

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0005 – Lantana Block P, Lot 3 **P.C. DATE:** June 12, 2018

ADDRESS: 7415 Southwest Parkway

DISTRICT AREA: 8

OWNER/APPLICANT: Lantana Place, L.L.C.
(Erin D. Pickens) **AGENT:** Stratus Properties
(Melissa Neslund)

ZONING FROM: GR-NP **TO:** CS-1-NP **AREA:** 0.279 acres
(12,138 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial – liquor sales – neighborhood plan (CS-1-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

June 12, 2018: *APPROVED CS-1-CO-NP DISTRICT ZONING WITH THE –CO LIMITING THE FLOOR-TO-AREA (FAR) RATIO TO 1:1 AND PROHIBITING AGRICULTURAL SALES & SERVICES, COMMERCIAL BLOOD PLASMA CENTER, CUSTOM MANUFACTURING, ELECTRONIC PROTOTYPE ASSEMBLY, EXTERMINATING SERVICES, PLANT NURSERY AND VETERINARY SERVICES*
[P. SEEGER; K. MCGRAW – 2ND] (9-3) G. ANDERSON, A. DE HOYOS HART, J. SHIEH – NAY; C. KENNY – ABSENT

ISSUES:

The Applicant is in agreement with the recommendation of the Planning Commission.

DEPARTMENT COMMENTS:

The rezoning request is for a single story 12,138 square foot building in the final stages of construction within an office and commercial shopping center located at the southwest corner of Southwest Parkway and West William Cannon Drive (GR-NP). There is a landscaped median dividing the east and west lanes of Southwest Parkway, and the north and south lanes of William Cannon; median breaks allow for full turning movements on both roadways. There is undeveloped land on the north side of Southwest Parkway (DR; GO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit), B (Recorded Plat) and C (Approved Site Plan).

The Applicant proposes commercial – liquor sales – neighborhood plan (CS-1-NP) district zoning in order to occupy the building with a liquor sales use and potentially a cocktail

lounge as well. As information, a conditional use permit for the cocktail lounge is required prior to establishing the use. Staff recommends the Applicant's request based on the property's access to two arterial roadways which contain a mix of commercial uses and corresponding zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP	Commercial building (under construction)
<i>North</i>	DR; GO	Undeveloped
<i>East, South and West</i>	GR-NP	Offices, Medical offices, Hotel, Financial services, Theater, Restaurant and General retail sales within a commercial center on 35.67 acres

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (West Oak Hill)

TIA: Is not required

WATERSHED: Williamson Creek – Barton Springs Zone – Contributing Zone

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes,
Southwest Parkway (Low Intensity)

SCHOOLS:

Oak Hill Elementary School

Small Middle School

Austin High School

NEIGHBORHOOD ORGANIZATIONS:

298 – Oak Hill Association of Neighborhoods

605 – City of Rollingwood

742 – Austin Independent School District

779 – Oak Hill Neighborhood Plan – COA Liaison

943 – Save Our Springs Alliance

1166 – Oak Hill Neighborhood Plan Contact Team

1228 – Sierra Group, Austin Regional Group

1318 – Covered Bridge Property Owners Association, Inc.

1343 – Oak Hill Trails Association

1363 – SEL Texas

1470 – Aviara HOA

1528 – Bike Austin

1530 – Friends of Austin Neighborhoods

1616 – Neighborhood Empowerment Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0134 - Lantana Block P, Lots 3 and 5 – 7415 Southwest Pkwy	GR-NP to GR- MU-NP;	Withdrawn by the Applicant	Not applicable

RELATED CASES:

On August 14, 1986, GR district zoning was approved for the subject property (C14-85-288.8).

The rezoning area is a portion of Lot 3, Block P, Lantana Phase 1, Section 1, a subdivision recorded on May 11, 2000 (C8-84-102.03.1A). An administrative site plan which includes the rezoning area was approved on April 30, 2015 (SP-2014-0262C – Lantana Block P, Lot 3). The Floor-to-Area ratio shown on the approved site plan for the overall property is 0.2 : 1.

