

**Zoning Public Hearing  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-2  
AGENDA DATE: Thu 12/15/2005  
PAGE: 1 of 1**

**SUBJECT:** C814-82.006.01(83) - Lake Austin Commons, AKA Hartland Plaza - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1717 West 6<sup>th</sup> Street and 1711 West 5<sup>th</sup> Street from planned unit development (PUD) district zoning to planned unit development (PUD) district zoning in order to allow a change in the permitted uses. Planning Commission Recommendation: Postponed to December 13, 2005. Applicant: Lake Austin Commons Ltd. (William F. Burrow, Jr. Agent: Armbrust & Brown, L.L.P. (Richard Suttle, Jr.) City Staff: Jerry Rusthoven, 974-3207.

**REQUESTING** Neighborhood Planning  
**DEPARTMENT:** and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C814-82-006.1(83)

**P.C. DATE:** October 25, 2005  
December 13, 2005

**ADDRESS:** 1717 W. 6<sup>th</sup> Street and 1711 W. 5<sup>th</sup> Street

**OWNERS:** Lake Austin Commons Ltd. (William F. Burrow, Jr.)

**APPLICANT/AGENT:** Armbrust & Brown, L.L.P. (Richard Suttle, Jr.)

**ZONING FROM:** PUD

**TO:** PUD (to change the permitted uses)

**AREA:** 4.326 Acres

### **SUMMARY PC RECOMMENDATION:**

Case will be heard by the Planning Commission on December 13, 2005.

### **SUMMARY STAFF RECOMMENDATION:**

Recommend rezoning from PUD to PUD to add pedestrian oriented uses at ground level of Phase 3A parking structure. The permitted uses include:

- Administrative and Business Offices
- Consumer Repair Services
- Financial Services
- Laundry Services
- Medical Offices
- Personal Services
- Pet Services
- Professional Office
- Software Development
- Personal Improvement Services
- Restaurant (General)

### **DEPARTMENT COMMENTS:**

The subject rezoning is a request to change the permitted uses on an approved PUD under case C814-82-006.1(83) and add pedestrian oriented uses at ground level of Phase 3A parking structure.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3-NP	HARTLAND PUD
<i>North</i>	LO-NP	OFFICE(S)
<i>South</i>	N/A	UNION PACIFIC RAIL ROAD
<i>East</i>	GO-NP & LI-CO-NP	OFFICES/ RESTAURANT/ AUTO REPAIR
<i>West</i>	N/A	UNION PACIFIC RAIL ROAD

**NEIGHBORHOOD PLAN AREA:**

Old West Austin Neighborhood Plan

**TIA:** N/A**WATERSHED:** Town Lake**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

#018 Old West Austin Neighborhood Assn.

#511 Austin Neighborhoods Council

#742 Austin Independent School District

#998 West End Alliance

**SCHOOLS:**

- Mathews Elementary School
- Henry Middle School
- Austin High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>PLANNING COMMISSION</b>	<b>CITY COUNCIL</b>
C14-02-0112	Zonings associated with the Neighborhood Plan	Approved staffs recommendations	Approved Staffs recommendations 6/29/2000 3 readings.
C14-05-0025	SF-3-NP to NO-MU-NP	APVD STAFF REC OF NO-MU-CO-NP W/CONDS (6-1, CM-NO)	Pending

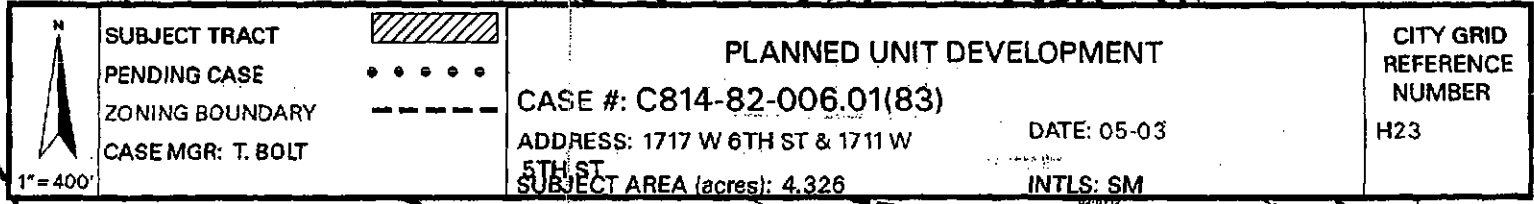
**RELATED CASES:**

C814-82-006.1(83) – Modifications to approved PUD.

