

ZONING CHANGE REVIEW SHEET**CASE:** C14-2017-0014 - Victory Medical Center**P.C. DATE:** April 25, 2017**ADDRESS:** 2106 & 2108 West Ben White Blvd WB**AREA:** 0.356 acres (15507 s.f.)**OWNER/APPLICANT:** Eveanne Enterprises (Dr. William Franklin)**AGENT:** Land Strategies (Paul Linehan)**ZONING FROM:** SF-3**ZONING TO:** LO-CO**SUMMARY STAFF RECOMMENDATION:**

Staff recommends LO-CO (Limited Office – Conditional Overlay) district zoning with a limitation of 2000 trips per day.

DEPARTMENT COMMENTS:

The subject rezoning area consists of two platted lots, accessing the Ben White Boulevard frontage road and zoned family residence (SF-3) district. This segment of Ben White Boulevard between Manchaca Road and Victory Drive is comprised of mostly single family structures that have a mix of commercial (LR-MU, LO-MU, LO-CO) and residential (SF-3). Ben White Boulevard is a major arterial. These properties back to SF-3 with houses fronting Fort View Road. These house trigger compatibility standards for the properties fronting Ben White Boulevard.

The applicant owns the adjacent properties to the west which comprise the Victory Medical Offices and Pharmacy. To the east is LR-MU used as a barber shop, to the south is Ben White Boulevard/Hwy71/290, to the north is SF-3 single family residences (see zoning map and aerial). The applicant plans on expanding the existing medical offices. Medical offices is a permitted use in the LO zoning district.

Staff recommends LO-CO (Limited Office – Conditional Overlay) district zoning in the context of its location on an arterial roadway as it would provide for a reasonable re-use of the property to occur in relation to the office zoning use located to the west and commercial zoning to the east. The conditional overlay would limit the number of vehicle trips per day to 2,000.

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 ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single Family residences
<i>North</i>	SF-3;	Single Family residences
<i>South</i>	Ben White Blvd	
<i>East</i>	LR-MU, LO-MU	Personal services, office
<i>West</i>	LO-MU, GR, NO-MU	Medical offices; Paint store; Apartments; Shopping center

AREA STUDY: South Lamar Neighborhood Planning Area**TIA:** Waived**WATERSHED:** Williamson Creek**DESIRED DEVELOPMENT ZONE:** YES**CAPITOL VIEW CORRIDOR:** NO**HILL COUNTRY ROADWAY:** NO**NEIGHBORHOOD ORGANIZATIONS:**

Homeless Neighborhood Association
 Friends of Austin Neighborhoods
 Bike Austin
 Austin Heritage Tree Foundation
 Preservation Austin
 GO!Austin/Vamos!Austin (GAVA)
 South Central Coalition
 Austin Neighborhoods Council
 Sierra Club, Austin Regional Group

SCHOOLS:

Joslin Elementary School
 Covington Middle School
 Crockett High School

RELATED CASE HISTORIES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-2012-0145 2111 Fort View Road	SF-3 to NO-MU	NO-MU-CO	Approved NO-MU-CO (4/11/2013)
C14-2008-0185 2110 W. Ben White Blvd	SF-3 to LO-CO	LO-CO	Approved LO-CO (11/20/2008)
C14-2012-0049 2104 West Ben White Blvd	SF-3 to LR-MU	LR-MU	Approved LR-MU (12-13-12)
C14-2008-0096 2102 West Ben White Blvd	SF-3 to LO-MU	LO-MU	Approved LO-MU (7/24/2008)

CITY COUNCIL DATE:

Scheduled for consideration May 18, 2017

ORDINANCE READINGS:1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604

e-mail address: andrew.moore@austintexas.gov

BASIS FOR RECOMMENDATION

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

The LO (Limited Office) district is intended for small office use predominantly serving neighborhood or community needs; such as professional, semi-professional or medical offices.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends LO-CO (Limited Office – Conditional Overlay) district zoning in the context of its location on an arterial roadway as it would provide for a reasonable re-use of the property to occur in relation to the office zoning use located to the west and single family residences to the east. The conditional overlay would limit the number of vehicle trips per day to 2,000.

