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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2011-0123A **ZAP COMMISSION DATE:** August 16, 2011

ADDRESS: 1250 S. Capital of Texas Hy

WATERSHED: Eanes Creek(Water Supply Suburban)

AREA: 14.619 Acre site/ 7,941 sf change of use

EXISTING ZONING: LR,GO- Neighborhood Office, General Office

PROJECT NAME: Cielo Center

PROPOSED USE: Change of use from Office to medical Office

OWNER: Brandywine Acquisition Partners
1501 S. Mopac, Ste. 310
Austin, TX 78746

AGENT: Thrower Design (Ron Thrower)
PO Box 41957
Austin, TX 78704

NEIGHBORHOOD ORGANIZATION:

511-Austin Neighborhoods Council
721-Barclay Woods Homeowners Association
1037-Homeless Neighborhood Association
661-Woods of Westlake Heights
664-Stoneridge Neighborhood Assn.
1200-Super Duper Neighborhood Objectors
and Appealers Organization
1114-Woods of Westlake Heights and
Renaissance Neighborhood Assn.
917-Barton Creek North Property Owners Assn.
1138-Lost Creek MUD
145-Lost Creek Neighborhood Assn.

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive watershed ordinance

CAPITOL VIEW: Not in View Corridor

SUMMARY STAFF RECOMMENDATION: Recommended.

PLANNING COMMISSION ACTION: 8-16-2011

CASE MANAGER: Lynda Courtney, 974-2810

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PROJECT INFORMATION:

EXIST. ZONING: LR,GO, Neighborhood Commercial, General Office
SITE AREA.: 14.619 Acres Overall, 7941 SF Change of Use LOC
EXIST. USE: Office
PROP. USE: Medical Office

SUMMARY COMMENTS ON SITE PLAN:

The applicant is requesting a conditional use permit for a change of use in LR and GO zoning, Neighborhood Commercial and General Office. A medical office use is a permitted use in LR zoning, but a medical office greater than 5000 square feet in size is a conditional use, permitted by conditional use permit only.

No construction is proposed with this CUP. All buildings and parking are constructed, as permitted in 1983 under the original site plan, C14R-83-170. The existing uses on this site are Office use (255,482 square feet existing) and Restaurant (1518 square feet existing). This proposal is to change 7,941 square feet of the existing office space into Medical Office use. This is located on the 3rd floor of Building 3.

SURROUNDING CONDITIONS:

Zoning/ Land use

North: Capital of Texas Highway, then Office
South: DR and SF-1, Single Family Residences
East: LO, Office
West: Capital of Texas Highway, then Office

Parking		Required	Provided
247541 sf	Office 1/275	900	
7941 sf	Medical Ofc	29	
1518 sf	Restaurant 1/100	<u>16</u>	
		945	<u>1009</u> (Garage and surface)

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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. Comply with the requirements of this title; **Staff response: This application complies with the requirements of this title.**
2. Comply with the objectives and purposes of the zoning district; **Staff response: This application complies with the objectives and purposes of the zoning district. A medical office is a permitted use in LR zoning, conditionally permitted when over 5000 square feet in size.**
3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site; **Staff response: This application falls within the regulations of the Land Development Code and is compatible with the uses of abutting sites.**
4. Provide adequate and convenient off-street parking and loading facilities; **Staff response: Adequate and convenient off-street parking and loading facilities are provided to meet the requirements of the medical office, as well as the requirements of the other office establishments in the development.**
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; **Staff response: The site does not contribute to any of these adverse effects.**

A Conditional Use Site Plan May Not:

1. More adversely affect an adjoining site than would a permitted use; **Staff response: This site plan conforms to all regulations and standards established by the Land Development Code for its proposed use and zoning. This site plan does not more adversely affect an adjoining site than would the existing use or a regularly permitted use.**
2. adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; **Staff response: This is not anticipated to any detriment of safety or convenience.**

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3. adversely affects an adjacent property or traffic control through the location, lighting, or type of signs; **Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.**

