

ZONING CHANGE REVIEW SHEET

CASES: C14-2018-0068 – James Casey Medical

P.C. DATE: August 28, 2018

ADDRESS: 4319 James Casey Street

DISTRICT AREA: 3

OWNER/APPLICANT: Raymond and Grace Chan

AGENT: Land Answers, Inc.
(Jim Wittliff)

ZONING FROM: LO-V-NP

TO: GO-V-NP

AREA: 0.822 acres
(35,806 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – vertical mixed use building – neighborhood plan (GO-V-NP) combining district zoning.

PLANNING COMMISSION RECOMMENDATION:

August 28, 2018: *APPROVED GO-V-CO-NP DISTRICT ZONING WITH THE –CO FOR A MAXIMUM HEIGHT OF 45 FEET, BY CONSENT*

[J. SCHISSLER, C. KENNY – 2ND] (12-0) 1 VACANCY ON THE COMMISSION

ISSUES:

The Applicant is in agreement with the recommendation of the Planning Commission.

DEPARTMENT COMMENTS:

The subject tract is developed with two single-story office buildings on James Casey Street north of West St. Elmo Road. The tract is zoned limited office – vertical mixed use building – neighborhood plan (LO-V-NP) district and is directly adjacent to medical offices to the north (LO-V-NP); a telecommunications tower and one single family residence to the south (LO-NP; SF-3-NP), and a mix of medical offices, a vacant building, four single family residences (some of which have office zoning) to the west (GO-V-NP, LO-V-NP, LO-NP, LR-CO-NP). The Union Pacific Railroad right-of-way forms the property's eastern property line and is in close proximity to the St. Elmo Elementary School and Park (SF-3-NP). The –V was added as part of the Vertical Mixed Use Overlay process that concluded in December 2007 and the –NP combining district was added upon Council adoption of the South Austin Combined Neighborhood Plan rezonings in November 2014.

The Applicant requests rezoning to the general office – vertical mixed use building – neighborhood plan (GO-V-NP) district so that the property is able to be developed with a larger medical and professional office building. As information, the GO base district allows

for up to 60 feet in height (except where limited by compatibility standards of the adjacent SF-3 zonings or uses), 80% impervious cover and a 1:1 floor-to-area ratio.

The South Austin Combined Neighborhood Plan (SACNP) recognizes the importance of the St. David's district as a health care provider and major employer. The plan states: "The Hospital Special District recognizes the unique land use requirements of a major medical center and related medical offices and businesses..." Granting additional entitlements to develop a medical office within the existing hospital district is seen as in accord with the SACNP (See Comprehensive Planning section beginning on page 8). Therefore, Staff supports the Applicant's request for GO-V-NP zoning based on its proximity to other GO-V-NP properties, location within an established hospital district, the Applicant's intention to retain the medical office use and separation from single family neighborhoods.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-V-NP	Professional and medical offices
<i>North</i>	LO-V-NP	Medical offices
<i>South</i>	LO-NP; SF-3-NP	Telecommunications tower; One single family residence
<i>East</i>	SF-3-NP	UPRR right-of-way; St. Elmo Elementary School and Park
<i>West</i>	GO-V-NP; LO-NP; LO-V-NP; SF-3-NP; LR-CO-NP	Medical offices; Vacant building; Four single family residences

NEIGHBORHOOD PLAN AREA: South Austin Combined **TIA:** Is not required
(South Manchaca)

WATERSHEDS: West Bouldin Creek – Urban; Williamson Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council	627 – Onion Creek Homeowners Association
742 – Austin Independent School District	950 – Southwood Neighborhood Association
1108 – Perry Grid 644	1228 – Sierra Club, Austin Regional Group
1363 – SEL Texas	1424 – Preservation Austin
1429 – Go!Austin/Vamos!Austin (GAVA) – 78745	
1528 – Bike Austin	1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance	1550 – Homeless Neighborhood Association
1578 – South Park Neighbors	
1590 – South Manchaca Neighborhood Plan Contact Team	
1616 – Neighborhood Empowerment Foundation	

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0134 – Gardens 3.01 – 4310 James Casey St	LO-V-NP to GO-V-NP	To Grant	Apvd as Commission recommended (2-1- 2018; corrective ordinance for legal description on 4-26- 2018).
C14-97-0048 – Mossler Catering – 4326 James Casey St	SF-2 to LI	To Deny	Apvd LR-CO w/CO allowing for food sales and LO uses (11-06- 1997).