Site Characteristics

The property is developed with single family residences and there appears to be no significant topographical constraints on the site. The subject rezoning area consists of two platted lots, accessing the Ben White Boulevard frontage road and is zoned family residence (SF-3) district.

NPZ Environmental Review - Mike Mcdougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.
2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

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. 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 512-974-1876. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.
7. 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.

NPZ Austin Water Utility Review - Bradley Barron 512-972-0078

WW1. 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.

Transportation Planning - Natalia Rodriguez - 512-974-3099

TR1. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for W Ben White Boulevard. 75 feet of right-of-way should be dedicated and 125 feet of right-of-way reserved from the existing centerline of W Ben White Blvd in accordance with the Transportation Plan at the time of Subdivision or Site Plan Application. [LDC, Sec. 25-6-51 and 25-6-55).

TR2. If the requested zoning is granted, it is recommended that joint use access be provided to both lots (Tract 1 and Tract 2) from Ben White Blvd.

- TR3. Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.
- TR4. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Ben White Boulevard.
- TR5. 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]
- TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W Ben White Boulevard	365 ft.	337 ft.	Highway/Arterial	Yes	Yes (shared lane)	Yes

NPZ Site Plan Review - Ramon Rezvanipour 512-974-9148

- SP 1. Site plans will be required for any new development other than single-family or duplex residential.
- SP 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.
- SP 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.

Compatibility Standards

- SP 4. The site is subject to compatibility standards. Along the north, east, and west property lines, 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.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

Additional design regulations will be enforced at the time a site plan is submitted

SP 5. FYI – This site is located within the South Lamar Combined NPA. Additional comments may be generated during the site plan review process.

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

This zoning case is located on the north side of W. Ben White Blvd., on two parcels that total 0.356 acres, with each parcel containing a house being used as an office. The property is not located within the boundaries of an adopted neighborhood plan. Surrounding land uses includes single family housing to the north; Highway 71 to the south, a dog groomer to the east, and an office to the west. The proposal is to demolish both houses, and build a 5,000 sq. ft. medical office building.

