

ZONING CHANGE REVIEW SHEET

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CASE: C14-2011-0069 (Scofield Montessori School) **Z.A.P. DATE:** August 16, 2011

ADDRESS: 1701 Scofield Lane

OWNER/APPLICANT: Omsai Joint Venture LLC (Ashok Someshwar)

AGENT: Jim Bennett Consulting (Jim Bennett)

ZONING FROM: NO

TO: GO

AREA: 1.814 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day and would limit the height of any building on the site to forty feet (40').

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently developed with a Montessori school (Parmer Children's Montessori Academy). The applicant is requesting GO, General Office District, zoning because they need additional impervious cover and building coverage so that they can expand the existing school on the site.

The staff recommends GO-CO zoning for this tract of land because this property meets the intent of the General Office district. The proposed zoning will be compatible with surrounding zoning and land uses because there is GO-CO zoning to the west and GR zoning to the east and established school facilities to the north and west (Westview Middle School and Parmer Lane Elementary School). The staff is recommending the same conditions for this site that were imposed on the property directly to the south in zoning case C14-2008-0210.

The proposed site is located within the North Lamar Area Study. The Study recommends that this property be designated for Office land use.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	NO	Daycare Facility (Parmer Children's Montessori)
<i>North</i>	P	Public Secondary Educational Facility (Westview Middle School)
<i>South</i>	GR	Commercial/Retail (Scofield Farms Market Shopping Center)
<i>East</i>	SF-6	Single-Family Residential (Scofield Farms Residential Neighborhood)
<i>West</i>	GO-CO, GR-CO	Undeveloped Tract, General Retail Sales-Convenience (Walgreen's Drug Store)

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AREA STUDY: North Lamar Area Study

TIA:

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Monorail Project
 Austin Northwest Association
 Austin Parks Foundation
 Home Builders Association of Greater Austin
 Homeless Neighborhood Association
 Lamplight Village Area Neighborhood Association
 League of Bicycling Voters
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2008-0210	NO to GO	11/04/08: Approved staff's rec. of GO-CO zoning on consent (5-0, C. Hammond and R. Evans-absent); K. Jackson-1 st , D. Tiemann-2 nd .	1/15/09: Approved GO-CO zoning, with a height of 40 feet, on all 3 readings (6-0)
C14-05-0199 (12195 Metric Boulevard-Texan Market Store Car Wash)	LR to GR	1/31/06: Approved GR-CO zoning for the area of 5,750 sq. ft. with car wash as the only GR district use, all other LR uses; 8-foot masonry wall to be constructed from the existing pavement south past the new improvements; public RC to limit the hours of the car wash from 6:00 a.m. to 10:00 p.m. (8-0, J. Gohil-absent)	3/02/06: Approved GR-CO with conditions (7-0); all 3 readings
C14-05-0016 (12251 Running Bird Lane)	SF-6 to SF-6 (Tracts A & B) and LO (Tract C)	10/18/05: Approved RR zoning for floodplain, SF-6 zoning for Tracts A & B, and LO-CO zoning for Tract C, with the following conditions: prohibit Communications Services, Medical Offices, Club or Lodge, Convalescent Services, Cultural Services, and Hospital Services (Limited). In addition, Tracts	11/17/05: Approved SF-6 (Tracts A & B), LO-CO (Tract C), and Tract D to remain RR (7-0); all 3 readings