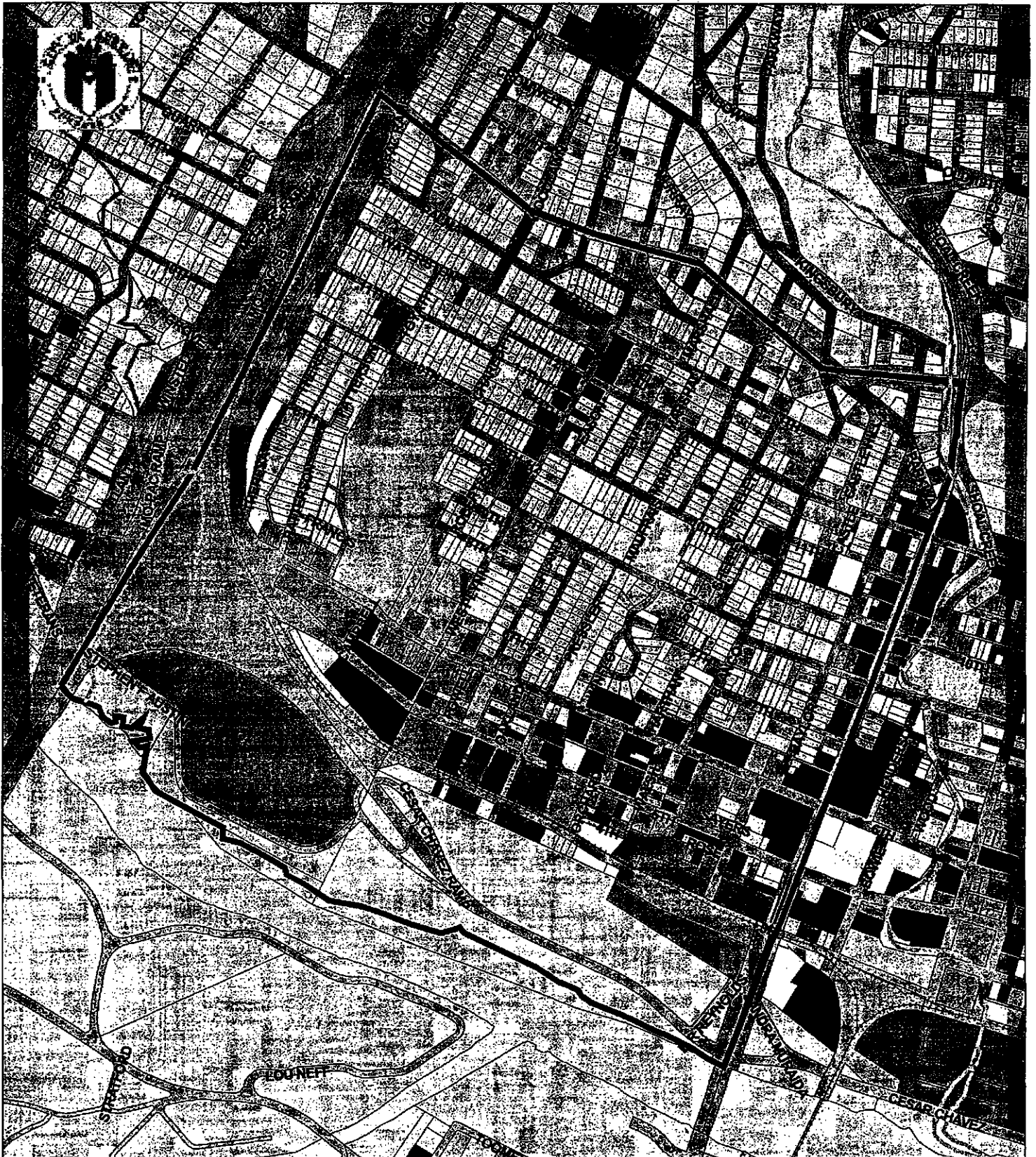
**ABUTTING STREETS:**

NAME	ROW	PAVEMENT	CLASSIFICATION
5 <sup>th</sup> Street	Varies	Varies	Arterial
6 <sup>th</sup> Street	Varies	Varies	Arterial

