

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2019-0116 (11586 Jollyville Road) DISTRICT: 10

ADDRESS: 11586 Jollyville Road

ZONING FROM: I-SF-2

TO: GO-CO

The applicant is proposing a conditional overlay (CO) to limit the maximum height on the property to fifty-five (55) feet.

SITE AREA: 0.9128 acres

PROPERTY OWNER: Jollyville HQ, LLC (Kevin Lange)

AGENT: Armbrust & Brown, PLLC (Michael Gaudini)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

### STAFF RECOMMENDATION:

The staff's recommendation is to grant General Office-Conditional Overlay Combining District, zoning. The conditional overlay will limit the maximum height on the property to fifty-five (55) feet.

The Austin Strategic Mobility Plan (ASMP), calls for 104 feet of right-of-way for Jollyville Road. It is recommended that required right-of-way be dedicated for Jollyville Road according to the Transportation Plan through a street deed prior to 3rd reading of City Council [LDC 25-6-51 and 25-6-55].\*

\*On October 1, 2019, the zoning staff received an e-mail from the Austin Transportation Department stating that no additional right -of-way is required at this time. Therefore, the ROW condition is no longer part of the staff's recommendation in this case.

### ZONING AND PLATTING COMMISSION RECOMMENDATION:

**October 1, 2019: Approved staff's recommendation of GO-CO zoning (10-0);  
H. Smith-1<sup>st</sup>, J. Duncan-2<sup>nd</sup>.**

### CITY COUNCIL ACTION:

**October 31, 2019**

### ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently developed with a vacant structure. There is a multifamily residential use to the north, south and west. To the east, across Jollyville Road, there is a service station and office use. The applicant is requesting to zone this property to the GO district to redevelop the site with an office use.

The staff recommends General Office-Conditional Overlay Combining District, zoning. The site under consideration meets the intent of the GO district. This tract of land is located on an arterial roadway, Jollyville Road, a designated Activity Corridor in the Imagine Austin Comprehensive Plan. The proposed GO zoning is consistent with the surrounding commercial and office uses. There are multifamily uses to the north, south and west and office use/zoning across Jollyville Road to the east.

The proposed zoning will be consistent with the zoning/land use patterns in this area as the west side of Jollyville Road is primarily zoned office and multi-family use.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

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

The proposed GO zoning is consistent with the surrounding commercial and office uses. There are multifamily uses to the north, south and west and office use/zoning across Jollyville Road to the east.

The property takes access to Jollyville Road, an arterial roadway and designated Activity Corridor in the Imagine Austin Comprehensive Plan.

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

GO zoning will permit the applicant to redevelop the property with uses that will provide services to the surrounding community. The proposed zoning will be consistent with the zoning/land use patterns in this area as the west side of Jollyville Road is primarily zoned office and multi-family use.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-SF-2	Vacant Single-Family Residence
<i>North</i>	MF-2-CO	Multifamily Residential (Northland)
<i>South</i>	MF-2-CO	Multifamily Residential (Northland)
<i>East</i>	LO	Service Station (Chevron), Office (Touchstone Imaging)
<i>West</i>	MF-2-CO	Multifamily Residential (Northland)

**AREA STUDY:** U.S. 183/Jollyville Road Area Study

(The U.S. 183 Study was approved by the City Council in November of 1978. The Area Study recommended that a 120-foot deep strip of land along Jollyville Road be zoned “O” Office zoning (which was converted to LO, Limited Office, in 1985) and that a 200 foot strip of land along the west side of Jollyville Road be zoned “A” Residence (which was converted to SF-3, Family Residence, in 1985). The policy of a 120-foot strip buffer of LO zoning along the east side of Jollyville Road has been consistently applied to date. The policy of SF-3 on the west side of Jollyville Road was never approved or implemented, and today the west side of Jollyville Road is primarily zoned office and multi-family, with the majority of office zoning being LO zoning. The recommendation for a 120-foot strip of LO zoning along the eastern portion of Jollyville Road was incorporated into the Jollyville Road Study, which was adopted in 1984).

