

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0030

DISTRICT: 5

ADDRESS: 2555 Western Trails Blvd

ZONING FROM: LO-NP

TO: LR-NP

SITE AREA: 1.39 acres (60,548.40 sq. ft.)

PROPERTY OWNER: Western Will Properties LLC (Ian Alward)

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Dana Moses (512-974-8008), dana.moses@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to grant neighborhood commercial – conditional overlay – neighborhood plan (LR-CO-NP) combining district zoning. The conditional overlay will prohibit a service station use.

PLANNING COMMISSION ACTION / RECOMMENDATION:

**July 25, 2023: APPROVED LR-CO-NP DISTRICT ZONING AS STAFF
RECOMMENDED [A. AZHAR; J. CONNOLLY; – 2nd] (10 – 0)**

CITY COUNCIL ACTION:

August 31, 2023:

ORDINANCE NUMBER:

ISSUES:

There are currently no issues.

CASE MANAGER COMMENTS:

The subject property is located on Western Trails Boulevard, is developed on one tract with a medical office and is zoned LR-NP. The site is 1.39 acres and is currently used as a one-story medical clinic and a dentist office with surface parking. This property fronts on Western Trails Boulevard. To the north there are several commercial uses (CS-NP) such as a beauty shop, cinema, massage clinic, nail spa, and other retail services. To the west is an insurance company and apartments (MF-2-NP). To the east there are apartments (LO-NP), and single-family residences (SF-3-NP). To the south there are single family residences (SF-3).

Please refer to Exhibits A (Zoning Map) and A-1 (Aerial-View)

The applicant is requesting neighborhood commercial-neighborhood plan (LR-NP) district zoning in order to repurpose the existing structure with a pet service use.

The staff is recommending LR-CO-NP since LR neighborhood commercial district zoning is intended to provide business services and office facilities for the convenience of residents of the neighborhood. Site development standards applicable to an LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment. This encourages commercial uses to serve businesses and residents to the adjacent neighborhoods. There are numerous commercial uses that are in the surrounding area to the north, east, south, and west of the property.

BASIS OF RECOMMENDATION:

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

Neighborhood commercial (LR) district is intended for a commercial use that provides business services and office facilities for the residents of the surrounding neighborhood. The current site is consistent with the standards applicable to the LR district and promotes compatibility with the surrounding neighborhood.

2. The proposed zoning should promote consistency and orderly planning.

The proposed zoning is consistent with the LR zoning to the north and west. There are commercial uses on the north side of this property with convenient access to Western Trails Boulevard, a collector road.

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

The proposed neighborhood commercial zoning will permit the applicant to have a repurposed use of pet services. This is a commercial use that will provide services to the surrounding residential neighborhoods.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Sites</i>	LO-NP	Medical Clinic; Dentist Office
<i>North</i>	CS-NP; LO-NP	Grocery Store; Movie Theatre; Nail Salon; Cafe
<i>South</i>	SF-3-NP; MF-2-NP	Single family residences
<i>East</i>	SF-2; LO-CO	Single family residences
<i>West</i>	LO-NP; GO-NP; MF-2-NP	Medical Offices; Realty office

NEIGHBORHOOD PLANNING AREA: WestgateWATERSHED: Williamson CreekCAPITOL VIEW CORRIDOR: NoSCENIC ROADWAY: NoSCHOOLS: Austin Independent School District

Casey Elementary School Paredes Middle School Akins High School

COMMUNITY REGISTRY LIST:

Onion Creek Home Owners Association
 Sierra Club, Austin Regional Group
 Austin Independent School District
 Western Trails Neighborhood Association
 South Austin Neighborhood Alliance
 Friends of Austin Neighborhoods
 Neighborhood Empowerment Foundation
 Homeless Neighborhood Association
 Westgate Neighborhood Plan Contact Team

