

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2012-0153 (Spicewood Springs Office Rezoning) **Z.A.P. DATE:** January 15, 2013

**ADDRESS:** 4714 Spicewood Springs Road

**OWNER/APPLICANT:** Norman Edward John Brueckl

**AGENT:** Tierra Concepts (Scott Taylor)

**ZONING FROM:** SF-3

**TO:** GO

**AREA:** 3.598 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff recommends GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity to less than 2,000 vehicle trips per day and will limit medical office uses to a maximum of 4,000 square feet.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

1/15/13: Approved staff's recommendation of GO-CO zoning, with additional conditions to limit impervious cover on the site to a maximum of 70% and to limit building coverage on the site to a maximum of 50% (5-1, B. Baker-No, P. Seeger-absent); G. Rojas-1<sup>st</sup>, C. Banks-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is currently consists of a single-family residence and a large undeveloped area. The applicant is requesting GO, General Office District, zoning because they would like to redevelop the site with an office structure.

The staff recommends GO-CO zoning because the site under consideration meets the intent and purpose statement of the General Office zoning district. GO-CO zoning will promote consistency and orderly planning because there is existing office zoning (LO, LO-CO) located to the south, east and west of the site under consideration. The property fronts onto and is accessible from Spicewood Springs Road, a major arterial roadway. The proposed zoning will permit the applicant to develop office uses adjacent to other office developments located to the south, east and west that will provide services to the nearby residential areas.

The applicant agrees with the staff's recommendation.

### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Single-Family Residence, Undeveloped Area
<i>North</i>	SF-3, SF-2	Undeveloped
<i>South</i>	SF-6, LO	Residential (Neely's Canyon Condominiums), Office (Spicewood Executive Park, Stillhouse Canyon Office Park)
<i>East</i>	SF-3, LO-CO	Single-Family Residence, Undeveloped Tract
<i>West</i>	LO	Office (Ameriprise Financial, Couch Hallum, Austin National, Presidential Mortgage)

**AREA STUDY:** N/A

**TIA:** Not Required

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District  
Austin Heritage Tree Foundation  
Austin Monorail Project  
Austin Neighborhoods Council  
Balcones Civic Association  
Bull Creek Foundation  
Bull Creek Homeowners Association  
Home Builders Association of Greater Austin  
Homeless Neighborhood Association  
League of Bicycling Voters  
Long Canyon Phase II & LLL Homeowners Association, Inc.  
Northwest Austin Civic Association  
SELTEXAS  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
The Real Estate Council of Austin, Inc.  
2222 Coalition of Neighborhood Associations, Inc.

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0128 (5005 Spicewood Springs Road)	SF-2 to LO-MU	9/16/08: Denied staff rec. of LO-MU (7-0)	9/25/08: Approved SF-6 zoning (7-0); 1 <sup>st</sup> reading only  10/16/08: Approved SF-6 zoning (7-0); 2 <sup>nd</sup> reading  2/12/09: Approved SF-6-CO zoning (6-0); 3 <sup>rd</sup> reading
C14-05-0202 (Crown Castle Spicewood Springs: 4919 Block of Spicewood Springs)	I-SF-3 to SF-6-CO	1/17/06: Approved SF-6-CO, with only permitted non- residential uses a telecommunication tower and permitted SF uses (7-0)	3/23/06: Approved SF-6-CO (7-0); all 3 readings
C14-05-0078 (Shelton Medical Office: 4615 Spicewood Springs Road)	SF-3 to LO	8/02/05: Approved LO-CO, with 50 vtpd limit (8-0)	9/01/05: Approved LO-CO zoning (7-0); all 3 readings
C14-04-0014 (Peppard: 4601 Spicewood Springs)	GO-CO to GO	3/02/04: Approved staff rec. of GO-CO, limiting medical office to 3,485 sq. ft., by consent (8-0)	4/01/04: Approved GO-CO on approximately 4,000 sq. ft. (7-0); 1 <sup>st</sup> reading only