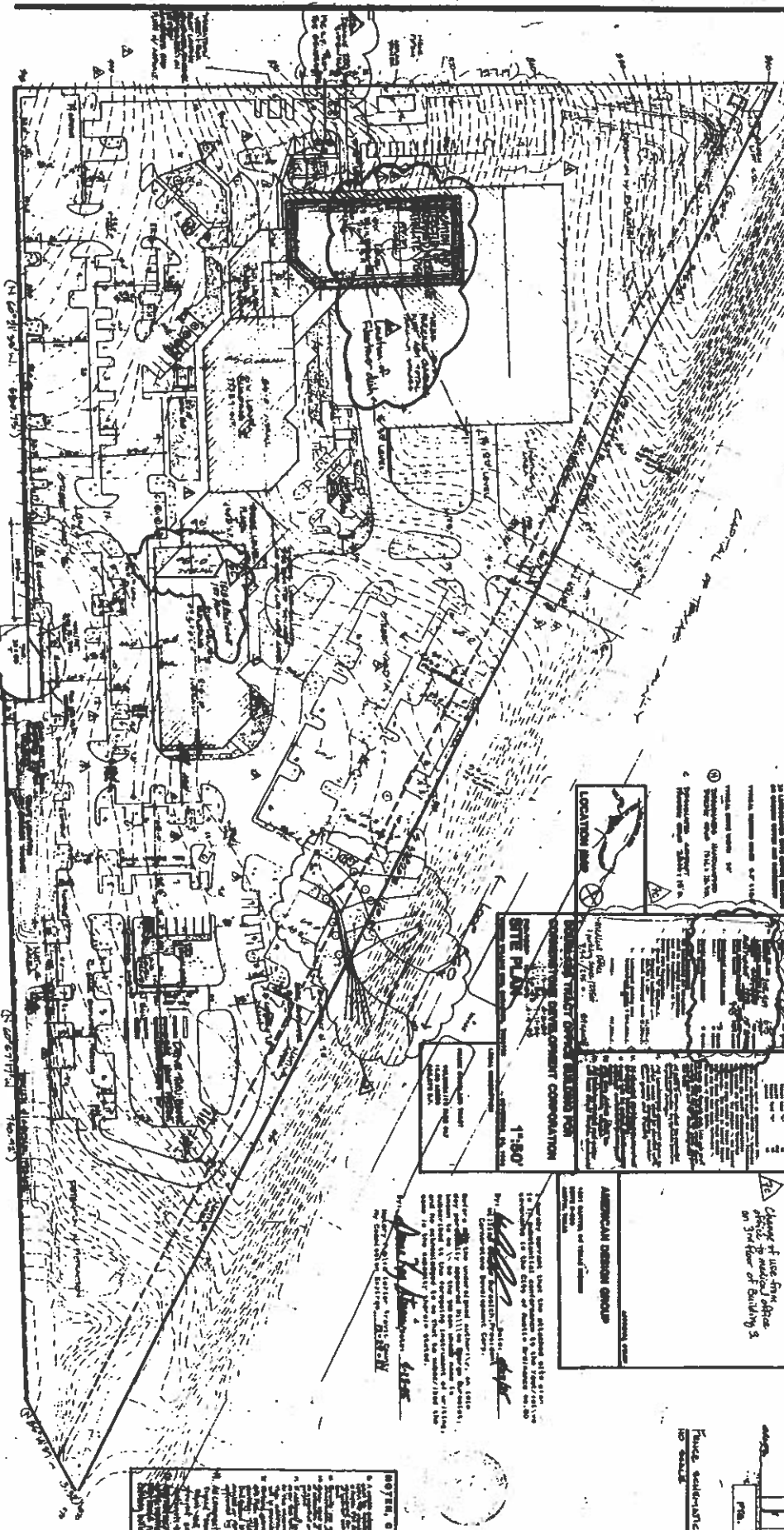
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NOTE: This drawing is a schematic diagram of the proposed building and is not to be used for construction purposes. It is intended to show the general layout and location of the building on the site. The actual construction shall be in accordance with the approved plans and specifications.

FOR THE PURPOSE OF THE CITY OF LOS ANGELES, THE CITY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED BUILDING AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE CITY ENGINEER'S OFFICE HAS ISSUED THIS PERMIT TO CONSTRUCT.

