

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-11  
AGENDA DATE: Thu 12/15/2005  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0178 - Caplin Veterinary Clinic - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 7958 Shoal Creek Boulevard (Shoal Creek Watershed) from limited office (LO) district zoning to neighborhood commercial (LR) district zoning. Zoning and Platting Commission Recommendation: To grant neighborhood commercial (LR) district zoning. Applicant: John M Barnett. Agent: Land Answers (Jim Whitliff). City Staff: Jorge E. Rousselin, 974-2975.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

**ZONING REVIEW SHEET****CASE:** C14-05-0178**Z.A.P. DATE:** November 15, 2005**ADDRESS:** 7958 Shoal Creek Boulevard**OWNER:** John M. Barnett**AGENT:** Land Answers (Jim Whittliff)**REZONING FROM:** LO (Limited Office) district**TO:** LR (Neighborhood Commercial) district**AREA:** 0.482 Acres (20,995.92 sq. ft.)**SUMMARY ZAP RECOMMENDATION:**

November 15, 2005:

APPROVED STAFF'S RECOMMENDATION FOR LR DISTRICT ZONING; BY  
CONSENT.[K.J; M.H 2<sup>ND</sup>] (7-0) J.G, J.M – ABSENT**SUMMARY STAFF RECOMMENDATION:**

Staff recommends the proposed rezoning from LO to LR.

The Staff recommendation is based on the following considerations:

- 1.) The proposed commercial zoning classification is compatible with existing commercial uses and office uses along Shoal Creek Boulevard;
- 2.) The site will be accessed from Shoal Creek Boulevard;

**DEPARTMENT COMMENTS:**

The subject rezoning area is a 20,995.92 square foot site fronting Shoal Creek Boulevard zoned LO. The applicant proposes to rezone the property to neighborhood commercial (LR) district to allow for pet services. Access is proposed off Shoal Creek Boulevard. The site is abutting an existing medical office to the north and a shopping center to the south. This portion of Shoal Creek Boulevard accommodates a variety of commercial and office uses.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO	Vacant office
<i>North</i>	LO	Doctor's Office
<i>South</i>	GR	Shopping Center
<i>East</i>	GR	Bank
<i>West</i>	LI	Lowe's

**AREA STUDY:** N/A**TIA:** N/A**WATERSHED:** Shoal Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

126--North Shoal Creek Neighborhood Assn.  
 283--North Austin Neighborhood Alliance  
 511--Austin Neighborhoods Council  
 742--Austin Independent School District

**SCHOOLS:**

Austin Independent School District

- Pillow Elementary School
- Burnet Middle School
- Anderson High School

**RELATED CASES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-84-280	"A" – Residence, 1 <sup>st</sup> height and area to "O-1" – Office, 1 <sup>st</sup> height and area	10/02/84: PC: Approved "O-1" – Office, 1 <sup>st</sup> height and area (7-0).	12/20/84: Approved "O-1" – Office, 1 <sup>st</sup> height and area.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0047	GR to CS-1	05/17/05: ZAP Approved Staff recommendation of CS-1 by consent. (9-0)	06/23/05: CS-1. (7-0).