Road)			4/22/04: Approved GO-CO zoning (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-03-0164 (4810 Spicewood B: 4810 Spicewood Springs Road)	SF-3 to LO	1/06/04: Approved staff rec. of LO by consent (9-0)	1/29/04: Approved LO (5-0); all 3 readings
C14-00-2049 (Spicewood Office: Spicewood Springs Road)	SF-3 to LO	4/18/00: Approved staff rec. of LO-CO w/conditions to include list of neighborhood prohibited uses except for Family Home, Group Home and Counseling Services (8-0)	5/18/00: Approved PC rec. of LO-CO zoning on 1 <sup>st</sup> reading (6-0, Lewis-absent)  6/22/00: Approved LO-CO zoning on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0)

**RELATED CASES:** N/A

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	ADT
Spicewood Springs Rd.	120'	MAU-2	Major Arterial	22,207

**CITY COUNCIL DATE:** February 14, 2013

**ACTION:**

**ORDINANCE READINGS:** 1st

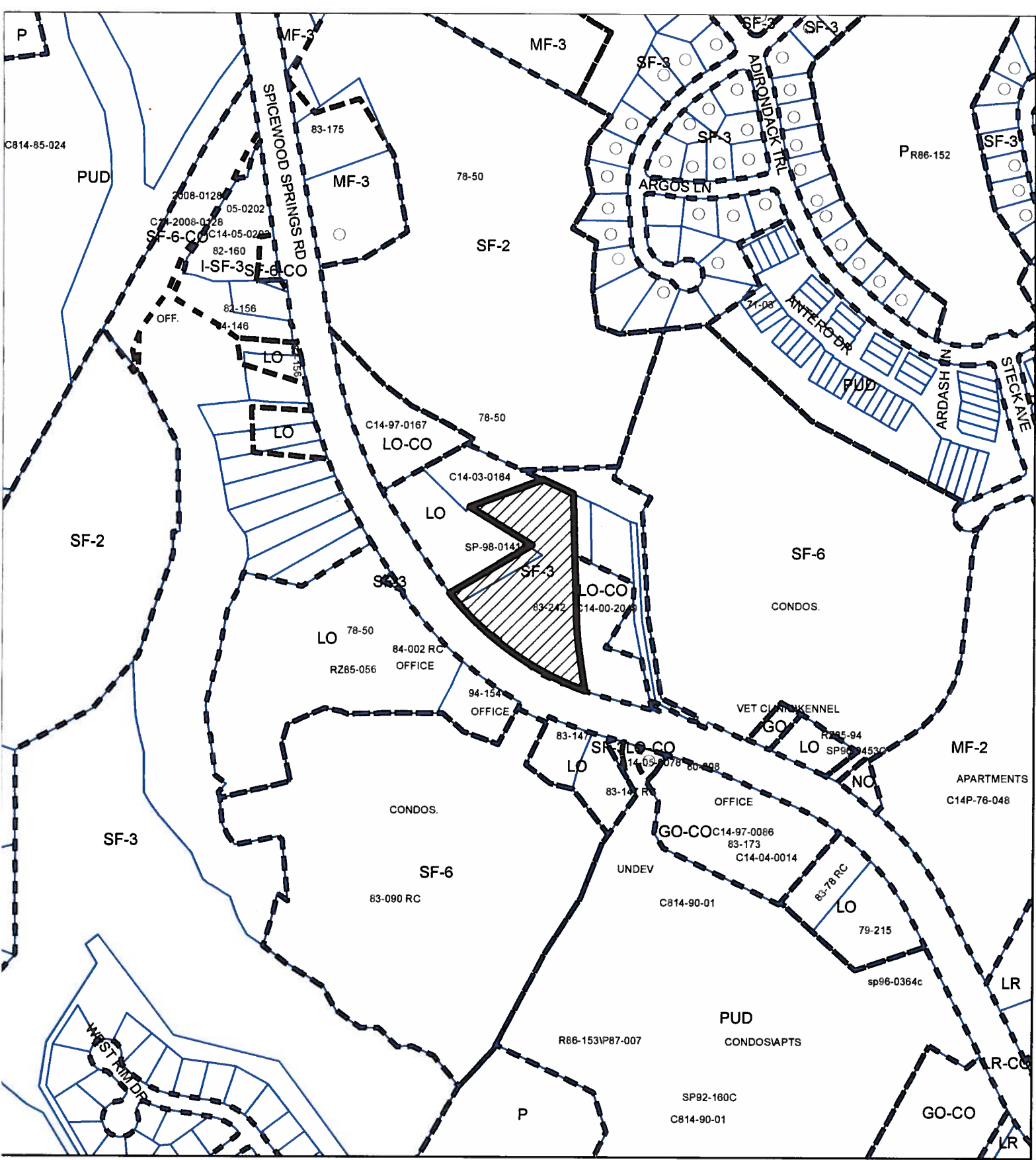
2<sup>nd</sup>




3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

### ZONING CASE#: C14-2012-0153

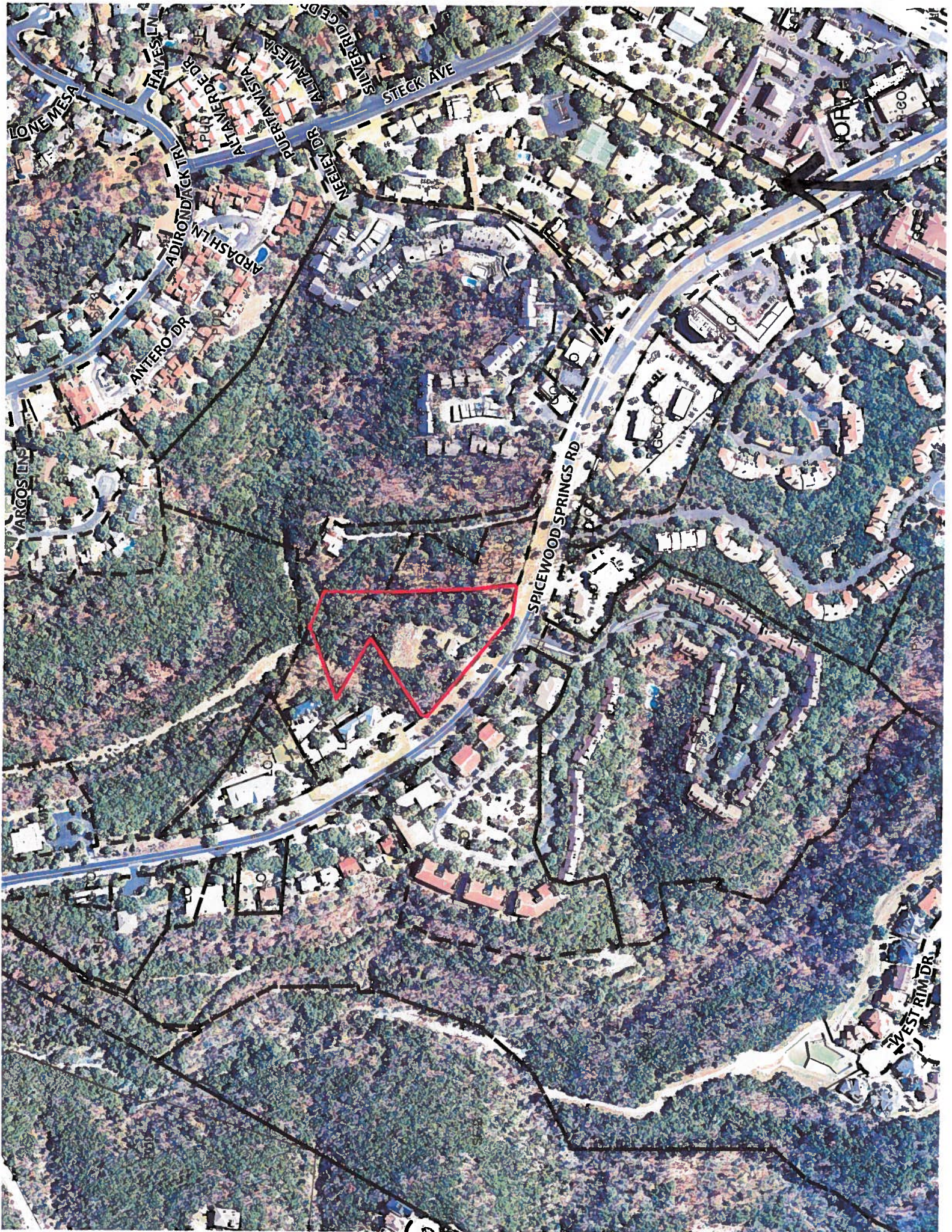


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 400'







## **STAFF RECOMMENDATION**

The staff recommends GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay will limit the development intensity to less than 2,000 vehicle trips per day and will limit medical office uses to a maximum of 4,000 square feet.

## **BASIS FOR RECOMMENDATION**

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The property under consideration is accessible from Spicewood Springs Road, a major arterial roadway. The proposed zoning will permit the applicant to develop office uses adjacent to other office developments located to the south, east and west that will provide services to the nearby residential areas.

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

The proposed zoning will promote consistency and orderly planning because there is existing office zoning (LO, LO-CO) located to the south, east and west of the site under consideration.

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

