

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0146 – 3525 Far West

DISTRICT: 10

ZONING FROM: LR-V and LO-V

TO: GR-V

ADDRESS: 3525 Far West Boulevard

SITE AREA: 3.94 acres (171,626 sq. ft.)

PROPERTY OWNER: Frost National Bank
(Ross Wood)

AGENT: Drenner Group, PC
(Amanda Swor)

CASE MANAGER: Mark Graham (512-974-3574, mark.graham@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends Community Commercial-Vertical Mixed Use Building (GR-V) combining district zoning. *For a summary of the basis of staff's recommendation, see case manager comments on page 2.*

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

December 17, 2019: *APPROVED STAFF RECOMMENDATION OF GR-V DISTRICT ZONING BY CONSENT. VOTE 9-0. (H. SMITH, N. BARRERA-RAMIREZ 2nd; A. DENKLER OFF THE DAIS, 1 VACANCY ON THE COMMISSION.*

CITY COUNCIL ACTION:

January 23, 2020:

ISSUES

No issues were identified for this proposal.

CASE MANAGER COMMENTS:

The Frost National Bank lobby and drive-thru facility is located on the southeast corner of Far West Blvd. and Wood Hollow Drive at 3525 Far West Boulevard. The Applicant requests Community Commercial-Vertical Mixed Use Building (GR-V) zoning for the 3.94 acre (171,626 sq. ft.) lot. The applicant plans to demolish the existing 12,495 sq. ft. bank building and replace it with a 40,000 sq. ft. commercial building for commercial and office uses.

Far West Blvd. is a designated future transit corridor.

Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

BASIS OF RECOMMENDATION:

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

Community Commercial (GR) district is the designation for an office or commercial use that serves neighborhood and community needs and that is generally accessible from major traffic ways. The Frost National Bank is located on a designated future core transit corridor and in the Far West Neighborhood Center on the Imagine Austin’s Growth Concept Map. The current Bank will be demolished and replaced by a commercial building about four times larger

2. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The Far West Neighborhood Center includes many retail and multi-storied office buildings.

3. *Zoning should allow for the reasonable use of the property.*

The current LO zone district requires buildings that are residential in scale and appearance. The existing one story, 12,495 square foot building generally meets that goal. The current LR zone district limits gross floor area for personal services to 5,000 square feet and prohibits access from a local street. It further limits indoor restaurant square footage to 4,000 square feet and hours of operation between 7:00 a.m. and 11 p.m.. The proposed GR zone district is more appropriate for the proposed 40,000 square foot building.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	LR-V, LO-V	bank office/lobby & drive-thru, parking
North	GR-V, LO-V, LO, MF-3	office, auto service/gas, retail, personal services
South	LO-V, LR-V	parking, moderate density residential
East	LO-V, LR-V	office
West	GR-V, GR, CS, P, GR-CO	retail, restaurant, urgent care, Post Office

NEIGHBORHOOD PLANNING AREA: Not applicable

TIA: TIA determination will be deferred until site plan application when land uses and intensities have been finalized.

WATERSHED: Shoal Creek - Urban

OVERLAYS: Residential Design Standards: LDC/25-2-Subchapter F

SCHOOLS: Doss Elementary Murchison Middle Anderson High

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
 Austin Lost and Found Pets
 Austin Neighborhoods Council
 Bike Austin
 Friends of Austin Neighborhoods
 NW Austin Neighbors

Neighborhood Empowerment Foundation
 Northwest Austin Civic Association
 SEL Texas
 Sierra Club
 Austin Regional Group
 TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-99-0041 3563 Far West Blvd	From GR to CS-1	To Grant CS-1-CO w/CO prohibiting Adult Businesses	Apvd Ordinance 990701-92 07/01/1999
C14-2008-0033 Northwest Hills Neighborhood Planning Area Vertical Mixed Use Building Opt- in/Opt-out 7040 ½ Hart Ln., 3616 ½ Far West Blvd. (City initiated)	The neighborhood is recommending to exclude 8.5 acres out of the VMU overlay of 44.6 acres. From various zone districts to VMU-CO (Vertical Mixed Use and Conditional Overlay Requesting Vertical Mixed Use Zoning Multiple addresses: 3500 to 3900 Far West Blvd 6800 Austin Center Blvd 7022 ½ Wood Hollow Dr 8000 blk of Mesa Dr 7000 blk Chimney Corners 4213 Spicewood Springs Rd	To Grant	Apvd Ordinance 20080320-073 03/20/2008
C14-05-0210 TX Far West Rezoning 6835 Austin Center	From LO to GR	GR-CO w/CO for max 3,500 daily trips, restaurants, rsrch svcs and prsnl imprvmt svcs ltd to 2,500 sq. ft. and list of prohibited uses.	Apvd 04/06/2006