REVISED
C14,83-170

JOB	CILLO CENTER
PROJECT	Commercial, Cinema
SHEET	1
DATE	1964
DESIGNED BY	AMERICAN DESIGN GROUP
ENGINEER	AMERICAN DESIGN GROUP
CHECKED BY	AMERICAN DESIGN GROUP
APPROVED BY	AMERICAN DESIGN GROUP
SCALE	AS SHOWN



<p>GENERAL NOTES</p> <p>1. The building shall be constructed in accordance with the approved plans and specifications.</p> <p>2. The building shall be constructed in accordance with the approved plans and specifications.</p> <p>3. The building shall be constructed in accordance with the approved plans and specifications.</p> <p>4. The building shall be constructed in accordance with the approved plans and specifications.</p> <p>5. The building shall be constructed in accordance with the approved plans and specifications.</p>	<p>LOCATION MAP</p> <p>Map showing the location of the building on the site.</p>
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AMERICAN DESIGN GROUP

1000 10th Street, N.E., Suite 1000, Atlanta, Georgia 30309

Phone: 404-525-1234

Telex: 525123

By *[Signature]* American Design Group

For the City of Los Angeles

NOTES:

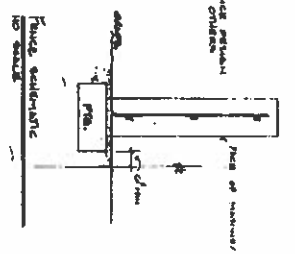
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5. The building shall be constructed in accordance with the approved plans and specifications.



CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CL36



CASE NUMBER: **SPC-2011-0123A**
REVISION #: **00** UPDATE: **U0**
CASE MANAGER: **Lynda Courtney** PHONE #: **974-2810**

PROJECT NAME: **Cielo Center**
LOCATION: **1250 S CAPITAL OF TEXAS HWY SB**

SUBMITTAL DATE: **May 6, 2011**
REPORT DUE DATE: **June 3, 2011**
FINAL REPORT DATE: **June 6, 2011**

3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. The **final update to clear all comments must be submitted by the update deadline, which is October 25, 2011**. Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 2 copies of the plans and 2 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.

REVIEWERS:

Fire For Site Plan : Cora Urgena
Planner 1 : Yolanda Parada
Site Plan : Lynda Courtney

CB
A

Site Plan Review - Lynda Courtney - 974-2810

- SP 1. A medical office use over 5000 square feet is a conditional use in LR zoning. Therefore, when comments are substantially complete, the case manager will schedule this case to be heard for approval as a Conditional Use permit by Zoning and Platting Commission. (LDC 25-5-141-148)
- SP 2. Please redline the location of the medical office proposed use on the approved plans.
- SP 3. The copies of the approved zoning site plan C14R-83-170 are almost illegible, and the redlined changes for this change of use are very unclear. Please make cleaner copies to present to the Land Use Commission or provide some means to clean up the existing base sheets to be legible for this and any subsequent corrections or revisions.

Environmental Review - Jeb Brown - 974-2709

EV 00 *Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, e-mails, or meetings, but must receive formal updates in order to confirm positive plan set changes.*

Fire For Site Plan Review - Cora Urgena - 974-0184

- FR1 Verify if this building is protected by an automatic fire sprinkler system.
- FR 2 Provide information on the type of medical office proposed. If there will be non-ambulatory patients in this medical office, provide the maximum number of non-ambulatory patients at any given time.

INFORMAL UPDATE – UPDATE 0 – 6/6/2011

Flood Plain Review - Henry Price - 974-1275

FP 1 No comments.

Transportation Review - Ivan Naranjo - 974-7649 - 05/26/2011

SITE PLAN COMMENTS:

- TR 1. The Transportation Review Section has no objections to the requested partial change from General Office to Medical Office as the parking requirement is identical for both uses and the slight increase in trip generation is not significant since it is under 300 vehicle-trips per day.