RELATED CASES:

On December 13, 2007, Council approved the addition of a –V combining district to subject property as well as 18 other tracts in the South Manchaca Neighborhood Plan Area (C14-2007-0216 – Ordinance No. 20071213-087). The –V exempts the subject property from dimensional standards, subject to parking reductions and allowed certain ground-floor commercial uses (consumer convenience services, food sales, general retail sales (convenience and general), and restaurant (limited and general)).

The subject property is within the boundaries of the South Austin Combined (South Manchaca) Neighborhood Planning Area and is designated as Hospital Special District on the adopted Character District Map (NP-2014-0030). The –NP combining district was appended to the existing base districts on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-087).

A Land Status Determination was issued on May 17, 2018 that excepts this property from the requirement to plat (C8I-2018-0118).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
James Casey Street	60 feet	20-23 feet	Collector	Yes	Yes, wide curb lane	Yes

CITY COUNCIL DATE: September 20, 2018

ACTION:

ORDINANCE READINGS: 1st

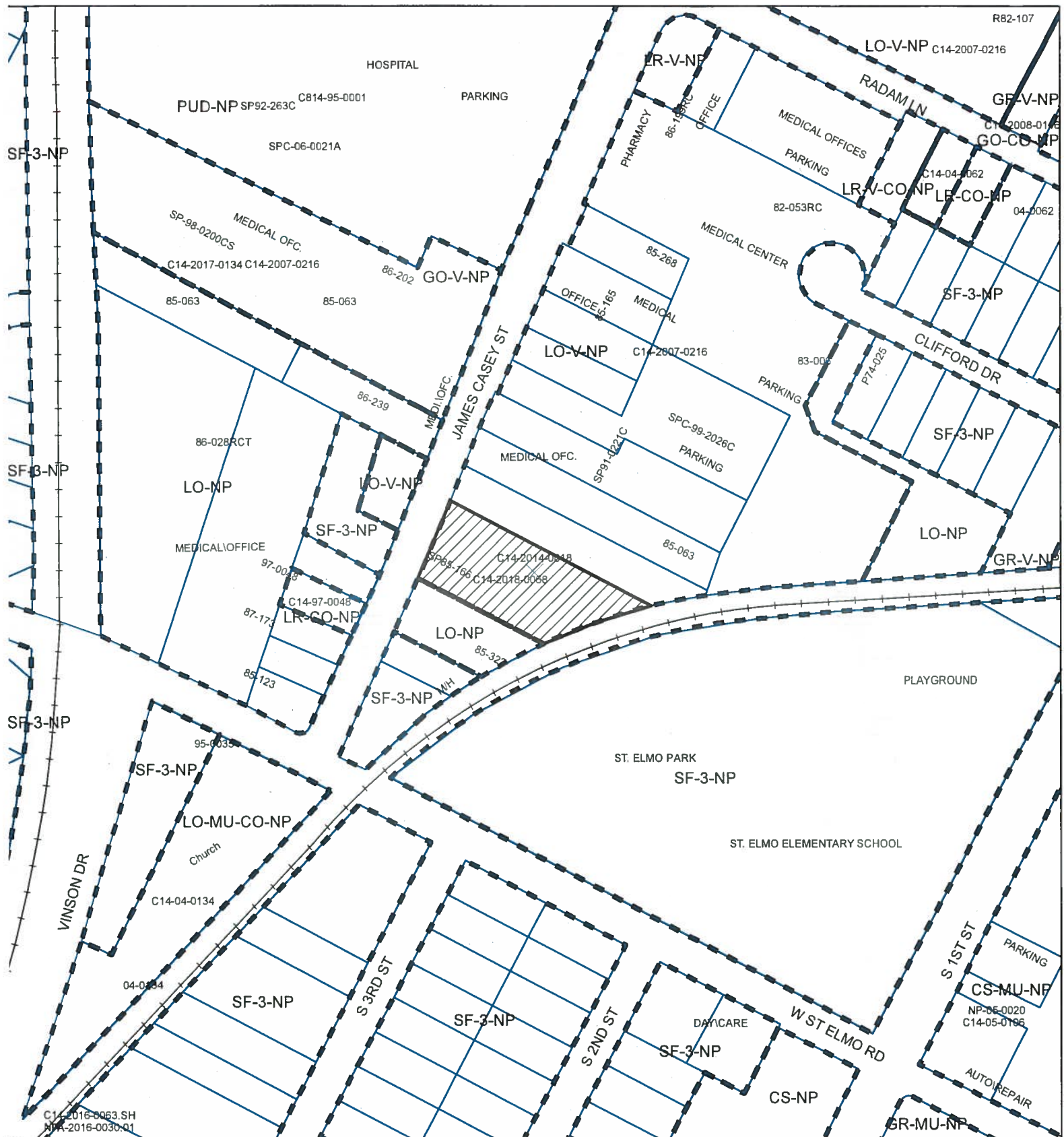
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 512-974-7719