**CITY COUNCIL DATE:** December 15, 2005**ACTION:****ORDINANCE READINGS:**      1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jerry Rusthoven, NPZD**PHONE:** 974-3207**E-MAIL:** [jerry.rusthoven@ci.austin.tx.us](mailto:jerry.rusthoven@ci.austin.tx.us)







# Old West Austin Neighborhood Planning Area

0.5

0

0.5 Miles

## Landuse

- |  |                         |  |                |
|--|-------------------------|--|----------------|
|  | Large Lot Single-family |  | Mining         |
|  | Single-family           |  | Civic          |
|  | Mobile Homes            |  | Open Space     |
|  | Multi-family            |  | Transportation |
|  | Commercial              |  | Right-of-way   |
|  | Office                  |  | Utilities      |
|  | Industry                |  | Vacant         |
|  |                         |  | Water          |
|  |                         |  | Unknown        |

## **STAFF RECOMMENDATION**

Recommend rezoning from PUD to PUD to add pedestrian oriented uses at ground level of Phase 3A parking structure. The permitted uses include:

- Administrative and Business Offices
- Consumer Repair Services
- Financial Services
- Laundry Services
- Medical Offices
- Personal Services
- Pet Services
- Professional Office
- Software Development
- Personal Improvement Services
- Restaurant (General)

## **BASIS FOR RECOMMENDATION**

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

- Planned unit development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control.
- The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD.

The proposed change to the existing PUD is consistent with the purpose statement of the district sought.

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

The proposed addition of pedestrian oriented uses will be compatible with existing uses allowed.

## **EXISTING CONDITIONS**

The subject properties is an existing PUD including a bank, offices, and a parking garage.

## MASTER REVIEW REPORT

CASE NUMBER: C814-82-006.1(83)

CASE MANAGER: Jerry Rusthoven

PHONE #: (512) 974-3207

REVISION #: 6 UPDATE:

PROJECT NAME: Lake Austin Commons AKA Hartland Plaza

SUBMITTAL DATE: 02/28/05

REPORT DUE DATE: 03/14/05

FINAL REPORT DATE: 10/19/05

REPORT LATE: DAYS

LOCATION: 1717 W. 6<sup>th</sup> Street and 1711 W. 5<sup>th</sup> Street

### STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: IF YOU HAVE ANY QUESTIONS, PROBLEMS, CONCERNS OR IF YOU REQUIRE ADDITIONAL INFORMATION ABOUT THIS REPORT, PLEASE DO NOT HESITATE TO CONTACT YOUR CASE MANAGER (referenced above) at the CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW, P.O. BOX 1088, AUSTIN, TX.

### REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

### UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by ###/###/### which is 180 days from the date your application was filed [Sec. 25-5-113]. Otherwise, the application will automatically be denied.
- If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION:**

- An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before ##/##/##. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

Environmental - MANUEL DEL LLANO 974-3410
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***ENVIRONMENTAL REVIEW – SIGN OFF***

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Johnson 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. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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. 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.
4. According to flood plain maps, there is flood plain within the project area.
5. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Site Plan - SUE WELCH 974-3294
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FYI - This site is located in the Old West Neighborhood Plan.

Transportation - EMILY BARRON 974-2788

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 1,871 new trips per day, assuming that the change to permit pedestrian oriented uses on the 1<sup>st</sup> floor develops. This calculation does not include the existing development and only takes in the most intense use, retail which is the highest trip generating proposed use. 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 additional vehicle trips per day. [LDC, 25-6-117]
3. Capital Metro bus service is available along 5<sup>th</sup> Street and 6<sup>th</sup> Street.
4. 5<sup>th</sup> Street and 6<sup>th</sup> Street are classified in the Bicycle Plan as a Priority 1 bike routes.
5. There are existing sidewalks along 5<sup>th</sup> Street and 6<sup>th</sup> Street.
6. Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
5 <sup>th</sup> Street	Varies	Varies	Arterial
6 <sup>th</sup> Street	Varies	Varies	Arterial

WWW - PAUL URBANEK 974-3017

#### Description

WW 1. The site is served with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

The landowner must pay the tap and impact fee once the landowner makes an application for a City water and wastewater utility tap permit.