

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0068

ZPC DATE: May 13, 2003, Mat 30, 2003

ADDRESS: 2409 South Lamar Boulevard and 0 Bluebonnet Lane

OWNER/APPLICANT: Gene Charlesworth Payne

AGENT: Sarah Crocker

ZONING FROM: SF-3 **TO:** GR **AREA:** 4.05

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is neighborhood commercial-conditional overlay (LR-CO), district zoning subject to the recommendations listed in the Neighborhood Transportation Analysis Memorandum, performed by the City of Austin Watershed Protection and Development Review Department and dated May 14, 2003, Exhibit A of this report.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5-13-03: Postponed to 5-20-03. (Staff)
5-20-03:

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The applicant disagrees with the staff alternate recommendation.

The applicant proposes a freestanding general retail sales (convenience) use (more commonly known as a drugstore) that has drive through pharmacy services. A conceptual site plan is provided as Exhibit B of this report

There is a related zoning case adjacent to the subject tract to the northwest, C14-02-0189. That .28-acre property received community commercial-conditional overlay (GR-CO) on first ordinance reading on February 13, 2003 and is scheduled for 2nd/3rd ordinance reading on June 5, 2003. The CO would restrict that property to 715 motor vehicle trips per day and the dedication of 25 feet of right of way from the centerline of Bluebonnet Lane. The proposed use for this zoning application would include the .28-acre tract as part of the site plan for the project.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Mobile home park
<i>North</i>	CS, SF-3	Shoe repair, office, restaurant, vacant toy store
<i>South</i>	MF-2	Undeveloped
<i>East</i>	SF-3	Single family homes
<i>West</i>	LO-CO	Surface parking lot

AREA STUDY: No.

TIA: No, but a Neighborhood Transportation Analysis was conducted by City staff.

WATERSHED: West Bouldin Creek **DESIRED DEVELOPMENT ZONE:** Yes.

CAPITOL VIEW CORRIDOR: No. **HILL COUNTRY ROADWAY:** No.

NEIGHBORHOOD ORGANIZATIONS:

Zilker Neighborhood Association
Barton Springs/Edwards Aquifer Conservation District
South Central Coalition
Austin Neighborhoods Council
South Lamar Neighborhood Association
Save Our Springs Alliance

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION	CITY COUNCIL
C14-02-0189	SF-3 to GR	1-14-03: Recommend staff recommendation of GR-CO.	2-13-03: 1 st reading only, to approve GR-CO.

RELATED CASES:

There are no current subdivision or site plan applications currently being reviewed by the City of Austin.