**TIA:** Not required

**WATERSHED:** Bull Creek

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
 Bike Austin  
 Bull Creek Foundation  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Long Canyon Homeowners Association  
 Mountain Neighborhood Association  
 Neighborhood Empowerment Foundation  
 North Oaks Neighborhood Association  
 Northwest Austin Coalition  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 TNR BCP – Travis County Natural Resources

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2012-0013 (Jollyville Rezoning: 11602 Jollyville Road)	LO to LR	3/20/12: Approved LR zoning by consent (7-0); P. Seeger-1 <sup>st</sup> , C. Banks-2 <sup>nd</sup> .	4/26/12: Approved LR district zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , C. Riley-2 <sup>nd</sup> .
C14-2007-0148 (Beaver Brook Children Center: 11726 Jollyville Road)	SF-2, LO to LO	10/02/07: Approved staff's recommendation for LO-CO zoning, with a 2,000 vtpdl, adding a 35' height limit (6-0, C. Hammond, B. Baker-absent); J. Shieh-1 <sup>st</sup> , K. Jackson-2 <sup>nd</sup> .	11/08/07: Approved LO-CO zoning (7-0); all 3 readings
C14-2007-0123 (11701 Jollyville Road)	SF-2 to GR-MU * The applicant amended their rezoning request to LR-MU-CO. The applicant offered a conditional overlay to prohibit Food Sales, Off-Site Accessory Parking, Restaurant (Limited), Restaurant (General), and Service Station uses on the site.	10/02/07: Approved staff's recommendation for LO-MU-CO zoning, , with a 2,000 vtpdl (6-0, B. Baker, C. Hammond-absent); K. Jackson-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	11/08/07: Approved ZAP recommendation of LO-MU-CO zoning (6-1, J. Kim-No); 1 <sup>st</sup> reading 11/29/07: Approved LO-MU-CO zoning by consent (5-0, J. Kim, M. Martinez-off dais); 2 <sup>nd</sup> /3 <sup>rd</sup> readings.
C14-2007-0082 (11603 Jollyville Road)	LO, LR to GR-MU	7/17/07: Approved staff's recommendation of GR-MU-CO zoning, with a 2,000 vtpdl, adding prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn Shops uses (8-0), J. Martinez-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .	8/23/07: Approved GR-MU-CO zoning on all 3 readings (7-0); L. Leffingwell-1 <sup>st</sup> , M. Martinez-2 <sup>nd</sup> .
C14-2007-0081 (11625 Jollyville Road)	LR-CO to Tract 1: LO, Tract 2: GR-MU	7/17/07: Approved staff's recommendation of LO-CO zoning for Tract 1 and GR-MU-CO zoning for Tract 2, with a 2,000 vtpdl, adding prohibition of Automotive Sales, Automotive Rentals, Automotive Repair, Automotive Washing (of any type) and Pawn	8/23/07: Approved LO-CO for Tract 1 and GR-MU-CO for Tract 2 (7-0); all 3 readings

