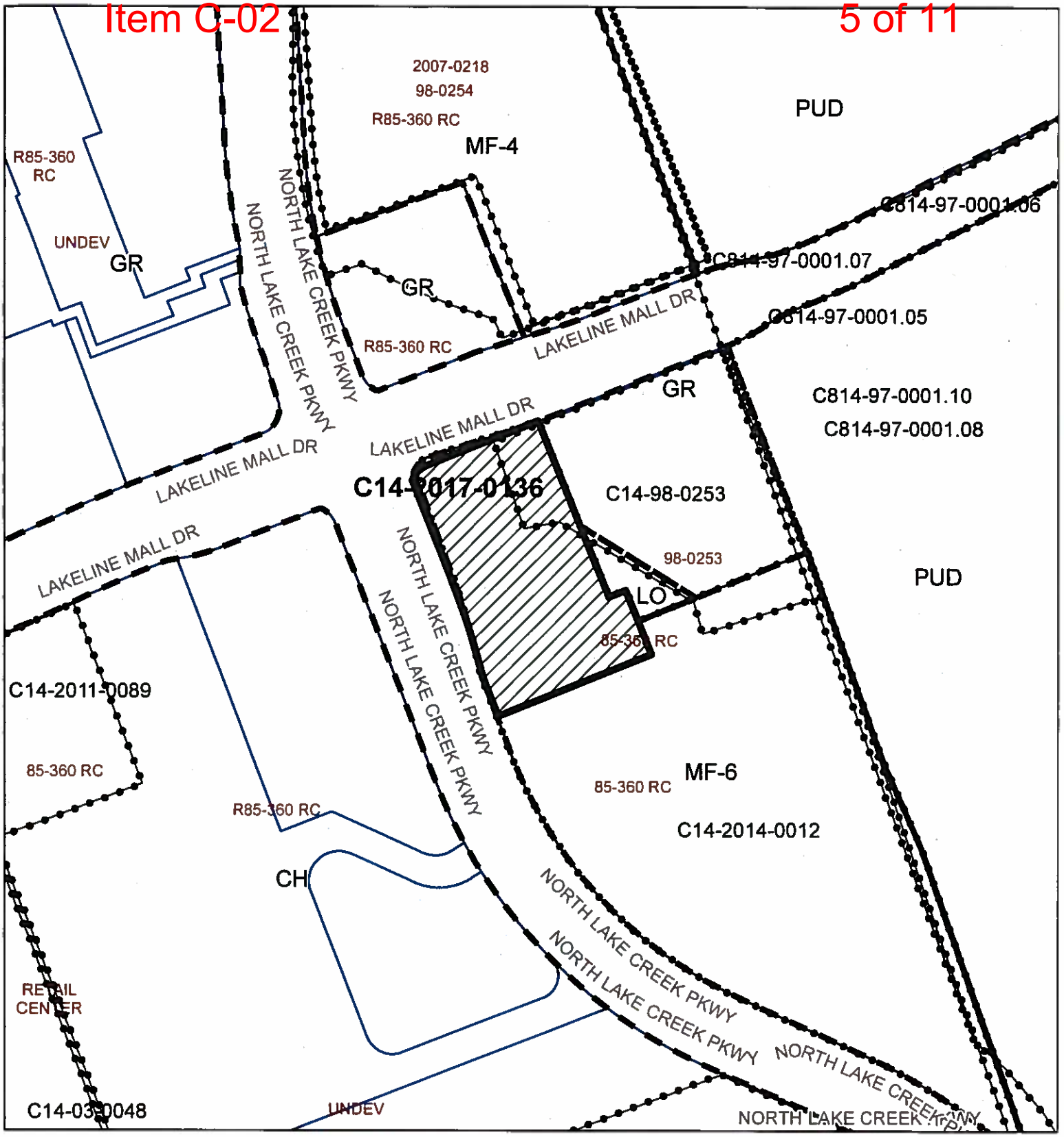
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
N. Lake Creek Pkwy	140'	97'	Major Arterial MAD 4	No	Yes	Yes
Lakeline Mall Drive	130'	100'	Major Arterial MAD 4	No	No	Yes, w/in ¼ mile.

