

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2022-0075 – 7501 Capital of Texas Bldg A

DISTRICT: 10

ZONING FROM: LO-CO

TO: LR-CO

ADDRESS: 7501 N Capital of Texas, Building A

SITE AREA: 0.527 acres (22,971 square feet)

PROPERTY OWNER: Reserve at Bull Creek, LLC (Federico Wilensk)

AGENT: Metcalfe Wolff Stuart and Williams, LLP (Michele Rogerson Lynch)

CASE MANAGER: Michael Dietz; [michael.dietz@austintexas.gov](mailto:michael.dietz@austintexas.gov); (512) 974-7617

STAFF RECOMMENDATION:

**The Staff recommendation is to grant Neighborhood Commercial – Conditional Overlay (LR-CO) combining district zoning. The proposed conditional overlay is for the following: 1) prohibit alternative financial services, consumer convenience services, consumer repair services, financial services, custom manufacturing, food sales, general retail sales (convenience), general retail sales (general), pedicab storage and dispatch, personal improvement services, plant nursery, restaurant (general), and service station; 2) restaurant (limited) would be a conditional use; 3) no building would be permitted to exceed 35 feet in height. For a summary of the basis of Staff's recommendation, see page 3 of this report.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**August 16, 2022:**

CITY COUNCIL ACTION:

**September 15, 2022:**

ORDINANCE NUMBER:

ISSUES:

A companion case, C14-2022-0096, was submitted by the same applicant after this case had been filed. The companion case is still under review and has not yet been scheduled for a Zoning and Platting Commission hearing. If approved, the companion case would rezone the bulk of the property to General Office – Conditional Overlay (GO-CO). As such, the applicant is seeking similar uses and development standards to the GO-CO district for the

subject site. Please refer to the Case Manager Comments section of this report for further information.

#### CASE MANAGER COMMENTS:

The subject rezoning area consists of a portion of one platted lot, which is located directly off of the northbound side of North Capital of Texas Highway. The portion of the property proposed for rezoning is a .527-acre tract identified as Building A. The subject site, like the rest of the property, is currently zoned as Limited Office – Conditional Overlay (LO-CO), representing an office use that serves neighborhood or community needs and is intended to coexist with residential uses in the immediate proximity of the zoning district. Although there is no creek on-site, Bull Creek flows southward within the vicinity of the property, and as such, significant portions of the property are located within a documented creek buffer. However, it should be noted that the subject rezoning area, Building A, is not located within a creek buffer itself, despite being nearby.

As the subject site is just the area identified as Building A, it is essentially rectangular in shape. The site is currently developed with a two-story commercial building. A parking lot is just west of Building A and appears to be shared between the commercial uses located at the operating at the property. The property is only accessible via North Capital of Texas Highway. Other office uses are located at the same property. There are office uses to the north (LO-CO) and west (LO) of the subject site. A large tract zoned for single-family residential uses (SF-2) lies to the east, although the residences themselves are separated from the subject site by a large vegetated area that provides a buffer via both natural landscaping and elevation. The property to the south features a single-family residential Planned Unit Development (PUD), chiefly comprised of Valburn Drive and Vista Mountain Drive; these residences are also separated from the subject site by a vegetated hillside area. A topographic map and Google Maps aeriels have been included as attachments to this report to help illustrate the buffer areas. ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial Exhibit), A-2 (Google Maps Aeriels), and A-3 (Topographic Map).***

The applicant has requested Neighborhood Commercial – Conditional Overlay (LR-CO) district zoning. While the applicant originally requested rezoning the property to General Commercial Services – Conditional Overlay (CS-CO) in order to conduct a veterinary use on-site, they later submitted a letter indicating that they were made aware that their intended use would be classified as a pet service as opposed to a veterinary service. which would not be allowed under the Limited Office – Conditional Overlay (LO-CO) designation currently assigned. As such, the applicant formally amended the request to rezone the property to LR-CO as opposed to CS-CO, as LR-CO would allow the proposed hospital use for household pets (the pet service use) by right.

The applicant also indicated that they are requesting that the conditional overlay allow for General Office (GO) uses and development standards, with the exception of the prescribed height limit, which would remain unchanged from the existing conditional overlay at 35 feet. The existing conditional overlay also applies a restriction of 2,000 vehicular trips per day for the property, which the applicant has requested to remove under the updated conditional

overlay. The application was reviewed by ATD and they did not recommend a vehicle trip restriction for the proposal. The applicant also communicated that their intention is to rezone the rest of the property as GO-CO under a companion case, while this case would rezone the portion of the property occupied by Building A to LR-CO with GO uses and development standards built into the conditional overlay.

**BASIS OF RECOMMENDATION:**

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

The Neighborhood Commercial (LR) district is the designation for neighborhood shipping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood. The conditional overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

In this case, the subject site would also include a conditional overlay to allow for uses permitted under the General Office (GO) district, so the purpose statement of that district bears consideration, as well. The GO district is the designation for offices and selected commercial uses predominately serving community or citywide needs, such as medical or professional offices. The existing conditional overlay also includes limitations on building height that the applicant does not propose to alter, as outlined in the attached Summary Letter.