		Shops uses (8-0), J. Martinez-1 <sup>st</sup> , S. Hale-2 <sup>nd</sup> .	
C14-06-0172 (Arboretum Retirement Community: 11601 Jollyville Road)	LO to Tract 1(1.570 acres): GR-MU (for 866 to 896 ft above sea level) and MF-6 (for 896 to 986 ft above sea level) Tract 2 (0.424 acres): LO-MU (an area 120 ft in depth on the site from the property line along Jollyville Road)	10/17/06: Approved GR-MU-CO zoning on Tract 1 for an area 866 to 896 ft above sea level and MF-6-CO zoning for an area 896 to 926 ft above sea level; with conditions of a 60-foot height limit and 2,000 vehicle trip limit and approved LO-MU-CO zoning on Tract 2; with conditions of 2,000 vehicle trip limit, limit site to 'LO' district uses and residential accessory uses (prohibiting dwelling units). Vote: 9-0; K. Jackson-1 <sup>st</sup> , J. Martinez-2 <sup>nd</sup> .  1/09/07: Approved staff rec. of GR-MU-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with a 2,000 vehicle trip limit per tract (6-0, B. Baker, S. Hale, J. Martinez-absent); J. Pinnelli-1 <sup>st</sup> , C. Hammond-2 <sup>nd</sup> .	1/25/07: Approved GR-MU-CO for Tract 1 and LO-CO for Tract 2 (6-0); all 3 readings
C14-06-0013 (Pavilion Condominiums: 11819 Pavilion Boulevard)	GR, SF-2 to MF-6* *On 4/27/06, the agent requested to amend the case to allow for a 65 foot strip of SF-3 zoning along the southeast property line.	5/02/06: Motion to approve MF-6-CO zoning, with a 60 foot height limit, and SF-3 zoning for an area 65 feet from the southeastern property line (5-3, B. Baker, M. Hawthorne, C. Hammond-No, J. Martinez-absent); K. Jackson-1 <sup>st</sup> , B. Baker-2 <sup>nd</sup> .  Motion made to rescind and reconsider previous action (8-0, J. Martinez-absent); K. Jackson-1 <sup>st</sup> , B. Baker-2 <sup>nd</sup> .  Motion to deny the applicant's request for MF-6 zoning (6-2, J. Gohil, S. Hale-No, J. Martinez-absent); K. Jackson-1 <sup>st</sup> , J. Pinnelli-2 <sup>nd</sup> .	6/22/06: Case withdrawn by applicant
C14-02-0088 (Ghodsi Tract: 11820 Jollyville Road)	LO to LR-CO	6/18/02: Approved staff's recommendation of LR-CO zoning, by consent (8-0, A. Adams-absent)	7/18/02: Approved LR-CO, prohibiting the following uses as offered by the applicant: Restaurant (Drive-in, Fast Food), Service Station, Counseling Services, Guidance Services, and Safety Services(7-0); all 3 readings

C14-01-0160 (11851 Jollyville Road)	LO to GO	Withdrawn by applicant on 12/14/01	N/A
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RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Jollyville Rd.	105'	58'	ASMP level 3	On the south side.	yes	no

OTHER STAFF COMMENTS:

#### Comprehensive Planning

This property is located on the southwest side of Jollyville Road, on a 0.913 acre property, which recently contained a house but is now vacant. Surrounding land uses include a gas station, an auto repair/body shop, several restaurants, and an office building to the north; to the south are two large multi-building apartment complexes and several medical office buildings; to the east are a couple of restaurants and an office building; and to the west are a large multi-building apartment complex and single-family housing. The proposed use is office.

#### **Connectivity**

The Walkscore for this area is **58/100, Somewhat Walkable**, meaning some errands can be accomplished on foot. Public sidewalks are located sporadically on the north side of Jollyville Road. Bike lanes are located along both sides of Jollyville Road. A CapMetro transit stop is located approximately 500 feet away on Research Boulevard, with limited pedestrian accessibility. The connectivity options in the area are good; the mobility options are fair and could be greatly improved with a public sidewalk system located along both sides of Jollyville Road.

#### **Imagine Austin**

The property is located along an **‘Activity Corridor’**, (Jollyville Road) as identified on the Imagine Austin’s Growth Concept Map. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following policies apply to this request:

☐ **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

☐ **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit,

bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

□ **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based upon this property: (1) being located along an Activity Corridor that supports a mixture of uses, including office buildings; and (2) supporting the Imagine Austin policies, the proposed project appears to partially support the policies and Growth Concept Map of the Imagine Austin Comprehensive Plan. It is hoped in the future that a complete public sidewalk system be installed along both sides of Jollyville Road.

### Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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.

At this time, site specific information is unavailable regarding 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.

### Site Plan

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.

FYI: Additional design regulations will be enforced at the time a site plan is submitted. SP5.

FYI: This site is within the Edwards Aquifer Recharge area.

### **DEMOLITION AND HISTORIC RESOURCES**

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### Transportation

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]

A neighborhood traffic analysis was not required for this case because the site is accessing a level 3 roadway per the ASMP.

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 104 feet of right-of-way for Jollyville Road. It is recommended that required right-of-way be dedicated for Jollyville Road according to the Transportation Plan prior to 3rd reading of City Council. [LDC 25-6-51 and 25-6-55].\*

\*On October 1, 2019, the zoning staff received an e-mail from the Austin Transportation Department stating that no additional right -of-way is required at this time. Therefore, the ROW condition is no longer part of the staff's recommendation in this case.