RELATED CASES:

Ordinance No. 82 0916-B. On September 16th, 1982, Council approved LO and LR Zoning for the subject zoning area.

C14R-81-229, Restrictive Covenant, Austin Center: A Restrictive Covenant limited building height to 40.6 feet, and included a provision to terminate the Restrictive Covenant after 30 years from the date of Council approval.

OTHER STAFF COMMENTS:

Comprehensive Planning

The subject tract for this zoning case is located within the **Far West Neighborhood Center**, which is on the southeast corner of Far West Boulevard and Wood Hollow Drive. The 3.94 acres property is not located within the boundaries of a small area plan and contains a one story bank. Surrounding land uses includes a multi-story office building and a large apartment complex to the north; to the south is an office parking lot and a large apartment complex; to the east in a multi-story office building and a medical office complex; and to the west is a large shopping center with a variety of commercial and retail uses and a public library. The proposal is to expand the building footprint of the existing bank from 12,495 square feet to 40,000 square feet and upzone the property.

CONNECTIVITY

Public sidewalks are located on both sides of the two streets that abut the subject property. A public transit stop is located less than 200 feet from the subject property. Bike lanes located along Wood Hollow Drive. The mobility options are average in this area while the connectivity options are excellent.

IMAGINE AUSTIN

This project is located within the boundaries of the **Far West Neighborhood Center**, as identified on the Imagine Austin's Growth Concept Map. Like many Imagine Austin Centers, this center is represented by a circle shape that reflects the general location where the center should be located in the future. The center's actual boundaries would need to be clarified through a small area planning process.

Neighborhood Centers are defined as:

“The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections.”

However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections.

Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services— grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.” (pgs. 105 – 106).

The following IACP policies are also relevant to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a **compact and connected city** in line with the growth concept map.
- **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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Analysis and Conclusion

The Imagine Austin Growth Concept Map identifies this area as a Neighborhood Center, which supports compact and connected mixed use, commercial and infill redevelopment. Based on the subject tract’s location along within a Neighborhood Center, mobility and connectivity strengths and the policies above, the proposed zoning change request supports Imagine Austin.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal 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. Zoning district impervious cover limits apply in the Urban Watershed classification.
3. According to floodplain maps there is no floodplain within or adjacent to the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

5. 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.
6. 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.

Site Plan

1. Site plans will be required for any new development other than single-family or duplex residential.
2. 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.
3. Any new development is subject to Subchapter E Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
4. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

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.

RESIDENTIAL DESIGN STANDARDS OVERLAY

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

A traffic impact analysis shall be required for this case at the time of site plan application when proposed land use intensities have been determined. Additional right-of-way dedication shall be required at the time of site plan application. The adjacent street characteristics are provided in the table below:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
FAR WEST BLVD.	92'	74'	Level 4 (Major Arterial)	Yes	Yes	Yes
WOOD HOLLOW DR.	65'	42'	Level 2 (Collector)	Yes	Yes	Yes

Right-of-way dedication on Far West Boulevard and Wood Hollow Drive has been deferred to the site plan stage.

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.