Go Austin Vamos Austin
 Preservation Austin
 SEL Texas
 Save Our Springs Alliance
 Austin Lost and Found Pets
 Advocates for Western Trails
 Austin Neighborhoods Council
 Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0017- 2029 W Ben White Blvd	Zoning change proposes to add a -NP Combining District	To Grant proposed zoning change to create three Neighborhood Plan Combining Districts (NPCD): the Westgate NPCD (C14-2014- 0017), the South Manchaca NPCD (C14-2014-0018), and the Garrison Park NPCD (C14- 2014-0019.	Apvd (11/6/2014). Ordinance No. 20141106-85 Approved, Amending the Imagine Austin Comprehensive Plan by adopting the South Austin Combined Neighborhood Plan. Ordinance No. 20141106-086 Approved to rezone and change zoning map to add a neighborhood plan combining district to the base zoning districts on 537.02 acres for West Gate Neighborhood Plan.
C14-2012-0063— 4700 West Gate Boulevard	Zoning change from SF-2, SF- 2-CO & MF-2- CO to GO.	To Grant GO-CO with the co permitting religious assembly and all SF-2 district uses, prohibiting access to Sunset Trail from Tract “A” Westgate Apostolic Subdivision and thereby limiting vehicular access on Sunset Trail to Lots 9 and Jo, Flournoy Acres, prohibiting access on windswept cove, and limiting the number of trips to 2,000 per day.	Apvd (12-06-12).

RELATED CASES:

There are no related cases.

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Western Trails Boulevard	Level 2 – Collector	72'	70'	40'	Yes	Yes	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 2555 Western Trails Boulevard. C14-2023-0030. 1.39 acres from LO-NP to LR-NP. Character District: Neighborhood Transition. SAC/Westgate NP. Medical Office to Pet Services

Yes	Imagine Austin Decision Guidelines
Complete Community Measures	
Y	Imagine Austin Growth Concept Map: 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. Name(s) of Activity Center/Activity Corridor/Job Center: Lamar & Ben White Activity Centers for Redevelopment in Sensitive Environmental Areas
Y	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station (along a Metro Rapid Line).
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
Y	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: 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.)
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.

	Housing Choice: 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.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
Y	Workforce Development, the Economy and Education: 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.
	Industrial Land: Preserves or enhances industrial land.
7	Total Number of "Yes's"

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

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.

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%

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.

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

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.

PARD – Planning & Design Review

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 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.

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 Southeast 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.

- 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 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

A landscape area at least 25 feet in width 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.

Austin Transportation Department – Engineering Review

TIA: It is not required.

The Austin Strategic Mobility Plan (ASMP) calls for 72 feet of right-of-way for Western Trails Boulevard. It is recommended that 36 feet of right-of-way from the existing centerline should be dedicated for Western Trails Boulevard according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