### Austin Water Utility

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

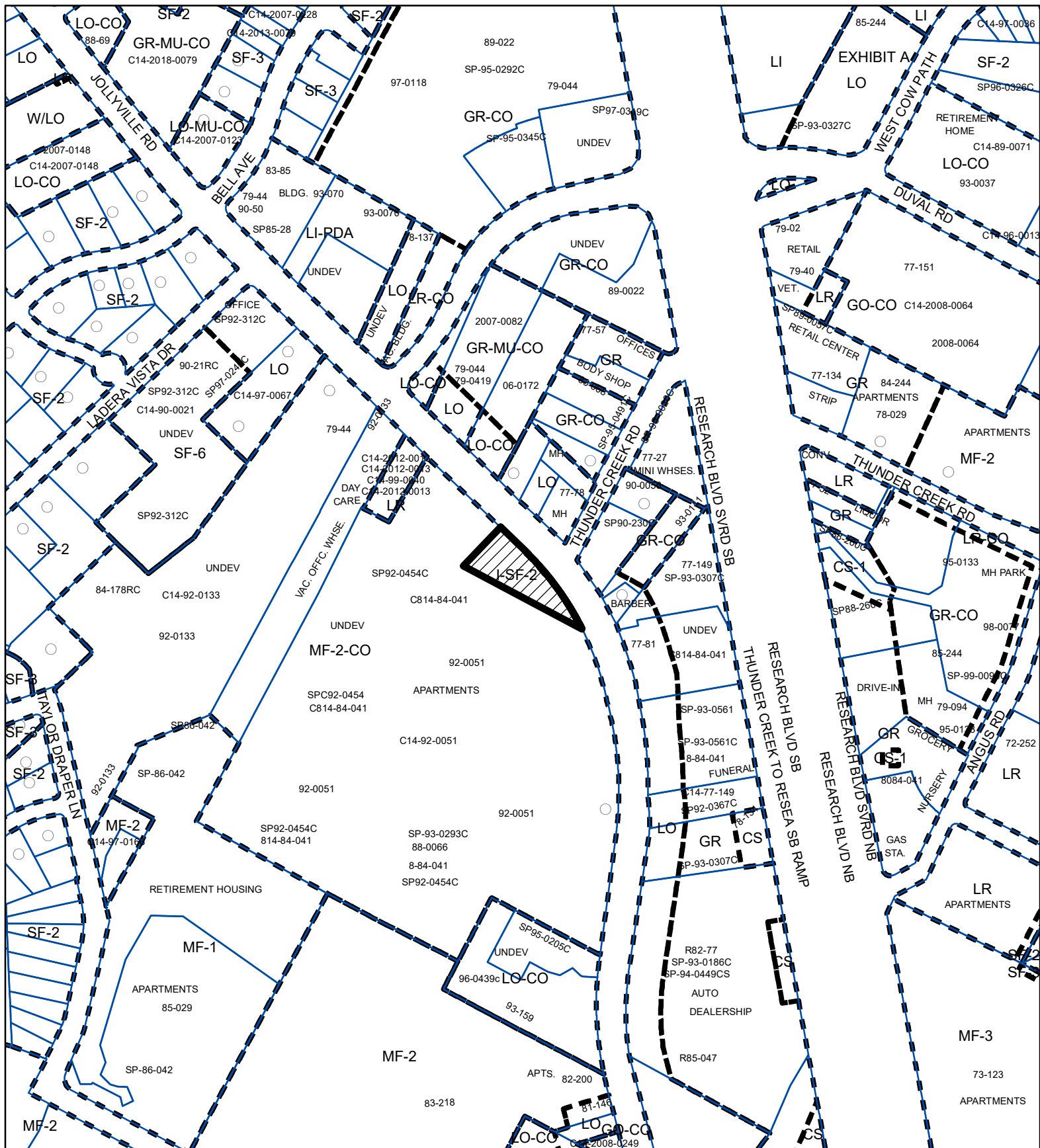


required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

#### INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map




B. Aerial Map



## ZONING

ZONING CASE#: C14-2019-0116



