



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-3
AGENDA DATE: Thu 04/15/2004
PAGE: 1 of 1

SUBJECT: C14-04-0029 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as South 1st Street and South Center Street (West Bouldin Creek Watershed) from limited office-conditional overlay (LO-CO) combining district zoning to general office (GO) district zoning. Zoning and Platting Commission Recommendation: To grant general office-conditional overlay (GO-CO) combining district zoning. Applicant: Daughter's of Charity Health Services. Agent: Thrower Design (Ron Thrower). City Staff: Annick Beaudet, 974-2975.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0029

ZPC DATE: March 16, 2004

ADDRESS: South 1st Street & South Center Street

OWNER/APPLICANT: Daughter's of Charity Health Services

AGENT: Thrower Design (Ron Thrower)

ZONING FROM: LO-CO **TO:** GO **AREA:** 2.22 acres

SUMMARY STAFF RECOMMENDATION (amended 3-16-04 to defer ROW requirement to be dedicated with subdivision of the property):

Staff's alternate recommendation is general office-conditional overlay (GO-CO) combining district zoning. The CO would limit motor vehicle trips to 2,000 per day. ~~In addition, seventeen (17) feet of Right of Way from the centerline of South First Street is required to be dedicated to the City of Austin.~~

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 16, 2004: Approved staff's recommendation for GO-CO zoning; by consent.
Vote: (8-0) KJ – absent.

ISSUES:

None at this time.

DEPARTMENT COMMENTS:

The site is currently undeveloped. The applicant has informed the staff that intended use for the site would be a combination of administrative offices, youth and adult counseling, and a General Education Diploma (GED) Dropout Recovery Program.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------|---|
| <i>Site</i> | LO-CO | Undeveloped |
| <i>North</i> | P | City of Austin Water Utility, EMS Station |
| <i>South</i> | LO-CO | Office |
| <i>East</i> | SF-3-NP | Church |
| <i>West</i> | SF-3 | Office Complex |

AREA STUDY: No.

TIA: Waived.

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes.

CAPITOL VIEW CORRIDOR: No.

HILL COUNTRY ROADWAY: No.

NEIGHBORHOOD ORGANIZATIONS:

Dawson Neighborhood Association
Terrell Lane Interceptor Assn.
Barton Springs/Edwards Aquifer Conservation Dist.
South Central Coalition
Austin Neighborhoods Council
Galindo Elementary Neighborhood Assn.
Dawson Neighborhood Planning Team

CASE HISTORIES:

There are no relevant zoning case histories for the subject tract or in the immediate area.

RELATED CASES:

There is a site plan currently under review for this property (SP-03-0504C) which provides for 7727 square feet of admin/office uses, along with associated parking and drainage facilities.

ABUTTING STREETS:

| <u>Name</u> | <u>ROW</u> | <u>Pavement</u> | <u>Classification</u> |
|--------------------|------------|-----------------|-----------------------|
| South Center | 60' | 20' | Residential Collector |
| South First Street | 42' | 40' | Minor Arterial |

