

**ZONING AND PLATTING COMMISSISON
SITE PLAN WAIVER REQUEST REVIEW SHEET**

CASE NUMBER: SP-2017-0295C **ZONING AND PLATTING COMMISSISON**
HEARING DATE: March 20th, 2018

PROJECT NAME: North Shields Medical Office Building

ADDRESS: 2901 North Shields Drive; District 7

APPLICANT: JRSMW, LLC; Christine Wong – (512) 573-5030
5801 Standing Rock Drive
Austin, Texas 78730

AGENT: LJA Engineering, Inc; Michael Porvaznik, P.E. (512) 439-4716
5316 W US 290 Highway; Suite 150
Austin, TX 78735

CASE MANAGER: Clarissa Davis Phone: (512) 974-1423
clarissa.davis@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a medical office building located at 2901 North Shields Drive. Associated improvements include parking and landscaping.

DESCRIPTION OF WAIVERS:

The applicant is requesting a Compatibility Setback Waiver from § 25-2-1063(B)(1), which requires construction of structures to be setback 25 feet from the triggering property line.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The uniqueness in shape of the site causes constraints for development, and while the sidewalks and drainage facility are encroaching, the proposed office building complies with compatibility standards. The site plan complies with all other requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA	41,818 square feet	0.96 acres	
EXISTING ZONING	LO		
WATERSHED	Walnut Creek		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	North Shields Drive		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	.7:1	Vacant	0.22:1
BUILDING COVERAGE	50%	Vacant	11.6%
IMPERVIOUS COVERAGE	70%	Vacant	37.2%
PARKING	23	-	24

SUMMARY COMMENTS ON SITE PLAN:

The subject site is currently vacant. The applicant is proposing to construct a one story medical office building. Associated improvements include 24 parking spaces, drainage and landscaping. The lot is zoned LO– Limited Office.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the single-family structure, zoned SF-1 to the east. Per Section 25-2-1063(B) of the Land Development Code – A person may not construct a structure 25 feet or less from property in an urban family residence (SF-5) or more restrictive zoning district; or on which a use permitted in an SF-5 or more restrictive zoning district is located.

ZONING AND PLATTING COMMISSION ACTION:

N/A

EXISTING ZONING AND LAND USES:

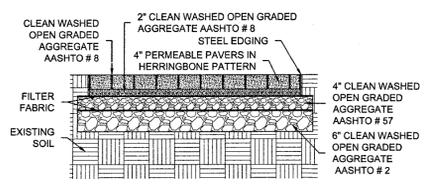
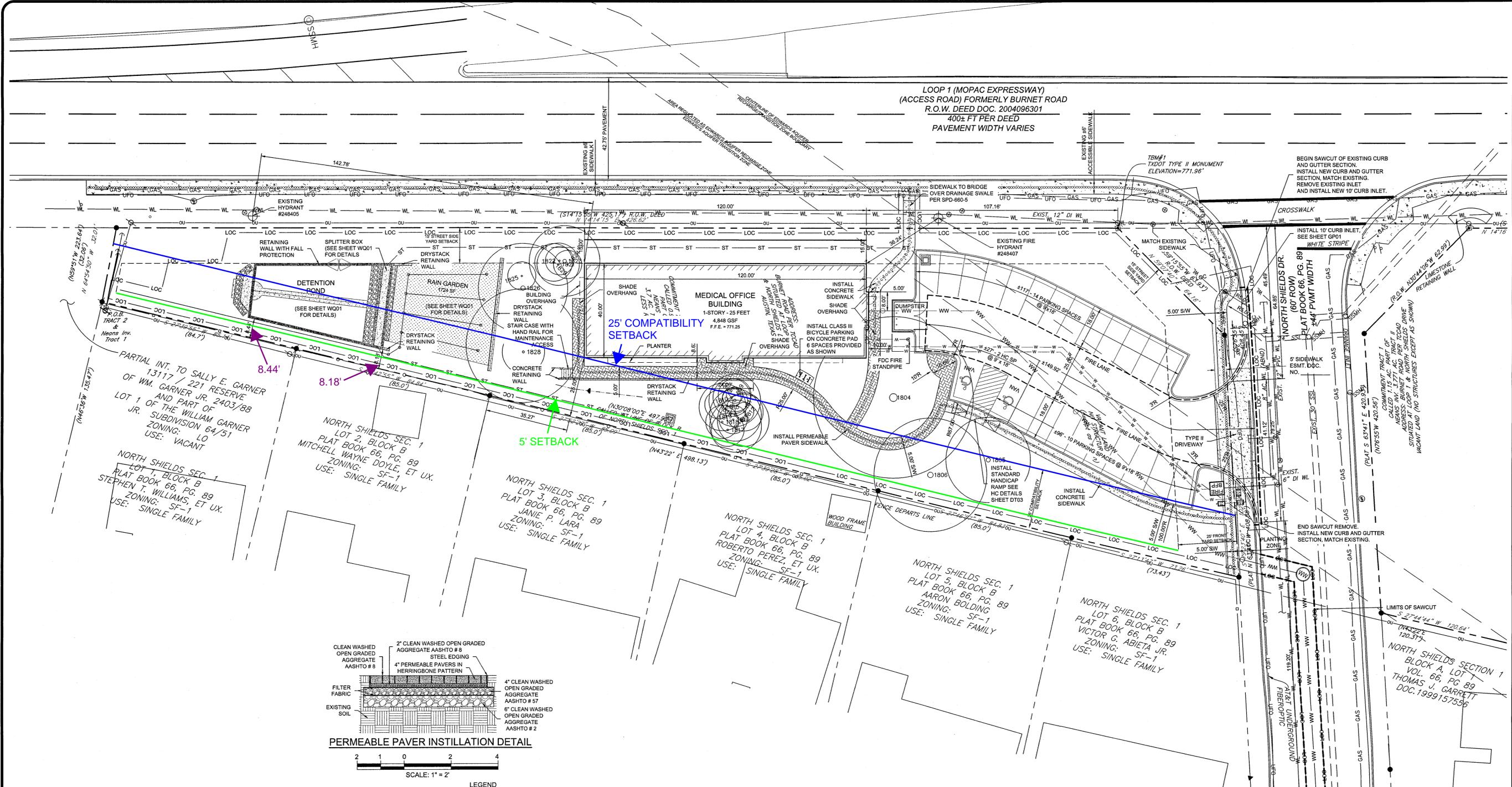
	ZONING	LAND USES
<i>Site</i>	LO	Vacant
<i>North</i>	LO	Vacant
<i>South</i>	LO	Vacant
<i>East</i>	SF-1	Single-Family
<i>West</i>	ROW	-