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

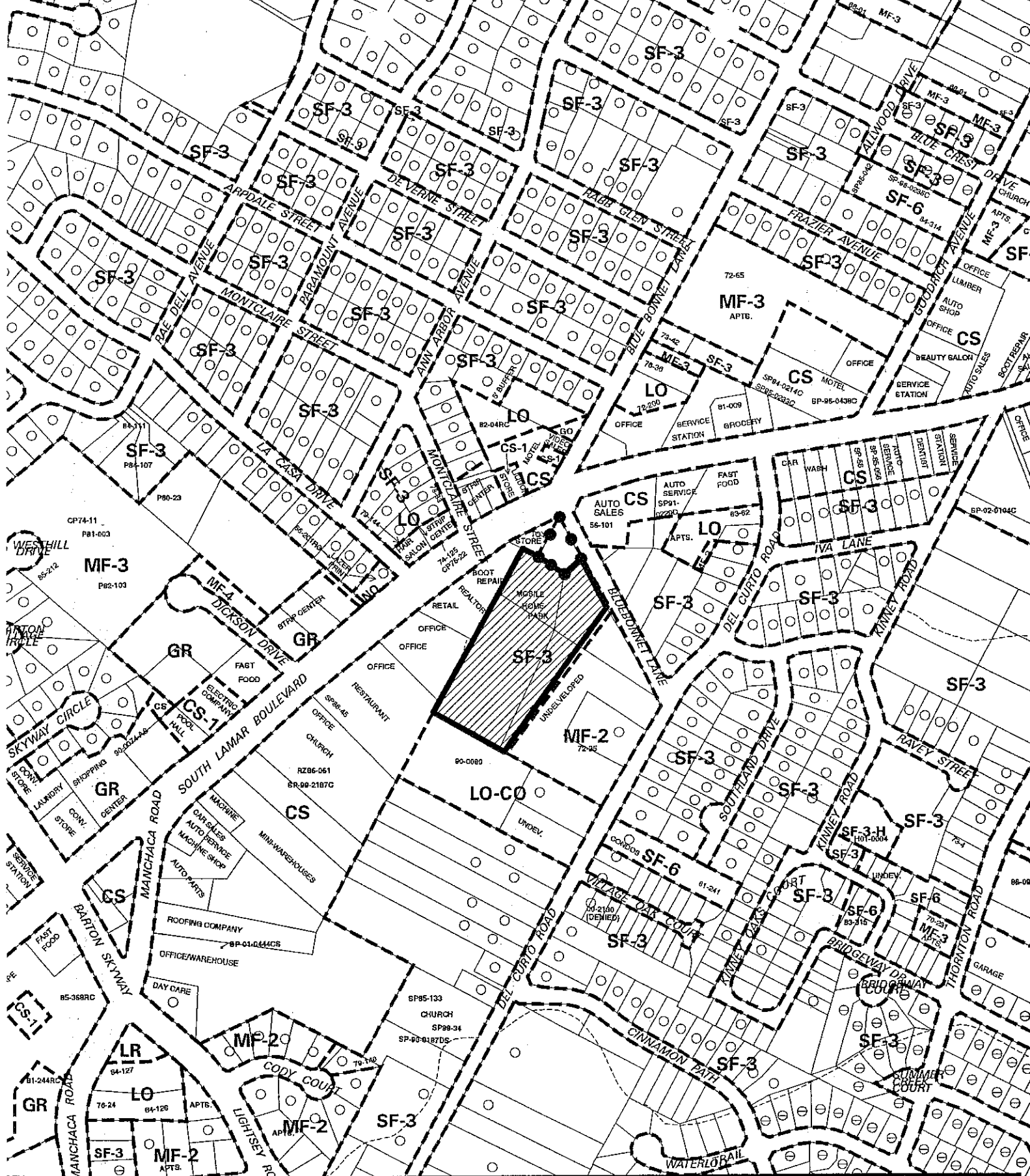
2nd


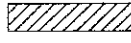


3rd

ORDINANCE NUMBER:

CASE MANAGER: Annick Beaudet

PHONE: 974-2975



 1" = 400'	SUBJECT TRACT 	ZONING CASE #: C14-03-0068 ADDRESS: 2409 S LAMAR BLVD SUBJECT AREA (acres): 4.050	DATE: 03-04 INTLS: SM	CITY GRID REFERENCE NUMBER G20
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: A. BEAUDET			

Staff's alternate recommendation is neighborhood commercial-conditional overlay (LR-CO), district zoning subject to the recommendations listed in the Neighborhood Transportation Analysis Memorandum, performed by the City of Austin Watershed Protection and Development Review Department and dated May 14, 2003, Exhibit A of this report.

BASIS FOR RECOMMENDATION

1. Zoning changes should promote an orderly and compatible relationship among land uses.

The staff recommendation provides for a transition of zoning districts starting with intensive CS zoning at South Lamar Boulevard moving inward to the recommended LR zoning and then to MF-2 zoning that has frontage on Del Curto Road. The recommended LR provides a better transition than does the existing SF-3 zoning and would assist with promoting an orderly relationship among uses as they develop in the immediate area.

2. Zoning should promote the policy of locating more intensive zoning districts at the intersection of major roadways.

The subject tract is located within 400 feet of the intersection of South Lamar Boulevard and Bluebonnet Road making a district more intensive than the existing SF-3 reasonable.

3. Zoning should be consistent with the purpose statement of the district sought.

The purpose statement per the City of Austin Land Development Code states "Neighborhood commercial 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."