CITY COUNCIL DATE: April 15, 2004

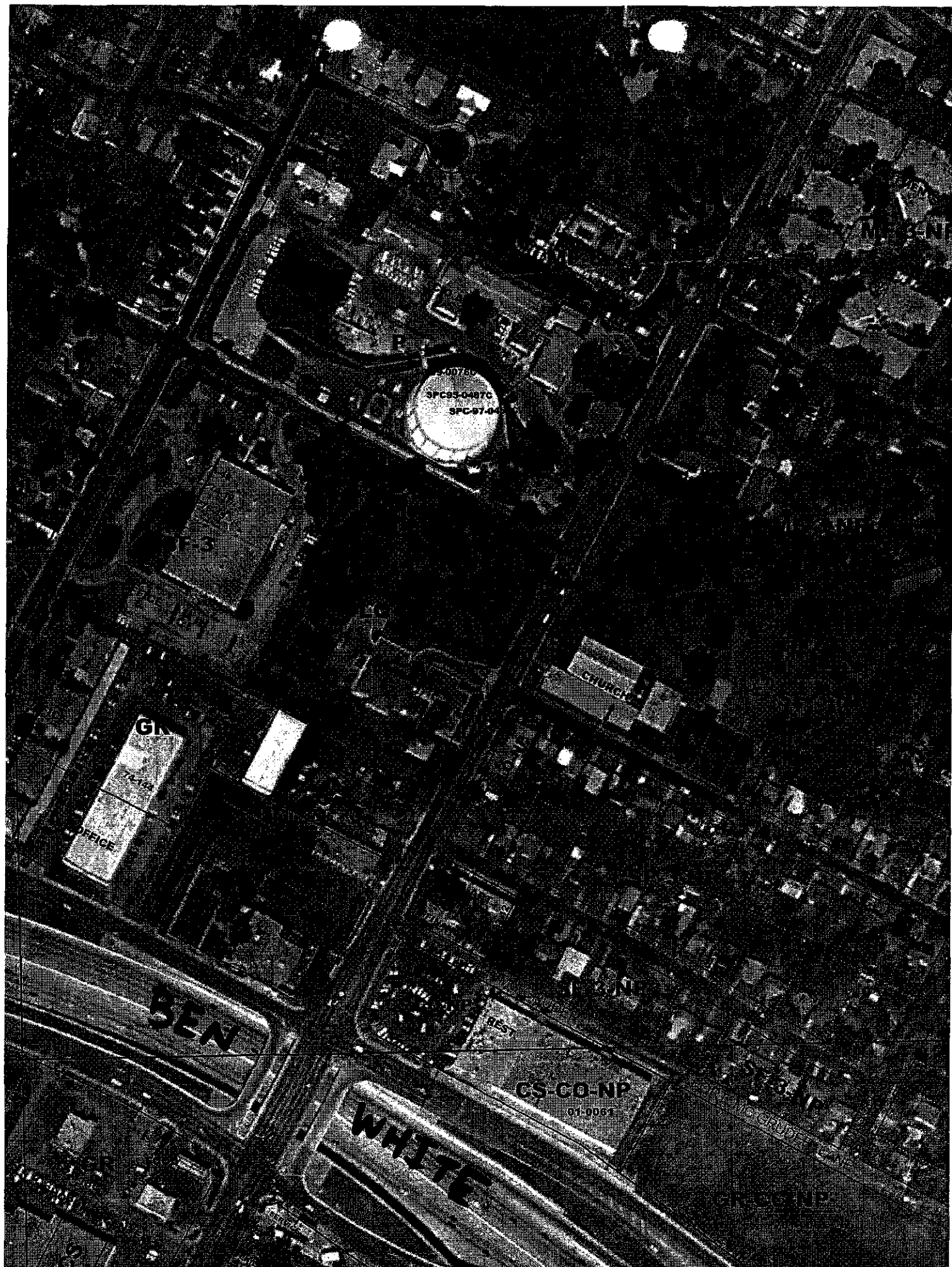
ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Annick Beaudet

PHONE: 974-2975



STAFF RECOMMENDATION

C14-04-0029

Staff's alternate recommendation is general office-conditional overlay (GO-CO) combining district zoning. The CO would limit motor vehicle trips to 2,000 per day. ~~In addition, seventeen (17) feet of Right of Way from the centerline of South First Street is required to be dedicated to the City of Austin.~~

BASIS FOR RECOMMENDATION

1. The requested zoning is compatible with the P and LO-CO zoning districts to the north and south. While there is SF-3 base district zoning to the east and west of the site, the uses on those properties are civic and commercial, respectively. There are currently many large and small office developments in the immediate area, contributing to the compatibility of the requested general office (GO) zoning district.
2. The site is located with access to an arterial roadway therefore serving community and citywide needs for office and commercial uses that are permitted by the GO base district, while also being consistent with the purpose statement of the district (LDC 25-2-95).

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped with some naturally occurring vegetation.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80%. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. Impervious cover is not limited in this watershed class per the Watershed Regulations, therefore the zoning district impervious cover limit applies.

Environmental

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.

According to flood plain maps, there is no flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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

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.

Transportation

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Existing Street Characteristics:

| <u>Name</u> | <u>ROW</u> | <u>Pavement</u> | <u>Classification</u> |
|--------------------|------------|-----------------|-----------------------|
| South Center | 60' | 20' | Residential Collector |
| South First Street | 42' | 40' | Minor Arterial |

There are not sidewalks along South Center Street. Sidewalks are located on South First Street.

South First Street is included in the bicycle plan, however South Center street is not.

Capital Metro bus service is available along South First Street

~~If the requested zoning is recommended for this site, 17' feet of right-of-way should be dedicated from the centerline of South First Street in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12: ROW to be deferred to the subdivision stage of development.~~

Water and Wastewater

The site is served with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or utility relocation, or adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

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.

Compatibility Standards

There is a site plan currently under review for this property (SP-03-0504C) which provides for 7727 square feet of admin/office uses, along with associated parking and drainage facilities.

The site is subject to compatibility standards. Along the west 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.

DEPARTMENT COMMENTS

The site is currently undeveloped. The applicant has informed the staff that intended use for the site would be a combination of administrative offices, youth and adult counseling, and a General Education Diploma (GED) Dropout Recovery Program.

