

ZONING CHANGE REVIEW SHEET

CASE: C14-2015-0158 (Hymeadow Square Office Park)

Z.A.P. DATE: January 5, 2016

ADDRESS: 12331 and 12335 Hymeadow Drive

DISTRICT AREA: 6

OWNER/APPLICANT: Hymeadow Square Office Park Condominium Association, Inc.
(Ruth Ann Dickensheets)

AGENT: Liddiard Real Estate (Brian Liddiard)

ZONING FROM: I-SF-2

TO: LO

AREA: 1.95 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant LO, Limited Office district, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

01/05/16: Approved staff's recommendation of LO zoning by consent (8-0, S. Lavani-absent, J. Goodman-arrived late); T. Webber-1st, A. Denkler-2nd.

DEPARTMENT COMMENTS:

The property in question is currently developed with an office building (Hymeadow Square Office Park). 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 LO, Limited Office district, zoning for this tract of land because the property meets the intent of LO 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 east and west of the site under consideration.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Office (Hymeadow Square Office Park)
<i>North</i>	I-RR	Multifamily (Westwood Apartments)
<i>South</i>	SF-2	Single Family Residences
<i>East</i>	I-SF-2	Office (Family Dentistry, Hymeadow Office Park)
<i>West</i>	I-SF-2	Office (Hymeadow Woods)

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:**

Anderson Mill Neighborhood Association
Austin Heritage Tree Foundation
Bike Austin
Friends of Austin Neighborhoods
Long Canyon Homeowners Association
Sierra Club, Austin Regional Group
SELTEXAS

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0048 (Hymeadow: 12416 Hymeadow Drive)	I-RR to GO	5/20/14: Approved staff's recommendation of GO zoning by consent (6-0, R. McDaniel-absent); P. Seeger-1 st , S. Compton-2 nd .	6/12/14: Approved GO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Leffingwell-2 nd .
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)	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;	7/28/05: Approved GR-CO on three readings (7-0)

Drive)		Commercial Off-Street Parking; Communications Services; 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; 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.	
--------	--	--	--

RELATED CASES: C7a-08-009 (Annexation Case)
SP-97-0242D (Site Plan Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification
Hymeadow Drive	70'	46'	Collector

CITY COUNCIL DATE: February 11, 2016

ACTION:

ORDINANCE READINGS: 1st

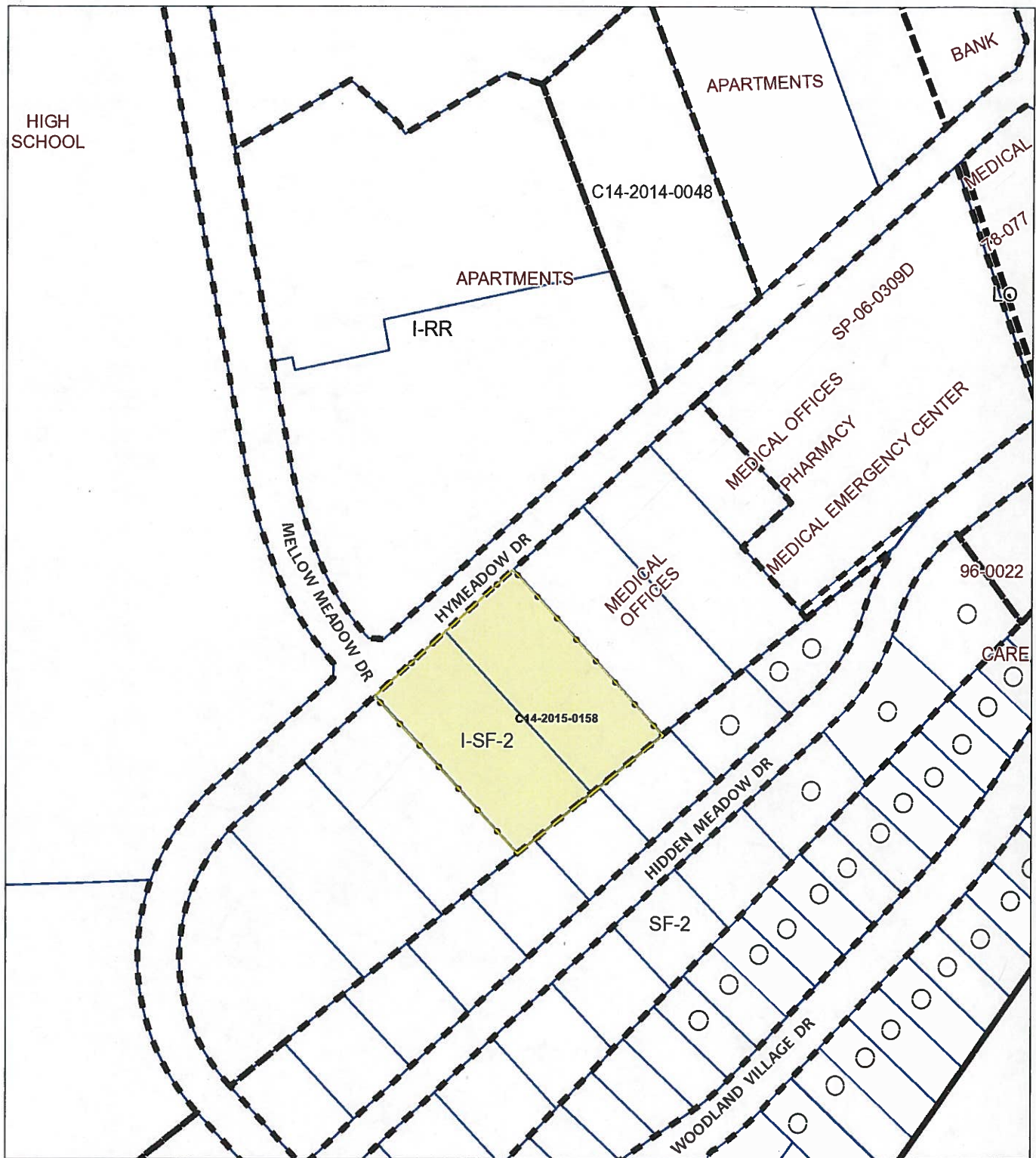
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