The proposal would be consistent with the purpose statement of both the LR and GO zoning districts.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The requested LR-CO zoning would typically allow for a range of primarily neighborhood-serving uses to be conducted on-site by right. However, given the proposed conditional overlay, the uses conducted on-site would actually be more reflective of the GO district, would generally allow for a series of office uses, among others. Staff recommends approval of the applicant's request because the location is appropriate for a pet services use and the proposed conditional overlay would help to ensure the property allows for future office uses. The companion application would ensure that the land use vision for the property remains cohesive. Given the existing land use pattern within the area, the proposal would be compatible with the adjacent and nearby uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-CO	Various office buildings
<i>South</i>	PUD	Single-family residences
<i>North</i>	LO-CO	Office building
<i>West</i>	LO	Various office buildings
<i>East</i>	SF-2	Single-family residences

NEIGHBORHOOD PLANNING AREA: NoneTIA: Not RequiredWATERSHED: Bull Creek Watershed – Water Supply SuburbanCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: Loop 360  
(Capital of Texas Highway), south of  
U.S. Route 183HILL COUNTRY ROADWAY: Yes – Moderate IntensitySCHOOLS:Doss Elementary School  
Murchison Middle School  
Anderson High SchoolCOMMUNITY REGISTRY LIST:

53 – Northwest Austin Civic Association  
 98 – Lakewood Homeowners' Association  
 184 – Bull Creek Homeowners' Association  
 269 – Long Canyon Homeowners' Association  
 416 – Long Canyon Phase II & III Homeowners' Association, Inc.  
 425 – 2222 Coalition of Neighborhood Associations, Inc.  
 475 – Bull Creek Foundation  
 511 – Austin Neighborhoods Council  
 742 – Austin Independent School District  
 1228 – Sierra Club, Austin Regional Group  
 1363 – SEL Texas  
 1463 – River Place HOA  
 1507 – NW Austin Neighbors  
 1530 – Friends of Austin Neighborhoods  
 1564 – Canyon Creek H.O.A.  
 1596 – TNR BCP – Travis County Natural Resources  
 1616 – Neighborhood Empowerment Foundation  
 1774 – Austin Lost and Found Pets



AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-98-0029 – Carpenter Tract – 7801 N Capital of Texas Hwy	SF-2 to LO-CO	To Grant	Approved (12-10-1998).
C14-97-0064 – Continuum Tract – N Capital of Texas Hwy	SF-2 to LO-CO	To Grant	Approved (08-21-1997).

RELATED CASES:

The property was annexed into the city limits in September 1984 (C7A-80-006, Ord. 800925). The property is a portion of a platted lot identified as Building “A”, Block “A”, of the Re-Plat of Continuum Office Park subdivision recorded in Plat Records, Travis County, Texas.

EXISTING STREET CHARACTERISTICS:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Capital of Texas Highway	Regional Highway – Level 5	Defer to TxDOT	253 feet	82 feet	None – Defer to TxDOT	None	No stops – CMTA Route

OTHER STAFF COMMENTS:Inclusive Planning

Yes	Imagine Austin Decision Guidelines
	Compact and Connected Measures
	<b>Imagine Austin Growth Concept Map:</b> Located close to, within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified on the Growth Concept Map. <b>Name(s) of Activity Center/Activity Corridor/Job Center:</b>
	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
	<b>Mobility and Bike/Ped Access:</b> Adjoins a public sidewalk, shared path, and/or bike lane.
Y	<b>Connectivity, Good and Services, Employment:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center.

	<b>Connectivity and Food Access:</b> Provides or is located within 0.50 miles of a grocery store/farmers market.
	<b>Connectivity and Education:</b> Is located within 0.50 miles from a public school or university.
Y	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreational area, park or walking trail.
	<b>Connectivity and Health:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, specialized outpatient care.)
	<b>Housing Affordability:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Housing Choice:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Mixed Use:</b> Provides mixed use development (minimum 10% residential and 10% non-residential floor area).
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
2	<b>Total Number of "Yes's"</b>

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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%

Development within a Water Quality Transition Zone is limited to 18%.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within 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.

At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the two-year storm on site.

#### Parks & Recreation Department (PARD) – Planning & Design Review

There are currently no parkland requirements for uses other than residential and hotel. Given that the application is for pet services, there would not be parkland dedication requirements or parkland impacts at the time of site plan or subdivision. However, the City Council is currently proposing the creation of parkland dedication requirements for commercial uses at the time of site plan and subdivision, which may become applicable to this project in the future.

#### Site Plan and Compatibility Standards

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

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. The site is subject to compatibility standards due to the adjacent SF-2 district to the east.

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

This tract is already developed and the proposed zoning change is a footprint within the existing development. The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

#### Hill Country Roadway

The site is located within 1,000 feet of Loop 360 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of Loop 360. The site may be developed with the following maximum floor-to-area ratio (FAR):

i.	<u>Slope</u>	<u>Maximum FAR</u>
ii.	0-15%	0.25:1
iii.	15-25%	0.10:1
iv.	25-35%	0.05:1

Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along Loop 360. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of Loop 360 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission.

### Transportation

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]. Mitigation may be assessed at the time of site plan when land uses and intensities are known.

### Austin Water Utility

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.

