

MEETING DATE: APRIL 21, 2021



ZONING COMMISSION AGENDA ITEM # 3-4

STAFF PREPARER/CONTACT INFORMATION: Matt Lingafelter, Asst. to the City Administrator
mlingafelter@sunsetvalley.org

SUBJECT: SPECIAL USE PERMIT APPLICATION

DESCRIPTION:

3. Public Hearing to consider a request for a Special Use Permit for a Medical-related Professional Office within the Highway Commercial District by Central Austin Management Group at 4715 South Lamar Boulevard.
 - a. Open Hearing
 - b. Presentation
 - c. Public Comments
 - d. Close Hearing

4. Zoning Commission recommendation to the City Council regarding request for a Special Use Permit for a Medical-related Professional Office within the Highway Commercial District by Central Austin Management Group at 4715 South Lamar Boulevard.

BACKGROUND: [Central Austin Management Group](#) has submitted an application for a Special Use Permit for a Medical-related Professional Office within the Highway Commercial District at 4715 South Lamar Blvd. Central Austin Management Group is the property management firm for the 4715 South Lamar commercial property. The Special Use permitted will be for a proposed [WellMed Clinic and Senior Citizen Activity Center](#).

On [January 19, 2021 the City Council approved a variance to Section 4.301\(d\) of the Land Development Code](#) to allow for increased impervious cover at 4715 South Lamar, based on the five findings presented in the application, for the proposed development of the WellMed Clinic and Senior Center. The next step in the process for this development is the Special Use Permit application for a Medical-related Professional office, as required in the Land Development Code Section 2.902(b). The final step will be the site and building plan review process and approval. That process is currently underway with our engineering firm actively engaged in the review.

A notice was placed in the newspaper and notices were mailed to adjoining property owners regarding the [Public Hearing for this permit application](#). As of this date, no comments have been received. Staff has reviewed the application in the attached memo dated 4-16-2021.

APPLICABLE CODE SECTIONS: Sections 2.502 of the Land Development Code

STAFF RECOMMENDATION: Based on the guidelines set forth within the Land Development Code and the information provided by the applicant, staff recommends that the Zoning Commission recommend approval of the Special Use Permit to the City Council.

SUPPORTING MATERIALS PROVIDED: YES/NO

Staff Memo 04.16.21
Special Use Permit Application
Letter of Support from Applicant
Variance Approval 01.19.21
WellMed Senior Center info
Proposed Site Plan

APRIL 16, 2021



CITY COUNCIL & ZONING COMMISSION MEMO

ZONING COMMISSION MEETING DATE: April 21, 2021

CITY COUNCIL MEETING DATE: May 4, 2021

STAFF PREPARER: Matt Lingafelter, mlingafelter@sunsetvalley.org

OVERVIEW: [Central Austin Management Group](#) has submitted an application for a Special Use Permit for a Medical-related Professional Office within the Highway Commercial District at 4715 South Lamar Blvd. Central Austin Management Group is the property management firm for the 4715 South Lamar commercial property. The Special Use permitted will be for a proposed [WellMed Clinic and Senior Citizen Activity Center](#).

On [January 19, 2021 the City Council approved a variance to Section 4.301\(d\) of the Land Development Code](#) to allow for increased impervious cover at 4715 South Lamar, based on the five findings presented in the application, for the proposed development of the WellMed Clinic and Senior Center. The next step in the process for this development is the Special Use Permit application for a Medical-related Professional office, as required in the Land Development Code Section 2.902(b). The final step will be the site and building plan review process and approval. That process is currently underway with our engineering firm actively engaged in the review.

A notice was placed in the newspaper and notices were mailed to adjoining property owners regarding the [Public Hearing for this permit application](#). As of this date, no comments have been received.

REVIEW OF APPLICATION: There are no specific guidelines for the Medical-related Professional Office Special Use, so the General Criteria in Section 2.502 are the only guidelines for review by the Zoning Commission and the City Council. The applicant has provided information related to the General Criteria Applicable to All Special Uses in their application, and there is nothing in the application or materials provided that suggest any incompatibility with the location or the proposed use.

The property is within the Highway Commercial District and is located along the frontage road of Highway 290 (South Lamar Blvd.). The property is surrounded on two sides by the AISD Toney Burger Center (GUI District), and is not adjacent to or near the Single Family Residential district. The existing driveways on the site meet commercial standards, and the applicant has received a variance to increase impervious cover in order to ensure there is sufficient parking on site for the proposed special use.