Zoning

Zoning Case: C14-2018-0068

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'





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1" = 200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER

JAMES CASEY MEDICAL

Exhibit A1

ZONING CASE#: C14-2018-0068

LOCATION: 4319 JAMES CASEY STREET

SUBJECT AREA: 0.822 ACRES

GRID: G18

MANAGER: WENDY RHOADES

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general office – vertical mixed use building – neighborhood plan (GO-V-NP) combining district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use. The Vertical Mixed Use Building (V) combining district may be applied in combination with any commercial base zoning district and allows for a combination of office, retail, commercial and residential uses within a vertical mixed use building. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. Zoning changes should promote compatibility with adjacent and nearby land uses.

The South Austin Combined Neighborhood Plan (SACNP) recognizes the importance of the St. David's district as a health care provider and major employer. The plan states: "The Hospital Special District recognizes the unique land use requirements of a major medical center and related medical offices and businesses..." Granting additional entitlements to develop a medical office within the existing hospital district is seen as in accord with the SACNP (See Comprehensive Planning section beginning on page 8). Therefore, Staff supports the Applicant's request for GO-V-NP zoning based on its proximity to other GO-V-NP properties, location within an established hospital district, the Applicant's intention to retain the medical office use and separation from single family neighborhoods.

EXISTING CONDITIONS**Site Characteristics**

The subject property contains two single story medical and professional office buildings and a parking area closest to James Casey Street.

Impervious Cover

The maximum impervious cover allowed by GO zoning district would be 80%, which is a consistent figure between the watershed regulations and the zoning regulations.

Comprehensive Planning

The rezoning case is located on the east side of James Casey Street, and is located within the boundaries of the South Austin Combined Neighborhood Planning Area, in the South Manchaca NP. The property is approximately 0.82 acres in size and contains two one-story medical office buildings, which total 7,100 sq. ft. in size. Surrounding land uses include numerous medical office buildings, St. David's Medical Center, various retail uses, a fire station, a nightclub and Galindo Elementary School to the north; a railroad track, the St. Elmo Elementary School and School Park, single family housing and a church to the south; single family housing, St. Elmo Park, retail uses, an apartment complex, and a brewing company to the east; and single family housing and a variety of medical office buildings to the west. The Applicant wants to rezone the property from LO-V-NP to GO-V-NP, demolish the existing office buildings and construct a 45 ft. tall 35,800 sq. ft. medical office building on the site.

Connectivity

There are public sidewalks located intermittently along James Casey Street. Two CapMetro transit stops are located within a quarter mile walking distance to this site, which are located on S. 1st Street and Radam Lane. The Walkscore is **48/100, Car Dependent**, meaning most errands require a car. There are no existing urban trails located within a mile from this site.