### INDEX OF EXHIBITS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

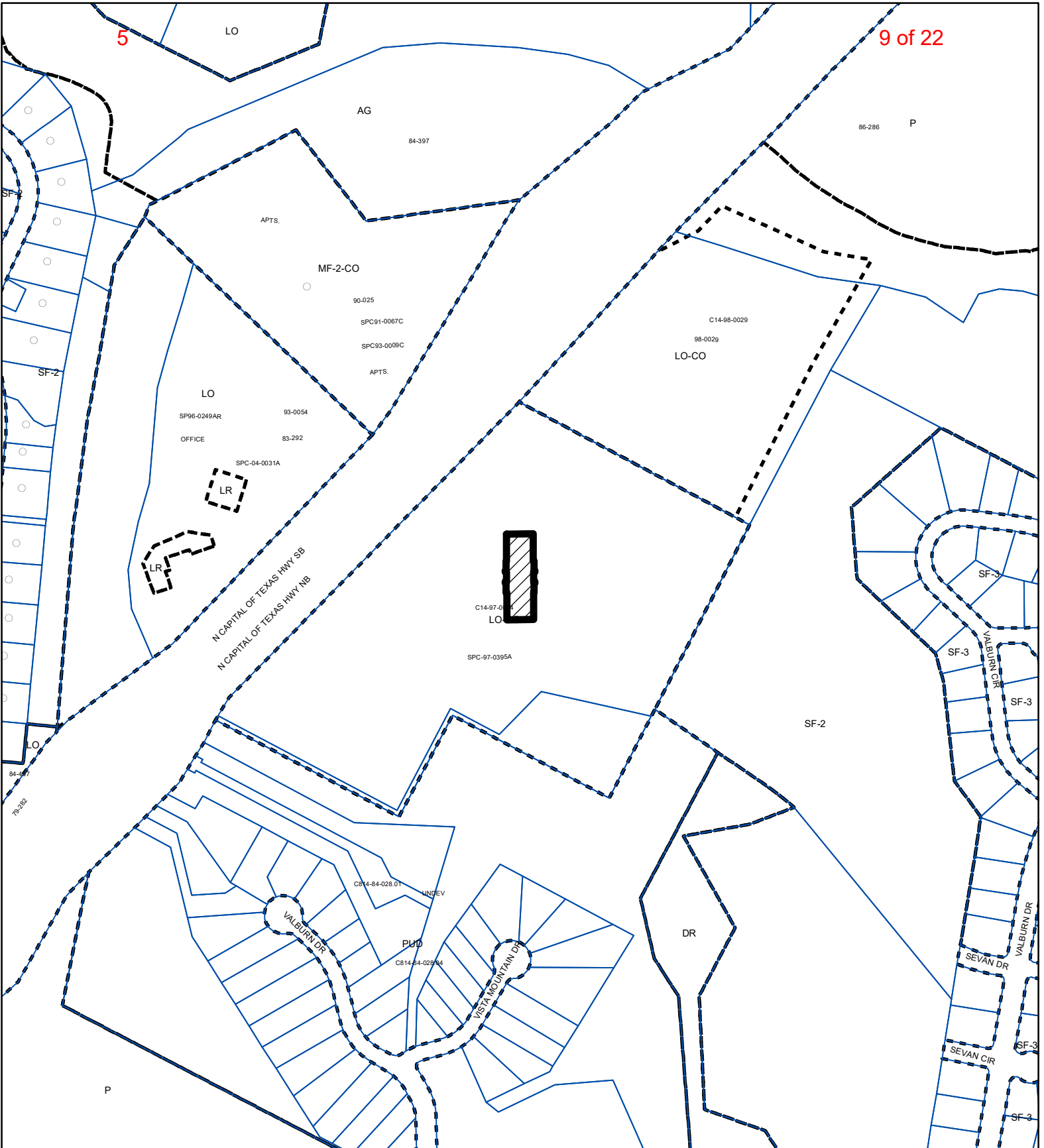
A-2: Google Maps Aerials

A-3: Topographic Map

1997 Rezoning Ordinance

Applicant's Amended Rezoning Request

Applicant's Original Summary Letter (Prior to Rezoning Amendment)



## ZONING

ZONING CASE#: C14-2022-0075



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

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.

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



Created: 6/9/2022



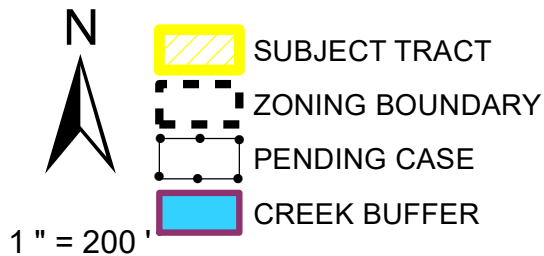


## 7501 Capital of Texas Bldg A

ZONING CASE#: C14-2022-0075  
 LOCATION: 7501 Capital of Texas Bldg A  
 SUBJECT AREA: 0.527 Acres  
 GRID: G31  
 MANAGER: Wendy Rhoades