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT SOUTH FIRST STREET AND SOUTH CENTER
3 STREET FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO)
4 COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY
5 (GO-CO) COMBINING DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from limited office-conditional overlay (LO-CO) combining
11 district to general office-conditional overlay (GO-CO) combining district on the property
12 described in Zoning Case No.C14-04-0029, on file at the Neighborhood Planning and
13 Zoning Department, as follows:
14

15 A 2.22 acre tract of land, more or less, out of Lots 1, 2, and 3, Block 3, Free Water
16 Addition, the tract of land being more particularly described by metes and bounds
17 in Exhibit "A" incorporated into this ordinance, (the "Property")
18

19 locally known as South First Street and South Center Street, in the City of Austin, Travis
20 County, Texas, and generally identified in the map attached as Exhibit "B".
21

22 **PART 2.** The Property within the boundaries of the conditional overlay combining district
23 established by this ordinance is subject to the following conditions:
24

25 A site plan or building permit for the Property may not be approved, released, or
26 issued, if the completed development or uses of the Property, considered cumulatively with
27 all existing or previously authorized development and uses, generate traffic that exceeds
28 2,000 trips per day.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the general office (GO) base
32 district and other applicable requirements of the City Code.
33
34
35
36
37

PART 3. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

FIELD NOTES

JOB NO: 3-0350-2_011204
DATE: JANUARY 13, 2004
PAGE: 2 OF 2

EXHIBIT A

All that certain tract or parcel of land situated in Travis County, Texas, and being a portion of Lots 1, 2, and 3, Block "3", Free Water Addition, as recorded in Volume 2, Page 235, Plat Records of Travis County, Texas, and being a portion of that tract described as 4.808 acres in a General Warranty Deed granted to Daughters of Charity Health Services of Austin, a Texas non-profit corporation, dated January 9, 2003, and recorded as Document No. 2003009701, Official Public Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/4" iron pin found in the West line of South First Street, and the east line of said Daughters of Charity Health Services of Austin tract for the northeast corner of that tract described as 7254 square feet of land in a Street Deed granted to the City of Austin, Texas, dated February 12, 1960, and recorded in Volume 2265, Page 451, Deed Records of Travis County, Texas, and the south line of South Center Street for the southeast corner of that tract described as 0.1407 of one acre or 6127 square feet of land in a Street Deed granted to the City of Austin, Texas, dated March 23, 1995, and recorded in Volume 12410, Page 1601, Real Property Records of Travis County, Texas, and the northeast corner of this tract.

THENCE: S 27°35'03" W 233.19 feet with the west line of said South First Street and said City of Austin Tract (2265/451) and the east line of said Daughters of Charity Health Services of Austin tract and this tract to a 1/2" iron pin set.

THENCE: through said Daughters of Charity Health Services of Austin tract the following courses and distances:

1. N 62°47'40" W 175.85 feet to a 1/2" iron pin set, with a yellow plastic cap inscribed "CCC 4835".
2. N 27°12'20" E 15.00 feet to a 1/2" iron pin set, with a yellow plastic cap inscribed "CCC 4835".
3. N 62°47'40" W 134.53 feet to a 1/2" iron pin set, with a yellow plastic cap inscribed "CCC 4835".
4. S 27°12'20" W 50.24 feet to a 1/2" iron pin set, with a yellow plastic cap inscribed "CCC 4835".
5. N 62°47'40" W 96.05 feet to a 1/2" iron pin set, with a yellow plastic cap inscribed "CCC 4835", in the east line of that tract described as 5.0 acres in a Deed granted to Southwestern Bell Telephone Company, dated September 17, 1974, and recorded in Volume 5017, Page 513, of said deed records for the southeast corner of this tract.

THENCE: N 27°14'28" E 271.07 feet with the east line of said Southwestern Bell Telephone Company tract and the west line of this tract to a 1/2" iron pin found in the south line of South Center Street for the southwest corner of said City of Austin Tract (12410/1601) and the northwest corner of this tract, a 3 1/2" disk in concrete inscribed "S.W.B. Tel. Co. Property Corner" found bears N 27°58'34" E 5.22 feet and a 1/2" iron pin found for the northwest corner of said Lot 1, Free Water Addition and said Daughters of Charity Health Services of Austin tract bears N 27°17'34" E 15.30 feet.

THENCE: S 62°25'18" E 407.81 feet with the south line of said South Center Street and said City of Austin tract (12410/1601) and the north line of this tract to a 1/2" iron pin found in the west line of said South First Street and said City of Austin tract (2265/451) and the east line of said Daughters of Charity Health Services of Austin tract for the southeast corner of said City of Austin tract (12410/1601) to the point of Beginning and containing 2.22 acres of land.

