

ZONING REVIEW SHEET**CASE:** C14-06-0214**Z.A.P. DATE:** December 19, 2006
January 9, 2007
January 23, 2007
February 6, 2007
February 20, 2007**ADDRESS:** 11908 North Lamar Boulevard**OWNER:** Brentwood Church of Christ (Wallace R. Beasley) **APPLICANT:** Vaughn + Associates (Rick Vaughn)**REZONING FROM:** SF-5 (Urban family residence) and NO (Neighborhood office) district**TO:** GO-CO (General office) district**AREA:** 43.380 Acres**SUMMARY ZONING AND PLATTING COMMISSION RECOMMENDATION:***February 20, 2007:**APPROVED STAFF'S RECOMMENDATION FOR SF-5-CO AND GO-CO; BY CONSENT. (9-0)***SUMMARY STAFF RECOMMENDATION:**

Staff offers a recommendation of SF-5-CO and GO-CO. The recommended conditional overlay on the GO tract shall address the following:

1. Southernmost portion of the site shall remain SF-5 abutting single-family residential;
2. Subject to all recommendations of the Neighborhood Traffic Impact Analysis (NTA);
3. Provide a compatibility setback of 50 feet from adjacent residential to the south of the property;
4. Prohibited uses under GO:

<ul style="list-style-type: none"> • Business or Trade School; • Business Support Services; • Club or Lodge; • Community Recreation (Public); • Hospital Services (General); • Hospital Services (Limited); • Medical Offices -- exceeding 5000 sq. ft. gross floor area; 	<ul style="list-style-type: none"> • Medical Offices -- not exceeding 5000 sq. ft. gross floor area; • Off-Site Accessory Parking; • Personal Services; • Printing and Publishing; • Restaurant (Limited); • Software Development; and • Urban Farm.
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The Staff recommendation is based on the following considerations:

- 1.) Although the North Lamar Area Study recommends residential uses for this site, the recommended conditional overlay will protect the residential character of the existing residential neighborhood;
- 2.) The southernmost portion of the site shall remain SF-5 abutting existing single-family residential;
- 3.) The proposed land uses are compatible with existing uses surrounding the site; and
- 4.) The recommended zoning provides for a transition of land uses from less restrictive uses south of the subject property; and

5.) The site will be subject to compatibility standards.

DEPARTMENT COMMENTS:

The subject rezoning area consists of a 43.380 acres site housing the Brentwood Church of Christ and the Brentwood Christina School zoned SF-5 and NO and accessed off North Lamar Boulevard and Knoll Park Drive. The applicant proposes to rezone the property to GO-CO to expand the existing private school. The site is subject to an existing site plan under case SPC-99-0237C (Please see Attachment A). The North Lamar Area Study recommends office and residential uses for this site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-5 / NO	Church/Private school
<i>North</i>	P / RR	Park/Cemetery
<i>South</i>	SF-2	Single-family residences
<i>East</i>	NO/GO/W-LO	Retail / Office / Warehousing / Parking
<i>West</i>	P	Electrical sub-station

AREA STUDY: North Lamar

NTA: Yes; See Transportation comments

WATERSHED: Walnut

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

197--North Park Neighborhood Assn.
64--River Oaks Lakes Estates Neighborhood
85--Walnut Creek Neighborhood Assn.,Inc.
114--North Growth Corridor Alliance
480--Scofield Farms Residents Assn.

511--Austin Neighborhoods Council
775--Gracywoods Neighborhood Association
786--Home Builders Association of Greater Austin
937--Taking Action Inc.

SCHOOLS:

Austin Independent School District

- Walnut Creek Elementary School
- Dobie Middle School
- Lanier High School

RELATED CASES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
SPC-99-0237C	Private School Addition	11/29/05: CORRECTION #13C APPROVED BY DAC REVIEW.	N/A

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2055	RR	01/16/99: APVD STAFF REC OF 'RR' BY CONSENT (6-0-1 BB-ABSTAIN)	WITHDRAWN
C14-99-2071	SF-2 and LO to	01/25/00: APVD MF-1 WITH SF-6	04/13/00: APVD SF-6-CO ON 1ST

