



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

**AGENDA ITEM NO.: Z-12**  
**AGENDA DATE: Thu 01/13/2005**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0136 - 1500 Summit Street - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1500 Summit Street (Harper Creek watershed) from general office (GO) district zoning to general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Planning Commission Recommendation: To grant to general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. Applicant: Waterloo Partners (John S. Graham) Agent: Thrower Designs (Ron Thrower) City Staff: Robert Heil 974-2330

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

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

**ZONING CHANGE REVIEW SHEET****CASE:** C14-04-0136 (1500 Summit Street)**P.C. DATE:** November 23, 2004**ADDRESS:** 1500 Summit**OWNER/APPLICANT:** Waterloo Partners, L.P.  
(John S. Graham)**AGENT:** Thrower Designs  
(Ron Thrower)**ZONING FROM:** GO**TO:** GR-MU-CO\***AREA:** 0.426 acres

(\*see Departmental Comments below.)

**SUMMARY STAFF RECOMMENDATION:**

Staff alternatively recommends general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. The conditional overlay would limit the number of vehicle trip to a maximum of 2,000 per day.

**PLANNING COMMISSION RECOMMENDATION:**

**October 26, 2004:** Postponed until November 23, 2004.

**November 23, 2004:** Approved GR-MU-CO with a conditional overlay 1) Limiting uses to GO uses, 2) limiting building coverage and impervious cover to GO standards, 3) Limiting number of vehicle trips to a maximum of 2000 per day. (8-0)

**DEPARTMENT COMMENTS:**

The site is undeveloped and is currently zoned GO. The applicant has stated his intent to build a mixed use development and is seeking GR-MU-CO. The conditional overlay offered by the applicant would provide for a vehicle trip limit of 2,000 per day, a density limitation of 18 dwelling units, and make the following uses prohibited (see Attachment "A"):

- Automotive Rental, Repair Services and Washing;
- Bail Bonds;
- Commercial off-street Parking
- Funeral Services
- General Retail Sales (Convenience and General);
- Hotel, Motel;
- Indoor Entertainment
- Indoor Sports and Recreation; Outdoor Sports and Recreation;
- Pawn Shop Services;
- Research Services; Service Station; and
- Theater

Staff alternatively recommends GO-MU-CO district zoning.

This property is located within the pending East Riverside/Oltorf Neighborhood Planning Area. It is anticipated the Planning Commission will review this neighborhood plan in July, 2005 and that City Council will review this plan in September, 2005.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO	Undeveloped
<i>North</i>	MF-4	Apartments
<i>South</i>	GO	Office
<i>East</i>	SF-3	Single Family Residence
<i>West</i>	LR	Office (On the other side of IH-35)

**AREA STUDY:** pending East Riverside/Oltorf Neighborhood Planning Area      **TIA:** N/A

**WATERSHED:** Harper's Branch      **DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No      **HILL COUNTRY ROADWAY:** No

**REGISTERED NEIGHBORHOOD ORGANIZATIONS:**

- South River City Association (74)
- South Austin Neighborhood Alliance (189)
- Crossing Garden Homeowners' Association (299)
- Terrell Lane Interceptor Association (300)
- Barton Springs / Edwards Aquifer Conservation District (428)
- South Central Coalition (498)
- Austin Neighborhoods Council (411)
- PODER (972)

**SCHOOLS: (AISD)**

Linder Elementary School      Fulmore Middle School      Travis High School

**CASE HISTORIES:**

There was a previously approved site plan for this property (SP-88-0332C) which provided 2,000 sq. ft. of office (administrative) uses for Lot 5, along with an associated 12 space parking lot and drainage facilities (see Attachment "B"). This site plan has expired.