Connectivity

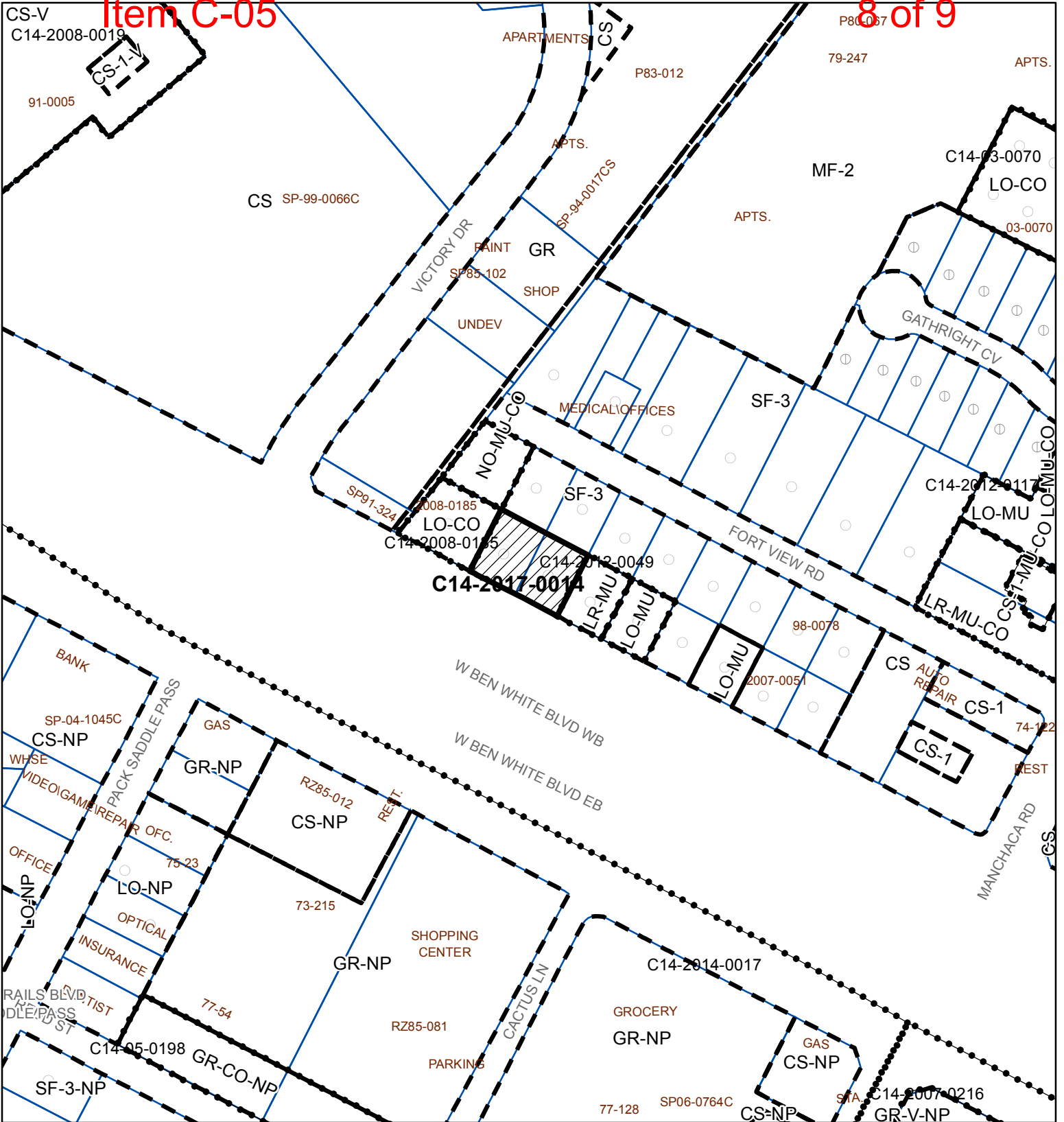
The Walkscore is 72/100, meaning most errands may be accomplished on foot. Public sidewalks are available on both sides of the street and a CapMetro transit stop is located within 500 ft. of the property.

Imagine Austin

The property is located within one of five **‘Activity Centers for Redevelopment (located) in an Environmentally Sensitive Area’** as identified on the Imagine Austin Growth Concept Map, found in the Image Austin Comprehensive Plan. Page 106 of the Imagine Austin Comprehensive Plan states, *“Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, “Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.”*

While this property is over an **Activity Centers for Redevelopment (located) in an Environmentally Sensitive Area**, based on this property being: (1) adjacent to other commercial and office uses along the W. Ben White Blvd. and (2) the Imagine Austin policies referenced above, which encourages infill development along corridors, this request

appears to be supported by the Imagine Austin Comprehensive Plan as long as environmental ordinances are considered and enforced.