	MF-1	DENSITY (5-4; JR/JM/RC/RV-NAY)	RDG SUBJ TO (1) PROHIBIT ACCESS TO ALL ROADWAYS TO NORTH LAMAR, EXISTING OR FUTURE; (2) DEDICATE FLOODPLAIN AREA TO PARD; (3) INCREASE DETENTION BY 10% BEYOND WHAT'S REQ'D; (4) PROHIBIT DEVELOPMENT ON 2.3 ACRE SITE SOUTH OF SUBTRACT AS OFFERED BY THE APPLICANT (6-0, KW-ABSENT) 05/18/00: APVD 2ND/3RD RDGS WITH A PROHIBITION OF DUPLEX USE (5-1, BG-NAY, WL-ABSENT)
C14-00-2020	I-RR to GO-CO	04/18/00: DENY GO-CO (6-0)	08/03/00: Withdrawn
C14-03-0162	LO to GR	012/16/03: APVD GR-CO W/ADDED COND (8-0)	01/29/04: APVD GR-CO (5-0); ALL 3 RDGS
C14-04-0133	DR and LO to GR	10/05/04: APVD STAFF ALT REC OF GR-CO (TR 1) & LO-CO (TR 2); (9-0)	10/21/04: APVD GR-CO, LO-CO; (7-0); 1ST RDG 11/04/04: APVD GR-CO & LO-CO (7-0); 2ND/3RD RDGS
C14-05-0066	LO to GR	07/05/05: APVD GR-CO (TR 1), LO-CO (TR 2) W/CONDS (7-1, CH-NO)	08/04/05: APVD ZAP REC OF GR-CO (7-0); 1ST RDG 09/01/05: APVD GR-CO (7-0); 2ND/3RD RDGS
C14-05-0104	NO to GO	08/16/05: APVD GO-CO W/CONDS (8-0); R.C. TO BE FILED PRIOR TO 3RD READING (8-0)	09/29/05: APVD GO-CO (7-0); ALL 3 RDGS
C14-00-2152	DR to LO-CO	8/22/00: Approved LO-CO. The CO prohibits access to North Bend Dr. and limits trips to 2,000 per day (8-0)	10/5/00: Approved LO-CO (5-0); all 3 readings
C14-90-0002	NO to W/LO	4/10/90: Approved W/LO (5-0-3)	5/10/90: Approved W/LO (6-0); 1st reading 8/2/90: Approved W/LO (6-0); 2nd/3rd readings

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Bus Routes
North Lamar Blvd.	112'	65'	Arterial	Yes	No	Rt. 1 N. Lamar

CITY COUNCIL DATE:

March 22, 2007

ACTION:

ORDINANCE READINGS:

1st

2nd

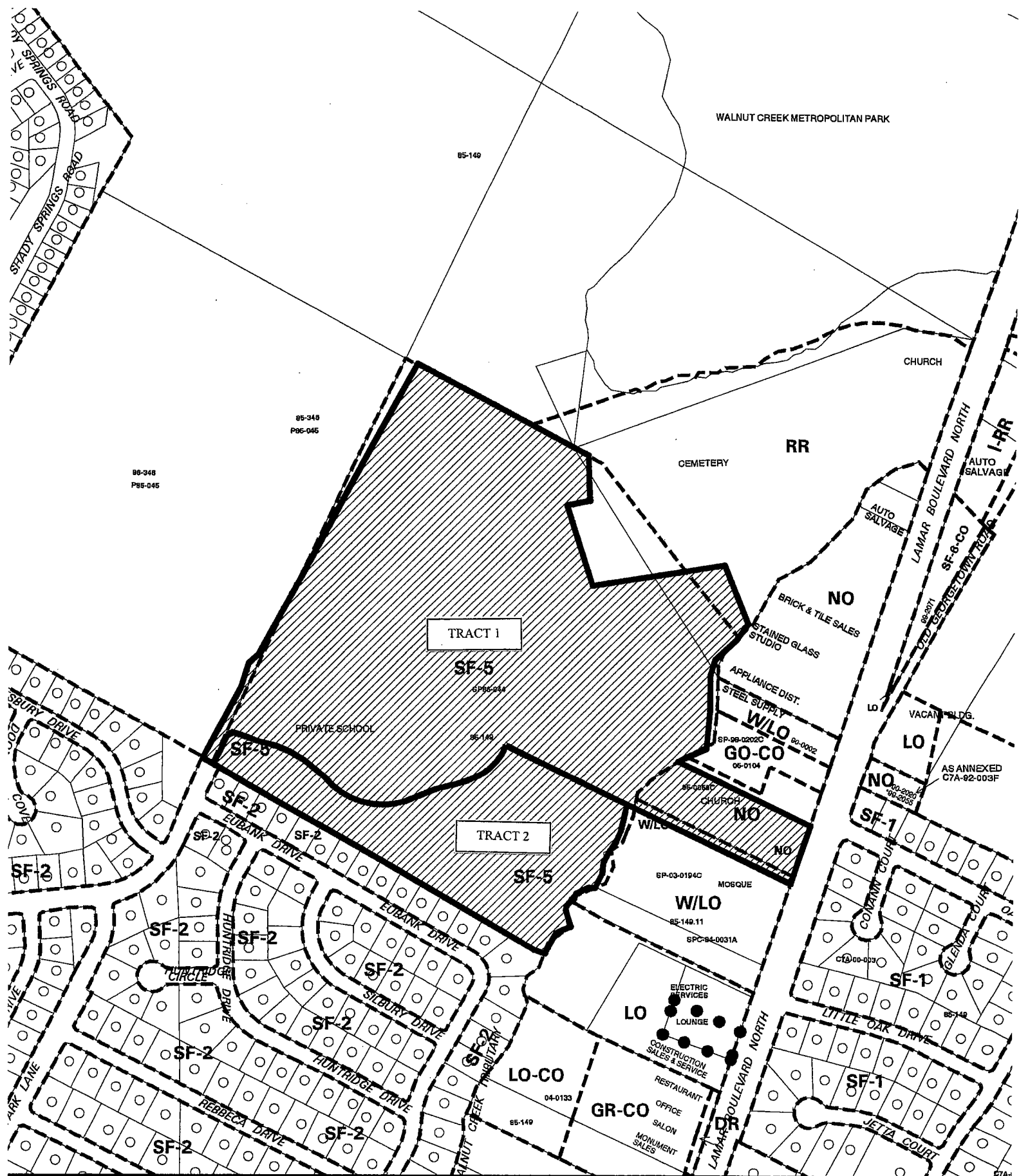
3rd

ORDINANCE NUMBER:

CASE MANAGER: Jorge E. Rousselin, NPZD

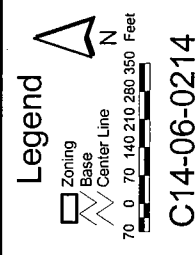
PHONE: 974-2975

E-MAIL: jorge.rousselin@ci.austin.tx.us



 1" = 400'	SUBJECT TRACT		ZONING	CITY GRID REFERENCE NUMBER M33
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: J.ROUSSELIN			
CASE #: C14-06-0214			DATE: 07-03	
ADDRESS: 11908 N LAMAR BLVD			INTLS: SM	
SUBJECT AREA (acres): 43.380				

11912 N. Lamar Blvd.
C14-06-0214



STAFF RECOMMENDATION

Staff offers a recommendation of SF-5-CO and GO-CO. The recommended conditional overlay on the GO tract shall address the following:

1. Southernmost portion of the site shall remain SF-5 abutting single-family residential;
2. Subject to all recommendations of the Neighborhood Traffic Impact Analysis (NTA);
3. Provide a compatibility setback of 50 feet from adjacent residential to the south of the property;
4. Prohibited uses under GO:
 - Business or Trade School;
 - Business Support Services;
 - Club or Lodge;
 - Community Recreation (Public);
 - Hospital Services (General);
 - Hospital Services (Limited);
 - Medical Offices -- exceeding 5000 sq. ft. gross floor area;
 - Medical Offices -- not exceeding 5000 sq. ft. gross floor area;
 - Off-Site Accessory Parking;
 - Personal Services;
 - Printing and Publishing;
 - Restaurant (Limited);
 - Software Development; and
 - Urban Farm.

The Staff recommendation is based on the following considerations:

- 1.) Although the North Lamar Area Study recommends residential uses for this site, the recommended conditional overlay will protect the residential character of the existing residential neighborhood;
- 2.) The southernmost portion of the site shall remain SF-5 abutting existing single-family residential;
- 3.) The proposed land uses are compatible with existing uses surrounding the site; and
- 4.) The recommended zoning provides for a transition of land uses from less restrictive uses south of the subject property; and
- 5.) The site will be subject to compatibility standards.

BASIS FOR RECOMMENDATION

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

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses.

The underlying land uses are not proposed to change at this time. The private school land use will continue to serve the community.