This site borders on two established neighborhoods, the Zilker Neighborhood to the north and the South Lamar Neighborhood Association to the south. The site would primarily serve these neighborhoods while also serving the community by capturing "pass by" traffic from South Lamar as that arterial roadway is heavily used during the AM and PM peak traffic hours.

EXISTING CONDITIONS**Site Characteristics**

The site is developed with a mobile home park having approximately 25 mobile homes on site.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. The site is located in the West Bouldin 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. It is in the Desired Development Zone. Impervious cover is not limited in this watershed class. Therefore, the zoning impervious cover restriction applies.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. 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.

According to flood plain maps, there is no flood plain within the project area.

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 rim rock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, no information has been provided as to whether this property has any pre-existing approvals that would preempt current water quality or Code requirements.

Transportation

A Neighborhood Traffic Analysis (NTA) is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Please provide this reviewer with current traffic counts along Bluebonnet Lane. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on results of the NTA. The site is subject to the recommendations provided in the NTA dated May 14, 2003.

The trip generation under the requested zoning is estimated to be 9,820 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, please refer to the NTA memorandum included with this report for a more detailed account of trip generation from the proposed use). The existing mobile home community generates approximately 240 trips per day.

There are no existing sidewalks along Bluebonnet Lane.

Bluebonnet Lane is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is available along Lamar Boulevard.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Bluebonnet Lane	Varies	20'	Collector	N/A

Water and Wastewater

The landowner intends to serve the tract with City of Austin water and wastewater utility service. If water or wastewater utility improvements are required, the landowner will be responsible for all cost and for providing the utility improvements.

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.

Compatibility Standards

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.

The site is subject to compatibility standards. Along the south and east property line, the following standards apply:

- No structure may be built within 25 feet of the SF- zoned property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.

DEPARTMENT COMMENTS

The applicant proposes a freestanding general retail sales (convenience) use (more commonly known as a drugstore) that has drive through pharmacy services. A conceptual site plan is provided as Exhibit B of this report

There is a related zoning case adjacent to the subject tract to the northwest, C14-02-0189. That .28-acre property received community commercial-conditional overlay (GR-CO) on first ordinance reading on February 13, 2003 and is scheduled for 2nd/3rd ordinance reading on June 5, 2003. The CO would restrict that property to 715 motor vehicle trips per day and the dedication of 25 feet of right of way from the centerline of Bluebonnet Lane. The proposed use for this zoning application would include the .28-acre tract as part of the site plan for the project.



MEMORANDUM

TO: Annick Beaudet
CC: Members of the Zoning and Platting Commission
Sarah Crocker
FROM: Amy Link
DATE: May 14, 2003
SUBJECT: Neighborhood Traffic Analysis for Walgreen's
Zoning Case # C14-03-0068

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 4.05-acre tract is located in south Austin at the intersection of South Lamar Boulevard and Bluebonnet Lane. The site is currently zoned Family Residence, SF-3 and the existing use is a mobile home park. The site is surrounded by predominantly commercial uses to the west, single family to the north and multi family and limited office to the south and east. The zoning request is for Community Commercial.

Roadways

The tract proposes access to Lamar Boulevard and Bluebonnet Lane.

Lamar Boulevard is classified as a four lane major divided arterial and would provide the main access to the site. The roadway currently has 120 feet of right-of-way and 60 feet of pavement. Lamar Boulevard is in the bicycle plan as a Priority 2 route from Bluebonnet Lane to Manchaca Road.

Bluebonnet Lane abuts the northeastern portion of the site and is proposed as the main access point for service vehicles. Bluebonnet Lane is classified as a residential collector street with variable right-of-way and 20 feet of pavement. Bluebonnet Lane is classified as a Priority 1 route in the Bicycle Plan. Under Section 25-6-114 of the Land Development Code, the portion of Bluebonnet Lane from Lamar Boulevard to Del Curto Road is classified as a residential collector street because at least 50 percent of its frontage is zoned for SF-5 or more restrictive uses.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer’s publication Trip Generation, the proposed 14,560 square foot pharmacy with drive through development will generate 1,284 vehicle trips per day. A 49% pass-by trip reduction has been assumed for this use. Therefore, the adjusted trip generation is 655 vehicles per day. This information is provided in Table 1.

