

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0165 5639 Airport Blvd. Rezone **P. C. DATE:** 02-09-2010

ADDRESS: 5639 Airport Blvd. **AREA:** 3.51 acres

APPLICANT: Wonderworkers Properties, L.L.C.
(David Jabour) **AGENT:** Thrower Design
(Ron Thrower)

NEIGHBORHOOD PLAN AREA: North Loop **CAPITOL VIEW:** No

T.I.A.: No **HILL COUNTRY ROADWAY:** No

WATERSHED: Tannihill Branch **DESIRED DEVELOPMENT ZONE:** Yes

ZONING FROM: CS-V-CO-NP **ZONING TO:** CS-1-V-CO-NP

SUMMARY STAFF RECOMMENDATION:

Staff recommends CS-1-V-CO-NP Commercial Services–Liquor Sales – Vertical Mixed Use - Conditional Overlay- Neighborhood Plan. The Conditional Overlay would limit the vehicle trips to 2,000 per day, prohibit all CS-1 uses except Liquor Sales and would limit the amount of CS-1 use to 15,000 square feet within the 3.51 acre CS-1 footprint, prohibit the following uses: Residential Treatment, Pawn Shop Services, Transitional Housing and the following uses would be conditional uses: Agricultural Sales & Services, Campground, Commercial Blood Plasma Center, Construction Sales & Services, Convenience Storage, Equipment Repair Services, Equipment Sales, Kennels and Vehicle Storage.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for CS-1-V-CO-NP zoning; was approved on the consent agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

DEPARTMENT COMMENTS:

The applicant is proposing to convert the existing furniture show room to a distribution warehouse for the Twin Liquors chain of stores. The redevelopment will include approximately ten thousand square feet (10,000 s.f.) of office space, fifteen thousand square feet (15,000 s.f.) of retail sales area and approximately twenty nine thousand square feet (29,000 s.f.) of warehouse area. The applicant has indicated that they will maintain the Vertical Mixed Use designation and agreed to prohibit the uses that were placed in the Conditional Overlay that accompanied the Neighborhood Plan. The applicant has agreed to prohibit all CS-1 uses except Liquor sales.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-V-CO-NP	Vacant Furniture Showroom
North	CS-V-CO-NP	Beer Distributor
South	CS-V-CO-NP	Restaurant
East	CS-CO-NP	Apartments
West	CS-MU-V-CO-NP	Auto Dealership

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-84-279	From SF-3 to CS	Approved staff's recommendation for CS. (6-2)	Approved staff's recommendation for CS. (7-0) All 3 readings.
C14-84-186	From I-SF-2 to CS	Approved staff's recommendation for CS. (7-1)	Approved staff's recommendation for CS. (7-0) All 3 readings.

BASIS FOR RECOMMENDATION:

- Zoning changes should promote compatibility with adjacent and nearby uses.*

Granting CS-1 zoning for the subject tract will be compatible with adjacent uses and adjacent zoning on the tracts to the north, east, and south.

NEIGHBORHOOD ORGANIZATION:

- Homeless Neighborhood Assoc.
- Austin Neighborhoods Council
- League of Bicycling Voters
- North Austin Neighborhood Alliance
- Ridgetop Neighborhood Assoc.
- Northfield Neighborhood Assoc.

SCHOOLS:

- Ridgetop Elementary School
- Lamar Middle School
- McCallum High School

SITE PLAN:

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

2. 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.
3. All new development will require compliance with Commercial Design Standards. Airport Blvd is the Principal Street, and is an Urban Roadway.
4. A cocktail lounge is a Conditional Use in CS-1 and would require a Land Use Commission public hearing for approval.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Tannehill Branch Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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. 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.
4. According to flood plain maps, there is a flood plain within the project area.
5. At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

TRANSPORTATION:

TR1: Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
RM 2222/ Koenig/(Spur 69)	Varies	Varies	Arterial (FWY4)	41,000 (TXDOT, 2008)
Airport Boulevard	Varies	Varies	Arterial (MAD4)	27,800 (TXDOT, 2005)

TR2: No additional right-of-way is needed at this time.

TR3: 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].

TR4: There are existing sidewalks along Airport Boulevard. There are no existing sidewalks along RM 2222/ Koenig/(Spur 69).

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or proposed along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Proposed Bicycle Facilities
RM 2222/ Koenig/(Spur 69)	Shared Lane	Wide Curb
Airport Boulevard	Shared Lane	Bike Lane (Super Route)

TR6: Capital Metro bus service (route nos. 10, & 350) is available along Airport Boulevard.

CITY COUNCIL DATE: March 11th, 2010

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson

PHONE: 974-7691

Clark.patterson@ci.austin.tx.us