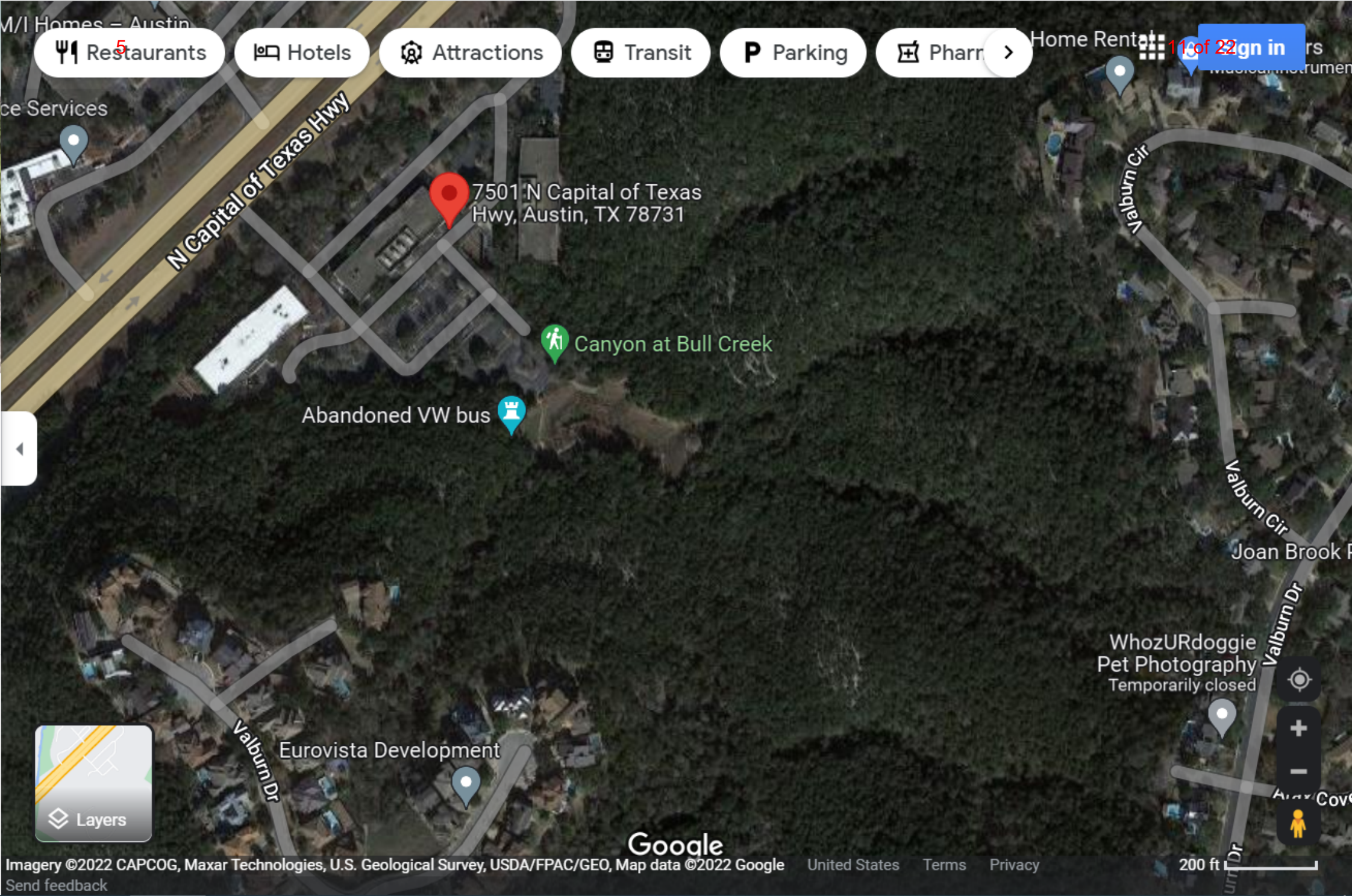


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Restaurants



Hotels



Attractions



Transit



Parking



Pharmacy



Home Rentals



11 of 22

Sign in



N Capital of Texas Hwy



7501 N Capital of Texas Hwy, Austin, TX 78731



Canyon at Bull Creek

Abandoned VW bus



Eurovista Development

WhozURdoggie  
Pet Photography  
Temporarily closed



Valburn Cir

Joan Brook P



Layers

Google

Imagery ©2022 CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2022 Google

United States

Terms

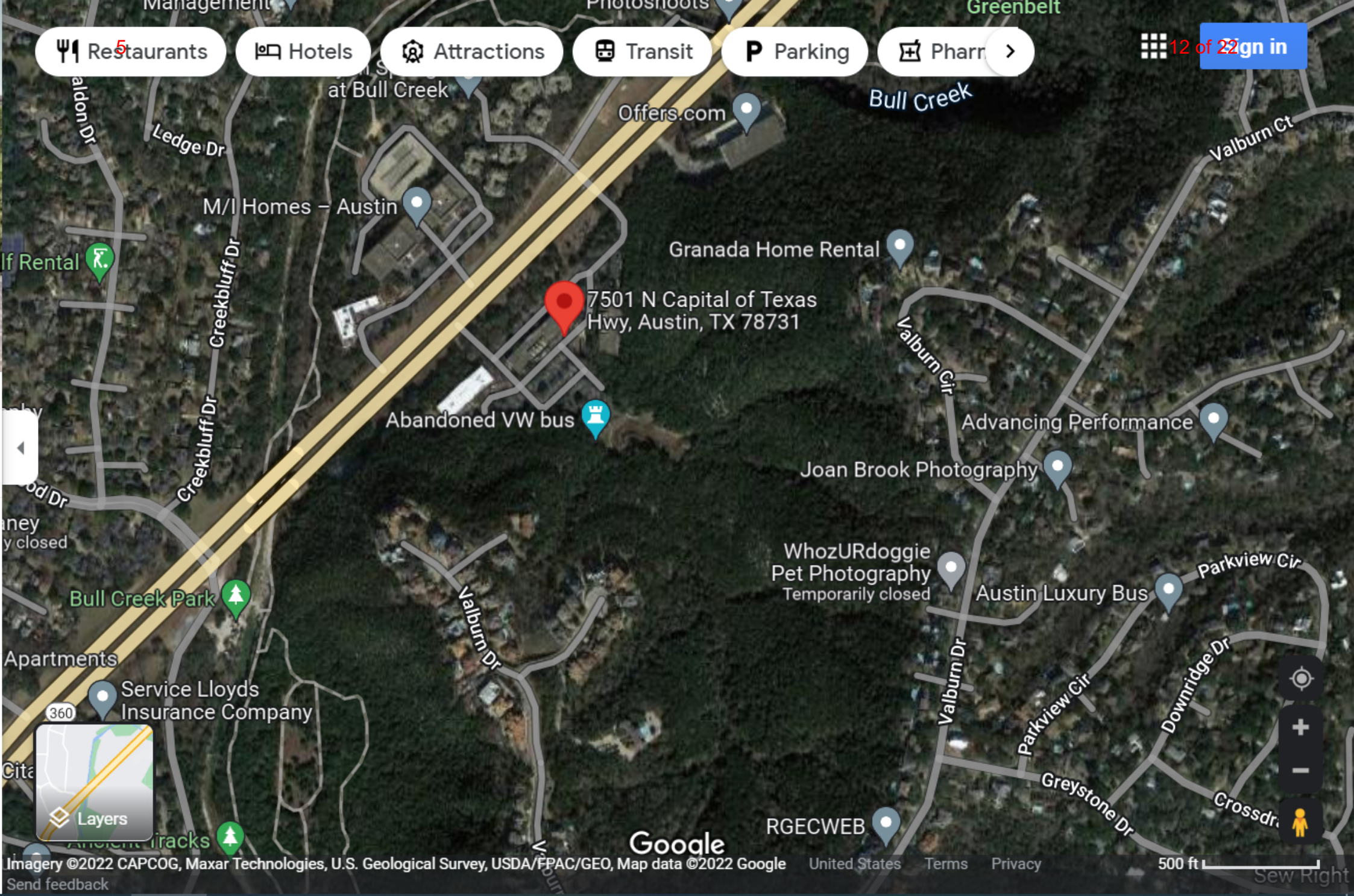
Privacy

