

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 07/28/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0073 - Grace Covenant Church - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 9500 Research Blvd. (Shoal Creek Watershed) from multi-family residence medium density (MF-3) district zoning to general office (GO) district zoning. Zoning and Platting Commission Recommendation: To grant general office (GO) district zoning. Applicant: Grace Covenant Church (Ray Anderson). Agent: Consort, Inc. City Staff: Thomas Bolt, 974-2755.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0073

Z.A.P. DATE: June 21, 2005

ADDRESS: 9500 Research Blvd.

OWNER/APPLICANT: Grace Covenant Church
(Ray Anderson) **AGENT:** Consort Inc.

ZONING FROM: MF-3 **TO:** GO **AREA:** .351 Acres

SUMMARY STAFF RECOMMENDATION:

Recommend rezoning from multi-family medium density (MF-3) district zoning to general office (GO) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

Rezoning: C14-05-0073 - Grace Covenant Church
Location: 9500 Research Blvd, Shoal Creek Watershed
Owner/Applicant: Grace Covenant Church
Agent: Consort Inc. (Ben Turner)
Request: MF-2 to GO
Staff Rec.: RECOMMENDED GO
Staff: Thomas Bolt, 974-2755, thomas.bolt@ci.austin.tx.us
Neighborhood Planning and Zoning Department

***APPROVED STAFF'S RECOMMENDATION FOR GO ZONING; BY CONSENT.
[J.M; J.G 2ND] (8-0) K.J - ABSENT***

DEPARTMENT COMMENTS:

The subject tract is situated between two existing structures occupied by Grace Covenant Church. Except for this tract the entire church property is zoned GO. The subject tract is undeveloped. The current zoning on this portion of the Church's property would require different development standards for this specific area only. Since zoning district development regulations cannot be merged, development of this portion of the property would have to stand-alone and be developed in accordance with the zoning site development regulations applicable only to this portion of the site. The MF-2 zoning is inconsistent with other properties in the immediate area located between Jollyville Road and Research Blvd.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	MF-2	Religious Assembly Grace Covenant Church
<i>North</i>	GO	Religious Assembly and associated uses Grace Covenant

		Church
<i>South</i>	LO	Office buildings
<i>East</i>	CH-CO	Research Blvd, Highway 183 near the Mopac interchange and Gateway Shopping Center
<i>West</i>	LR & GO-CO	Apartments and offsite parking lot for Grace Covenant Church

AREA STUDY: N/A

TIA: N/A (vehicle trips limited to 2000)

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

#005 Balconies Civic Association
 #157 Courtyard Homeowner Association
 #475 Bull Creek Foundation
 #511 Austin Neighborhoods Council
 #742 Austin Independent School District

SCHOOLS:

Hill Elementary School
 Murchison Middle School
 Anderson High School

CASE HISTORIES: N/A

RELATED CASES: N/A

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Jollyville Road	90'	36'	Collector
US Hwy 183	Varies	Varies	Arterial

CITY COUNCIL DATE: July 28, 2005

ACTION:

ORDINANCE READINGS: 1st

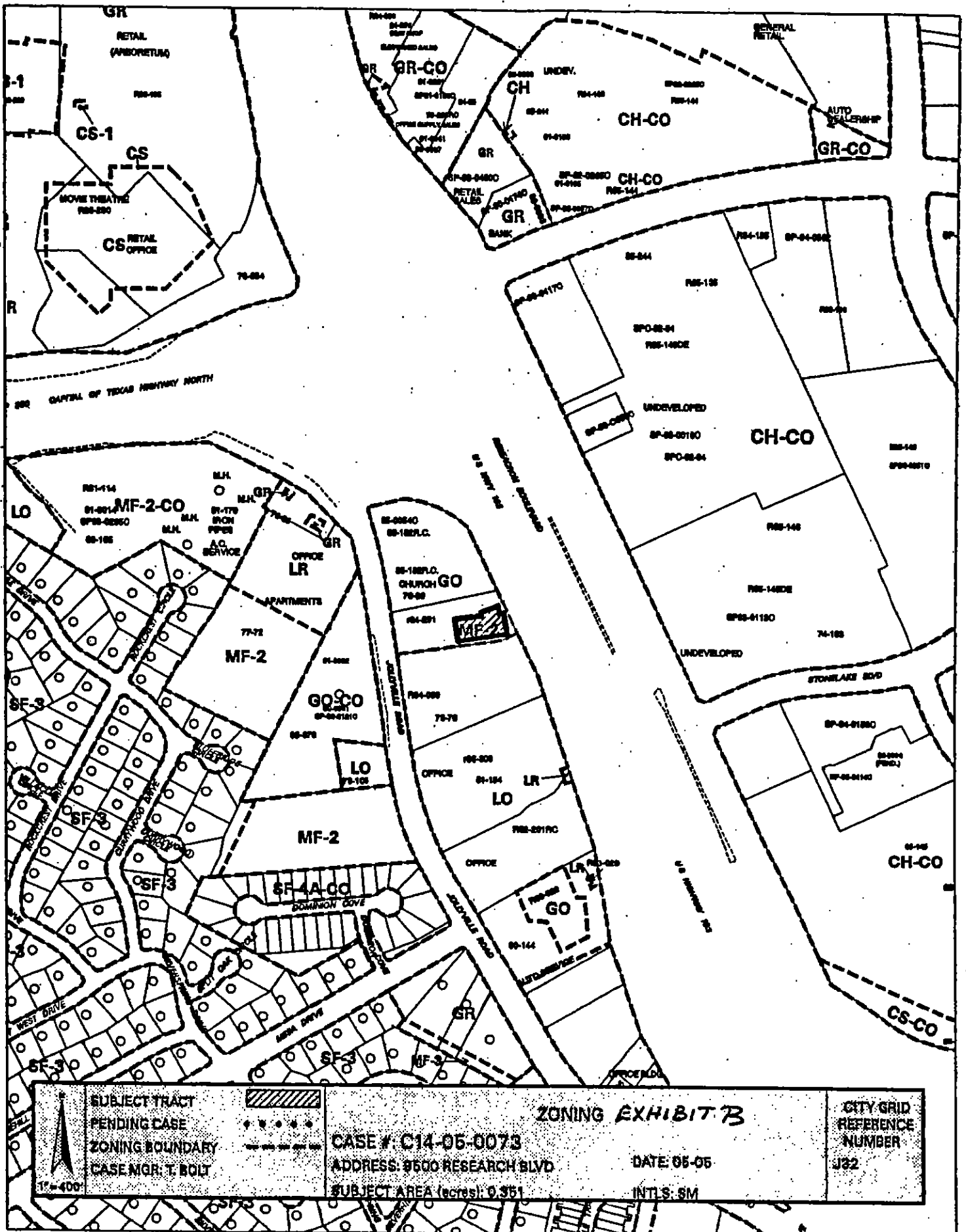
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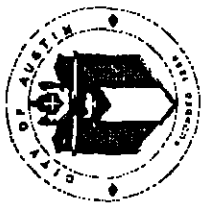
3rd

ORDINANCE NUMBER:

CASE MANAGER: Thomas Bolt
 e-mail address: thomas.bolt@ci.austin.tx.us

PHONE: 974-2755





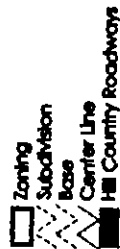
City of Austin

C14-05-0073

GRACE COVENANT CHURCH

REQUEST: FROM MF-3 TO GO

AGENT: CONSORT INC.
(BEN TURNER)



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STAFF RECOMMENDATION

Recommend rezoning from multi-family medium density (MF-3) district zoning to general office (GO) district zoning.

BASIS FOR RECOMMENDATION

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 the community and citywide needs. A building in a GO district may contain one or more different uses.

Zoning changes should promote compatibility with adjacent and nearby uses.

The properties surrounding the subject tract have either GO or LO district zoning.

Granting of the request should result in an equal treatment properties

Development of the subject tract would be encumbered with development regulations unlike those of the surrounding properties.