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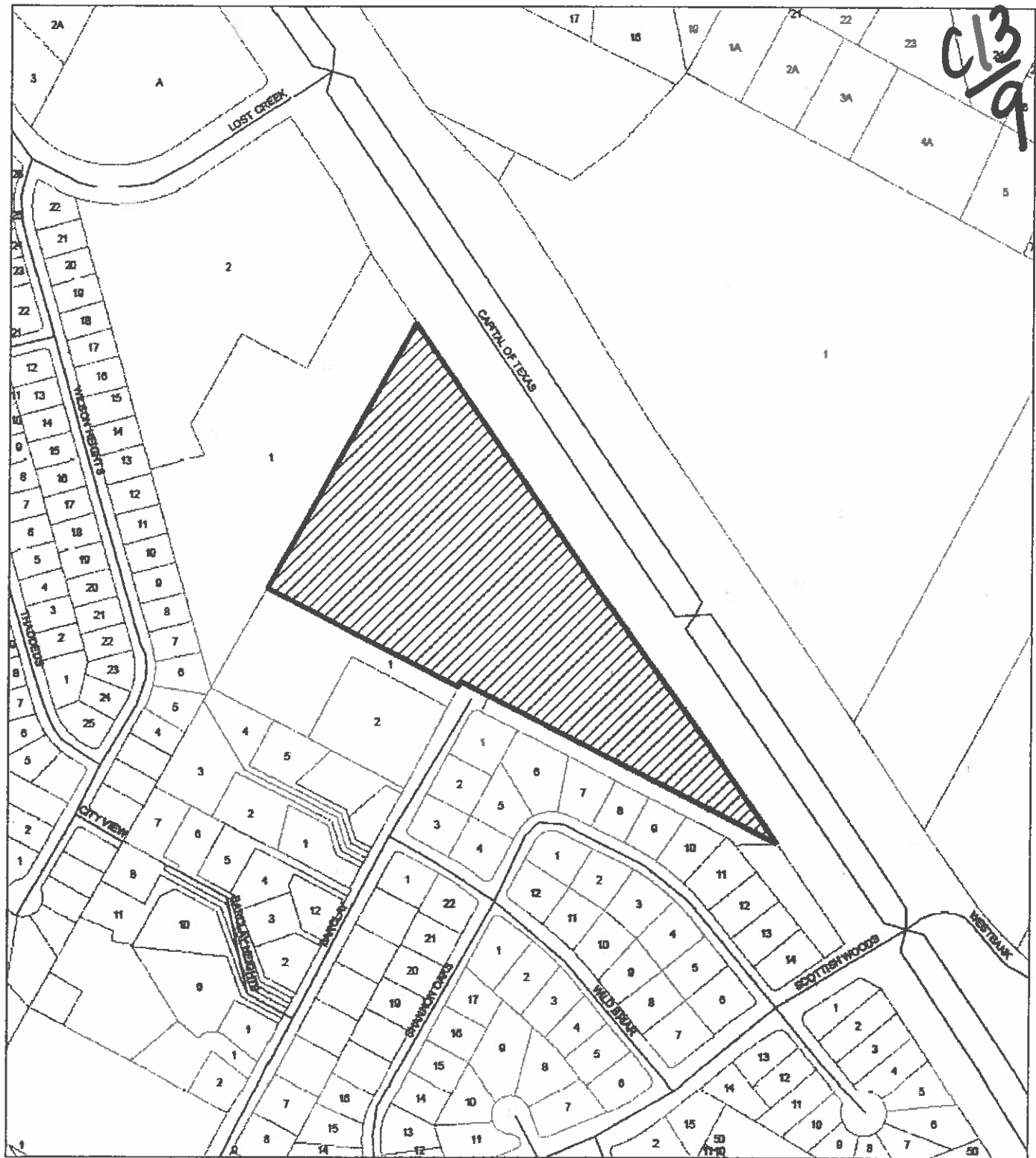
Austin Water Utility Review - Howard Neil Kepple - 972-0077

FYI: This is a land use plan only. The site is fully developed and no utility improvements are proposed. No AWU review required.

Electric Review - David Lambert - 322-6109

EL 1. No comments on changing the use of one floor of an existing building. None.

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 Subject Tract

 Base Map

CIELO CENTER

CASE#: SPC-2011-0123A

ADDRESS: 1250 S CAPITAL OF TEXAS HWY SB

MANAGER: LYNDIA COURTNEY

OPERATOR: R.CERVANTES

This map has been produced by Notification Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

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**CITY OF AUSTIN
TRAFFIC IMPACT ANALYSIS (TIA) DETERMINATION WORKSHEET**

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

PROJECT NAME: CIELO CENTER

LOCATION: 1250 CAPITAL OF TEXAS HIGHWAY SOUTH, BUILDING 3, SUITE 100

APPLICANT: A. RON THROWER

TELEPHONE NO: 512-476-4456

APPLICATION STATUS: DEVELOPMENT ASSESSMENT: _____ ZONING: _____ SITE PLAN: X

EXISTING:

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1	14.619	255,482	LR-GO	OFFICE	710	Eq.	2,743
		1,518	LR-GO	RESTAURANT	932	127/KSF	193
							2,936

PROPOSED

FOR OFFICE USE ONLY

TRACT NUMBER	TRACT ACRES	BLDG SQ.FT.	ZONING	LAND USE	L.T.E CODE	TRIP RATE	TRIPS PER DAY
1		7,941	LR-GO	MEDICAL OFFICE	720	36.1/KSF	285
		247,541	LR-GO	OFFICE	710	Eq.	2,676
		1,518	LR-GO	RESTAURANT	932	127/KSF	193
							3,154

ABUTTING ROADWAYS

FOR OFFICE USE ONLY

STREET NAME	PROPOSED ACCESS?	PAVEMENT WIDTH	CLASSIFICATION
CAPITAL OF TEXAS HIGHWAY SOUTH	YES		
BARCLAY DRIVE	NO		

FOR OFFICE USE ONLY

- ☐ A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.
- ☐ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the Land Development Code.
- ☒ The traffic impact analysis has been waived for the following reason: THE INCREASE IN TRAFFIC IS CONSIDERED SMALL AND DOES NOT EXCEED THE THRESHOLD ALLOWED BY THE LDC.
- ☐ A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a transportation planner for information.

REVIEWED BY: [Signature] DATE: 4/26/11

DISTRIBUTION: FILE _____ CAP. METRO _____ SDHPT _____ TRANS. REV. _____ TRAVIS CO. _____ TPSD TOTAL COPIES: _____

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application, therefore, this completed and reviewed form MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

Thrower Design

P.O. Box 41957
Austin, Texas 78704
(512) 476-4456

CLB
/11

April 25, 2011

Planning & Development Review Department
City of Austin

RE: **Cielo Center**
Conditional Use Permit

The subject property is comprised of 14.619 acres of land and is located at 1250 Capital of Texas Highway South. The property is currently zoned LR-GO and contains three multi-story buildings that house offices and a restaurant. The proposed plan would change the current general office space to medical office on the 3rd floor of Building 3.

The site is located in the Eanes Creek watershed which is classified as Water Supply Suburban. It is not located over the Edward's Aquifer Recharge Zone. No portion of the site is within the FEMA 100 year floodplain.

All infrastructure for the proposed use is already in place. There will be no site related construction associated with this change of use.

Should you have any questions or need additional information, please do not hesitate to call me or Ron Thrower at 476-4456.

Sincerely,



Neslie Cook

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development, or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2011-0123A

Contact: Lynda Courtney, (512) 974-2810 or
Yolanda Parada, (512) 974-2784

☒ I meet the requirements for and request to be an interested party

Name (please print) Barbara Schmidt Telephone number 512 3222677

Address(es) affected by this application (Street, City, ZIP Code) 1315 Wilson Hts Dr Austin TX 78746

Same as above
Mailing address (Street, City, ZIP Code)

Signature Barbara Schmidt Date 6-13-11

Comments: _____

Mail comment forms to:

City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088

INTERESTED PARTY INFORMATION

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http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

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Add to this is a fire department and a crossover to it.
Will there be a limit to the 70 of medical offices?
Will there be medical labs to support them?

Barbara J. Schuman

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2011-0123A

Contact: Lynda Courtney, (512) 974-2810 or

Yolanda Parada, (512) 974-2784

☒ I meet the requirements for and request to be an interested party

Name (please print) Barbara J. Schuman Telephone number 327-5445

Address(es) affected by this application (Street, City, ZIP Code) 1405 Thaddeus Cove Austin, Texas 78746

Mailing address (Street, City, ZIP Code) 1405 Thaddeus Cove Austin, Texas 78746

Signature *Barbara J. Schuman* Date 5/24/11

Comments: I am very concerned about the traffic going through the light at Lost Creek Boulevard. The is basically the only entrance to Lost Creek. Traffic coming from the south on Loop 360 going to Celis and other buildings have to turn left at this light. Now the traffic at this light is only a problem in the mornings. Adding medical offices would have cars going through this intersection all day long. Two elementary schools use this intersection, Abbott Elementary is the entrance to Westlake High School.

Mail comment forms to:
City of Austin
Planning and Development Review Department
Attn: Lynda Courtney
P. O. Box 1088
Austin, TX 78767-1088