Send feedback

200 ft







7501 N Capital of Texas Hwy, Austin, TX 78731

Abandoned VW bus

Granada Home Rental

Joan Brook Photography

Advancing Performance

WhozURdoggie Pet Photography  
Temporarily closed

Austin Luxury Bus

Service Lloyds Insurance Company

Bull Creek Park

RGECWEB

Google





# 5 Property Profile

## Topographic Map



### Legend

#### Property

Jurisdictions (No Fill)

FULL PURPOSE

#### Jurisdictions Fill

Jurisdiction

FULL PURPOSE

#### Planimetrics Survey 2

Contours Year- 2017

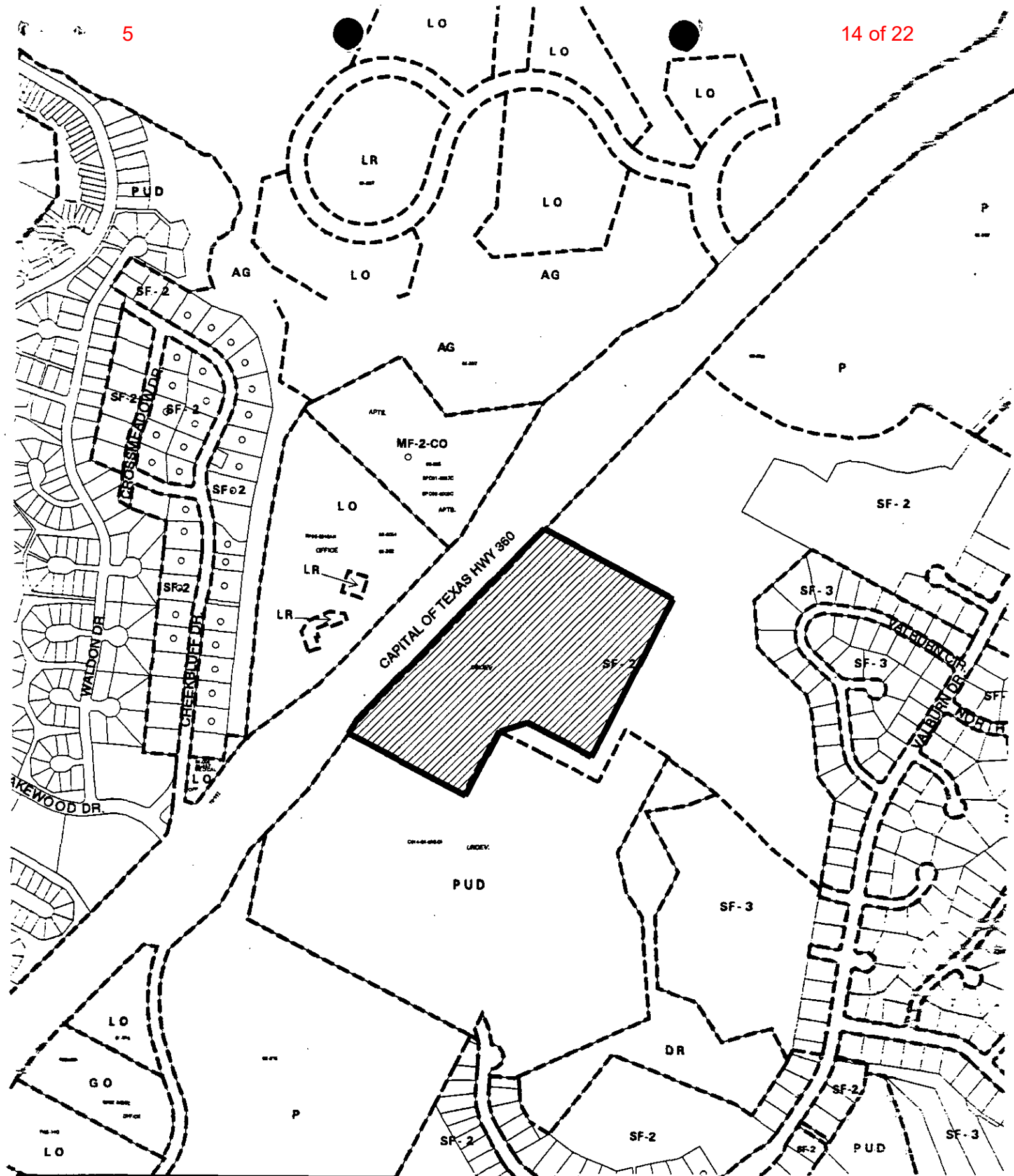
- 2 Ft Contours
- 10 Ft Contours
- 10 Ft Contours