The rezoning area is within the West Oak Hill Neighborhood Planning Area. The property is designated as Mixed Use on the Future Land Use Map, and the proposed rezoning to the CS-1 base district is allowed. An –NP combining district was added as part of the Neighborhood Plan Rezoning and was approved by Council in December 2008 (C14-2008-0125 – Ordinance No. 20081211-097).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
West William Cannon Drive	140 feet	114 feet (divided street)	Arterial	Yes	Yes, Shared lane	Yes
Southwest Parkway	120 feet	94 feet (divided street)	Arterial	No	Yes, wide shoulder	No

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is required for Southwest Parkway and William Cannon Drive.

CITY COUNCIL DATE: June 28, 2018

ACTION:

ORDINANCE READINGS: 1st

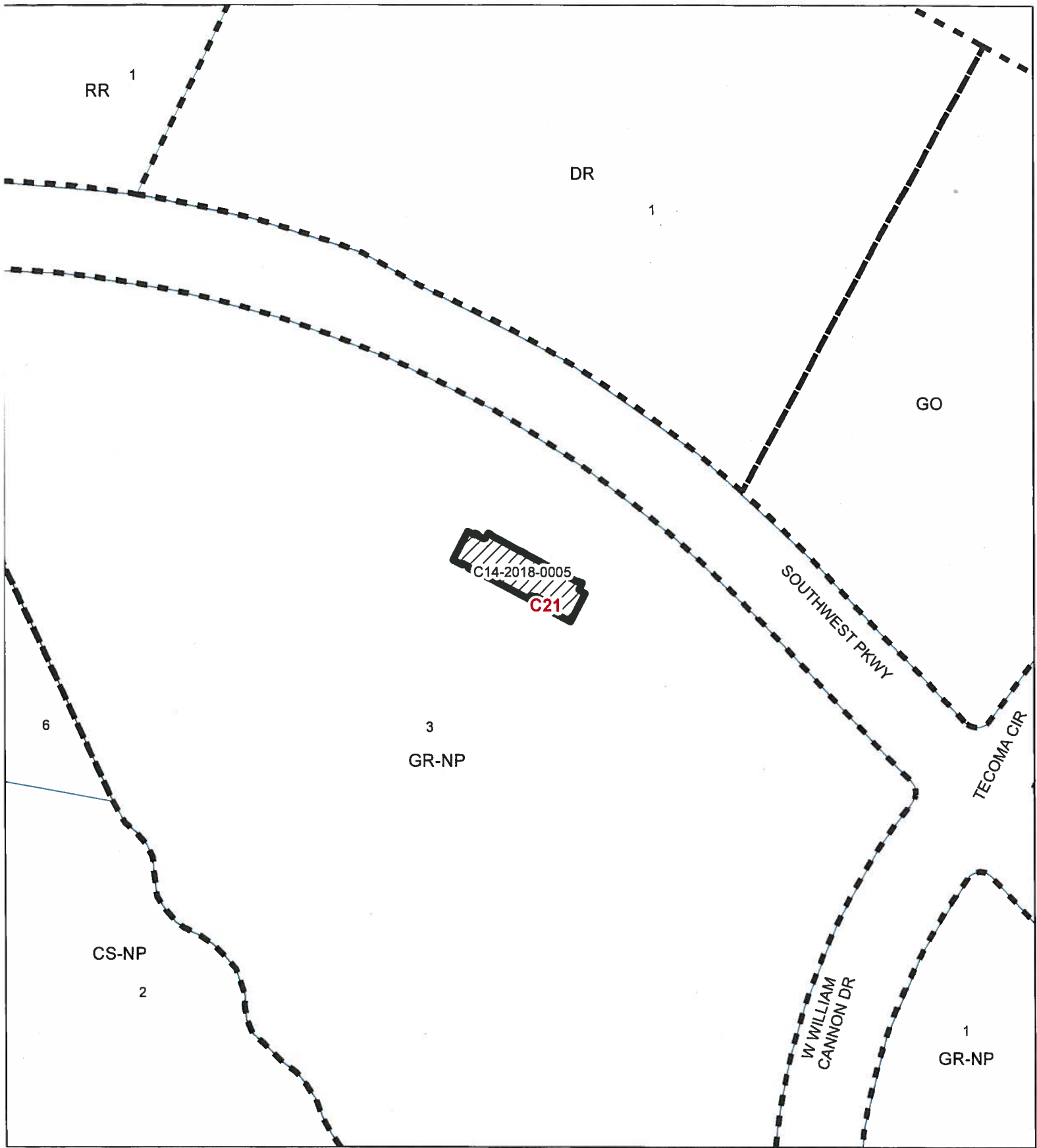
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719