SECTION 2.502 GENERAL CRITERIA APPLICABLE TO ALL SPECIAL USES

- (a) The appearance, size, density and operating characteristics of the proposed special use are subject to the Effective Compatibility and Buffering Standards set forth in Section 2.502(b);
- (b) The proposed use will not have an adverse effect on the value of surrounding properties or impede their development;
- (c) The proposed use will not create a nuisance factor nor otherwise interfere with a neighbor's enjoyment of his property or operation of his business;
- (d) The traffic that the proposed use can reasonably be expected to generate on existing streets will not create nor add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and
- (e) The proposed use complies with all other applicable provisions of this Code and other ordinances and regulations.
- (f) The special use shall be operated by wither the owner or lessee of improved property on which the special use I located or by another pursuant to a written agreement with such owner or lessee.

RECOMMENDATION: Based on the guidelines set forth within the Land Development Code and the information provided by the applicant, staff recommends approval of the Special Use Permit for a Medical-related Professional Office at 4715 South Lamar Blvd.

MAR 25 2021

CITY OF SUNSET VALLEY, TEXAS
SPECIAL USE PERMIT APPLICATION

RECEIVED

Name of Applicant: CENTRAL AUSTIN MANAGEMENT GROUP [PETER NARRARTE]

Phone: _____ Email Address: pnarrarte@causmg.com

Mailing Address: 701 South Lamar - Suite C, Austin TX 78704

THE FOLLOWING INFORMATION MUST BE COMPLETED PRIOR TO SUBMISSION TO THE CITY COUNCIL FOR CONSIDERATION OF APPROVAL:

Site Location/Address: 4715 South Lamar Blvd, Austin TX

Describe Special Use Requested: Permit Medical Use for Clinic and Senior Activity Center

IF THE APPLICANT REQUESTING THE PERMIT IS NOT THE OWNER OF THE PROPERTY, THIS APPLICATION SHALL BE ACCOMPANIED BY WRITTEN APPROVAL FROM THE PROPERTY OWNER.

Please attach a letter that addresses compatibility with the location's zoning, nuisance and disturbance factors impacting neighboring properties, and traffic issues, such as congestion, safety hazards, or parking. Also, please attach a map showing location site, roadways, entrance and exits, and location of any accessory structures to be placed on the site. ** We will be attaching a Site Plan showing site revisions.*

It is hereby agreed that for and in consideration of the approval of this permit application, the proposed use shall be performed and completed in accordance with the plans and specifications as approved and any applicable Ordinance requirements of the City of Sunset Valley. All plans and specifications by the applicant and approved by Sunset Valley in connections with this application are hereby made a part of this application. All work approved by this permit is subject to the inspection and control of the City of Sunset Valley.

I certify that the above statements are true and correct. Authorization is hereby given to the licensing authority of the City of Sunset Valley to enter upon the above described private property for the purpose of evaluation and inspection.

SPECIAL CONDITIONS: _____

3/25/21 Date  Applicant Signature Peter Narrarte Applicant Printed Name

Permit Fee: 200 - Amount Paid 3/25/21 Date Paid AMEX Receipt Number

March 26, 2021

Sylvia Carrillo, City Administrator
City of Sunset Valley

Subject: Letter of Support for a Special Use Permit to allow Medical Related Professional Offices

Re: 4715 South Lamar

Ms. Carrillo,

I represent the landlord of the property located at 4715 South Lamar. On January 19th we made a request of Council for a variance to Section 4.301(d) for additional impervious cover and encroachment of new parking in the vegetated buffer. This variance was approved by Council contingent upon additional site plan information and a Special Use Permit.

In accordance with Section 2.902(b), this letter is intended as an application for a Special Use Permit to allow the expansion and inclusion of a business called WellMed which would be considered a medical related professional office. Currently the property is zoned as Highway Commercial (HC) and in accordance with Section 2.902(b) of the code we are required to have a Special Use Permit to operate medical related professional offices.