South Austin Combined Neighborhood Plan (SACNP)

The SACNP identifies this property as being within the '**Hospital Special District**' on the Character District Map, and zone GO-V-NP is permitted within the Hospital Special District. The following text and polices excerpted from the SACNP are applicable to this case:

T P4: Promote walking and improving the sidewalk network. (pg. 29)

T A15.15: James Casey Street (missing segment north of St. Elmo)

T A15.33 Radam Lane (James Casey to S. 1st Street)

T A19. Improve safety for all uses at the following unsignalized intersections (e.g. by installing elements such as crosswalks, signage, roundabouts, curb bulb-outs, stop signs):

T A19.2. St. Elmo Road and James Casey Street.

T A19.10: St Elmo Road and James Casey St./3rd St.

T A19.14: James Casey St. and Ben White Blvd.

Text and Actions Related to the Hospital District:

Hospital Special District (p. 73-74)

St. David's South Austin is an asset to the community, providing medical care and employment. Surrounded medical offices and related businesses, and separated from adjacent character districts by the railroad tracks, the Hospital Special District is distinct from other character districts. Located along Ben White Blvd., access to the hospital is primarily from the freeway. However, walking connections to the hospital, associated offices, and surrounding area should be developed where appropriate.

Vision: The Hospital Special District recognizes the unique land use requirements of a major medical center and related medical offices and businesses.

The following actions, located in other sections of the plan, relate directly to the Hospital Special District:

T A5: Create walkable connections to the neighborhood along the railroad tracks (exploring the possibility of a hike and bike trail along the unused railroad spur in the South Manchaca neighborhood).

T A20: Complete the sidewalk network, prioritizing these segments:

- Radam Lane (James Casey to S 1st)
- James Casey (missing segment north of St. Elmo)

T A24: Improve safety for all users at the following unsignalized intersections (e.g., by installing elements such as crosswalks, signage, roundabouts, curb bulb-outs, stop signs):

- St. Elmo Rd. and James Casey St.
- James Casey St. and Ben White Blvd.

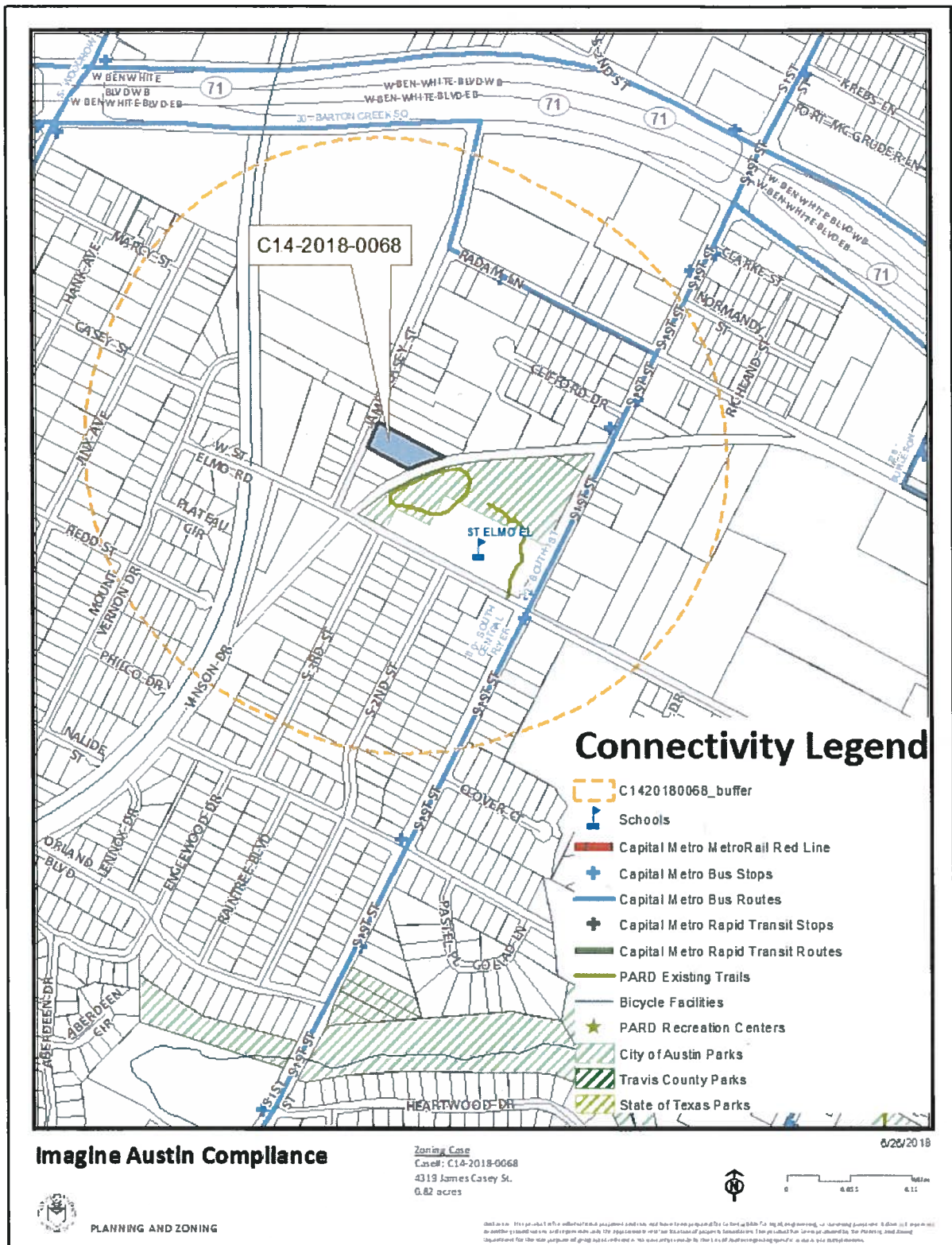
The proposed medical office building appears to support the policies and SACNP vision for the Hospital District.