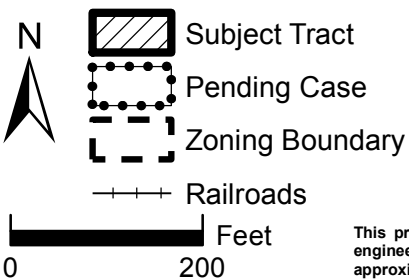


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ZONING

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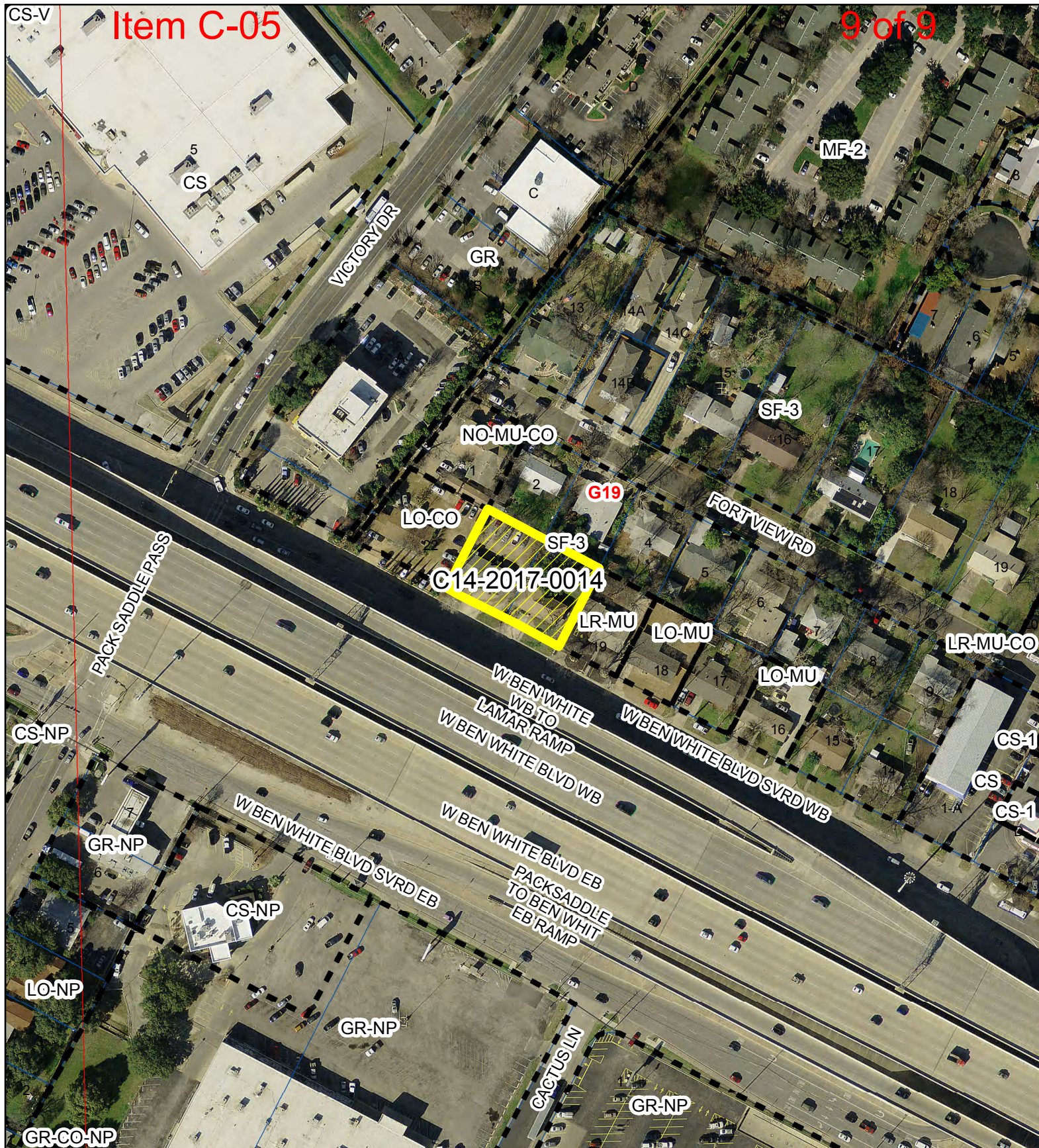
1" = 200'

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Created: 3/22/2017



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SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY



CREEK BUFFER

1" = 150'

ZONING - VICTORY MEDICAL CENTER

ZONING CASE#: C14-2017-0014

LOCATION: 2106 & 2108 W. BEN WHITE BLVD. WB

SUBJECT AREA: .35559 ACRES

GRID: G19

MANAGER: ANDREW MOORE



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