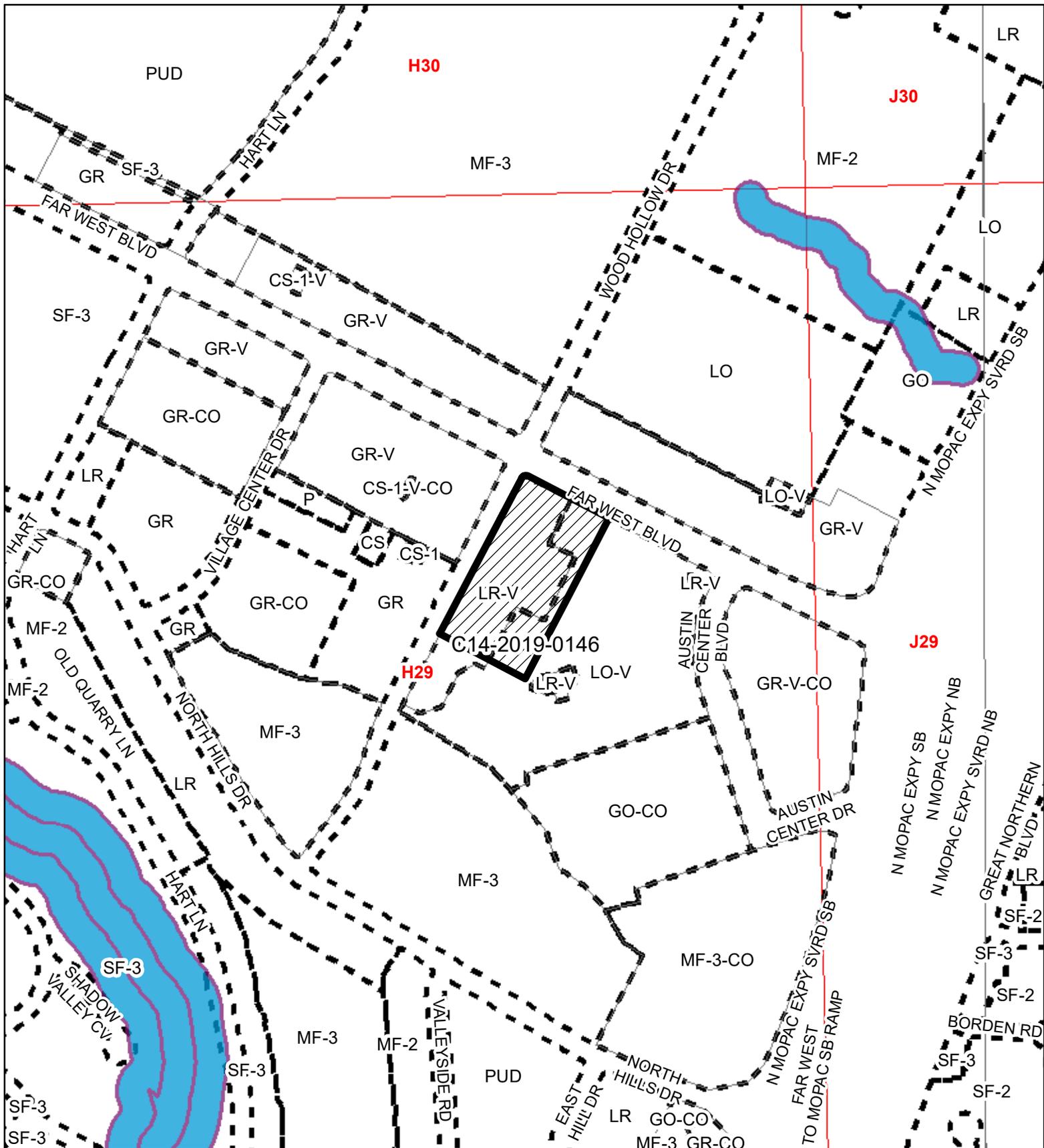
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin.

