

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0103 (4845 Spicewood Springs Rezone) **Z.A.P. DATE:** October 1, 2013

ADDRESS: 4845 Spicewood Springs Road

OWNER/APPLICANT: Oars Investments LLC

AGENT: Thrower Design (A. Ron Thrower)

ZONING FROM: I-SF-3, LO **TO:** LO **AREA:** 0.426 acres

SUMMARY STAFF RECOMMENDATION:

The staff recommends LO, Limited Office District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/01/13: Approved staff's recommendation of LO zoning on consent (7-0); P. Seeger-1st, S. Compton-2nd.

DEPARTMENT COMMENTS:

The property in question is a vacant tract of land located between two office developments. The applicant is requesting LO, Limited Office District, zoning because they would like to redevelop the site with an office use.

The staff recommends LO zoning because the site under consideration meets the intent and purpose statement of the Limited Office zoning district. LO zoning will promote consistency and orderly planning because there is existing office zoning (LO, LO-CO) located to the south and east 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 north, south and east that will provide services to the nearby residential areas.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO, I-SF-3	Vacant Tract
<i>North</i>	I-SF-3, SF-6-CO	Office, Telecommunications Tower
<i>South</i>	LO, SF-3, LO	Office
<i>East</i>	SF-2, LO-CO	Undeveloped Tract, Office
<i>West</i>	SF-3	Undeveloped

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
Bike Austin
Bull Creek Foundation
Bull Creek Homeowners Association
Homeless Neighborhood Association
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
C14-2012-0153 (Spicewood Springs Office Rezoning: 4714 Spicewood Springs Road)	SF-3 to GO	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 st , C. Banks-2 nd .	2/14/13: Approved GO-CO zoning on consent on all 3 readings (7-0); S. Cole-1 st , B. Spelman-2 nd .
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 st reading only 10/16/08: Approved SF-6 zoning (7-0); 2 nd reading 2/12/09: Approved SF-6-CO zoning (6-0); 3 rd 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 Road)	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 st reading only 4/22/04: Approved GO-CO zoning (6-0); 2 nd /3 rd 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 st reading (6-0, Lewis-absent) 6/22/00: Approved LO-CO zoning on 2 nd /3 rd 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: October 24, 2013

ACTION:

ORDINANCE READINGS: 1st

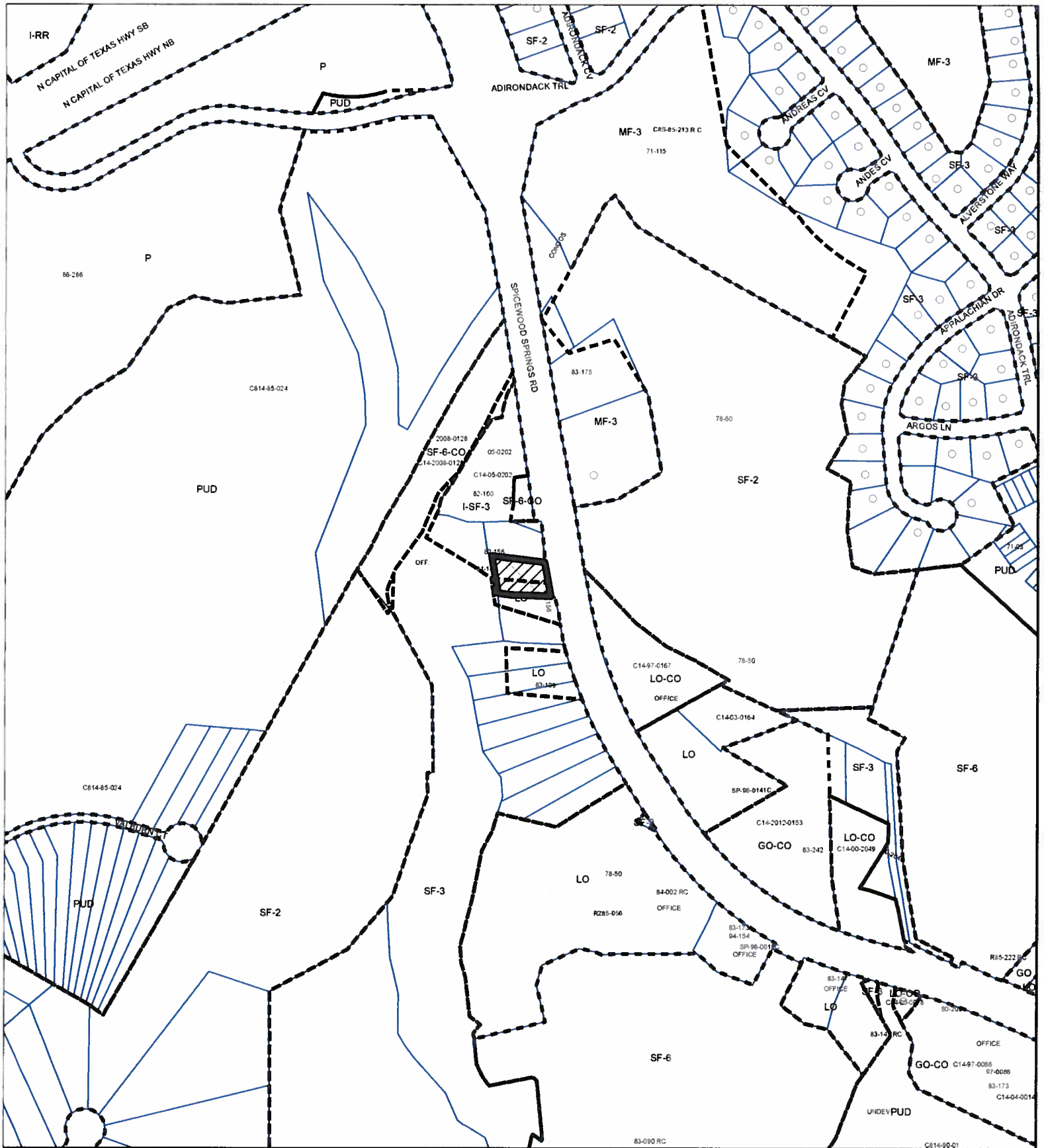
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