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

The recommended rezoning will create a transition in the intensity of uses from the existing SF-2 zoning classification to the proposed GO zoning to the north. The recommended conditional overlay promotes consistency and orderly planning by maintaining the residential character of the neighborhood.

EXISTING CONDITIONS

Site Characteristics

The subject rezoning area consists of a 43.380 acres site housing the Brentwood Church of Christ and the Brentwood Christina School zoned SF-5 and NO and accessed off North Lamar Boulevard and Knoll Park Drive. The site is subject to an existing site plan under case SPC-99-0237C (Please see Attachment A). The North Lamar Area Study recommends residential uses for this site.

Transportation

1. Please see NTA under Attachment B.

Environmental and Impervious Cover

1. The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut 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. 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 Net Site Area</i>	<i>% 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%

2. According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.
3. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
4. At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
5. Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:
 - Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.
6. At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Water and Wastewater

1. The landowner intends to serve the site with City of Austin water and wastewater utility service. The landowner, at own expense will be responsible for providing the water and

wastewater utility improvements, offsite main extension, system upgrades, utility adjustments, and relocation. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

Site Plan and Compatibility Standards

1. 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

1. The site is subject to compatibility standards. Along the North and South 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 fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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

- 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.
- No parking or driveways are allowed within 25 feet of the property line
- 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.

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MEMORANDUM

TO: Wendy Walsh, Case Manager
CC: Rick Vaughn
FROM: Amber Mitchell, Transportation Planner
DATE: January 21, 2007
SUBJECT: Neighborhood Traffic Analysis for North Lamar Blvd. and Knoll Park Dr.
Zoning Case: Brentwood Church of Christ C14-06-0214

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The 43.38-acre tract, currently a church and private school, proposes additions to the existing private school. The site is located in north Austin at 11908 North Lamar Blvd, south of Walnut Creek Metropolitan Park. The site, which is currently zoned Urban Single Family (SF-5), is requesting a change to General Office (GO-CO). The tract currently has vehicular access to North Lamar Blvd and Knoll Park Dr. Surrounding the tract to the south is single family, North Lamar Blvd creates the eastern border and to the north is Walnut Creek Park.

Roadways

North Lamar is classified as a major arterial with about 110' of right-of-way and 65' of pavement and carries approximately 24,840 vehicles per day (vpd).

Knoll Park Drive is classified as a local street with 60' of right-of-way and 40' of pavement and carries approximately 1,360 vpd.

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed additional development at the time of site plan will generate approximately 372 vehicles per day (vpd).

Trip Generation		
LAND USE	SIZE	VPD
Additional Private School Facilities	27,000 sf	372
TOTAL		372

Distribution of trips was estimated as follows:

Street	Site Traffic
Lamar Blvd	60%
Knoll Park Dr	40%

Below is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
North Lamar Blvd	24,840	223	25,063
Knoll Park Dr	1,360	149	1,509

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of 40' should carry 4,000 vehicles per day or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Knoll Park Drive is classified as a local street.
2. The traffic along Knoll Park Drive does not exceed the requirements established in Section 25-6-116.
3. The surrounding street network is sufficient to handle the additional traffic that will be generated by the proposed addition to the site.

If you have any questions or require additional information, please contact me 974-3428.

Amber Mitchell

Sr. Planner ~ Transportation Review

Watershed Protection and Development Review Department



Vaughn & Associates

January 30, 2007

Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re: Zoning Request for Brentwood Church of Christ, C14-06-0214

Dear Staff,

Brentwood Church of Christ is located at 11908 North Lamar Boulevard, within the City of Austin. The property contains 43 acres of land, and is currently zoned NO along North Lamar Boulevard and SF-5 for the remainder of the property. With the current zoning any structure erected on the site is limited to 35 ft. in height. The Church is also required to obtain a conditional use permit for any alterations to the school site plan. The Church is hereby, respectfully requesting a change in zoning to GO-CO. The Conditional Overlay will be discussed later in this letter.

The property currently contains the Church facilities; in addition the Church operates a private Christian School known as Brentwood Christian School. The school was founded in 1963 to provide a firm Christian education to families of moderate means and serves the residences of the north central area of the City of Austin and Travis County.