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

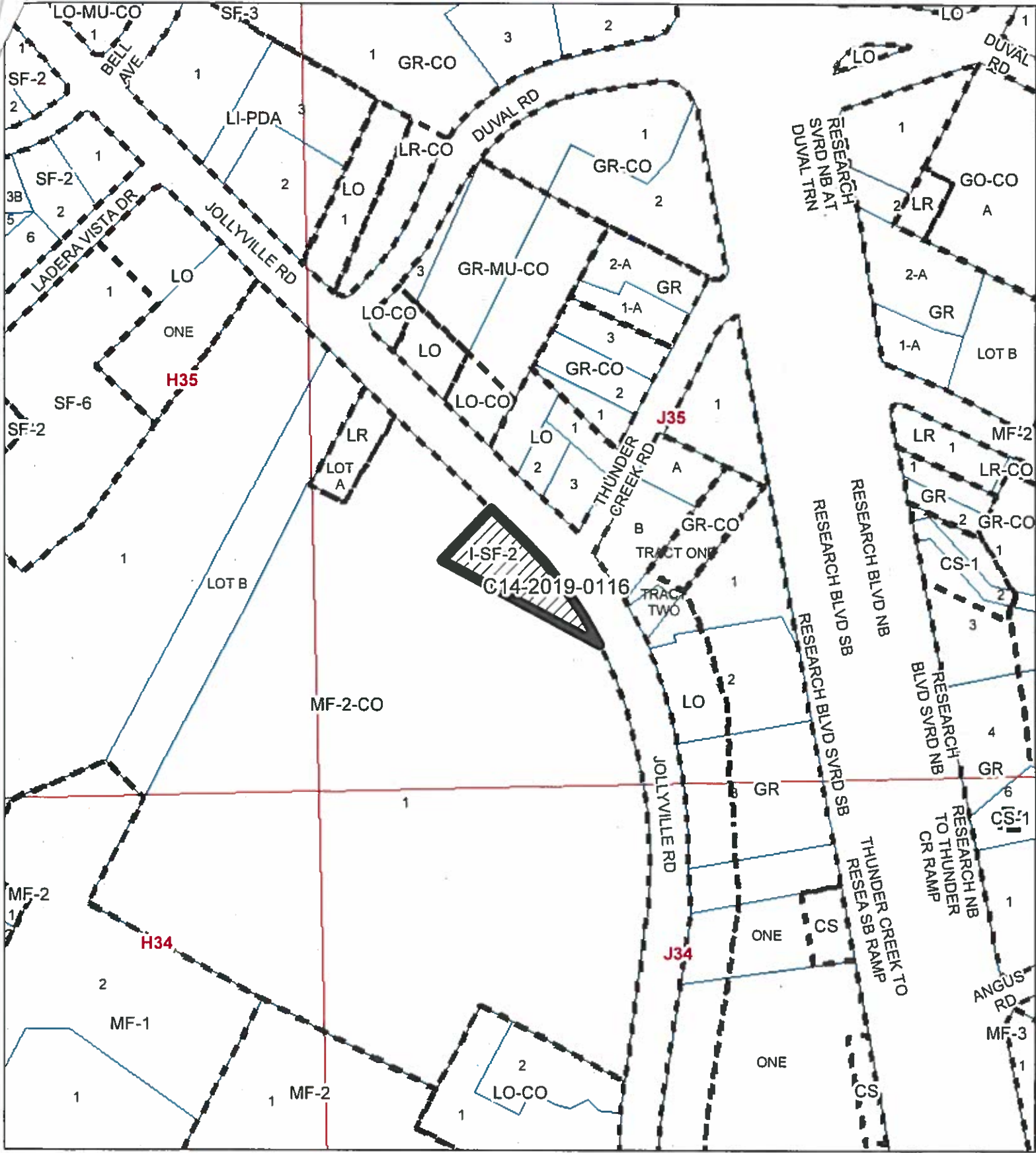
1" = 400'

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Created: 8/16/2019







# 11586 JOLLYVILLE ROAD

ZONING CASE#: C14-2019-0116  
 LOCATION: 11586 JOLLYVILLE RD.  
 SUBJECT AREA: 0.9128 ACRES  
 GRID: J35  
 MANAGER: Sherri Sirwaitis