N

1" = 200'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CREEK BUFFER

LANTANA BLOCK P, LOT 3

ZONING CASE#: C14-2018-0005
 LOCATION: 7415 SOUTHWEST PKWY
 SUBJECT AREA: 0.279 ACRES
 GRID: C21
 MANAGER: WENDY RHOADES

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

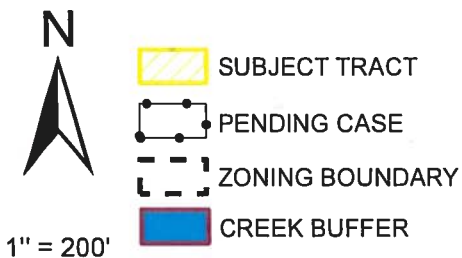




LANTANA BLOCK P, LOT 3

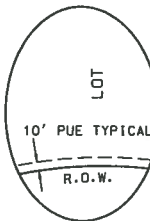
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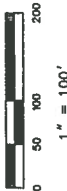


LEGEND

- = IRON ROD FOUND AS NOTED
- ▲ = NAIL FOUND IN CEDAR TREE
- = 5/8" IRON ROD WITH PLASTIC CAP SET
- = CONCRETE MONUMENT SET
- △ = CALCULATED POINT
- TCRPR = TRAVIS COUNTY REAL PROPERTY RECORDS
- OPRTC = OFFICIAL PUBLIC RECORDS
- L.S.E. = LATERAL SUPPORT EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- B.L. = BUILDING SETBACK LINE
- D.E. = DRAINAGE EASEMENT
- CWOZ = CRITICAL WATER QUALITY ZONE
- = SIDEWALK



TYPICAL PUBLIC UTILITY EASEMENT DETAIL



FM Properties
Operating Co.
VOL. 12467, PG. 0391
TCRPR

SOUTHWEST PARKWAY
(R.O.W. VARIES)

**APPROXIMATE
REZONING AREA**

**BLOCK P
LOT 3
35.671 ACRES**

**BLOCK P
LOT 6
21.599 ACRES**

**BLOCK P
LOT 2
29.235 ACRES**

**EXHIBIT B
RECORDED PLAT**

FM Properties
Operating Co.
VOL. 12115, PG. 3593
TCRPR

10' UNDERGROUND
TELECOMMUNICATIONS
EASEMENT
VOL. 10827
PG. 362
TCRPR

L.S.E.
VOL. 10545
PG. 0839
TCRPR

15' WASTEWATER
EASEMENT
DOC. NO. 200071244
OPRTC

MATCHLINE SHT. 3

SEE SHEET 5 OF 6 FOR LINE AND CURVE TABLES.

RAMSEY LAND SURVEYING, L.L.C.

8718 SOUTHWEST PARKWAY
P.O. BOX 92768
AUSTIN, TEXAS 78709-2768
PHONE (512) 301-9398
FAX (512) 301-9395
r1survey@aflash.net

**LANTANA
PHASE 1, SECTION 2**

DRAWN BY	CAR
CHECKED	BR
DATE	07-20-99
PROJECT NO	186-04
DRAWING NO	186-01
SHEET NO.	2 OF 6
FILENAME	186\LNT1-2FP.DGN

PERI ACEMENT SHEET SP-2014-0262C

REFACEMENT MILL

SP-2014-0262C

[illegible]

EXHIBIT C
APPROVED
SITE PLAN

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant commercial – liquor sales – neighborhood plan (CS-1-NP) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The commercial – liquor sales (CS-1) zoning district is intended for commercial and industrial activities of a service nature which typically have operating characteristics or traffic service requirements generally incompatible with residential environments, and specifically includes liquor sales as a permitted use. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. Zoning changes should promote compatibility with adjacent and nearby uses.