We have been in contact with Mr. Wayne Tobias, from the Walnut Creek Neighborhood Association and Mr. Dale Sellers, President, of the North Park Estates Neighborhood Association. These organizations have expressed support for the request for rezoning. Letters and memorandums from Mr. Wayne Tobias and Mr. Dale Sellers are attached. We have also been in contact with the City of Austin zoning staff to review our request. During the neighborhood meetings held in the area items were identified that the residents would like to see added to the zoning conditional overlay and site plan for the fine arts center, currently being processed by the City staff. The following will outline the items that have been agreed to:

- The 25-foot compatibility set back adjacent to the residential properties along the south side of the property shall be increased to 50-feet.

- The GO zoning be granted with the exclusion of the following uses:

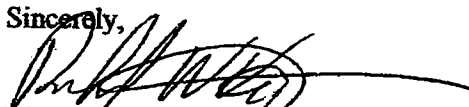
1. Hospital Services (General)
2. Lodginghouse Residential
3. Business Trade and Technical Schools
4. Business Support Services
5. Off-site Accessory Parking
6. Personal Services
7. Restaurant Limited
8. Club and Lodge
9. Community Recreation (Public)
10. Urban Farming

The following items have been agreed to, but are not covered by the zoning conditional overlay. They will be addressed on the site plan or by a separate agreement.

- The area along the south portion of the site adjacent and within the designated drainage easement for the creek/waterway will be left in its natural state. This area will extend easterly from the Treeline east of the entry drive, to the baseball field. The Church may however, clean out undesirable underbrush such as poison ivy, poison oak, vines and stickers in order to provide a safer environment along the existing creek.
- Agree that no "High Intensity Recreation Facilities or Structures" such as basketball or sport courts will be permitted in the compatibility setback area or adjacent to the residences.
- The Fine Arts Center is the final phase to be constructed under the current master plan, and the master plan includes no additional structures in the area of the residential homes, adjacent to the south boundary of the property.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,



Richard W. Vaughn, APA, C.E.T.
Principal

January 31, 2007

Mr. Rick Vaughn, A.P.A., C.E.T.
Vaughn & Associates

Re: Zoning change request from Brentwood Church of Christ

Dear Mr. Vaughn:

Thank you for the letter dated January 30, 2007, addressing our questions and concerns during your zoning request process. We agree to the conditions mentioned in the letter and we agree to the proposed change from "NO & SF-5" to "GO-CO".

We appreciate your responses and look forward to working with you during construction of the last portion of your overall master plan.

Sincerely,



Dale L. Sellers
President
North Park Estates Neighborhood Association

Walnut Creek Neighborhood Assoc. Support. 4.19.06

From: Wayne Tobias [watobias@us.ibm.com]
Sent: Wednesday, April 19, 2006 12:46 PM
To: rick@rvaughn.com
Subject: Brentwood School rezoning

Rick,

I reviewed the current zoning of the property for the school. The bulk of the Brentwood campus is currently zoned SF-5. The small lot at the Lamar side of the property (between the creek and Lamar) is Neighborhood Office (NO).

My neighborhood is located across Lamar from the church/school and outside of the SF-5 rezoning notification area. Unless you are planning to change the zoning of the "Lamar entrance" property it is unlikely we would even be notified. Regardless if we were notified, there would be no objection to rezone from SF-5 to a less intensive GO (I can't believe it took this long to get the rezoning).

Be sure to request the inclusion of Community Recreation (Private & Public) to allow for future facilities and/or improvements to existing recreational areas within the campus without requiring a variance.

Please contact North Park Estates Neighborhood Association President - Dale Sellers at 339-6221. This zoning change would affect their neighborhood more than ours.
<http://www.main.org/northpark/#bodmtgdates>

Wayne Tobias
President, Walnut Creek Neighborhood Association 873-0170

October 24, 2006

Ms. Marquita Moss, President
Brentwood Christian School

Mr. Rick Vaughn, A.P.A., C.E.T.
Vaughn & Associates

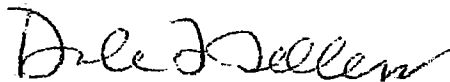
Re: Zoning change request from Brentwood Church of Christ

Dear Ms Moss and Mr. Vaughn:

Thank you for addressing our questions and concerns during your proposed zoning change process. After a considerable amount of discussion with neighbors about the changes, we agree to the proposed change from "NO & SF-5" to "GO-CO".

We appreciate your responses and look forward to working with you during construction of the last portion of your overall master plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale L. Sellers".

Dale L. Sellers
President
North Park Estates Neighborhood Association