Imagine Austin

The property is not located along an Activity Corridor or by an Activity Center but the following Imagine Austin policy is applicable to this case:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes **designated redevelopment areas, corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

The comparative scale of this medical office project, relative to other institutional and medical office uses within the vicinity and the South Austin Hospital District, helps to further the consistency among the uses in this district. Additionally, while this site is not located along an Activity Corridor or within an Activity Center, the proposed project appears to support policies found in both the SACNP and Imagine Austin Plan.



Drainage

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. City of Austin GIS shows a watershed boundary located on this property. The site is in the Williamson Creek Watershed (classified as Suburban) and the West Bouldin Creek Watershed (classified as Urban). The site is in the Desired Development Zone.

Within the Urban Watershed portion of the property, zoning district impervious cover limits apply. Within the Suburban Watershed portion of the property, 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 (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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.

The Urban Watershed portion of this site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm. Within the Suburban Watershed portion of the property, 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.

Site Plan and Compatibility Standards

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.

The site is subject to compatibility standards. Along the Southwest 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.
- 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.

Transportation

James Casey Street requires 64 feet of right-of-way in accordance with the Transportation Criteria Manual (TCM). If the requested zoning is recommended for this site, then in order to accommodate traffic anticipated to be generated by this site, 32 feet of right-of-way should be dedicated from the centerline of James Casey Street (approximately 1-1/2 feet) prior to Third Reading of the rezoning ordinance in accordance with the TCM [LDC 25-6-55; TCM, Tables 1-7, 1-12]. *Transportation review staff has deferred the right-of-way requirement to the site plan stage.*

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

Janae Spence, Urban Trails, Public Works Department, Mike Schofield, Bicycle Program, Austin Transportation Department provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056. As information, ATD would not require any bicycle lane construction. However, in order to accommodate future bike lanes in the pavement width, the Applicant will need to construct curb and cutter in-line with the curb and gutter of the properties to the north. This is approximately 9' of additional pavement on the Applicant's south property line. This should not impact the Applicant's current sidewalk, but that would need to be determined on site plan review. Please review the [Bicycle Master Plan](#) for more information.

The Urban Trails Master Plan recommends a Tier I urban trail along the adjacent railroad. Please review the [Urban Trails Master Plan](#) for more information.

FYI – the existing driveway and sidewalks may be required to be removed and/or reconstructed in accordance with City of Austin standards at the time of the site plan application.

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 Austin Water 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.