

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2023-0060 (Kintsugi North Loop Rezoning)    DISTRICT: 7

ADDRESS: 1505 W. North Loop Boulevard

ZONING FROM: LO-MU-NP

TO: GO-MU-NP

SITE AREA: 0.306 acres (13,354 sq. ft.)

PROPERTY OWNER: Playa Sonando, Inc.

AGENT: Thrower Design LLC (A. Ron Thrower)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMEDATION:

**Staff recommends GO-MU-NP, General Office-Mixed Use-Neighborhood Plan  
Combining District, zoning.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**September 26, 2023**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 0.306 acre site that is zoned LO-MU-NP and is developed with a 13,354 sq. ft. office structure, with an associated surface parking area. The lot to the north, across W. North Loop Boulevard, is developed with a residential use (The Paddock Condominiums), zoned MF-3-NP. To the south and east, there are multifamily residential uses zoned MF-3-NP and MF-2-NP. The lot to the west is developed with an office/warehouse structure that is zoned LR-MU-CO-NP. In this request, the applicant is asking to rezone the site under consideration to GO-MU-NP to redevelop the property with a Personal Services use (*please see the Applicant's Request Letter – Exhibit C*).

The staff recommends the applicant's request for General Office-Mixed Use-Neighborhood Plan Combining District zoning because the property meets the intent of the base district. GO zoning is meant to provide services to meet community and city-wide needs. The proposed rezoning area is located on North Loop Boulevard, a Level 3/minor arterial roadway. The site is adjacent to office and commercial services/zoning to the west. The requested GO-MU-CO-NP zoning is consistent with the Future Land Use Map (FLUM) designation of Mixed Use/Office in the Brentwood/Highland Combined Neighborhood Plan.

BASIS OF RECOMMENDATION:

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

General Office district is intended for offices and selected commercial uses predominately serving community and city-wide needs.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

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

The proposed zoning will permit the applicant to redevelop an existing site with office and low density commercial uses that will provide services to the surrounding residential area and the community at large. The property is located a few blocks away from a Metro Rapid bus route (#803) on Burnet Road and a Capital Metro bus route (#5) on Woodrow Avenue.

3. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

The requested GO-MU-CO-NP zoning is consistent with the Future Land Use Map (FLUM) designation of Mixed Use/Office in the Brentwood/Highland Combined Neighborhood Plan. The property is located 0.12 miles from the Burnet Road Activity Corridor as designated by the Imagine Austin Comprehensive Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-MU-NP	Office, with Surface Parking
<i>North</i>	MF-3-NP	Residential (The Paddock Condominiums)
<i>South</i>	MF-2-NP	Residential, with Covered Parking
<i>East</i>	MF-3-NP	Multifamily (Carlton Square Apartments)
<i>West</i>	LR-MU-CO-NP	Office/Warehouse (Storey Construction), Retail Sales (Floored Unhinged Studio)

NEIGHBORHOOD PLANNING AREA: Brentwood/Highland Combined (Brentwood)

WATERSHED: Shoal Creek

SCHOOLS: A.I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District  
 Austin Lost and Found Pets  
 Austin Neighborhoods Council  
 Brentwood Neighborhood Assn.  
 Brentwood Neighborhood Plan Contact Team  
 Central Austin Community Development Corporation  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 Neighborhood Empowerment Foundation  
 North Austin Neighborhood Alliance  
 Preservation Austin  
 SELTexas  
 Shoal Creek Conservancy  
 Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0025 (EP Austin: 5011 Burnet Road)	SF-3-NP to GO-MU-NP	4-12-2011: Approved staff's rec. of GO-MU-CO-NP zoning, with a CO to limit uses to Medical Office Use-over 5,000 sq. ft. and all other NO district uses, prohibit access to Woodrow Avenue and to limit development to less than 2,000 vtpd, (9-0); S. Kirk-1 <sup>st</sup> , D. Anderson-2 <sup>nd</sup> .	4-28-2011: The public hearing was conducted and the motion to close the public hearing and adopt Ordinance No. 20110428-063 for GO-MU-CO-NP zoning was approved on consent on Council Member Cole's motion, Council Member Riley's second on a 6-0 vote. Council Member Spelman was off the dais.