The zoning district would allow for a fair and reasonable use of the site because it would allow the applicant to have additional permitted uses to redevelop a site that fronts onto a major arterial roadway.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site under consideration consists of a residential home to the south along Spicewood Springs Road and undeveloped land to the north.

### **Comprehensive Planning**

This zoning case is located on the north side of Spicewood Springs Road and is vacant. The proposed use is an office building. This rezoning is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land to the north, an office complex to the south, vacant land to the east, and an office complex to the west.

The property is located within the boundaries of the Barton Creek Contributing Zone, as identified on the Imagine Austin's Growth Concept Map, found in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer. The overall goal of the IACP is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Page 107 of the IACP states,

*“While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. Not all land within the city limits will be developed. Some may remain or enter into agricultural production; continue as single-family houses, duplexes, and apartments; or become part of the planned open space network. **The Growth Concept Map not only guides where Austin may accommodate new residents and jobs but also reflects the community intent to direct growth away from environmentally sensitive areas including, but not limited to, the recharge and contributing zones of the Barton Springs segment of the Edwards Aquifer, and to protect the character of neighborhoods by directing growth to areas identified by small area plans.**”*

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses commercial and office development:

- **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.
- **LUT P22** Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.

Based on the property being located adjacent to other office complexes along Spicewood Spring Road, and the Imagine Austin policies referenced above, staff believes that the proposed office use is supported by the Imagine Austin Comprehensive Plan.