**ABUTTING STREETS:**

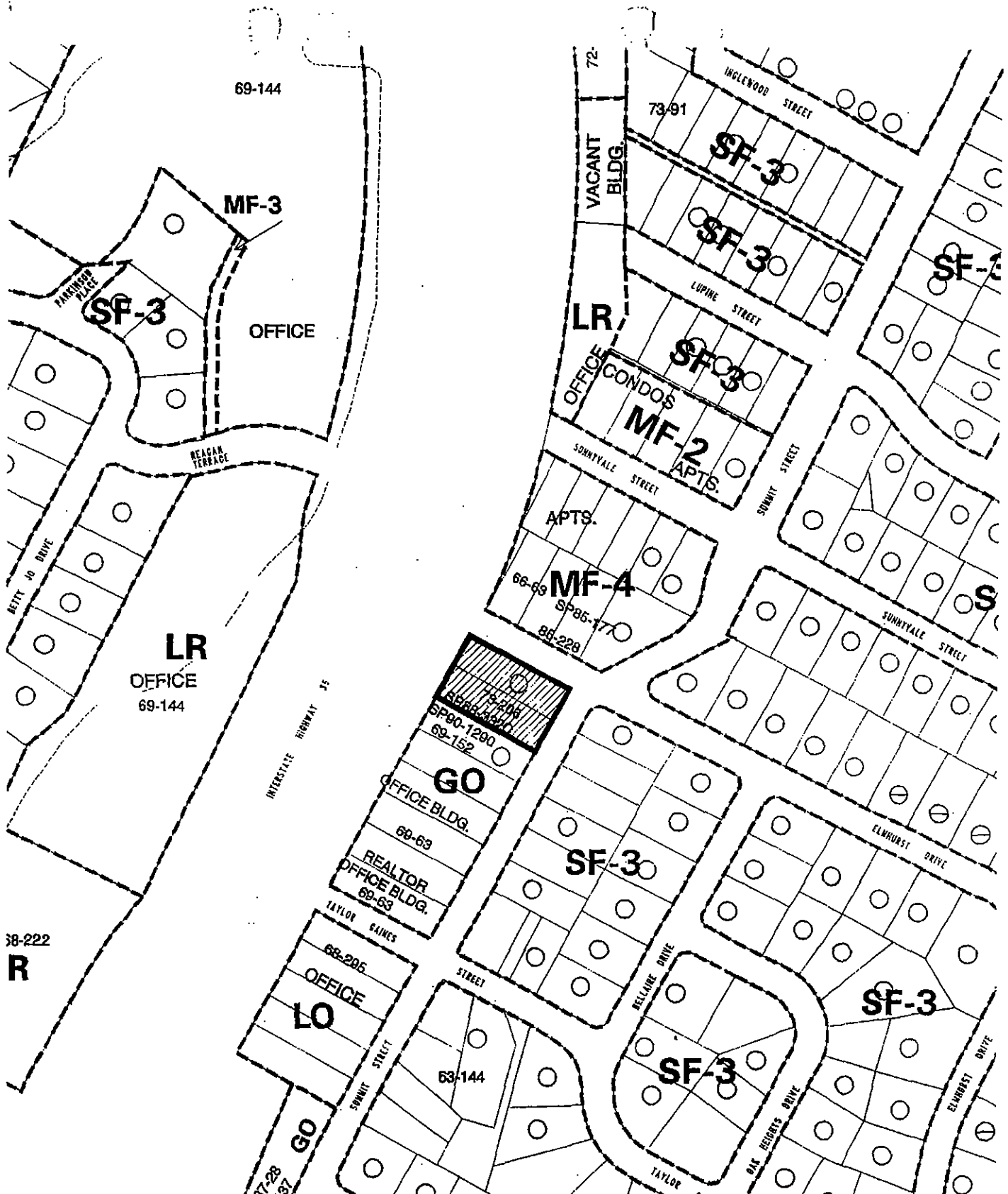
NAME	ROW	PAVEMENT	CLASSIFICATION
IH-35	Varies	Varies	Arterial
Elmhurst	50'	Varies	Local
Summit Street	50'	Varies	Local


- Sidewalks are located along the access road of IH-35.

**CITY COUNCIL DATE:** Jan. 13, 2005**ACTION:****ORDINANCE READINGS:**1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:**

**CASE MANAGER:** Robert Heil  
e-mail address: robert.heil@ci.austin.tx.us

**PHONE:** 974-2330



 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: R.NEIL	<div style="display: flex; justify-content: space-between;"> <div> CASE #: C14-04-0136  ADDRESS: 1500 SUMMIT ST.  SUBJECT AREA (acres): 0.426 </div> <div> ZONING  DATE: 04-08  INTLS: TRC </div> <div> CITY GRID  REFERENCE  NUMBER  J20 </div> </div>
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**SUMMARY STAFF RECOMMENDATION****C14-04-0136**

Staff alternatively recommends general office-mixed use-conditional overlay (GO-MU-CO) combining district zoning. The conditional overlay would limit the number of vehicle trip to a maximum of 2,000 per day.

**BACKGROUND**

The applicant met with neighborhood representatives on October 13, 2004 and discussed the applicant's proposed plans and rezoning request. The information presented is summarized in Attachment "C."

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses and development intensities.*

GO-MU would provide a transition between the multi-family (MF-4) zoned property to the north, and the existing office (GO) zoned to the south, without overly impacting the residential (SF-3) zoned properties to the east.

2. *Granting of the request should result in an equal treatment of similarly-situated properties.*

Similarly situated properties along the I.H. 35 frontage road have been zoned GO, which is the current base zoning of the subject tract.

3. *Zoning should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

GR zoning is considered to be too intense for this location that abuts two local residential streets.

**EXISTING CONDITIONS****Site Characteristics**

The site is undeveloped and is currently zoned GO. The applicant has state his intent to build a mixed use development and is seeking GR-MU-CO. Staff alternatively recommends GO-MU-CO district zoning.

**Site Plan**

There was a previously approved site plan for this property (SP-88-0332C) which provided 2,000 sq. ft. of office (administrative) uses for Lot 5, along with an associated 12 space parking lot and drainage facilities See Attachment "B." This site plan has expired.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the north, east & 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.

### **Transportation**

Staff anticipates no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location. However, additional right-of-way may be required with the subdivision and or site plan.

The trip generation under the requested zoning is estimated to be 2,272 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

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:

NAME	ROW	PAVEMENT	CLASSIFICATION
IH-35	Varies	Varies	Arterial
Elmhurst	50'	Varies	Local
Summit Street	50'	Varies	Local



**Water and Wastewater**

The landowner intends to serve the site 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 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 of Austin utility design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Harper's Branch 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. 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.