Austin Water Utility

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

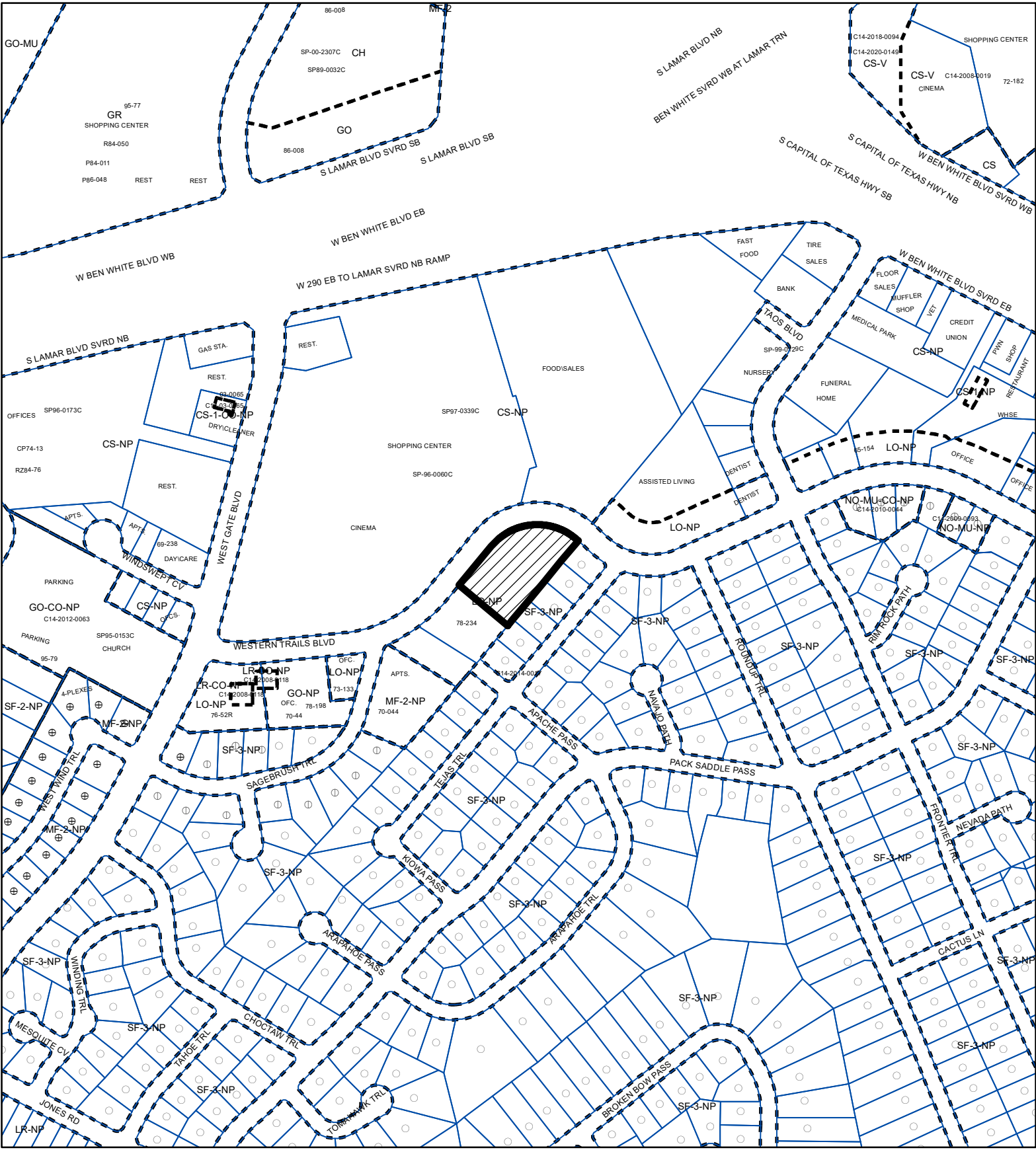
Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