### Notes

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ft

8/9/2022

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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: JARRIAGA



EXHIBIT "B" ZONING

CASE #: C14-97-0064

ADDRESS: N. CAPITAL OF TEXAS HWY

AND LAKEWOOD DR

SUBJECT AREA (acres): 23.410

DATE: 97-06

INTLS: TRC

CITY GRID  
REFERENCE  
NUMBER

G37

1" = 600'

970826-f

SP-2



**ORDINANCE NO. 970821-F**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:**

**26.606 ACRE TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY, THE ROBERT FOSTER SURVEY, AND THE LANDY LINSEY SURVEY, TRAVIS COUNTY, FROM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) DISTRICT TO "LO-CO" LIMITED OFFICE DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN THE PROPERTY LOCATED NEAR LAKEWOOD DRIVE AND NORTH LOOP 360 HIGHWAY, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "SF-2" Single Family Residence (Standard Lot) district to "LO-CO" Limited Office district-Conditional Overlay combining district on the property (the "Property") described in File C14-97-0064, as follows:

26.606 acre tract of land out of the William Bell Survey No. 44, Abstract No. 117, the Robert Foster Survey No. 43, Abstract No. 284, and the Landy Linsey Survey No. 287, Abstract No. 505, Travis County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property located near Lakewood Drive and North Loop 360 Highway, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. No structure of any kind may be built to a height greater than 35 feet above ground level on the Property.

2. Notwithstanding any other provision of the Land Development Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "LO" Limited Office base district and other applicable requirements of the Land Development Code.

**PART 3.** The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

**PART 4.** This ordinance takes effect on September 1, 1997.

### PASSED AND APPROVED

August 21, 1997.

§  
§  
§

*Kirk Watson*

Kirk Watson  
Mayor

APPROVED:

*Andrew Martin*

Andrew Martin  
City Attorney

ATTEST:

*James E. Aldridge*

James E. Aldridge  
City Clerk

## METES AND BOUNDS DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A ~~THE~~ THE WILLIAM BELL SURVEY NO. 44, ABSTRACT NO. 117, THE ROBERT FOSTER SURVEY NO. 43, ABSTRACT NO. 284 AND THE LANDY LINSEY SURVEY NO. 287, ABSTRACT NO. 505, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CERTAIN 26.6189 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHARTER MEDICAL CORPORATION OF RECORD IN VOLUME 8520 PAGE 49 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 26.606 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at iron rod found in the easterly right-of-way line of Loop 360 a dedicated public right-of-way whose width varies, being the southwest corner of that certain tract of land described in a deed to C.B. Carpenter et.al. of record in volume 4675 page 444 and volume 6627 page 689 of the Travis County, Texas Deed Records, being the northwest corner of said CHARTER MEDICAL CORPORATION tract for the northwest corner of the herein described tract;

THENCE leaving said right-of-way with the southerly line of said C.B. Carpenter tract, being the northerly line of said CHARTER MEDICAL CORPORATION tract for the northerly line of the herein described tract S60°22'03"E 821.51 feet to an iron pipe found in the easterly line of that certain 19.83 acre tract of land described in a deed to the City of Austin of record in volume 9047 page 207 of the Travis County, Texas Deed Records, being the southeast corner of said C.B. Carpenter tract, being the northeast corner of said CHARTER MEDICAL CORPORATION tract for the northeast corner of the herein described tract;

THENCE with the remnants of an old fence line, being an easterly line of said CHARTER MEDICAL CORPORATION tract for an easterly line of the herein described tract the following twelve (12) courses and distances as enumerated below:

- 1) S30°29'33"W 88.78 feet to the center of a 10" cedar tree for an angle point herein,
- 2) S29°18'19"W 262.83 feet to a 60d nail set in the base of a 6" cedar tree for an angle point herein,
- 3) S26°26'31"W 108.97 feet to an iron rod set for an angle point herein,
- 4) S28°56'56"W 120.48 feet to a 60d nail set in the base of an old fence post for an angle point herein,
- 5) S30°02'48"W 107.38 feet to an iron rod set for an angle point herein,
- 6) S28°37'35"W 35.38 feet to an iron rod set for an angle point herein,
- 7) S30°27'30"W 38.56 feet to an iron rod set for an angle point herein,
- 8) S28°29'03"W 24.09 feet to an iron rod set for an angle point herein,

May 14-97 11:53A

9) S30°46'51"W 17.22 feet to an iron rod set for an angle point herein,  
10) S25°50'58"W 19.70 feet to an iron rod set for an angle point herein,  
11) S27°56'00"W 131.17 feet to an iron rod set for an angle point herein,  
12) S22°21'43"W 11.07 feet to an iron pipe found in the westerly line of that certain tract of land described in a deed to DBH ENTERPRISES, INC. of record in volume 11745 page 668 of the Travis County, Texas Deed Records, being the northeast corner of that certain tract of land described in a deed to AUSTIN CAT MOUNTAIN, L.P. of record in volume 12720 page 3330 of the Travis County, Texas Deed Records, being the most easterly southeast corner of said CHARTER MEDICAL CORPORATION tract for the most easterly southeast corner of the herein described tract;

THENCE with a northerly line of said AUSTIN CAT MOUNTAIN, L.P. tract, being a southerly line of said CHARTER MEDICAL CORPORATION tract for a southerly line of the herein described tract N60°35'11"W 557.16 feet to an iron rod found at the most northerly northwest corner of said AUSTIN CAT MOUNTAIN, L.P. tract, being an interior ell corner of said CHARTER MEDICAL CORPORATION tract for an interior ell corner of the herein described tract;

THENCE with a westerly line of said AUSTIN CAT MOUNTAIN, L.P. tract, being an easterly line of said CHARTER MEDICAL CORPORATION tract for an easterly line of the herein described tract S29°26'39"W 360.27 feet to an iron rod found at an interior ell corner of said AUSTIN CAT MOUNTAIN, L.P. tract, being most southerly southeast corner of said CHARTER MEDICAL CORPORATION tract for the most southerly southeast corner of the herein described tract;

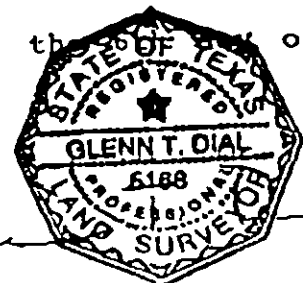
THENCE with a northerly line of said AUSTIN CAT MOUNTAIN, L.P. tract, being a southerly line of said CHARTER MEDICAL CORPORATION tract for the a southerly line of the herein described tract N60°33'54"W 652.37 feet to an iron rod set in the easterly right-of-way line of said Loop 360, being the most westerly northwest corner of said AUSTIN CAT MOUNTAIN, L.P. tract, being the southwest corner of said CHARTER MEDICAL CORPORATION tract for the southwest corner of the herein described tract;

THENCE with the easterly right-of-way line of said Loop 360, being the westerly line of said CHARTER MEDICAL CORPORATION tract for the westerly line of the herein described tract N32°59'29"E 82.90 feet to a concrete highway monument found for an angle point and N46°05'05"E 1300.36 feet to the PLACE OF BEGINNING containing 26.606 acres of land.

Prepared by TRIMBLE LAND SURVEYING, INC. This the 10th day of September, 1996.

96-018  
cmc26

Page 2 of 2



9/6/96

970826.F





METCALFE WOLFF  
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH  
Director of Land Use &  
Entitlements

mlynch@mwswtexas.com  
512-404-2251

June 30, 2022

Mr. Jerry Rusthoven, Zoning Officer  
Housing and Planning Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

**Via Online Submittal**

Re: Application for Rezoning; 0.458 acres located at 7501 N. Capital of Texas  
Highway, Building A, Austin, TX 78731, C14-2022-0075 (the "Property").

Dear Mr. Rusthoven:

It has come to our attention that there is a different interpretation of the definition of Veterinary Services and Pet Services as outlined in the City Code. As such, it appears our intended use for this Property would fall under Pet Services rather than Veterinary Services. Therefore, we respectfully amend our pending application to request Neighborhood Commercial-Conditional Overlay Combining District zoning (LR-CO) in place of the originally requested General Commercial Services Conditional Overlay Combining District (CS-CO) as LR-CO would allow Pet Services.

The proposed Conditional Overlay will remain largely the same: 1) a height limit of 35 feet above ground level on the Property; 2) General Office (GO) uses with the only LR use being Pet Services; and 3) GO site development regulations.