CITY COUNCIL DATE: February 1, 2018 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis **PHONE:** 512-974-3057, sherri.sirwaitis@austintexas.gov



ZONING

Case#: C14-2017-0136

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

0 100 200

1 " = 200 '

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 10/30/2017


4A
SP97-0017C
2A
RETAIL CENTERS
5A
DETENTIONAREA
6
00-2107
85-366 RC
CS-MU-CO
UNDEV
94-00134
R85-366 RC
5B
UNDEV
PUD
UNDEV
1A
CS
97-0041
2B
01-0173
GR-CO
COMMERCIAL
RETAIL CENTER
98-0266
5
SP-02-0052C
RETAIL CENTER
UNDEV
2
GR
R85-360 RC
UNDEV
06-0212
MF-4
2007-0218
98-0254
R85-360 RC
1
LAKELINE MALL DR
LAKELINE MALL DR
GR
R85-360 RC
C814-97-0001.07
7
GR
05-0006
05-0140
SP-00-2295C
RESTAURANT
BANK
98-0253
LO
R85-360
1B
CH
PUD
N 183A HWY SB
N 183A HWY NB
UNDEV
1C
UNDEV
85-360 RC
R85-360 RC
MF-6 85-360 RC
CH-PDA
CS
03-0048
183
00-2094
04-0121
UNDEV
CH
NORTH LAKE CREEK PKWY
UNDEV
C814-97-0001
HOG FARM
183
SP97-0345C
96-0466c
00-2148
620
N US 183 HWY SB
N US 183 HWY NB
GR
03-0048
4
20A
SP-03-0406D
GR
CS
3
03-0046
SP-05-1595C
SP-03-0379C
99-2110
GR
UNDEV
N FM 620 RD SB
45
N SH 45 W WB
SP-89-0214C
45
N SH 45 W EB
N FM 620 RD NB
CS-1-CO
6B
GR
NORTH


LAKELINE MALL DR
LAKELINE MALL DR
NORTH LAKE CREEK PKWY
GR
GR-CO

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.*

   GR zoning would be compatible and consistent with the surrounding uses because this property is located adjacent to GR/MF-4 zoning to the north, GR/PUD zoning to the east, and CH zoning to the west. In addition, the site is located approximately a quarter mile to the east, southeast of the intersection of Lakeline Boulevard and Lyndhurst Drive, where there is a transit station for the commuter rail stop by Capital Metro. The staff encourages commercial and high density residential development in proximity to this major intersection and transit link.

3. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

   The property in question is located at the southeast corner of the intersection of two major arterial roadways, Lakeline Mall Drive and North Lake Creek Parkway. The site is also located within the boundaries of a 'Regional Center', as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is undeveloped and sparsely vegetated. The property is part of larger tract of land that is developed with a single-family residence and outlying structures. To the north, across Lakeline Mall Drive, there is a retail strip center and an apartment complex (Platinum Lakeline Apartment Homes). The lot directly to the east is developed with a hotel/motel use (La Quinta).

Comprehensive Planning

MF-6 to GR

This zoning case is located on the southeast corner of N. Lake Creek Pkwy and Lakeline Boulevard, on an undeveloped 2 acre parcel. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north and south; a small shopping center to the west, and a hotel to the east. The property is also located catty-corner from a large shopping center. The proposed use for this property is an undefined commercial use.

Connectivity
Public sidewalks are located intermittently along both streets and a CapMetro stop is located across the street from the subject property. The Walkscore for this area is 40/100, Car Dependent, meaning most errands require a car.

Imagine Austin
While this property is located within the boundaries of an existing Regional Center as identified on the Growth Concept Map, based on the comparative scale of the site relative to abutting commercial, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

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.

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

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.

Please be aware that an approved rezoning status does not eliminate a proposed developments requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-2755.

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 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, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

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

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

This site is within the area covered by State legislation (S.B. 1396), which went into effect September 1, 1995. Under this legislation, the City may not "deny, limit, delay, or condition the use of development of land...because of traffic or traffic operations that would result from the proposed use or development of the land." A traffic impact analysis is not required for any development within this area, and traffic issues may not be considered in the approval of the application. Right-of-way dedication, however, may still be required.

Janae Ryan, 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
Lakeline Mall Drive	Varies	MAD 4	Major Arterial	No	Yes	Yes
N. Lake Creek Pkwy.	Varies	MAD 4	Major Arterial	No	Yes	Yes

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.