Exhibit A: Zoning Map

Exhibit A-1: Aerial Map

Applicant's Summary Letter



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2023-0030

EXHIBIT A

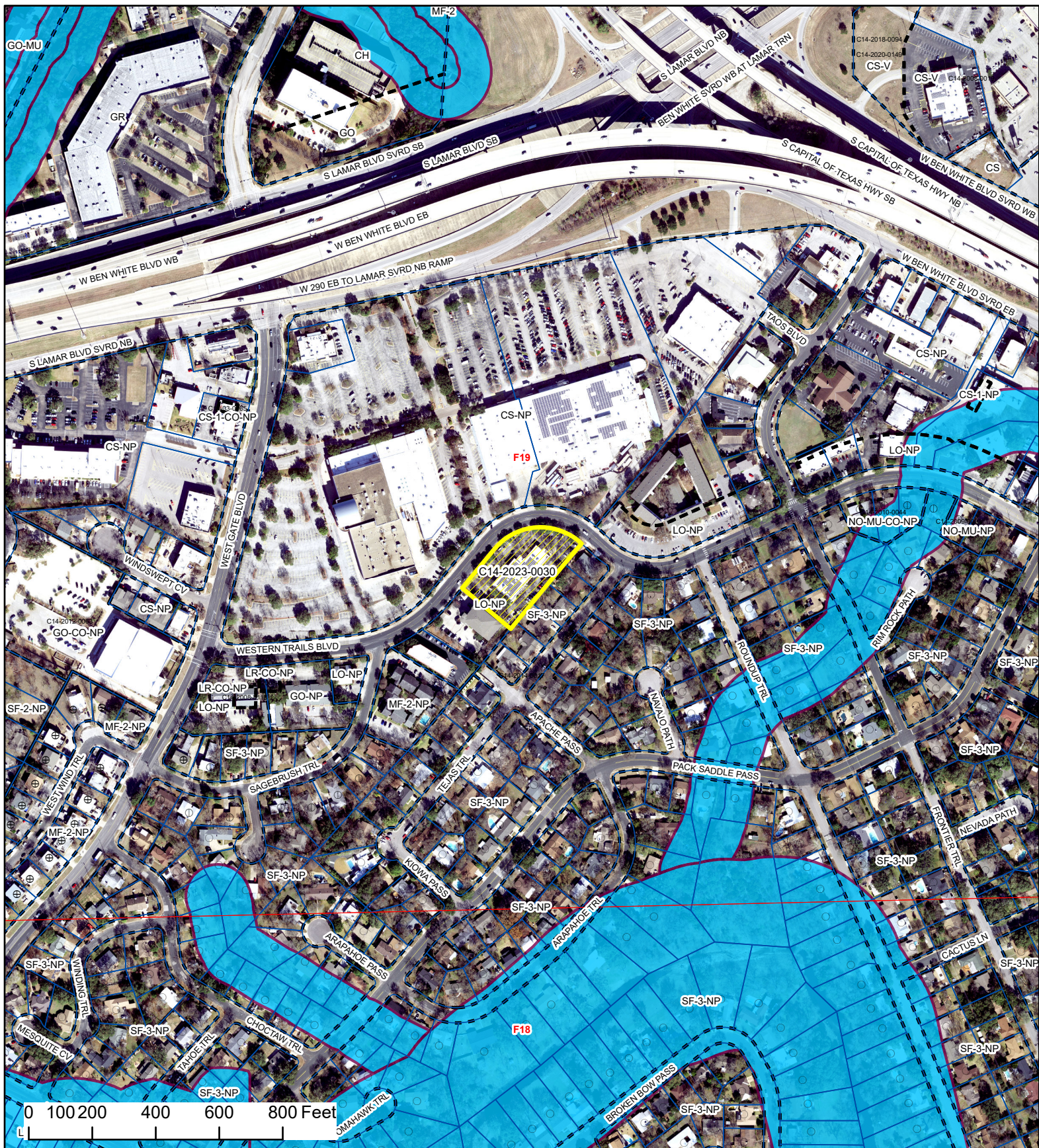


1" = 400'

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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Created: 3/15/2023



2555 Western Trails Boulevard EXHIBIT A-1



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

ZONING CASE#: C14-2023-0030
 LOCATION: 2555 Western Trails Blvd
 SUBJECT AREA: 1.3999 Acres
 GRID: F19
 MANAGER: Dana Moses



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Created: 3/29/2023

March 2, 2023

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
1000 E 11th Street
Austin, TX 78702

Via Electronic Delivery

Re: 2555 Western Trails Boulevard – Rezoning application package for the approximately 1.3999-acre property located at 2555 Western Trails Boulevard in Austin, Travis County, Texas (the “Property”).

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed rezoning application package. The project is titled 2555 Western Trails Boulevard and is approximately 1.3999 acres of land, located on the south side of Western Trails Boulevard between Sagebrush Trail and Tejas Trail. The Property is in the full purpose jurisdiction of the City of Austin and is currently developed as a medical office use.

The Property is zoned LO-NP, Limited Office – Neighborhood Plan, district. The requested rezoning is from LO-NP to LR-NP, Neighborhood Commercial – Neighborhood Plan, district. The purpose of the rezoning is to allow for the adaptive reuse of the existing structure for a Pet Services use on the Property. This request is consistent with surrounding uses.

The Property is within the South Austin Combined Neighborhood Planning Area, adopted November 6, 2014. The South Austin Combined Neighborhood Plan was adopted with a Future Land Use Map (“FLUM”) designation of “Neighborhood Transition” on the Property. Per an email from Maureen Meredith dated February 20, 2023, the proposed LR zoning district on the Property is compatible with the Neighborhood Transition character district; therefore, a Neighborhood Plan Amendment application will not be required.

A Traffic Impact Analysis (“TIA”) is not required, per the attached TIA determination waiver dated February 27, 2023, and executed by Maria Cardenas with a note that mitigation may be required per Land Development Code § 25-6-101.

Amanda Swor
aswor@drennergroupp.com
512-807-2904

DRENNER GROUP

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very Truly Yours,



Amanda Swor

cc: Joi Harden, Housing and Planning Department (*via electronic delivery*)