RELATED CASES:

C8S-73-118 – Subdivision Case  
SP-2020-0394C – Site Plan Case

OTHER STAFF COMMENTS:Comprehensive Planning

**Project Name and Proposed Use:** 1505 W NORTH LOOP BLVD. C14-2023-0060.

Project: Kintsugi North Loop Rezoning. 0.306 acres from LO-MU-NP to GO-MU-NP.

FLUM: Mixed Use Office. Proposed Use: spa

Yes	Imagine Austin Decision Guidelines
	<b>Complete Community Measures</b>
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers: 0.12 miles from the Burnet Road Activity Corridor</b>
Y	<b>Mobility and Public Transit:</b> Located within 0.25 miles of public transit stop and/or light rail station.
Y	<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> Located within 0.50 miles from a public school or university.
	<b>Connectivity and Healthy Living:</b> Provides or is located within 0.50 miles from a recreation 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, and/or specialized outpatient care.)
	<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>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>Mixed use:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	<b>Industrial Land:</b> Preserves or enhances industrial land.
4	<b>Total Number of "Yes's"</b>

### Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to 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.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

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.

### Fire

No comments.

### Parks and Recreation

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2023, new commercial uses are subject to parkland dedication requirements at the time of site plan and subdivision.

### Site Plan

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

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

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.

### **Compatibility Standards**

The site is subject to compatibility standards. Along the southwest and southeast 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, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- 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 25 feet in with is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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

### **Transportation**

The Austin Strategic Mobility Plan (ASMP) calls for 80 feet of right-of-way for W. North Loop Boulevard. It is recommended that 40 feet of right-of-way from the centerline should be dedicated according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ASMP Classification</b>	<b>ASMP Required ROW</b>	<b>Existing ROW</b>	<b>Existing Pavement</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Cap Metro (within ¼ mile)</b>
W North Loop Boulevard	Level 3	80 feet	64 feet	39 feet	Yes, both sides	Yes, both sides	Yes

### **Water Utility**

No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

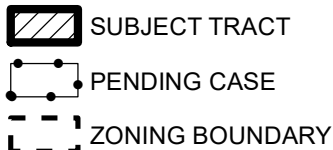
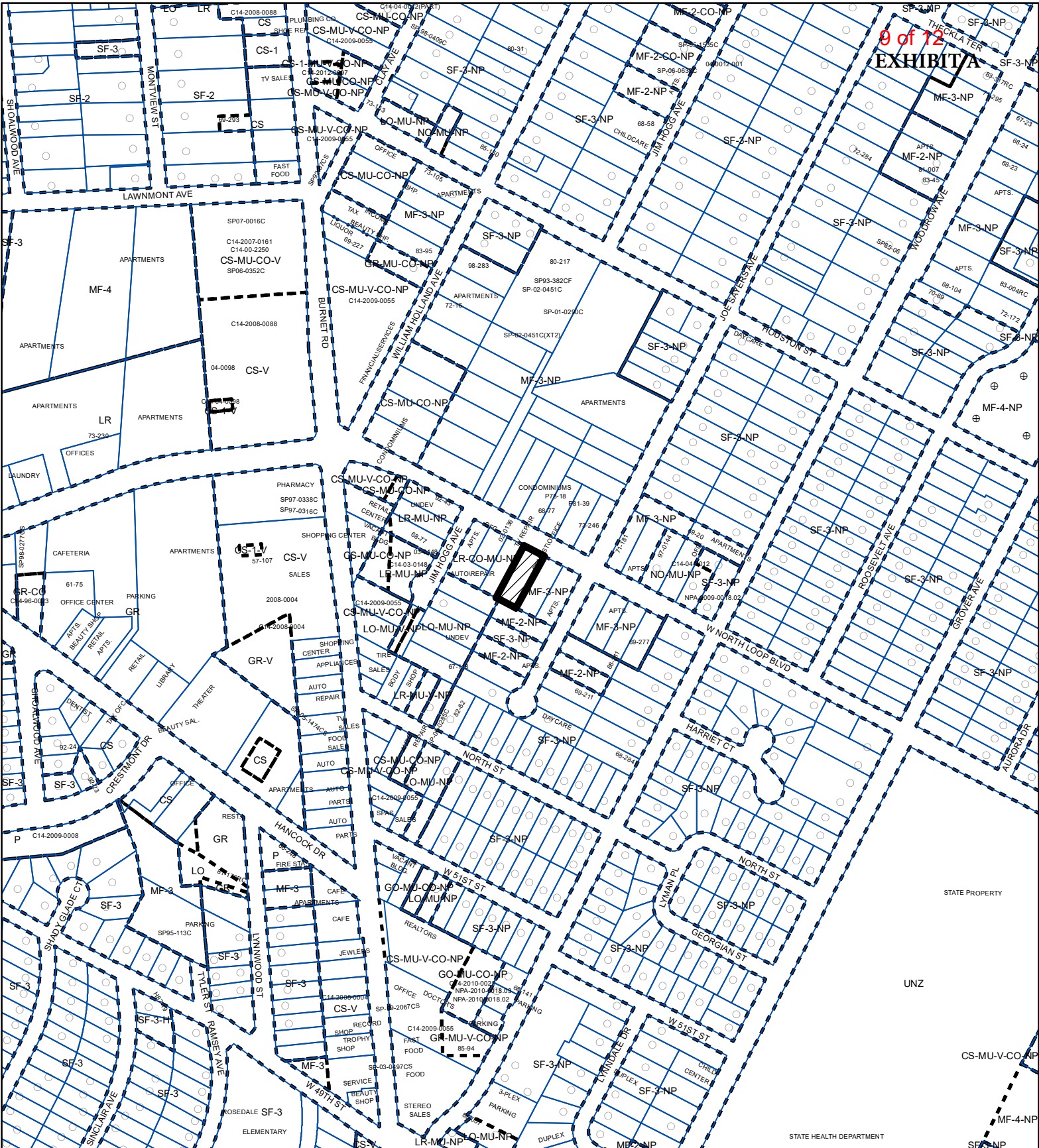
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information

pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

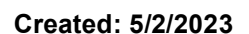
#### INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Comments Received





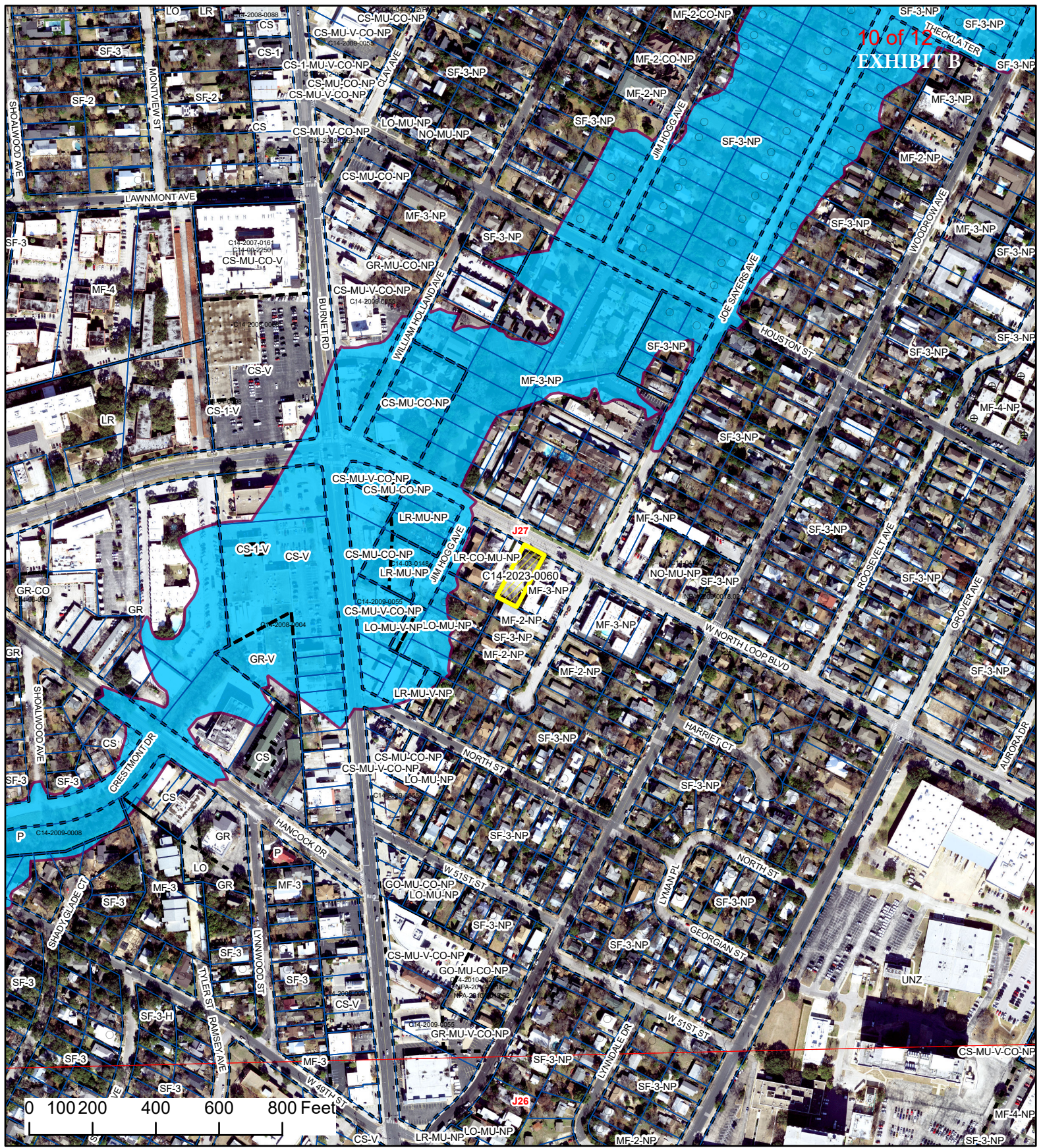
ZONING CASE#: C14-2023-0060



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$$1'' = 400'$$





## Kintsugi North Loop Rezoning

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C14-2023-0060  
LOCATION: 1505 W North Loop Blvd  
SUBJECT AREA: 0.306 Acres  
GRID: J27  
MANAGER: Ricky Barba



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Created: 5/31/2023



*Thrower Design* LLC  
LAND PLANNERS

April 23, 2023

Mr. David Gray, Interim Director  
Planning Department  
City of Austin  
1000 E 11<sup>th</sup> Street  
Austin, TX 78702

***Via Electronic Delivery***

Re: Rezoning of 1505 W North Loop, Austin – Kintsugi North Loop Rezoning

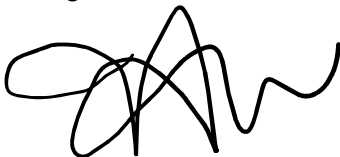
Dear Mr. Gray:

On behalf of the Owner(s) of the property referenced above, we respectfully submit the enclosed rezoning application package. The property is a legally platted lot of 0.36 acres, described as *Lot 1 Taylor Plat No 2*, is in the Brentwood Neighborhood Planning Area and within Council District 7, represented by Leslie Pool.

The property is zoned LO-MU-NP (Limited Office-Mixed Use-Neighborhood Plan) and is developed with a single structure and associated parking. The request is to rezone the property to GO-MU-NP (General Office-Mixed Use-Neighborhood Plan), to accommodate a spa which is classified as a *Personal Services* use. The Brentwood Neighborhood Plan Future Land Use Map assigns this property with Mixed Use/Office designation – which is inclusive of the GO zoning district and therefore does not require a FLUM amendment. Adjacent properties have LR, MF-3, & MF-2 zoning with office, retail and multifamily uses. The rezoning request for personal services use is compatible and consistent with the uses in the area.

Thrower Design respectfully requests favorable consideration. Please contact our office or me directly should you have need for additional information. Thank you for your time and attention to this application.

Kind regards,



Victoria Haase

**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:  
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the 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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

**Case Number: C14-2023-0060**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: September 26, 2023, Planning Commission**

Cater Joseph

Your Name (please print)

5306 Woodrow Ave

Your address(es) affected by this application (optional)

[Signature]

Signature

☒ I am in favor  
☐ I object

09/15/2023

Date

Daytime Telephone (Optional): \_\_\_\_\_

Comments: We are in favor of this zoning change. We look forward to having new businesses on North Loop.

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

City of Austin, Planning Department

**Sherri Sirwaitis**

P. O. Box 1088, Austin, TX 78767

Or email to:

[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)