In accordance with Section 2.502 we provide the following responses to the general criteria for a Special Use Permit:

- (a)** *The appearance, size, density, and operating characteristics of the proposed special use are subject to the Effective Compatibility and Buffering Standards set forth in Section 2.505(b).*
RESPONSE: See the attached Site Plan for more detail regarding this issue. This site is not adjacent or near single family or residential districts. The site adjoins the Austin ISD bus barn to the south, AISD Burger Stadium to the south and east, and the Kohls shopping center to the west across Ernest Robles Way.
- (b)** *The proposed use will not have an adverse effect on the value of surrounding properties nor impede their property development.*
RESPONSE: The site fronts along US Highway 290 and is surrounded by Ernest Robles Way, on the west and AISD property to the south and east. The continued high-end restaurant and retail use of this site and the proposed expansion for a health clinic and Senior Activity Center will benefit the community and continue to enhance services in Sunset Valley.
- (c)** *The proposed use will not create a nuisance factor nor otherwise interfere with a neighbor's enjoyment of his/her property or operation of his/her business.*
RESPONSE: We do not believe we are creating a nuisance for the reasons stated above.
- (d)** *The traffic that the proposed use can reasonably be expected to generate on existing streets will not create nor add significantly to congestion, a safety hazard, or a parking problem in the area, nor will it disturb the peace and quiet of the neighborhood; and*
RESPONSE: Access to the site is along the commercial highway frontage via 2 existing driveways. No changes are proposed to the existing driveways which meet commercial design standards. We received approval for a variance to the impervious cover limits to ensure that parking is sufficient.
- (e)** *The proposed use complies with all other applicable provisions of this Code and other ordinances and regulations.*
RESPONSE: Correct.
- (f)** *The special use shall be operated either by the owner or lessee of improved property on which the special use is located or by another pursuant to a written agreement with such owner or lessee.*
RESPONSE: Correct and agreed.

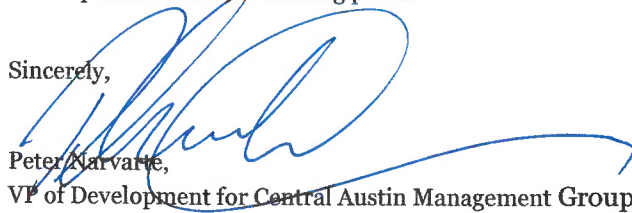
We have attached a Site Plan intended to reflect our work with Council, Freeland & Turk, and the Sunset Valley community to treat 100% of the run-off for the additional impervious cover created by this expansion. You will notice in the Site Plan that we intend to beautify the west side of the property to enhance the entry to Sunset Valley on Ernest Robles Way. We have also shown elements on the Site Plan that are enhancing the irrigation system to reflect our attempt to go above and beyond the Sunset Valley criteria for run-off.

I have also attached a brief brochure for the services Wellmed intends to bring to Sunset Valley. The concept intended at this location will be a combination Clinic and Senior Activity Center open to the Community.

<https://www.wellmedcharitablefoundation.org/senior-activity-centers/>

We are confident that this concept will be a success at this location. If we are granted a Special Use Permit for this concept, we would use this permit along with our previous approval of the variance to present to Council at our next opportunity. If approved by Council, we would immediately begin the full design effort including Site Development Plan and Building plans.

Sincerely,



Peter Marvarte,
VP of Development for Central Austin Management Group

Encl:

- Site Plan
- WellMed Brochure
- Meeting Minutes Approval of Variance
- Receipt for Special Use Permit fee

Presentation Items for Discussion and Action

8. Consider and act on a requested variance to Section 4.301 (d) of the Land Development Code to allow for increased impervious cover for the business located at 4715 South Lamar. (Mayor Bruner/Administration) Time Certain – 7:00 P.M.

- Sylvia Carrillo introduced this item and discussed follow-up questions from the January 5th presentation to Council
- Council Member Rosengarten commented on the written response provided by Blayne Stansberry, the applicant's Engineer
 - Blayne Stansberry responded
- Comments and questions for the Engineer from Council Member Carmona
 - Responses from Blayne Stansberry and Peter Navarte, the applicant
- Public Comments and Questions:
 - Melissa Gonzales
 - Terry Cowan
 - Rose Hargrave
- Comments from Sylvia Carrillo on the staff recommendation for approval
- Question and comment from Mayor Pro tem Medicus

Mayor Pro tem Medicus made a motion to approve the variance to Section 4.301(d) of the Land Development Code to allow for the increased impervious cover based on the findings presented with the application. The motion was seconded by Council Member Rosengarten.

- Additional question from Council Member Carmona
 - Response from Gary Freeland, City's Engineer
- Additional Public Comments and Questions:
 - Melissa Gonzales
- Comment from Peter Navarte
- Comments from Council Member Johnson
- Comments from Council Member Reetz

Mayor Bruner called for the vote. The motion carried with four votes in favor:

Council Member Carmona voted yes
Mayor Pro tem Medicus voted yes
Council Member Reetz voted yes
Council Member Rosengarten voted yes

Council Member Johnson voted no

9. Consider and act on the role of the Board of Adjustment, including any amendments to ordinances required with possible action by the Council. (Mayor Bruner/Administration)

WCF Senior Community Center (Austin)

WELCOME TO OUR CENTER. ACTIVITIES INCLUDE:

- Arts and Crafts
- Caregiver Services
- Board Games
- Bingo
- Movie Day
- Exercise Classes
- Computer Lab
- Cardio Exercise Equipment
- Health Education Classes
- Community and Resource Assistance

Please ask the front desk for more information and for game equipment.