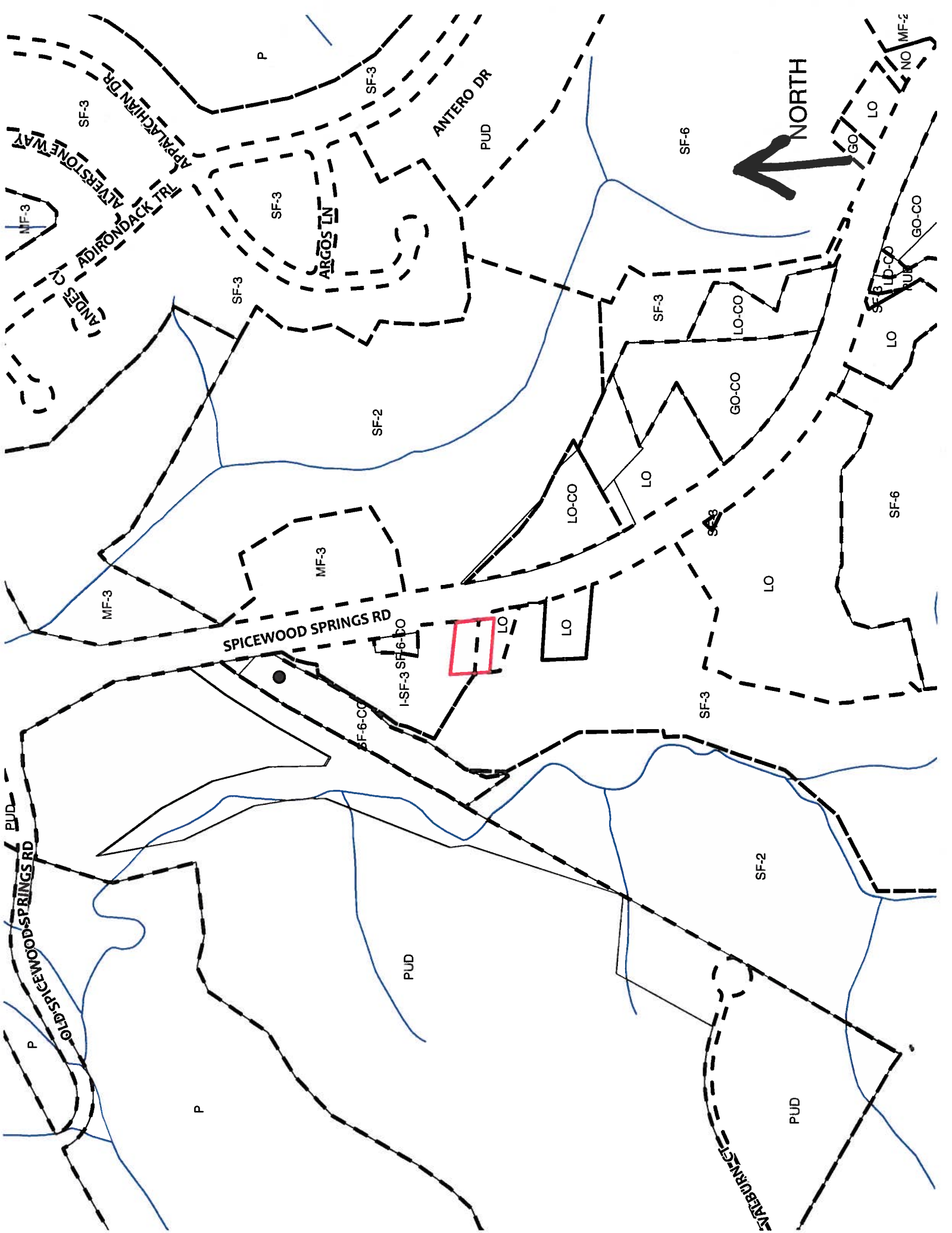
ZONING CASE#: C14-2013-0103

1" = 400'

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.

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APPALACHIAN DR.

ARGOSY LN.

NORTH

SPICEWOOD SPRINGS RD.

VALBURN CT.

STAFF RECOMMENDATION

The staff recommends LO, Limited Office District, zoning.

BASIS FOR RECOMMENDATION

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

Limited office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

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 north, south, northeast and southeast 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 and east of the site under consideration.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of a vacant tract of land that is located between two existing office developments fronting onto Spicewood Springs Road.

Comprehensive Planning

I-SF-3 (Single Family) to LO (Limited Office)

This zoning case is situated on a .426 acre vacant lot, located on the west side of Spicewood Springs Road, which is a heavily travelled road in this area of the City. This case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes an office complex to the north, south and west, and a construction office and residential subdivision to the east. The developer wants to build an office building.

Imagine Austin

As this case is small in scope, it is not at a level of review that can be considered by Imagine Austin. Thus, when looking through the lens of Imagine Austin, this case is neutral. When looking at basic planning principles, the proposed use is similar to the adjacent uses and helps to further the consistency among the uses within the block.

Impervious Cover

The maximum impervious cover allowed by the LO zoning district would be 70%. 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 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 flood plain maps, there is no flood plain in or within close proximity of 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.

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

SITE PLAN REVIEW OF ZONING CASES

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 east 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.
 - 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 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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Spicewood Springs Road	112'	27'	Major Arterial Undivided 2-Lane (MAU 2)	Not Available

There are not existing sidewalks along Spicewood Springs Road.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows: Spicewood Springs Road serves route no. 18 with an existing Shared Lane and recommended Bike Lane.

Eric Dusza with the Neighborhood Connectivity Division may have additional comments regarding mobility enhancements and facilities.

Capital Metro bus service is not available within 1/4 mile of this property.

Water and Wastewater

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 the Austin Water

Utility for compliance with City criteria. 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.

Wastewater service is not currently available to the subject lot, and a Service Extension Request will be required unless an On-Site Sewage Facility is utilized. For more information pertaining to the Service Extension Request process and submittal requirements contact Phillip Jaeger with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0232. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the Service Extension Request review.

FYI. For more information pertaining to the On-Site Sewage Facilities process and submittal requirements contact Katherine Jashinski with the Austin Water Utility, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0296. The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the On-Site Sewage Facilities review.