

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0048 (Hymeadow)

Z.A.P. DATE: May 20, 2014

ADDRESS: 12416 Hymeadow Drive)

OWNER/APPLICANT: Hymeadow Holdings, LLC (Chris Cottman)

AGENT: Garrett-Ihnen Civil Engineers (Norman Raven Divine)

ZONING FROM: I-RR

TO: GO

AREA: 2.00 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GO, General Office district, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/20/14: Approved staff's recommendation of GO zoning by consent (6-0, R. McDaniel-absent);
P. Seeger-1st, S. Compton-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with an office building (Anderson Mill Professional Building). The applicant is requesting to zone the site to bring the office uses into conformance with the City of Austin Land Development Code regulations.

The staff recommends GO, General Office district, zoning for this tract of land because the property meets the intent of GO district as it fronts on/takes access to a local collector roadway, Hymeadow Drive, and will provide services to the residential developments to the west. There are existing professional and medical office uses located to the north, south, and east of the site under consideration.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Office (Anderson Mill Professional Building)
<i>North</i>	I-RR	Multifamily (Westwood Apartments)
<i>South</i>	I-SF-2, I-RR	Office (Anderson Mill Medical Offices, Anderson Mill Medical Center)
<i>East</i>	I-RR	Undeveloped Tract, Office (Texas Department of Public Safety)
<i>West</i>	I-RR	Multifamily (Westwood Apartments), School (Westwood High School)

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Lake Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

The Real Estate Council of Austin, Inc.
Homeless Neighborhood Association
Austin Monorail Project
Anderson Mill Neighborhood Association
Austin Heritage Tree Foundation
Super Duper Neighborhood Objectors and Appealers Organization
Long Canyon Homeowners Association
Bike Austin
Sierra Club, Austin Regional Group
SELTEXAS

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0170 (13686 North U. S. Highway 183)	I-SF-2 to GR	10/16/07: Approved staff's recommendation for GR-CO zoning with conditions to limit the development intensity for the entire site to less than 2,000 vehicle trips per day and prohibit Automotive Repair Services, Automotive Rental, Automotive Sales, Automotive Washing (of any type), Exterminating Services, with added condition to prohibit Pawn Shop Services, by consent (6-0, C. Hammond, J. Gohil-absent); J. Martinez-1 st , S. Hale-2 nd	11/29/07: Approved GR-CO zoning by consent (6-0, Cole-off dais)
C14-06-0006 (Training Room Sports, LLP: 13713 Research Boulevard/ 12611 Hymeadow Drive)	GR, I-RR to GR	2/21/06: Approved staff's recommendation of GR-CO by consent (8-0, T. Rabago-not yet arrived); J. Martinez-1 st , J. Pinnelli-2 nd .	3/23/06: Approved GR-CO zoning by consent (7-0); all 3 readings
C14-05-0043 (Warren Broz: U.S. Highway 183 North at Caldwell Drive)	SF-2 to GR	6/07/05: To approve GR-CO zoning; prohibiting all the uses offered by the applicant as follows: Bail Bond Services; Business or Trade School; Commercial Off-Street Parking; Communications Services;	7/28/05: Approved GR-CO on three readings (7-0)

		<p>Financial Services; Food Sales; Funeral Services; Hotel – Motel; Indoor entertainment; Indoor Sports & Recreation; Outdoor Sports & Recreation;- Pawn Shop Services; Restaurant (General); Service Station; Theater; College & University Facilities; Counseling Services; Guidance Services; Hospital Services Limited; Public & Private, Primary & Secondary Education Services; Residential Treatment; Urban Farm. In addition, prohibit the following additional uses: Drop-Off Recycling Collection Facility; Exterminating Services; Automotive Rentals; Automotive Repair Services; Automotive Sales; Automotive Washing (of any type); Daycare Services (Commercial); Daycare Services (General); Daycare Services (Limited); Drive-through Services;</p> <p>And include the conditions set out by staff relative to a 2,000 vehicle trip limit and no curb cuts onto Caldwell until the pavement is improved (9-0); K. Jackson-1st, J. Martinez-2nd.</p>	
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RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

Name	ROW	Pavement	Classification
Hymeadow Drive	70'	46'	Collector

CITY COUNCIL DATE: June 12, 2014

ACTION:

ORDINANCE READINGS: 1st

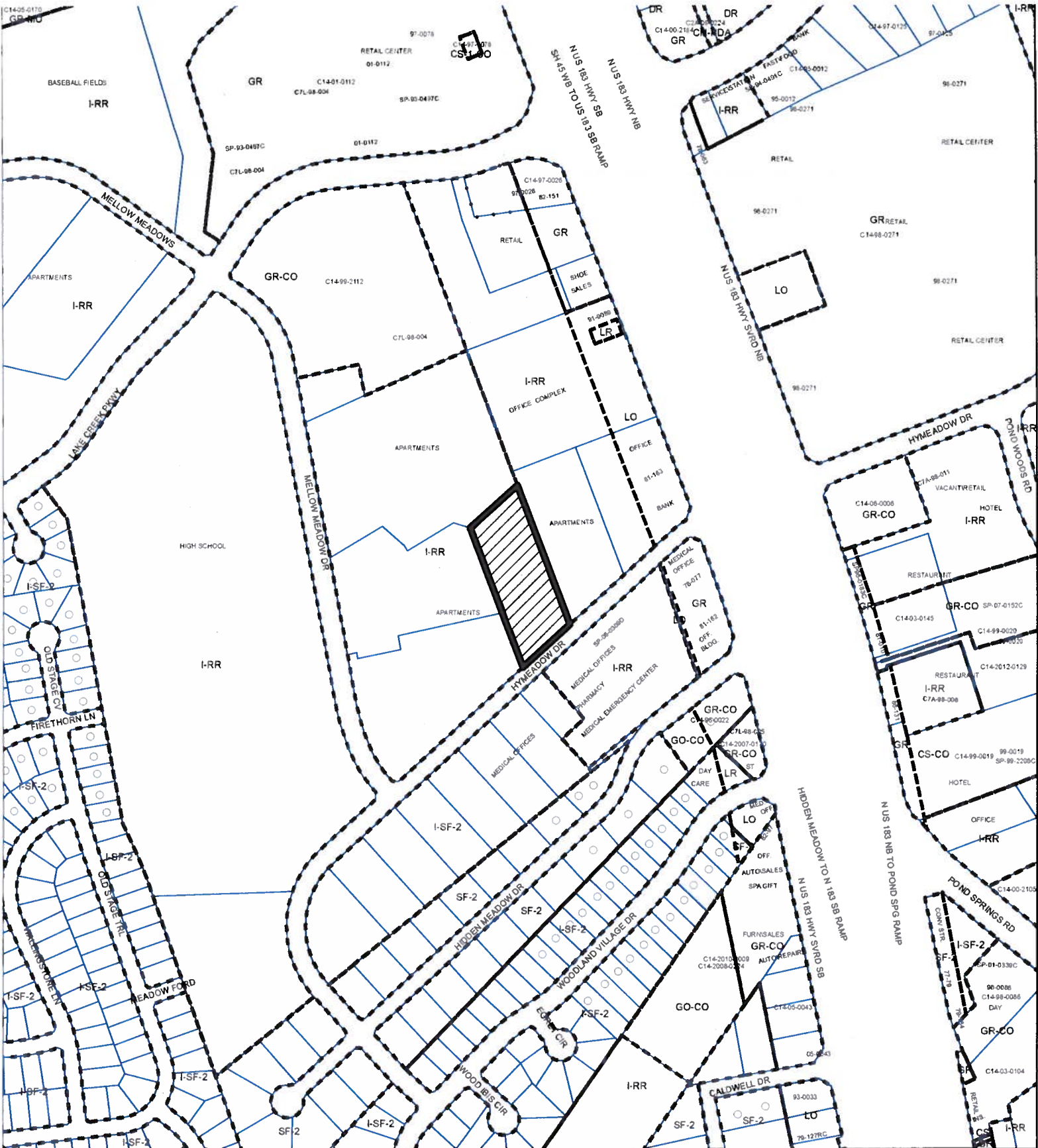
2nd

3rd

ORDINANCE NUMBER:




CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@austintexas.gov



ZONING

ZONING CASE#: C14-2014-0048

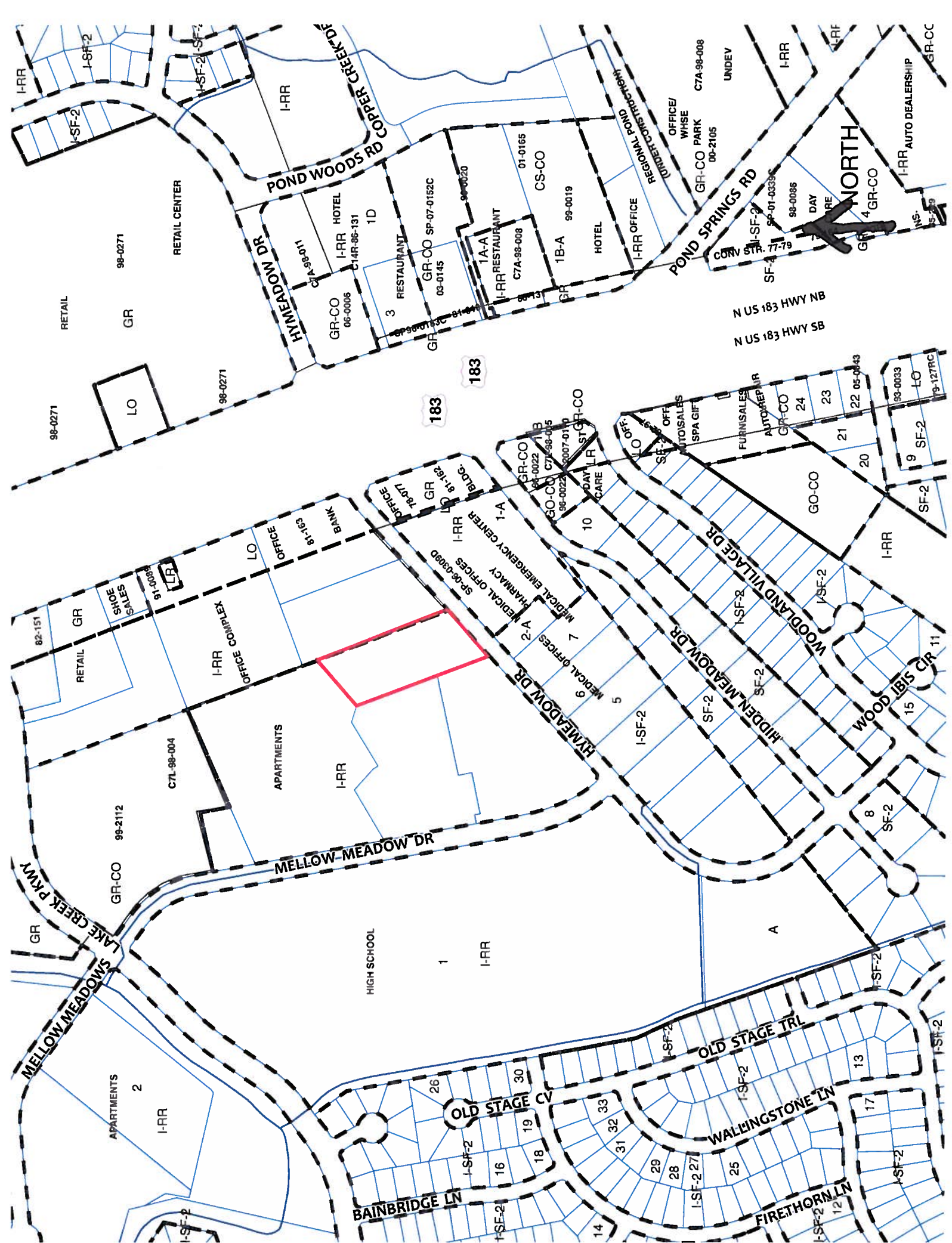
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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







NORTH

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183

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STAFF RECOMMENDATION

The staff's recommendation is to grant GO, General Office district, zoning.

BASIS FOR RECOMMENDATION

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

2. *The proposed zoning should promote consistency and orderly planning.*

The GO zoning district would be compatible and consistent with the surrounding uses because there are existing office uses to north, south and east of the site.

3. *The proposed zoning should allow for a reasonable use of the property.*

The GO zoning district would allow for a fair and reasonable use of the site. General Office district zoning will allow the applicant to bring the existing office structure into conformance with the City of Austin Land Development Code use regulations.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently developed with an office structure (Anderson Mill Professional Building).

Comprehensive Planning

I-RR to GO (General Office)

This zoning case is located on the north side of Hymeadow Drive and is not located within the boundaries of a neighborhood planning area. This two acre parcel contains an existing 15,000 sq. ft. office building. The proposal is to rezone the property to acknowledge the existing office use on the property. Surrounding land uses include an apartment and office complex to the north, small office buildings to the south, an apartment complex to the west, and an office and a bank to the east.

Imagine Austin

The comparative scale of the site relative to nearby multifamily, office and commercial uses in this area, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning. However, due to the site's location over the Edwards Aquifer, which is an environmentally sensitive area, there will be during the site planning stage if this property is redeveloped, an environmental review to determine if any critical environmental features are located on the site. If any are located on the site, mitigation and setbacks necessitated by the land development code will be required.

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

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

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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

Note: The most restrictive impervious cover limit applies.

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.

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.

Transportation

Additional right-of-way will be required at the time of subdivision and/or site plan.

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Hymeadow Drive	52'	52'	Local	Yes	No	No

Water and 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 the Austin Water Utility 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.