Bearings cited hereon based on Texas State Plane Coordinate System (Central Zone) NAD83

Castleberry Surveying, Ltd.
203 South IH 35, Suite 101C
Georgetown, Texas 78628

Clyde C. Castleberry, Jr.
Registered Professional Land Surveyor No. 4835

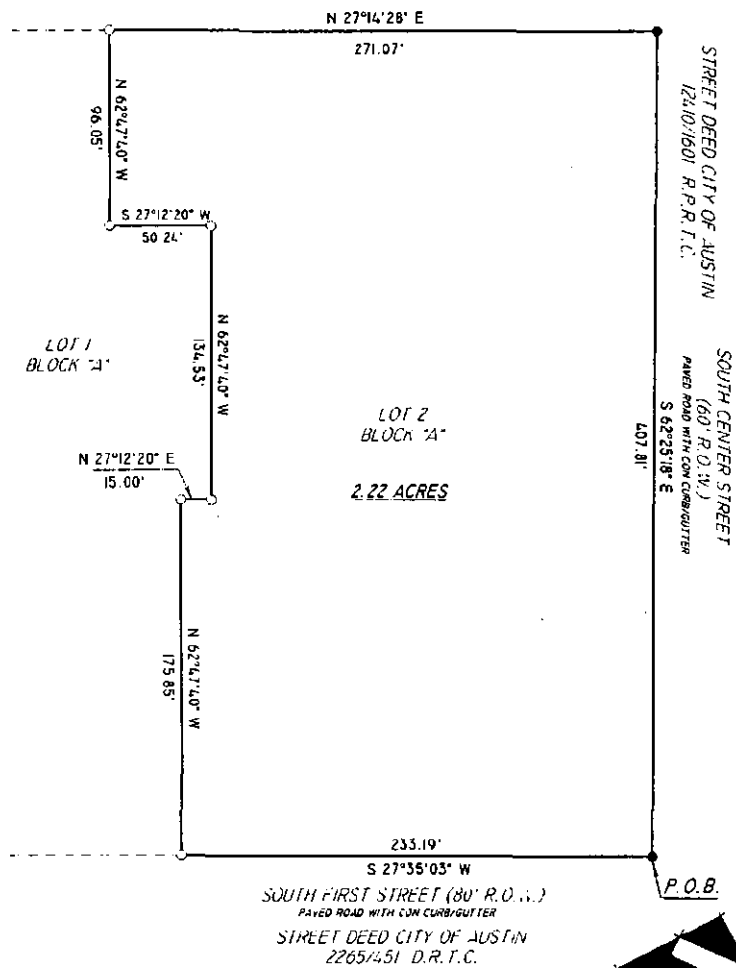


CCC/tcp

EXHIBIT "A"

2.22 ACRES OF LAND SITUATED IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOTS 1, 2, AND 3, BLOCK "3", FREE WATER ADDITION, AS RECORDED IN VOLUME 2, PAGE 235, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT DESCRIBED AS 4.808 ACRES IN A GENERAL WARRANTY DEED GRANTED TO DAUGHTERS OF CHARITY HEALTH SERVICES OF AUSTIN, A TEXAS NON-PROFIT CORPORATION, DATED JANUARY 9, 2003, AND RECORDED AS DOCUMENT NO. 2003009701, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SOUTHWESTERN BELL
TELEPHONE COMPANY
VOL. 501, PAGE 513 D.R.T.C.



| LEGEND | |
|------------|--|
| ● | 1/2" IRON PIN FOUND (NO CAP (UNLESS NOTED)) |
| ○ | 1/2" IRON PIN SET YELLOW CAP "CCC 4835" |
| D.R.T.C. | DEED RECORDS TRAVIS COUNTY |
| R.P.R.T.C. | REAL PROPERTY RECORDS TRAVIS COUNTY |



SCALE: 1" = 60'

BEARINGS BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE) NAD83

FIELD NOTES ATTACHED



CASTLEBERRY SURVEYING, LTD.
NORTH OFFICE: 203 S. IH-35 STE 101C
GEORGETOWN, TX 78628
TELEPHONE: 512/930-1600 FAX: 512/930-9389
E-MAIL: info@castleberrysurveying.com
SOUTH OFFICE: 2708 S. LAMAR BLDG #2
AUSTIN, TX 78704

JOB NO: 3-0350-2

DRAWN: TCP 01/15/04

SHEET

1 OF 2

FILE: SERVER/C/PROJECTS/PROJECTS/3-0350-2-01204



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: A. BEAUDET

CASE #: C14-04-0029

ADDRESS: S 1ST ST & SOUTH CENTER

SUBJECT AREA (acres): 2.220

ZONING EXHIBIT B

DATE: 04-02

INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
 H19