### **Impervious Cover**

The maximum impervious cover allowed by the GO zoning district would be 80%. However, if the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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%

### **Environmental**

The site is partially located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek

Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to floodplain maps there is no floodplain in or within close proximity of the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other 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 on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

### **Site Plan**

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the north property line, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along 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.

### **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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.



## **Transportation**

No additional right-of-way is needed at this time.

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]

Spicewood Springs Rd. is classified in the Bicycle Plan as Bike Route No. 18.

Capital Metro bus service is not available along Spicewood Springs Rd.

There are existing sidewalks along sections of Spicewood Springs Rd.

Existing Street Characteristics:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>ADT</b>
Spicewood Springs Rd.	120'	MAU-2	Major Arterial	22,207

## **Water and Wastewater**

FYI: 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 proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

**Sirwaitis, Sherri**

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**From:** Bob Dailey [REDACTED]  
**Sent:** Wednesday, December 26, 2012 10:12 AM  
**To:** Sirwaitis, Sherri  
**Subject:** Comment for Rezoning Case No. C14-2012-0153

Regarding the proposed change from SF-3 to GO at 4714 Spicewood Springs Rd. (case C14-2012-0153):

My main concern is that the lighting should not be high-powered lamps that shine into the residences at Neely's Canyon Condominiums. It appears that the parcel is VERY close to my unit. I do not want their building and parking lot lights blinding me as I look into the canyon.