Table 1.				
Land Use	Size	Unadjusted Trip Generation	Pass-by reduction %	Adjusted Trip Generation
Pharmacy with drive-through	14,560	1,284	49%	655

Table 2 represents the expected distribution of the 655 trips:

Table 2.	
Street	Traffic Distribution by Percent
Lamar Boulevard	70%
Bluebonnet Lane	30%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on Lamar Boulevard and Bluebonnet Lane, proposed site traffic, total traffic after development and percentage increase in traffic on Lamar Boulevard and Bluebonnet Lane.

Table 3.				
Street	Existing Traffic (vpd)	Proposed Site Traffic	Overall Traffic	Percentage Increase in Traffic
Lamar Boulevard	37,980	458	38,438	1%
Bluebonnet Lane	1,432	197	1,629	12%

According to Section 25-6-116 of the Land Development Code, streets which are less than 30 feet in width are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. Currently, Bluebonnet Lane operates at an undesirable level and will continue to operate at an undesirable level with the addition of this proposed site traffic.

Recommendations

1. Traffic on Bluebonnet Lane will increase by 12% with the addition of this proposed site. The majority of this traffic will travel west to Lamar Boulevard. Therefore, it is recommended that 30 feet of right-of-way be dedicated from the centerline of Bluebonnet Lane in accordance with the Transportation Criteria Manual. In addition, fiscal shall be posted to upgrade the pavement width of Bluebonnet Lane to 30 feet from Lamar Boulevard to the eastern edge of the

site driveway. The applicant is responsible for their pro rata share of the roadway improvements (12%), and the pro rata share must be posted prior to third reading at City Council.

2. Development of this property should be limited to uses and intensities, which will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions regarding this analysis, please contact Amy Link at 974-2044.

City of Austin
Watershed Protection & Development Review Department

PRELIMINARY

Proposed Walgreens
 South Lamar Blvd. & Bluebonnet Lane
 Austin, Texas


The Place
 12050 Vance Jackson
 Bldg 1, #102
 San Antonio, Texas 78231
 (210) 525-0131

Development Synopsis
 BUILDING AREA 14,590 S.F.
 PARKING PROVIDED 74 CARS
 REQUIRED PARKING (1/700) 73 CARS
 PARKING RATIO 4.15 / 1000

TRACT 1 (.583 AC) 25,412 S.F.
 TRACT 2 (1.702 AC) 74,133 S.F.
 LAND AREA (2.285 AC) 99,545 S.F.
 LANDSCAPE PROVIDED - S.F.
 LANDSCAPING REQUIRED - S.F.

Preliminary Site Plan

March 31, 2003
 LA PROJECT NO. 22200-001

0 10 30 60 80
 Feet

L. E. VINSON
 ARCHITECTS, L.P.
 1100 West 11th Street, Suite 100
 Austin, Texas 78703
 TEL: 512-476-1100
 FAX: 512-476-1101
 WWW.LEVINSONARCHITECTS.COM