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		A, B, and C shall have a 450 trip limit per day. Vote: 9-0; JM-1 st , MH-2 nd .	
C14-04-0106 12100 block of Metric Boulevard-Walnut Creek Greenbelt at Metric)	MF-2 to P	8/03/04: Approved P zoning by consent (8-0, J. Pinnelli-absent)	9/02/04: Approved P zoning (7-0); all 3 readings
C14-03-0183 (12041 Bittern Hollow-St. Albert The Great Catholic Church)	SF-2 to LO-CO	2/03/04: Approved LO-CO zoning with 2,000 vtpd limit and prohibiting the following uses: Art and Craft Studio (Limited), Communications Services, Medical Offices, Convalescent Services, Cultural Services (9-0)	3/04/04: Approved LO-CO zoning (6-0); all 3 readings
C14-02-0048 (1709 W. Parmer Lane-Boston Market)	LR to GR	5/21/02: Approved staff's recommendation of GR-CO zoning, with a CO for a 2,000 vtpd, by consent (8-0, A. Adams-Not yet arrived); J. Matinez-1 st , N. Spelman-2 nd .	6/27/02: Approved GR-CO (7-0); all 3 readings
C14-01-0044 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center)	GR to CS	5/8/01: Approved staff rec. of CS-CO by consent (8-0)	7/19/01: Approved CS-CO w/ addition of prohibiting pawn shops (6-0); all 3 readings
C14-01-0043 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center)	GR to CS-1	5/8/01: Approved staff rec. of CS-1-CO w/ conditions, prohibit free standing CS-1 use (8-0)	7/19/01: Approved CS-1-CO w. addition of prohibiting pawn shops (6-0); all 3 readings
C14-00-2033 (W. Parmer Lane-Little Steps Child Care Center)	SF-3 to GR	3/28/00: Approved staff's rec. of LR-MU-CO by consent (5-0); limit vehicle trips to 315 per day	5/11/00: Approved PC rec. of LR-MU-CO by consent (7-0); all 3 readings
C14-00-2023 (1418 Cardinal Hill Road)	SF-1 to LO	4/18/00: Deny LO zoning (8-0)	6/01/00: Denied rezoning request (4-3, KW/BS/DS-Nay)

RELATED CASES: There are no pending related cases.

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ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Metric Boulevard	110'	2@27'	Arterial	Not available
Scofield Lane	64'	40'	Collector	2788 (01/14/08, COA)

CITY COUNCIL DATE: September 22, 2011

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING

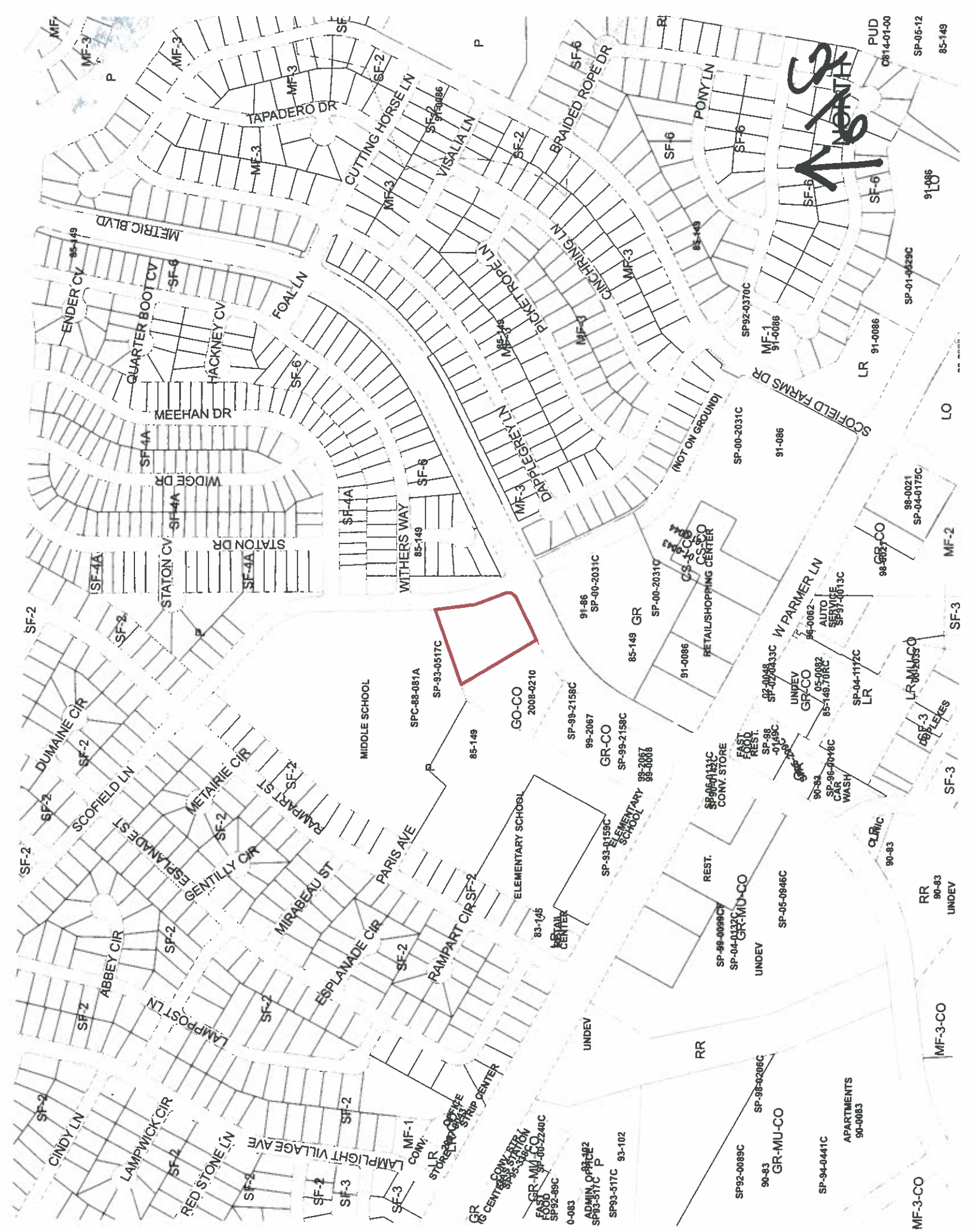
ZONING CASE#: C14-2011-0069
 LOCATION: 1701 SCOFIELD LN
 SUBJECT AREA: 1.814 AC.
 GRID: L35
 MANAGER: S. SIRWAITIS



