ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0133
West 34th St. Redevelopment, Tract “C”

P.C. DATE: 02/14/12, 04/10/12, 05/22/12
06/26/12, 07/24/12

ADDRESS: 801 W. 34th St., 3206 West Avenue,
3205 & 3207 Grandview Street

AREA: 2.16 acres

APPLICANT: REIT Management & Research, L.L.C. (Richard Stilovich)

AGENT: McCann Adams Studio (Jana McCann)

NEIGHBORHOOD PLAN AREA: Central Austin Combined

CAPITOL VIEW: No

T.I.A.: Yes.

WATERSHED: Shoal/Waller Creek

DESERVED DEVELOPMENT ZONE: Yes

ZONING FROM: LO-NP – Limited Office, Neighborhood Plan

ZONING TO: GO-NP – General Office, Neighborhood Plan

SUMMARY STAFF RECOMMENDATION:

Staff recommends GO-CO-NP – General Office, Conditional Overlay, Neighborhood Plan. The Conditional Overlay would limit the height of any structure to forty feet five (45’). The applicant will enter into a Restrictive Covenant that includes all recommendations listed in the update to the Traffic Impact Analysis memorandum, dated January 11, 2012, as provided in Attachment A.

PLANNING COMMISSION RECOMMENDATION:

The motion to approve staff’s recommendation for GO-CO-NP zoning with neighborhood’s agreement included, was approved by Commissioner Saundra Kirk’s motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 5-2; Commissioners Jean Stevens and Danette Chimenti voted against the motion (nay), Commissioner Richard Hatfield was absent, 1 vacancy on the commission.

DEPARTMENT COMMENTS:

The site is currently developed with a two story office building with a parking lot and a sky bridge adjoining the building to the north. The zoning case is within the boundaries of the Central Austin Combined Neighborhood Plan. The requested zoning change of LO-NP to GO-NP is in accordance with the Mixed Use/Office category identified on the Future Land Use map. The subject property is located along W. 34th Street between Lamar Boulevard and Guadalupe Street. The plan states on page 76 that this area “should become a primarily mixed use office corridor”. In addition, page 77 of the plan recommends to “limit new building heights to maintain a neighborhood-friendly scale to the street”. The existing Limited Office (LO) zoning category allows for a maximum height of forty feet (40’), while the General Office (GO) zoning category allows for a maximum height of sixty feet (60’). During the neighborhood planning process, there was extensive discussion regarding the height and scale of any new development along 34th Street which is reflected in the plan document and conditional overlays that were adopted concurrent with the neighborhood plan.
Height limits of forty feet (40') were put in place along the majority of 34th Street to ensure new development was in context with the adjacent residential areas. The uses permitted in General Office zoning are consistent with the plan's goal for W.34th Street between Lamar Boulevard and Guadalupe Street to become a mixed use office corridor; however to meet the "desired neighborhood-friendly scale to the street", the height should be limited to be consistent with the rest of 34th Street.

**BASIS FOR RECOMMENDATION:**

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

Granting GO-CO would be in keeping with the Central Austin Combined Neighborhood Plan which calls for property located along W. 34th Street between Lamar Boulevard and Guadalupe Street to become a primarily mixed use office corridor.

**EXISTING ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th></th>
<th>ZONING</th>
<th>LAND USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>SITE</td>
<td>LO-NP</td>
<td>Office</td>
</tr>
<tr>
<td>NORTH</td>
<td>LO-NP</td>
<td>Office</td>
</tr>
<tr>
<td>SOUTH</td>
<td>LO-NP</td>
<td>Parking lot</td>
</tr>
<tr>
<td>EAST</td>
<td>LO-NP</td>
<td>Office</td>
</tr>
<tr>
<td>WEST</td>
<td>LO-NP</td>
<td>Office</td>
</tr>
</tbody>
</table>

**CASE HISTORIES:**

<table>
<thead>
<tr>
<th>CASE NUMBER</th>
<th>REQUEST</th>
<th>PLANNING COMMISSION</th>
<th>CITY COUNCIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-95-0081</td>
<td>From SF-3 to LO-CO</td>
<td>Approved LO-CO [Vote: 7-0]</td>
<td>Approved LO-CO [Vote: 5-0]</td>
</tr>
<tr>
<td>717 W. 35th St.</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NEIGHBORHOOD ORGANIZATION:**

- Austin Neighborhoods Council
- Heritage Neigh. Assoc.
- West 31st Street Creekside Neigh. Assoc.

**SCHOOLS:**

Bryker Elementary School
O’Henry Middle School
Austin High School

**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.
Compatibility Standards

The site is subject to compatibility standards. Along the North and East property lines, the following standards apply:

- No structure may be built within 25 feet of the 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.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along 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.
- 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

ENVIRONMENTAL:

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek and Waller Creek Watersheds of the Colorado River Basin, which are 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 no flood plain within the project area.