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

Exhibit A: Zoning Map

Exhibit B: Aerial Map



C14-2019-0146
 3525 FAR WEST

Exhibit A

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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

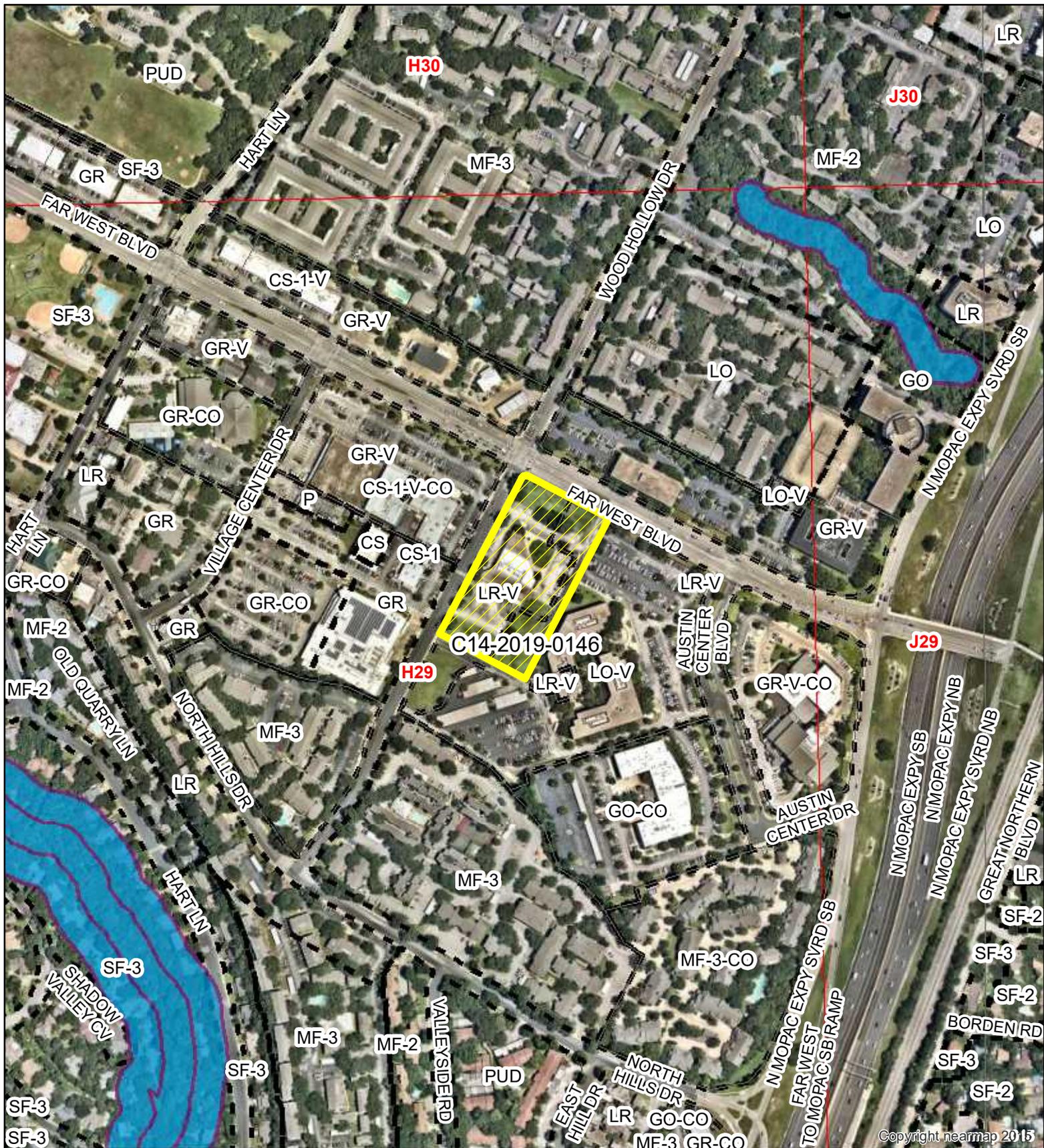
CREEK BUFFER

1" = 400'

ZONING CASE#: C14-2019-0146
LOCATION: 3525 FAR WEST BLVD.
SUBJECT AREA: 3.94 ACRES
GRID: H29
MANAGER: MARK GRAHAM



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Exhibit B

3525 FAR WEST

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

ZONING CASE#: C14-2019-0146
 LOCATION: 3525 FAR WEST BLVD.
 SUBJECT AREA: 3.94 ACRES
 GRID: H29
 MANAGER: MARK GRAHAM



1" = 300'

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