Event schedules are subject to change.

706 W Ben White Blvd, Suite 125 A • Austin, TX 78704 • 512.383.9626



WCF SENIOR COMMUNITY CENTER – AUSTIN ACTIVITY CALENDAR

About the WellMed Charitable Foundation

The WellMed Charitable Foundation is a non-profit 501(C) 3 organization that supports seniors and their caregivers. Celebrating our 10th anniversary, the Foundation was established by Dr. George Rapier III in 2006 as the philanthropic partner of the WellMed Medical Group. Our goal is to help seniors stay physically, mentally and socially active.



The WellMed Charitable Foundation oversees the daily operation of seven nationally recognized senior activity centers in San Antonio, Austin and the Rio Grande Valley. Our senior centers provide complimentary services to anyone age 60 or older. These services include workout equipment, fitness classes, games, activities and more. Take a look at our calendar to find out what we offer.



SEPTEMBER 2020

**National Senior Center Month:
"Senior Centers: Delivering Vital
Connections"**



MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
 <p>HAPPY LABOR DAY</p>				
				

SITE CALCULATIONS

ZONING		HC
SITE AREA		
LOT 2	3.94 AC	
MEADOWVIEW SUBDIVISION		
TRANSFER FROM LOT 3	0.43 AC	
MEADOWVIEW SUBDIVISION		
OFFSITE MITIGATION FOR	0.19 AC	
AISD PARKING LOT		
TOTAL SITE AREA	4.55 AC	

IMPERVIOUS COVER

EXISTING CONDITION			
BUILDING	14,700 SF	0.34 AC	7.4%
PAVEMENT	79,300 SF	1.82 AC	40.0%
EXISTING IC	94,000 SF	2.16 AC	47.5%
PROPOSED CONDITION			
BUILDING	32,063 SF	0.74 AC	16.2%
PAVEMENT	80,184 SF	1.84 AC	40.5%
PROPOSED IC	112,247 SF	2.58 AC	56.7%
NET INCREASE	18,247 SF		

BUILDING CALCULATIONS

BUILDING AREA		
TENANT	LAND USE	AREA
101A	RESTAURANT	1,358
101B	OFFICE	1,449
102	RESTAURANT	1,499
104	SALON	2,309
	COMMON SPACE	1,229
	TOTAL LEASED SPACE	7,844
103	NEW MEDICAL	4,769
TOTAL EXISTING BUILDING		12,613
103	MEDICAL EXPANSION	19,450
TOTAL EXPANSION		19,450
TOTAL BUILDING		32,063

COMMON SPACE ALLOCATION

TENANT	LAND USE	TENANT AREA	COMMON AREA (BATHRM & CORRIDOR)	COMMON AREA (RISER RM)	TOTAL
101A	RESTAURANT	1,358	50	8	1,416
101B	OFFICE	1,449	54	8	1,511
102	RESTAURANT	1,499	56	8	1,563
104	SALON	2,309	13		2,322
103	MEDICAL	24,219	897	135	25,251
		30,834	1,057	172	
TOTAL BUILDING AREA					32,063

PARKING CALCULATIONS

CODE REQUIRED SPACES			
LAND USE	RATIO	AREA	#SPACES*
RESTAURANT	75	2,979	40
OFFICE	275	1,511	5
SALON	275	2,322	8
MEDICAL	300	25,251	84
TOTAL		32,063	138
PROPOSED SPACES			
STANDARD SPACES		162	87%
COMPACT SPACES		17	9%
ACCESSIBLE SPACES		8	4%
TOTAL		187	100%
EXISTING SPACES			
STANDARD SPACES		170	
COMPACT SPACES		10	
ACCESSIBLE SPACES		5	
TOTAL		185	

REV	DESCRIPTION	DATE

stansberry engineering co.
 Texas Registered Engineering Firm F-8276 phone 512 / 292-8000 www.stansberryengineering.com

WELLMED MEDICAL GROUP
 4715 SOUTH LAMAR BLVD.
SITE CALCULATIONS

DATE: 03/24/2021
 PROJECT NO: 2020250
 DESIGNED BY: BES