5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development’s requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other 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:

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

Existing Street Characteristics:

<table>
<thead>
<tr>
<th>Name</th>
<th>ROW</th>
<th>Pavement</th>
<th>Class</th>
<th>Sidewalk?</th>
<th>Bus Route?</th>
<th>Bike Route?</th>
</tr>
</thead>
<tbody>
<tr>
<td>34th Street</td>
<td>60</td>
<td>35</td>
<td>Collector</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Grandview Street</td>
<td>50</td>
<td>27</td>
<td>Local</td>
<td>No</td>
<td>No</td>
<td>No</td>
</tr>
<tr>
<td>West Avenue</td>
<td>50</td>
<td>27</td>
<td>Local</td>
<td>No</td>
<td>No</td>
<td>Yes</td>
</tr>
</tbody>
</table>

CITY COUNCIL DATE: March 8th
July 14th
September 27th
December 6th

ACTION: Postponed to July 14th
Postponed to September 27th
Postponed to December 6th

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us

PHONE: 974-7691
Central Austin Combined Neighborhood Planning Area: Future Land Use Map

Legend
- Single-Family
- Higher-Density Single-Family
- Multi-Family
- Commercial
- Mixed Use
- High Density Mixed Use
- Office
- Recreation & Open Space
- Transportation

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.
Central Austin Combined Neighborhood Plan

West 34th Street

Objective 3.1: Provide for new commercial and housing opportunities by allowing mixed use along 34th Street between Lamar Boulevard and Guadalupe Street.

Recommendation 1 Allow the neighborhood mixed use building along West 34th Street between Lamar Boulevard and Guadalupe Street.

Objective 3.2: West 34th Street between Lamar Boulevard and Guadalupe Street should become a primarily mixed use office corridor.

There are a variety of office and commercial uses along West 34th Street between Guadalupe Street and Lamar Boulevard. The majority of the larger office uses are closer to Lamar (above and left) while closer to Guadalupe there is a mix of smaller scale commercial and office uses (below).
Central Austin Combined Neighborhood Plan

**Recommendation 2**  Allow the neighborhood mixed use building on all commercial and office zoned properties along the corridor.

**Recommendation 3**  Limit new building heights to maintain a neighborhood-friendly scale to the street.

Guadalupe Street/29th Street/38th Street

**Objective 3.3:** Guadalupe Street (29th Street to 30th Street) and adjacent commercial corridors—29th and 38th Streets—should become more pedestrian-friendly, mixed use corridors. Building heights should be limited in order to avoid creating a canyon-like effect along the narrow Guadalupe right-of-way.

Guadalupe and 29th Streets should provide shopping and services for the nearby neighborhoods as well as the rest of the city. Along 29th Street, immediately west of Guadalupe, the intensity of commercial uses should transition from more intense at the intersection of the two streets to less intense farther west along 29th Street. Along 29th, building heights should be limited to prevent new development from towering over the adjacent single-family neighborhoods.

Due to its proximity to the Heart Hospital of Austin and Seton Hospital, the segment of 38th Street between Guadalupe and Lamar Boulevard is more oriented toward the healthcare industry and serves both citywide and regional healthcare needs. New healthcare facilities being developed near the intersection of Lamar Boulevard and 38th Street will further reinforce the notion of a growing healthcare “district” in this part of the city.

New development along this segment of 38th Street will likely be supportive of this “district,” however, it should be designed in a pedestrian-friendly fashion.

**Recommendation 4**  Allow the mixed use building on commercially zoned properties along 29th Street as far west as West and Salado Streets.

**Recommendation 5**  Limit building heights along 29th Street to promote a more neighborhood-scaled commercial corridor.

**Recommendation 6**  Retain the intensive zoning along 29th Street to retain the permissive site development standards but limit the allowed uses to promote a more neighborhood-friendly commercial corridor.
The West 34th Street Development site is located along 34th Street, between Lamar Boulevard and Kings Lane in Austin, Texas. The proposed development will consist of approximately 228,005 square feet of medical office use and 3,300 square feet of high-turnover (sit-down) restaurant use located on four adjacent tracts along 34th Street.

Access to the development will be provided via five driveways: one driveway that will provide access to the parking garage on Owen Avenue; one driveway that will provide access on W. 34th Street; one driveway to Grandview Street; one driveway to West and one driveway to Kings Lane.

Transportation Review staff has reviewed the traffic impact analysis that was prepared for the W. 34th Street Development on September 19, 2011 (amended December 22, 2011), and offers the following comments:

**TRIP GENERATION**

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the proposed development is expected to generate approximately 8,658 unadjusted daily weekday trips. Of these, 562 trips are estimated to occur during the AM peak-hour and 619 trips are estimated for the PM peak-hour.