EXISTING CONDITIONS

Impervious Cover

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

Environmental

The site is located over the North 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.

According to flood plain maps, there is no flood plain within the project area.

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.

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

Hill Country Roadway N/A

Water Quality Control Requirements

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals, which would preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 410 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is available along US Highway 183

Jollyville Road is classified in the Bicycle Plan as a Priority 1 bike route.

Water and Wastewater

. The site is served with City water and wastewater utilities. If water or wastewater utility improvements, of offsite main extension, or system upgrades, utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 9500 RESEARCH BOULEVARD FROM
3 MULTIFAMILY RESIDENCE MEDIUM DENSITY (MF-3) DISTRICT TO
4 GENERAL OFFICE (GO) DISTRICT.
5

6 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
7

8 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
9 change the base district from multifamily residence medium density (MF-3) district to
10 general office (GO) district on the property described in Zoning Case No. C14-05-0073, on
11 file at the Neighborhood Planning and Zoning Department, as follows:
12

13 A 0.351 acre foot tract of land, more or less, out of Lot 1, The Echelon Section
14 Two Subdivision, the tract of land being more particularly described by metes and
15 bounds in Exhibit "A" incorporated into this ordinance,
16

17 locally known as 9500 Research Boulevard, in the City of Austin, Travis County, Texas,
18 and generally identified in the map attached as Exhibit "B".
19

20 PART 2. This ordinance takes effect on _____, 2005.
21

22
23 PASSED AND APPROVED
24

25 §
26 §
27 §

_____, 2005

28 Will Wynn
29 Mayor
30

31
32 APPROVED: _____

ATTEST: _____

33 David Allan Smith
34 City Attorney

Shirley A. Brown
City Clerk

FIELD NOTES
FOR

0.351 ACRE OF LAND

EXHIBIT A

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOT 1, THE ECHELON SECTION TWO, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 83, PAGE 128B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found at the Southeast corner of said Lot 1, being in the West r.o.w. line of Research Boulevard-U.S. Hwy 183;

THENCE along the South line of said Lot 1, S 67°47'00" W for a distance of 50.00 feet to a point;

THENCE N 08°40'54" W for a distance of 25.00 feet to a point for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South line of the herein described tract, S 81°19'06" W for a distance of 176.00 feet to a point for the Southwest corner hereof;

THENCE along the West line of the herein described tract, N 08°40'54" W for a distance of 80.00 feet to a point for the Northwest corner hereof;

THENCE along the North line of the herein described tract for the following courses:

N 81°19'06" E for a distance of 96.00 feet to an angle point

N 08°40'54" W for a distance of 11.00 feet to an angle point

N 68°19'25" E for a distance of 66.71 feet to an angle point


S 08°40'54" E for a distance of 26.00 feet to an angle point

N 81°19'06" E for a distance of 15.00 feet to a point for the Northeast corner hereof;

THENCE along the East line of the herein described tract, S 08°40'54" E for a distance of 80.00 feet to the PLACE OF BEGINNING and containing 0.351 acre of land, more or less.

SURVEYED BY:

Roy D. Smith Surveyors, P.C.


ROY D. SMITH
REGISTERED PROFESSIONAL SURVEYOR NO. 4094
May 2, 2005
Lot 1 - Echelon

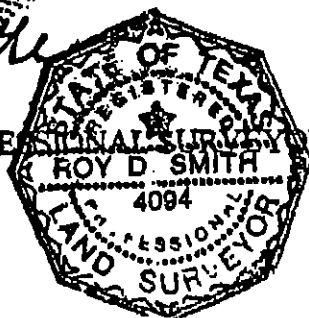


EXHIBIT TO ACCOMPANY FIELD NOTES
FOR 0.351 ACRE OF LAND

Lot 1
The Echelon
Plat Bk. 82, Pg. 121

JOLLYVILLE ROAD

LOT 1
THE ECHELON
SECTION TWO
Plat Book 83, Pg. 128B

SURVEYED BY
ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH
Registered Professional Surveyor
1214 West 5th Street
Austin, Texas 78703
Ph. (512) 478-9821
May 2, 2005

