

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0073 (Hymeadow Office Park)

Z.A.P. DATE: August 7, 2018

ADDRESS: 12343 and 12401 Hymeadow Drive

DISTRICT AREA: 6

OWNER/APPLICANT: Hymeadow Office Park Condominium Association, Inc.
(Gilbert Adamek and Janet Rusk-Adamek), North Creek Partners, LP,
Ascsha Holding, LLC

AGENT: Liddiard Real Estate, Inc. (Brian Liddiard)

ZONING FROM: I-SF-2

TO: LO

AREA: 1.998 acres
(87,033 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

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

ZONING AND PLATTING COMMISSION RECOMMENDATION:

8/07/18: Approved the staff's recommendation for LO zoning by consent (8-0, D. Breithaupt- arrived late, B. Evans-absent); S. Lavani-1st, A. Denkler-2nd.

DEPARTMENT COMMENTS:

The property in question contains an office complex with three office buildings (Hymeadow Office Park). The lots to the east and west are developed with office uses. To the north, across Hymeadow Drive, there is a multifamily use (Westwood Apartments). To the south, there is a single family residential neighborhood. The applicant is requesting zoning for the site to bring the existing 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 north and south. 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 Office Park)
<i>North</i>	I-RR	Multifamily (Westwood Apartments)
<i>South</i>	SF-2	Single Family Residences
<i>East</i>	I-RR	Medical Offices (Anderson Mill Medical Center)
<i>West</i>	LO	Office (Hymeadow Square Office Park)

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Lake Creek

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Anderson Mill Neighborhood Association
Bike Austin
Friends of Austin Neighborhoods
Long Canyon Homeowners Association
Mountain Neighborhood Association
Neighborhood Empowerment Foundation
Northwest Austin Coalition
NW Austin Working Group
Sierra Club, Austin Regional Group
SELTEXAS

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0158 (Hymeadow Square Office Park)	I-SF-2 to LO	01/05/16: Approved staff's recommendation of LO zoning by consent (8-0, S. Lavani-absent, J. Goodman-arrived late); T. Webber-1 st , A. Denkler-2 nd .	2/11/16: Approved LO zoning on consent on all 3 readings (11-0); L. Pool-1 st , D. Zimmerman-2 nd .
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 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; 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-1 st , J. Martinez-2 nd .	7/28/05: Approved GR-CO on three readings (7-0)

RELATED CASES: C7a-08-009 (Annexation Case)
C8S-83-143 (Subdivision Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification
Hymeadow Drive	70'	46'	Collector

CITY COUNCIL DATE: August 30, 2018

ACTION:

ORDINANCE READINGS: 1st

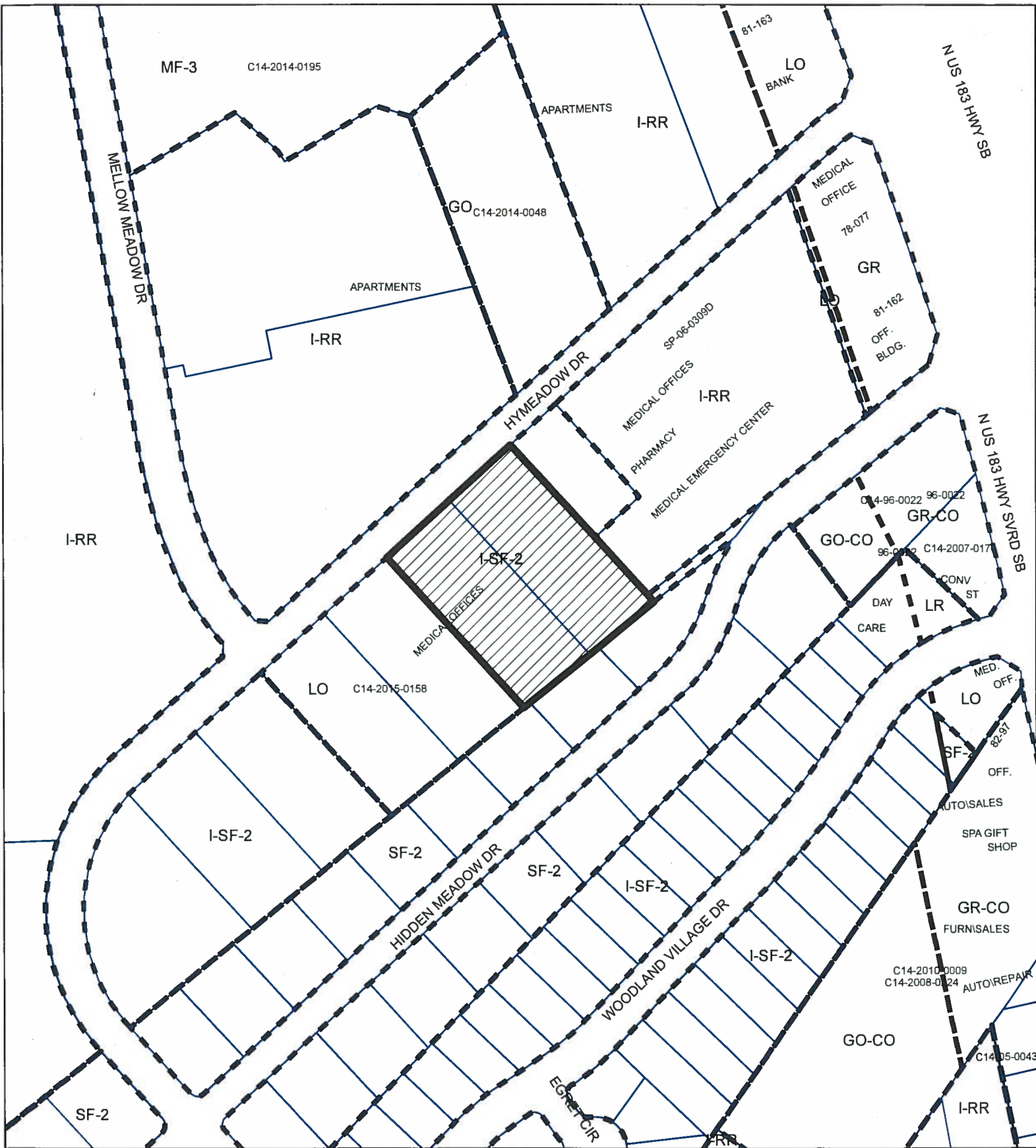
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Zoning Case