Also, I note that the traffic on Spicewood Springs Rd. during rush hour -- especially between 5:30 and 6:30 PM -- makes it very difficult to enter the road. With this new development, we now have three access driveways in a row (veterinary clinic, Neely's Canyon, new development). Please consider this carefully. Is a traffic signal warranted?

Thank you.

Robert F. Dailey  
8200 Neely Dr., Unit 259  
Austin 78759  
(512) 418-8585

## PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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[www.austintexas.gov](http://www.austintexas.gov)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2012-0153

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 15, 2013, Zoning and Platting Commission

Feb 14, 2013, City Council

Your Name (please print)

Vicki Hickerson

4711 Spicewood Springs Rd

Your address(es) affected by this application

Vicki Hickerson

☐ I am in favor  
☒ I object

Signature

Date

Daytime Telephone: 512-293-1419

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810



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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 15, 2013, Zoning and Platting Commission

Feb 14, 2013, City Council

Maya Walker

Your Name (please print)

8200 Neely Dr #230

Your address(es) affected by this application

Maya R. Walker

Signature

Daytime Telephone: 512 2976292

12/30/12

Date

☒ I am in favor  
☐ I object

Comments: Let see no like a

harmless change. If it helps  
the owner make productive  
use of the space & the space  
is not a proposed in ways  
that are positive for the  
community, then we're okay  
with this.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

**Sirwaitis, Sherri**

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**From:** Leslie Johnston [REDACTED]  
**Sent:** Monday, January 14, 2013 3:06 PM  
**To:** Sirwaitis, Sherri  
**Subject:** CASE NUMBER: C14-2012-0153

CASE NUMBER: C14-2012-0153  
CONTACT: SHERRI SIRWAITIS  
PUBLIC HEARINGS: JAN. 15, 2013 ZONING & PLATTING COMMISSION  
FEB. 14, 2013 CITY COUNCIL

NAME: LESLIE MILLER JOHNSTON  
ADDRESS: 4612 SPICEWOOD SPRINGS ROAD, AUSTIN, TX. 78759  
DATE: JAN. 14, 2013  
PHONE: 325-379-1245

COMMENTS: I am the property owner with a home and lot adjacent to this zoning request. We have met with the applicant Scott Taylor of Sierra Concepts. He represented to us that the subject property would have mixed use of local office and residential.

It seems that the zoning change should be to LO rather than GO to be more consistent with the immediate mixed use neighborhood consisting of LO and various categories of residential uses.

Therefore, I oppose the request of the zoning change from SF-3 to GO.

I recommend instead the change be from SF-3 to LO with the MU to allow for local office and residential, as represented to us by Scott Taylor, the applicant.

As I am recovering from the flu, I am unable to attend the hearing on Jan. 15, 2013. I appreciate your representation of my viewpoint.

Leslie M. Johnston  
Tel. # 325-379-1245

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Case Number: C14-2012-0153

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 15, 2013, Zoning and Platting Commission

Feb 14, 2013, City Council

VEIT ERLMANN

Your Name (please print)

4711 Spicewood Springs Rd #246

Your address(es) affected by this application

[Signature]

Signature

1/15/13

Date

Daytime Telephone: (512) 232-7092

Comments: add MU

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810



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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 15, 2013, Zoning and Platting Commission

Feb 14, 2013, City Council

Your Name (please print)

ROWAN ROBB

☐ I am in favor

☒ I object \*

4711 Spicewood Springs

Your address(es) affected by this application

Unit 279 Austin, TX 78759

ROWAN ROBB

Signature

Date

Daytime Telephone: 512-590-1977

1/4/13

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810