Table 1 below shows the trip generation by land use for the proposed development:

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>24-Hour Two-Way Volume</th>
<th>AM Peak Hour</th>
<th>PM Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
</tr>
<tr>
<td>Medical-Dental Office</td>
<td>228,005 SF</td>
<td>8,238</td>
<td>415</td>
<td>109</td>
</tr>
<tr>
<td>High-Turnover (Sit-Down) Restaurant</td>
<td>3,300 SF</td>
<td>420</td>
<td>20</td>
<td>18</td>
</tr>
</tbody>
</table>
ASSUMPTIONS

1. Traffic growth rates for the area were determined using traffic counts conducted by Gram Traffic Inc, and from TxDOT and CAMPO projected daily volumes. Based on the available information, a 3 percent annual growth rate was applied to the study area roadways.

2. A pass-by reduction of 43 percent was assumed for the High Turnover (Sit-Down) Restaurant during the PM peak period.

3. An internal capture reduction of 10 percent was assumed for the proposed Medical-Dental Office use for the PM peak period.

4. A transit reduction of 5 percent was assumed for all site-generated trips, for both the existing network and proposed project site, during each peak period, based on annual ridership information from Capital Metro.

5. No pedestrian trip reduction was assumed for this project.

Table 2 below provides a summary of the adjusted daily and peak hour trip generation.

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Size</th>
<th>24-Hour Two-Way Volume</th>
<th>AM Peak Hour Enter</th>
<th>PM Peak Hour Enter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Medical-Dental Office</td>
<td>228, 005 SF</td>
<td>7,435</td>
<td>394</td>
<td>104</td>
</tr>
<tr>
<td>High-Turnover (Sit-Down)</td>
<td>3,300 SF</td>
<td>313</td>
<td>19</td>
<td>17</td>
</tr>
</tbody>
</table>

Table 3 below provides a summary of the area transportation system:

<table>
<thead>
<tr>
<th>Roadway</th>
<th>Segment</th>
<th>Classification</th>
<th>Future Improvements</th>
<th>Bike Plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lamar Boulevard</td>
<td>28th Street to Rundberg</td>
<td>MAD 4</td>
<td>MAD 6</td>
<td>Yes</td>
</tr>
<tr>
<td>Guadalupe Street</td>
<td>29th Street to 45th Street</td>
<td>MAD 4</td>
<td>Existing</td>
<td>Yes</td>
</tr>
<tr>
<td>38th Street</td>
<td>Jefferson Street to Guadalupe Street</td>
<td>MAD 4</td>
<td>Existing</td>
<td>Yes</td>
</tr>
<tr>
<td>34th Street</td>
<td>Lamar Boulevard to Guadalupe Street</td>
<td>Collector</td>
<td>Existing</td>
<td>Yes</td>
</tr>
<tr>
<td>West Avenue</td>
<td>30th Street to 38th Street</td>
<td>Collector</td>
<td>Existing</td>
<td>No</td>
</tr>
<tr>
<td>Kings Lane</td>
<td>30th Street o 34th Street</td>
<td>Collector</td>
<td>Existing</td>
<td>No</td>
</tr>
<tr>
<td>Owen Avenue</td>
<td>34th Street to 38th Street</td>
<td>Local</td>
<td>Existing</td>
<td>No</td>
</tr>
<tr>
<td>Grandview Street</td>
<td>30th Street o 34th Street</td>
<td>Local</td>
<td>Existing</td>
<td>No</td>
</tr>
</tbody>
</table>
TRAFFIC ANALYSIS

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and three travel conditions were evaluated:

- 2011 Existing Conditions
- 2017 Forecasted Conditions (without Site Traffic)
- 2017 Forecasted Conditions with Site Generated Traffic

Intersection Level of Service (LOS)

The TIA analyzed 4 signalized intersections, 8 un-signalized intersections, and each of the site driveways. Table 4 shows the existing (2011) and projected (2017) levels of service results. The 2017 analysis assumes that all roadway and intersection improvements recommended in the TIA are constructed.

<table>
<thead>
<tr>
<th>Intersection</th>
<th>2011 Existing</th>
<th>2017 Forecasted</th>
<th>2017 Site + Forecasted</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>AM</td>
<td>PM</td>
<td>AM</td>
</tr>
<tr>
<td>Lamar Boulevard and W. 38th Street*</td>
<td>D</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>West Avenue and W. 38th Street*</td>
<td>A</td>
<td>B</td>
<td>A</td>
</tr>
<tr>
<td>Guadalupe Street and W. 34th Street*</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Lamar Boulevard and W. 34th Street*</td>
<td>A</td>
<td>B</td>
<td>B</td>
</tr>
<tr>
<td>Owen Avenue and W. 34th Street</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Owen Avenue/Driveway B and W. 34th Street</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Grandview Street and W. 34th Street</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>West Avenue and W. 34th Street</td>
<td>A</td>
<td>A</td>
<td>A</td>
</tr>
<tr>
<td>Owen Avenue and Driveway A</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Grandview Street and Driveway C</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>West Avenue and Driveway C</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Kings Lane and Driveway E</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>

*Existing signalized intersection.