**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Shoal Creek	80'	60'	Collector	No	Yes	Yes

**CITY COUNCIL DATE:** December 15, 2005

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Jorge E. Rousselin, NPZD

**PHONE:** 974-2975

**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)



SUBJECT TRACT  
PENDING CASE  
ZONING BOUNDARY  
CASE MGR: J.ROUSSELIN

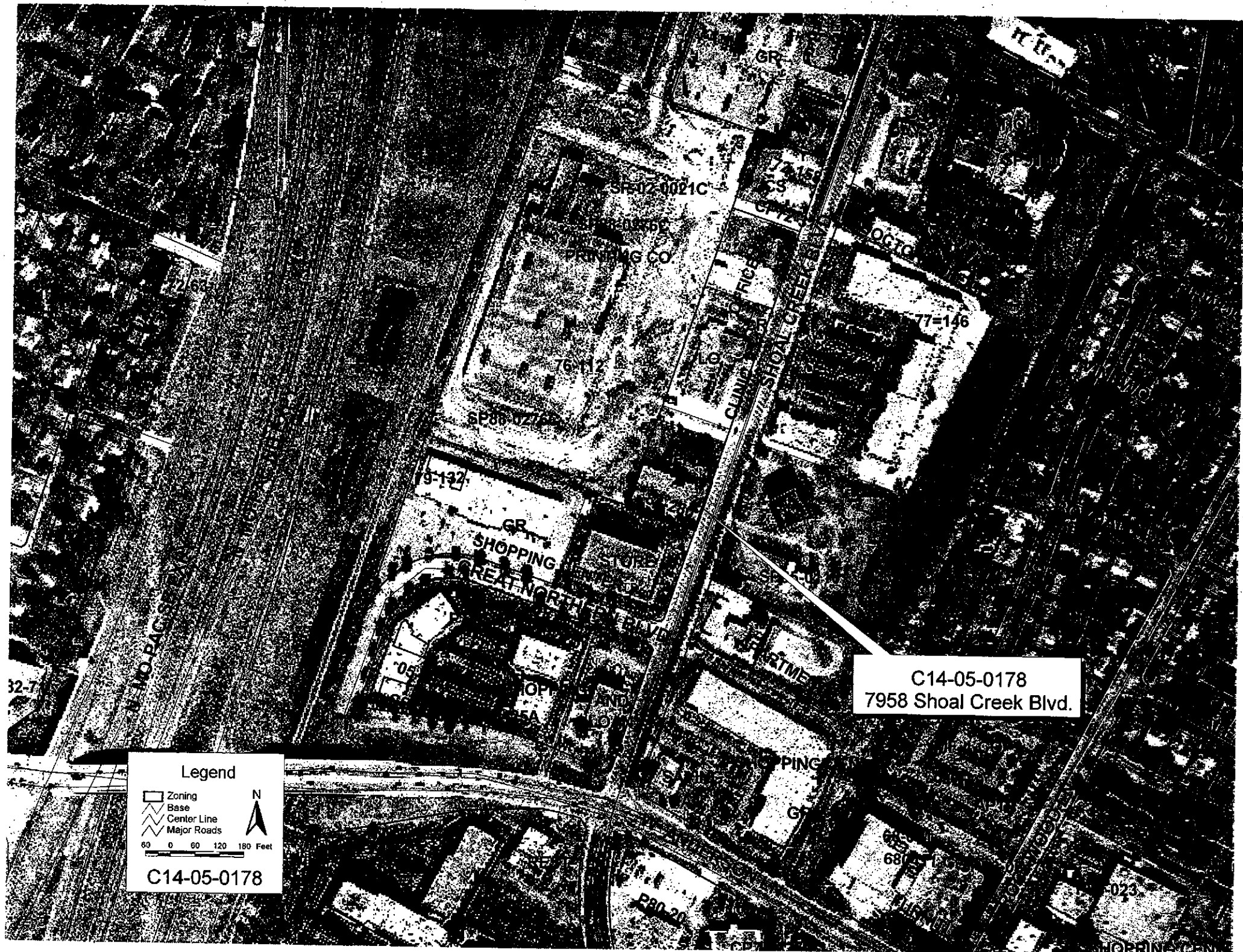
CASE #: C14-05-0178  
ADDRESS: 7958 SHOAL CREEK BLVD  
SUBJECT AREA (acres): 0.482

### ZONING

DATE: 05-10

INTLS: SM

CITY GRID  
REFERENCE  
NUMBER  
J30



C14-05-0178  
7958 Shoal Creek Blvd.

**Legend**

- Zoning
- Base
- Center Line
- Major Roads

0 60 120 180 Feet

**C14-05-0178**

## **STAFF RECOMMENDATION**

Staff recommends the proposed rezoning from LO to LR.

The Staff recommendation is based on the following considerations:

- 1.) The proposed commercial zoning classification is compatible with existing commercial uses and office uses along Shoal Creek Boulevard;
- 2.) The site will be accessed from Shoal Creek Boulevard;

## **BASIS FOR RECOMMENDATION**

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

LR – Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The property meets the purpose statement set forth in the Land Development Code. This portion of Shoal Creek Boulevard accommodates a variety of commercial and office uses.

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

Other properties in the immediate vicinity are zoned for commercial and office uses. The property to the north is zoned LO and is a doctor's office. The property to the south is zoned GR and is a shopping center.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject rezoning area is a 20,995.92 square foot site fronting Shoal Creek Boulevard zoned LO. The applicant proposes to rezone the property to neighborhood commercial (LR) district to allow for pet services. Access is proposed off Shoal Creek Boulevard. The site is abutting an existing medical office to the north and a shopping center to the south. This portion of Shoal Creek Boulevard accommodates a variety of commercial and office uses.

### **Transportation**

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 1,569 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

3. 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]

### **Environmental and Impervious Cover**

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class. 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.
2. According to flood plain maps, there is no flood plain within the project area.
3. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
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. 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.

### **Water and Wastewater**

1. 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 the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustments to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

### **Site Plan and Compatibility Standards**

1. Additional comments will be generated if applicable once the site plan is formally submitted for review.
2. GIS does not indicate residential property within 540 feet.



ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 7958 SHOAL CREEK BOULEVARD FROM  
3 LIMITED OFFICE (LO) DISTRICT TO NEIGHBORHOOD COMMERCIAL (LR)  
4 DISTRICT.

5  
6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

7  
8 **PART 1.** The zoning map established by Section 25-25191 of the City Code is amended to  
9 change the base district from limited office (LO) district to neighborhood commercial (LR)  
10 district on the property described in Zoning Case No. C14-05-0178, on file at the  
11 Neighborhood Planning and Zoning Department as follows:

12  
13 Lot 2, Hooten Subdivision, a subdivision in the City of Austin, Travis County,  
14 Texas, according to the map or plat of record in Plat Book 54, Page 64, of the Plat  
15 Records of Travis County, Texas,

16  
17 locally known as 7958 Shoal Creek Boulevard, in the City of Austin, Travis County,  
18 Texas, and generally identified in the map attached as Exhibit "A".

19  
20 **PART 2.** This ordinance takes effect on \_\_\_\_\_, 2005.

21  
22  
23 **PASSED AND APPROVED**

24 §  
25 §  
26 §  
27 §

28 \_\_\_\_\_  
29 Will Wynn  
30 Mayor

31  
32 **APPROVED:** \_\_\_\_\_

33 **ATTEST:** \_\_\_\_\_

34 David Allan Smith  
City Attorney

Shirley A. Brown  
City Clerk