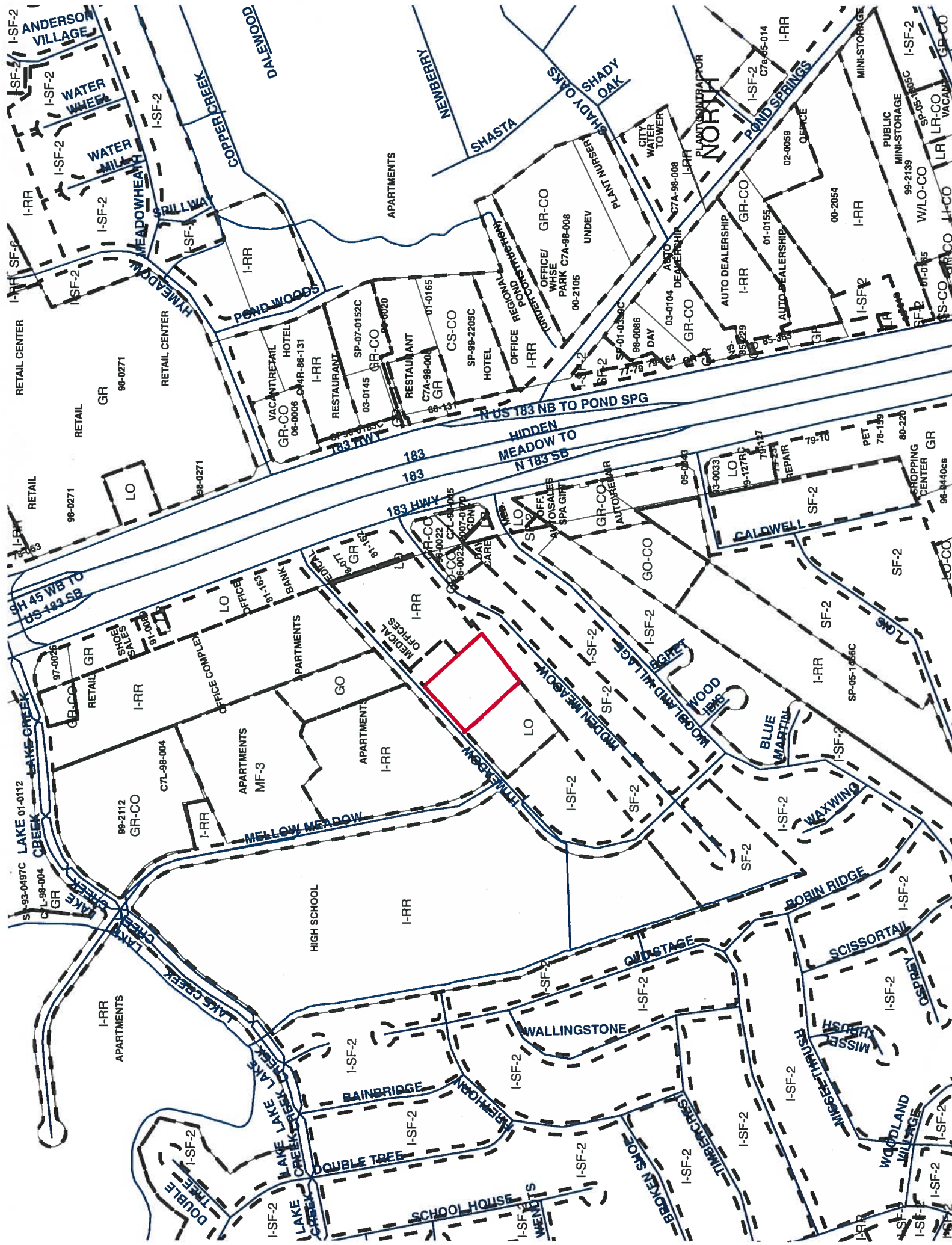
C14-2018-0073

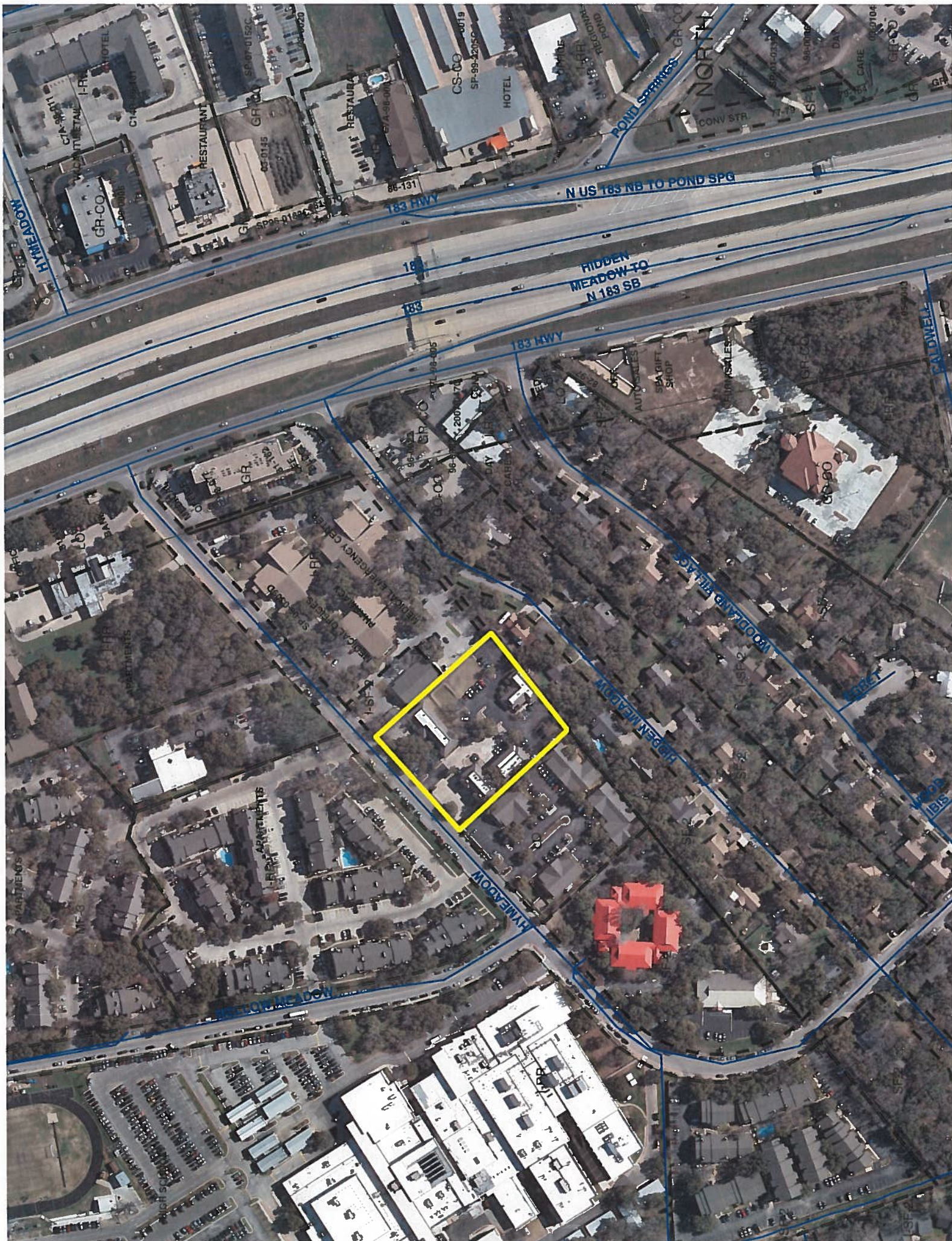


1" = 200'

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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 complex with three office structures (Hymeadow Office Park). The lot to the east contains a medical office complex (Anderson Mill Medical Center) and there is a professional office development (Hymeadow Square Office Park) to the west. To the north, across Hymeadow Drive, there is a multifamily use (Westwood Apartments). To the south, there is a single family residential neighborhood.

Comprehensive Planning

Monday July 23, 2018

This zoning case is located on the southeast side of Hymeadow Drive, on a 1.998 acre parcel, which is not located within the boundaries of a neighborhood planning area. The subject property contains three medical office buildings.

Surrounding land uses includes apartment buildings, the Texas Department of Public Safety, and retail uses to the north; single family housing and an office building to the south; Westwood High School, apartment buildings; single family housing and office buildings to the west; and office buildings, retail uses and single family housing to the east. The proposal is to rezone the properties to an office zoning district to acknowledge the existing offices uses on the two properties.

Connectivity

The Walkscore for this property is **52/100, Somewhat Walkable**, meaning some errands can be accomplished on foot. A public sidewalk is located on one side of this street. The property is located within a half a mile of two Cap Metro transit stops, located on Lake Creek Parkway. There are no urban trails within one mile of these properties.

Imagine Austin

This property is located within a half a mile south of the **Lakeline Station Regional Center**. A Regional Center is the most urban of the three activity centers outlined in the growth concept map. These centers are and will be the retail, cultural, recreational, and entertainment destinations for Central Texas. These are also the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Based on the comparative scale of the existing medical office buildings relative to nearby office, commercial and institutional uses within a quarter mile of this site, this project appears to support Imagine Austin policies.

Environmental

Thursday July 05, 2018

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 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

Tuesday July 10, 2018

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.

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

Compatibility Standards

The site is subject to compatibility standards. Along the North, South, and Southeast 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.
- ☐ 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, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from 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, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ 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.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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.

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.