RECOMMENDATIONS

1) The owner will install stop signs and appropriate pavement markings for all site driveways.
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 the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics. Add the following note the cover sheet and site plan sheet: “The site plan is subject to a limitation of 7,748 adjusted vehicle trips per day with zoning cases C14-2011-0131 through -0134.

If you have any questions or require additional information, please contact me at 974-2628.

Ms. Shandrian Jarvis
Senior Planner
Planning and Development Review Department
PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin’s land development process, visit our website:  
www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission’s name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0133
Contact: Clark Patterson, (512) 974-7691
Public Hearing: Feb 14, 2012, Planning Commission
March 8, 2012, City Council

I am in favor
☐ I object

Your Name (please print)

Your address(es) affected by this application

Signature

Daytime Telephone: 512-457-9292

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810
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</tr>
<tr>
<td>March 8, 2012, City Council</td>
</tr>
</tbody>
</table>

Brent Sommers

3504 West Ave, Austin TX 78705

Your address(es) affected by this application

Signature  2-9-12

I am in favor

[ ] I object

Daytime Telephone: 512-750-6895

Comments: We object to the upzoning based on incompatibility with scale and character with the existing residential neighborhood, the impact of increased traffic on residential streets, and increased impervious cover based on the increased heat island effect and environmental effects. If the developer would agree to a conditional overlay to mitigate these concerns, we would be interested in discussion.

If you use this form to comment, it may be returned to:
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Case Number: C14-2011-0133
Contact: Clark Patterson, (512) 974-7691
Public Hearing: Feb 14, 2012, Planning Commission
March 8, 2012, City Council

Jacky Janet Allen
Your Name (please print)
3505 West Avenue

Your address(es) affected by this application

Signature
Date

Daytime Telephone: (512) 981-8090

Comments: Increased zoning = increased traffic through residential neighborhood. New construction across street on 34th (LO-NP) will already bring more traffic on West Avenue upon completion

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Clark Patterson
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Case Number: C14-2011-0133
Contact: Clark Patterson, (512) 974-7691
Public Hearing: Feb 14, 2012, Planning Commission
March 8, 2012, City Council

Marshall Durrett
3200 Grandview Street

[Signature] 02-07-2012
Daytime Telephone: (512) 472-3100
Comments: See Case C14-2011-0134

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810
**PUBLIC HEARING INFORMATION**

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<td>Contact: Clark Patterson, (512) 974-7691</td>
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<td>Public Hearing: Feb 14, 2012, Planning Commission</td>
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<td>David Gray KEL INC TRUSTEES</td>
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<th>Your address(es) affected by this application</th>
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<td>3109 Grandview</td>
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<th>Comments:</th>
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<td>[Not in agreement with the neighborhood plan]</td>
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Case Number: C14-2011-0133
Contact: Clark Patterson, (512) 974-7691
Public Hearing: Feb 14, 2012, Planning Commission
March 8, 2012, City Council

DON DAVIS
Your Name (please print)
707 W. 34th
Your address(es) affected by this application
Signature 2-6-12
Date
Daytime Telephone: 454-3751
Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Clark Patterson
P.O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2011-0133
Contact: Clark Patterson, (512) 974-7691
Public Hearing: Feb 14, 2012, Planning Commission
March 8, 2012, City Council

Name (please print)

Address

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (512) 451-2540

Comments: Totally inappropriate for the neighborhood

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2011-0133
Contact: Clark Patterson, 512-974-7691
Public Hearing: May 22, 2012, Planning Commission
June 14, 2012, City Council

Your Name (please print)
Gail J. Reams
Your address(es) affected by this application
3114 West Avenue
Signature
Gail J. Reams
Date
May 25, 2012
Daytime Telephone: 512-459-7047
Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C14-2011-0133
Contact: Clark Patterson, 512-974-7691
Public Hearing: May 22, 2012, Planning Commission
June 14, 2012, City Council

John Boardman & Mical Grimes
Your Name (please print)

700 W 32nd St
Your address(es) affected by this application

Signature
May 15, 2012
Date

Daytime Telephone: 512-771-4012 (cell John)
Comments: Send via email

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Clark Patterson
P. O. Box 1088
Austin, TX 78767-8810