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 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 1" = 200'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





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STAFF RECOMMENDATION

The staff's recommendation is to grant GO-CO, General Office-Conditional Overlay District, zoning. The conditional overlay would limit the site to uses that generate no more than 2,000 vehicle trips per day and would limit the height of any building on the site to forty feet (40').

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.

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

The proposed zoning will be compatible with surrounding zoning and land uses because there is GO-CO zoning to the west and GR zoning to the east and established school facilities to the north and west (Westview Middle School and Parmer Lane Elementary School).

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

The proposed zoning will allow the applicant to expand the existing day care facility on the site. This civic use will provide services for the surrounding residential neighborhoods to the north and west.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently developed with a Montessori school (Parmer Children's Montessori Academy).

Environmental

The site is not located over the Edwards 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. According to flood plain maps there is no floodplain within or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

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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.

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.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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%

Note: The most restrictive impervious cover limit applies.

Site Plan

There is an approved site plan for this property (SP-2009-0049C), which provides for 9,886 square feet of day care land uses, along with associated parking and drainage facilities.

Any new development is subject to Subchapter E Design Standards and Mixed Use.

The site is subject to compatibility standards.

All outdoor play areas regularly used by children must be accessible by a safe route and enclosed by a building or fence at least 4-feet high and with at least two exits [Section 3100 (81.410) Human Resources Code, Chapter 42].

Define enrollment capacity based on state standards (1:30 sq.ft. usable floor area and 1:80 sq.ft. outdoor fenced area), Texas Department of Human Resources. Enrollment capacity may be limited by site constraints as a condition of City approval [Section 3100 (81.410) Human Resources Code, Chapter 42].

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site

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storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Metric Boulevard	110'	2@27'	Arterial	Not available
Scofield Lane	64'	40'	Collector	2788 (01/14/08, COA)

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Metric Boulevard. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for Metric Boulevard according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].*

*In regard to the right-of-way requirement above, the Austin Transportation Department indicated that the applicant's request for a right-of-way waiver will be granted. No additional ROW will be required as a condition of this rezoning. The formal waiver letter signed by the Director of ATD will be provided prior to Council.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day [LDC, 25-6-117].

There are no existing sidewalks along the property's frontage on Scofield Lane and a segment of Metric Boulevard.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and/or recommended along the adjoining streets as follows:

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Metric Boulevard	Bike Lane	Bike Lane (Super Route)
Scofield Lane	none	none

Capital Metro bus service (route no. 1M) is available along Metric Boulevard.

Water and Wastewater

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 the Austin Water Utility for compliance with City criteria. 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.

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2011-0069

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Aug 16, 2011, Zoning and Platting Commission
Sept 22, 2011, City Council

Your Name (please print) Hannah Tan

12707 Yearling Cv. Austin, 78727
Your address(es) affected by this application

[Signature] 8/3/11
Signature Date

Daytime Telephone: 512-836-5854

Comments:

For neighborhood safety,
I like to be quiet, not so
many people around, so
much traffic.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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