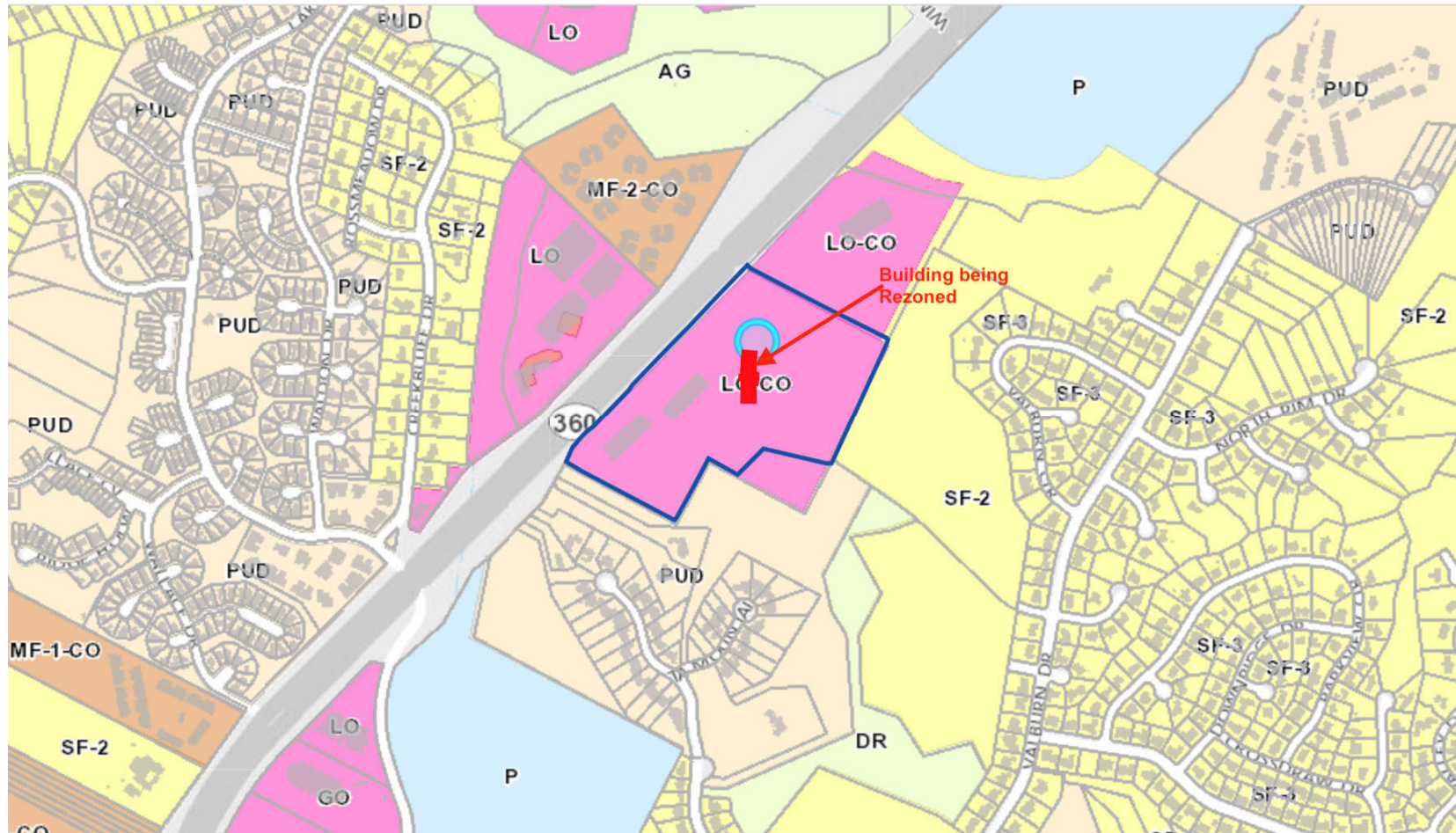
If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in black ink that reads "Michele Rogerson Lynch". The signature is written in a cursive, flowing style.

Michele Rogerson Lynch

## ZONING EXHIBIT





METCALFE WOLFF  
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH  
Director of Land Use &  
Entitlements

mlynch@mwswtexas.com  
512-404-2251

May 27, 2022

Mr. Jerry Rusthoven, Zoning Officer  
Housing and Planning Department  
505 Barton Springs Road, 5<sup>th</sup> Floor  
Austin, Texas 78704

**Via Online Submittal**

Re: Application for Rezoning; 0.458 acres located at 7501 N. Capital of Texas  
Highway, Building A, Austin, TX 78731 (the "Property").

Dear Mr. Rusthoven:

As representatives of the owner of the above stated Property we respectfully submit the attached Application for Rezoning. The Property is located at 7501 N. Capital of Texas Highway, Building A (see Location Map attached) and is currently zoned Limited Office Conditional Overlay Combining District (LO-CO). The Application for Rezoning requests to rezone the Property to General Commercial Services Conditional Overlay Combining District (CS-CO) to allow for a Veterinary Services use.

The Property is not within a designated neighborhood plan and currently has a Conditional Overlay that establishes the following conditions: 1) A height limit of 35 feet above ground level on the Property; 2) Traffic limitation of the use to not exceed the total traffic generation of 2,000 vehicle trips per day. The Conditional Overlay also details that the Property may be developed and used in accordance with the regulations established for the "LO" Limited Office base district.

The proposed Conditional Overlay will have: 1) a height limit of 35 feet above ground level on the Property; 2) General Office (GO) uses with the only CS use being Veterinary Services; and 3) GO site development regulations. A Traffic Impact Analysis is not required pursuant to the TIA Determination form attached to the Application for Rezoning

If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in black ink that reads "Michele Rogerson Lynch".

Michele Rogerson Lynch



## ZONING EXHIBIT