100 200 Feet

1" = 200'

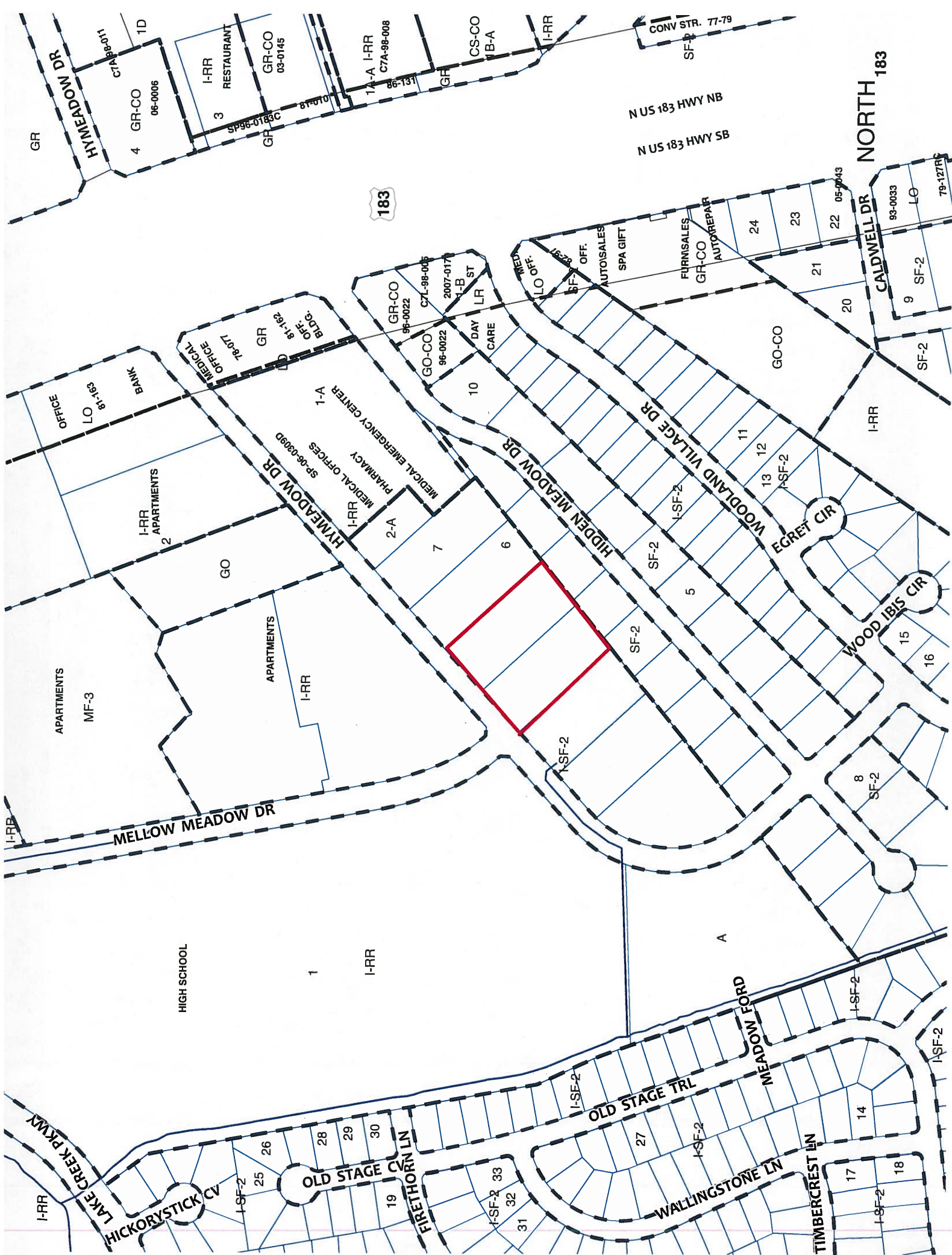
ZONING

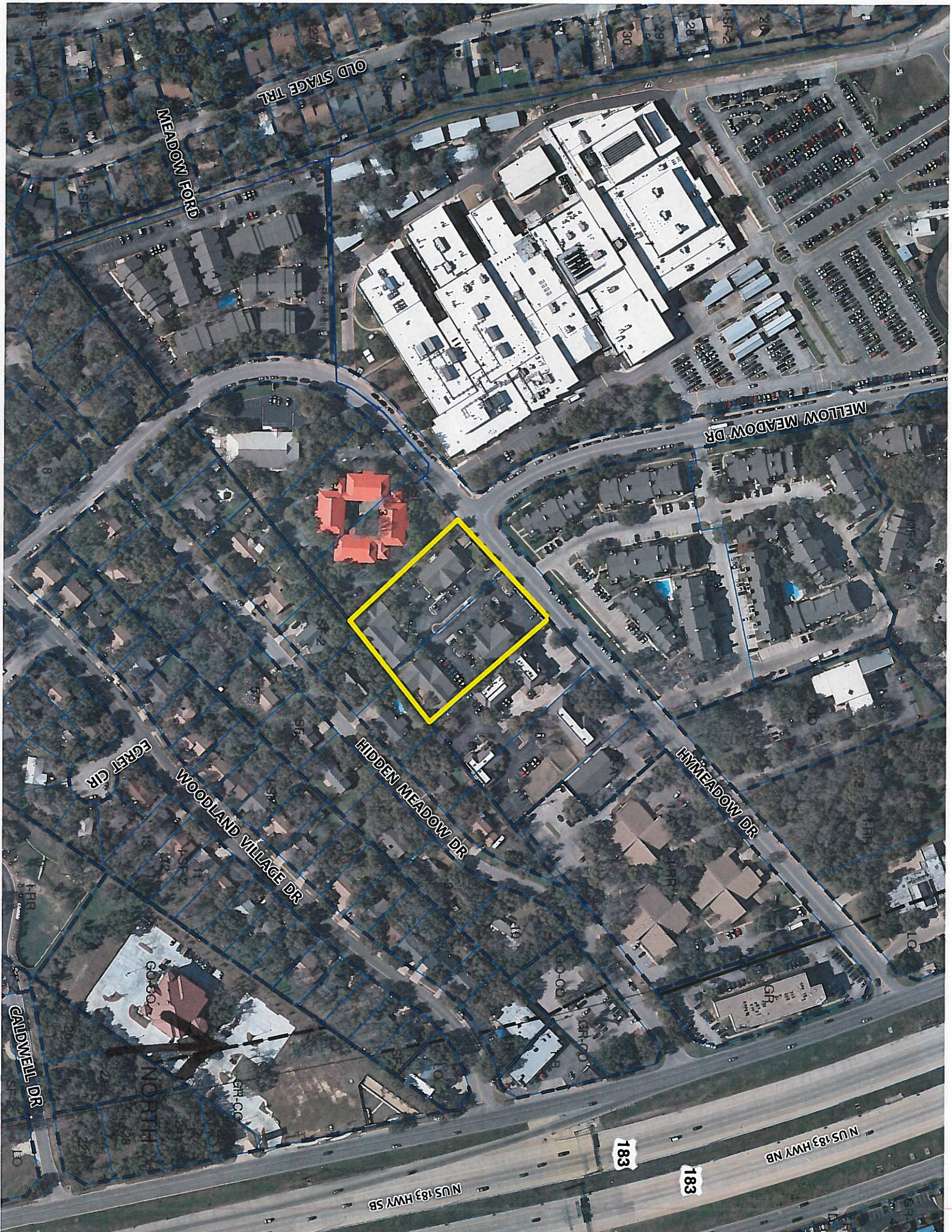
ZONING CASE#: C14-2015-0158



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.





STAFF RECOMMENDATION

The staff's recommendation is to grant LO, Limited Office district, zoning.

BASIS FOR RECOMMENDATION

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

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

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

The LO zoning district would be compatible and consistent with the surrounding uses because there are existing office uses east and west of the site.

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

The LO zoning district would allow for a fair and reasonable use of the site. Limited 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 (Hymeadow Square Office Park).

Comprehensive Planning

No comments received.

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.

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%

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 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 LO zoning district would be 70 %. 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

If new improvements are proposed for the site a site plan may be required.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the south property line, 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.
- 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.

Transportation

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

If the requested zoning is granted, it is recommended that joint access be provided for the 2 lots along Hymeadow Drive at the time of site plan.

A Neighborhood Traffic Analysis may be required at the time of site plan.

NO CONDITIONAL OVERLAY NEEDED. 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 (within ¼ mile)
Hymeadow Drive	52'	45'	Collector	Yes	No	No

Water and Wastewater

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.