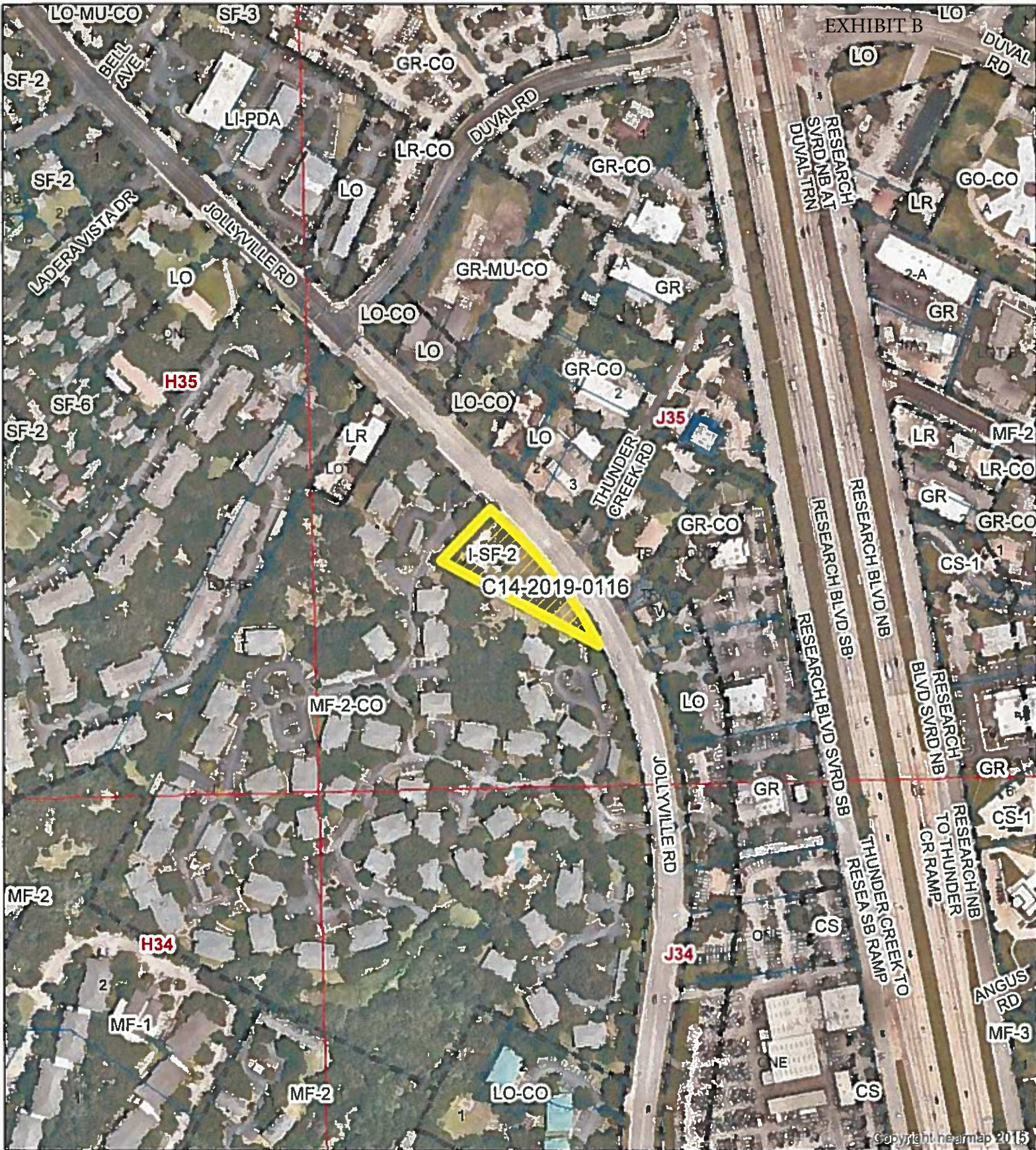


1" = 300'

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

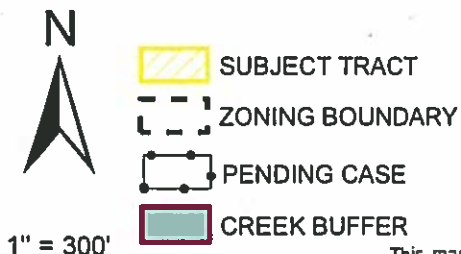
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