Staff recommends the Applicant's request based on the property's access to two arterial roadways which contain a mix of commercial uses and corresponding zoning.

EXISTING CONDITIONS**Site Characteristics**

The subject rezoning area contains a single story 12,138 square foot building in the final stages of construction.

Impervious Cover

Development of the property is subject to the terms of a Settlement Agreement between the City and Stratus Properties Inc. dated July 10, 2001 and allows for up to 60% net site area (32.234 acres). The amount of impervious cover shown on the approved site plan is 17.45 acres (54.14%), again, based on a net site area of 32.234 acres. The proposed rezoning is to occur within a building that is under construction and will not result in an increase in the amount of impervious cover.

Comprehensive Planning

This property is located on the southwest corner of Southwest Parkway and W. William Cannon Drive; this rezoning case only involves 0.279 acres of the 35.6 acre property. The case is also located within the boundaries of the Oak Hill Combined Neighborhood Planning Area. Surrounding land uses include undeveloped land to the north, undeveloped land and a large apartment complex to the south, AMD to the east, and undeveloped land and a large office complex to the west. The proposed use is a wine merchant on 0.279 acres of the 35.6 acre site. See specifics below:

Connectivity and Mobility: There are no public sidewalks, or trails along Southwest Parkway, but there is a public sidewalk and CapMetro transit stop located on William Cannon Drive. The Walkscore for this site is 17/100, **Car Dependent**, meaning most errands require a car. Southwest Parkway is a busy auto-only local highway with no pedestrian infrastructure.

Oak Hill Combined Neighborhood Plan (OHCNP)

The Oak Hill Combined Neighborhood Plan Future Land Use Map (FLUM) designates this portion of Southwest Parkway as ‘Mixed Use’ which is intended for a mix of office, retail, and residential uses. CS-1 zoning is permitted under this FLUM category. The property is also located over the Barton Springs Overlay Zone, an environmentally sensitive area.

The following text, goals, objectives and recommendations are taken from the OHCNP:

Goal 6.A. Provide opportunities for high-quality new development and redevelopment. (p 66)

Objective 6A.1: Ensure quality of new construction and renovations. (p 66)

Goal 6.C: Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated) (p 67)

Goal 6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper. (p 67)

Objective 6.E.1 - Oakhill stakeholders desire more small-scale businesses with less strip commercial establishments

OHCNP Text (p. 79)

Southwest Parkway presents its own set of unique challenges when making land use recommendations. Within the planning area, a large portion of the road is already covered by restrictive covenants or conditional overlays or is outside of the City’s zoning jurisdiction. Most of the land use recommendations pertain to property located on the south side of the roadway.

- William Cannon Drive at Southwest Parkway — Mixed Use is recommended for this area because it is surrounded by a mix of offices and multifamily buildings. With access to both Southwest Parkway and William Cannon, this area is appropriate for a mix of office, **retail**, and residential uses. Additionally, current residences and offices in the surrounding area could be served by community-level retail here. (p 79)

Conclusion:

The Oak Hill Combined Neighborhood Plan’s FLUM and policies appears to support a variety of retail uses in this portion of the planning area.

Imagine Austin

Based on the very small scale of the proposed project area in relation to this large mixed use project, as well as the site not being located along an Activity Corridor or within an Activity Center, 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

This site is located over the Edwards Aquifer Contributing Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

According to floodplain maps there is no floodplain within the rezoning area. Stormwater flows to a water quality pond near the southeast property line.

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.

FYI - A cocktail lounge use is a Conditional Use in the CS-1 zoning district.

For a site development permit the following rules may be applicable:

This site is located within 1,000 feet of Southwest Parkway and within a Hill Country Roadway Corridor. The site is located within the low intensity zone of Southwest Parkway.

Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along Southwest Parkway. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of Southwest Parkway the maximum height is 28 feet, and beyond 200 feet the maximum height is the lesser of the height permitted by the zoning or the site plan approved for the property; or 60 feet.

Transportation

A traffic impact analysis is not required. The traffic generated by the proposed use does not exceed the thresholds established in the previously approved TIA with the site plan application number SP-2014-0262C. An addendum is not required with this zoning application.

Water / 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 Austin Water 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.