FILE: 22200-07.dwg

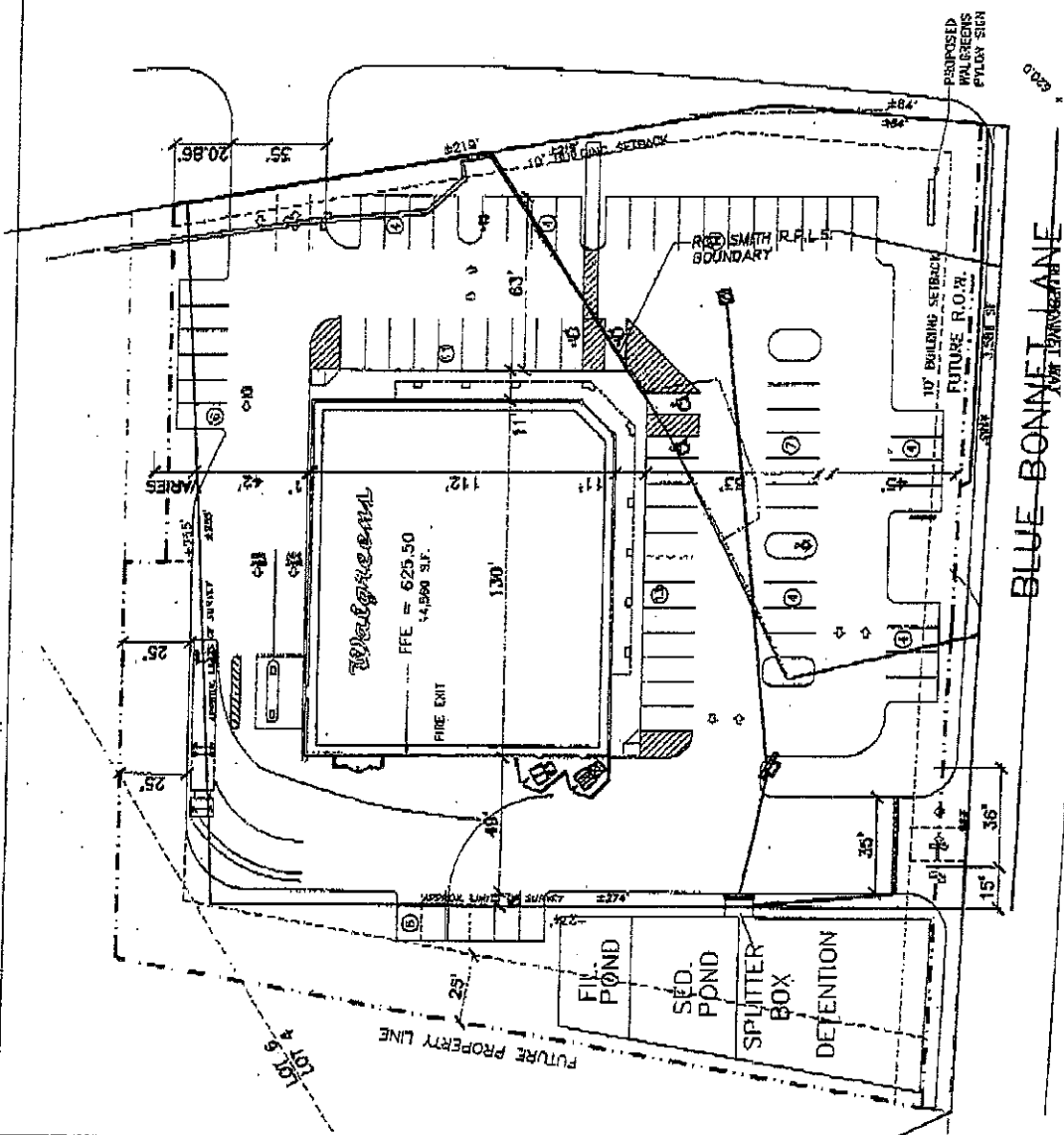
* PROPERTY LINES NEED VERIFICATION.
 NO SURETY WAS AVAILABLE FOR
 SITE PLATTING.

THE SITE LIGHT POLES CURRENTLY
 SHOWN ON THIS PLAN INDICATE THE
 LOCATION OF THE BUILDING FLOOD
 LIGHTS. THE BALANCE OF THE LIGHTING
 WILL BE DETERMINED BY PHOTOMETRICS.

REVIEWED BY

GREG ALLEN LARRY LEVINSON

SOUTH LAMAR BLVD.



BLUE BONNET LANE
 AT JUNCTION

Exhibit B

You may send your written comment to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0068-AB

Zoning & Platting Commission Hearing Date: May 13, 2003

Name (please print) ROGER CHENU

I am in favor
(Estoy de acuerdo)

Address 2400 DEL CURTO

I object
(No estoy de acuerdo)