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
North Shields Drive	60 ft.	40 ft.	City Collector

NEIGHBORHOOD ORGNIZATIONS:

North Growth Corridor Alliance
 North Shields Neighborhood Association
 Austin Independent School District
 Sierra Club, Austin Regional Group
 Bike Austin
 Homeless Neighborhood Association
 SEL Texas
 Friends of Austin Neighborhoods
 North Shields Phase II
 Neighborhood Empowerment Foundation

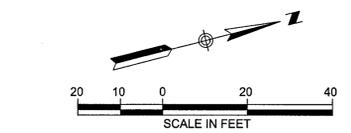


PERMEABLE PAVER INSTALLATION DETAIL
SCALE: 1" = 2'

LEGEND

PROPOSED	EXISTING	PROPOSED	EXISTING

- NOTES:
- APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBLE STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS.
 - NORTH SHIELDS DRIVE IS THE PRINCIPAL STREET.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE CONCRETE WITH CURB AND GUTTER.
 - COMPATIBILITY STANDARDS NOTES:
 - ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. [SECTION 25-2-1064]
 - ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE. [SECTION 25-2-1067]
 - THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. [SECTION 25-2-1067]
 - THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 DBA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES. [SECTION 25-2-1067].



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SITE PLAN RELEASE

FILE NUMBER: SP-2017-0295C EXPIRATION DATE: _____
 CASE MANAGER: CLARISSA E. DAVIS APPLICATION DATE: 08/08/2017
 APPROVED ADMINISTRATIVELY ON: _____
 APPROVED BY PLANNING COMMISSION ON: _____
 APPROVED BY CITY COUNCIL ON: _____
 under Section 112 of Chapter 25-5 of the Austin City Code.

Director for Development Services Department
 DATE OF RELEASE: _____ Zoning: LO
 Rev. No. 1 Correction No.1
 Rev. No. 2 Correction No.2
 Rev. No. 3 Correction No.3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

NORTH SHIELDS - MEDICAL OFFICE BUILDING
 2901 NORTH SHIELDS DRIVE, AUSTIN TX 78727
 SITE DEVELOPMENT PLANS
 SITE PLAN

NO.	DATE	DESCRIPTION

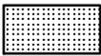


LJA Engineering, Inc.
 Phone 512.439.4700
 Fax 512.439.4716
 5316 Highway 290 West
 Suite 150
 Austin, Texas 78735
 FRN-F-1386

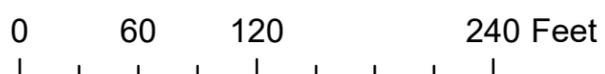
JOB NUMBER: A364-0401
 SHEET NO. 9 OF 20 SHEETS
 SP01



Legend

-  Site Plan Case
-  Zoning

CASE#: SP-2017-0295C
 ADDRESS: 2901 North Shields Drive
 CASE NAME: North Shields Medical Office Building
 MANAGER: Clarissa Davis



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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Clarissa Davis