

REZONING CASE SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0081 Apostolic 1.5

REQUEST:

Conduct a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 517 East Oltorf Street (Blunn Creek Watershed) from single-family residence-standard lot-neighborhood plan (SF-2-NP) combining district zoning to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning, as amended. The staff recommendation is to grant community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district zoning, as amended, with conditions. The CO is for a list of prohibited commercial and industrial uses, a 35' building height limit, and for compliance with the NTA. On November 12, 2013, the Planning Commission recommended to deny staff's alternate recommendation at that time, which was general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district zoning, with conditions.

DEPARTMENT COMMENTS:

There was discussion at the March 20, 2014, City Council Public Hearing regarding the existing level of impervious cover. The applicant agreed to conduct a land survey to determine the existing level of impervious cover, and revisit the request for GO or GR zoning. These districts allow for 80% and 90% of impervious cover, respectively. A requirement to perform this survey was not part of the official Council motion to continue the public hearing and postpone action.

A survey completed by a registered professional land surveyor on April 3, 2014 determined the existing impervious cover was 70.1%. Given the size of the tract, GO district zoning, if granted by Council, would allow an additional 7,210 square feet of impervious cover.

However, an updated and corrected survey presented to staff on April 29, 2014 determined the existing impervious cover was actually 79.0%. GO zoning, if granted, would be insufficient to construct a community room for the existing congregation, which was the stated goal of the rezoning request. The applicant amended the request on May 1, 2014 to the GR zoning district. Staff pulled the item from consideration at a (continued) public hearing on the City Council's May 1, 2014 agenda, in order to re-notice interested stakeholders and property owners.

OWNER: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Pastor Frank Balboa)

APPLICANT: Jim Bennett Consulting (Jim Bennett)

DATE OF PRIOR CONSIDERATION:

March 20, 2014 – Conducted a public hearing but continued the public hearing and postponed action until May 1, 2014 (7-0).

May 1, 2014 – No action taken. Item pulled by staff in order to re-notice for amended request.

CITY COUNCIL HEARING DATE: June 12, 2014

ASSIGNED STAFF: Lee Heckman / e-mail: lee.heckman@austintexas.gov

ZONING CHANGE REVIEW SHEET**CASE:** C14-2013-0081 / Apostolic 1.5**P.C. DATE:** 11/12/2013
10/22/2013; 09/10/2013; 08/13/2013**ADDRESS:** 517 E. Oltorf Street**AREA:** 1.65 acre (71,874sq. ft.)**OWNER:** Apostolic Assembly of the Faith in Christ Jesus, Inc. (Frank Balboa)**APPLICANT:** Jim Bennett Consulting (Jim Bennett)**ZONING FROM:** SF-2-NP; Single Family Residence Standard Lot -Neighborhood Plan**ZONING TO:** GR-CO-NP; Community Commercial-Conditional Overlay-Neighborhood Plan, as Amended**NEIGHBORHOOD PLAN AREA:** St. Edward's Planning Area
(Greater South River City Combined Neighborhood Plan)**IMPERVIOUS COVER SURVEY & AMENDED REQUEST:**

On March 20, 2014, at the City Council public hearing, there was discussion about the amount of existing impervious cover, and whether the then-requested GO-zoning district's 80% impervious cover allowance would satisfy the applicant's stated intent to further develop the site with a community room. A professional land survey completed on April 3, 2014 determined the existing impervious cover was 70.1% of the site (see Exhibit S-1), which would allow an additional 7,210 square feet of impervious cover for development, should GO zoning be granted.

That survey was updated and corrected. The survey dated April 29, 2014 (see Exhibit S-2) stated impervious cover was 79.0%. Based on this new information, the applicant amended the rezoning request on May 1, 2014, as 1% of additional impervious cover would not accommodate desired the community room addition. Although scheduled for consideration by the City Council on May 1, 2014, staff requested pulling the application from the Agenda prior to additional Council consideration in order to notify interested neighbors and stakeholders of the amended request.

Specifically, the current request from the applicant is to rezone the property from SF-2-NP to GR-CO-NP, with the following conditions:

- 1) Only those civic uses permitted in the SF-2 zoning district would be allowed (i.e., no commercial or industrial uses would be allowed);
- 2) Maximum building height would be limited to 35 feet; and
- 3) Development of the site shall be in conformance with the requirements of the Neighborhood Traffic Analysis.

AMENDED STAFF RECOMMENDATION (May 15, 2014):

The applicant's initial rezoning request was from SF-2-NP to GR-NP, with no prohibitions against uses or limitations of site development standards. The request for GR was specifically to allow for additional impervious cover, not driven by a desired commercial use. Although staff understood the request was driven by the stated desire to add a community meeting space to the existing church facilities, staff determined unencumbered GR zoning uses were not

appropriate, and instead proposed an alternate recommendation. That recommendation was for GO, general office, zoning, with additional prohibited uses and a recommendation to require compliance with the terms of a Neighborhood Transportation Analysis (NTA).

The current rezoning request is also from SF-2-NP to GR-NP, but comes with voluntary conditions in the form of a conditional overlay (CO) and public restrictive covenant (RC). Specifically, the applicant has proposed to limit uses only to those civic uses currently allowed in the SF-2 zoning district and to limit building height to 35 feet (both through a CO). Additionally, use and expansion of the site will comply with the terms of the NTA (through means of a public RC). Staff supports this amended request.

While GR zoning, and all its allowed uses, is an intense district at this location, limiting allowed uses to only civic uses essentially ensures the site continues as a religious assembly use (or something similar already allowed). Staff has been informed that stakeholders support the occupancy of the site for the existing use and by this user. Moreover, this rezoning application is not accompanied by a neighborhood plan amendment that would amend the Future Land Use Map (FLUM) from Civic to something else (e.g., Office, Commercial, Mixed-Use, etc.). By limiting the permitted uses to civic uses, this also ensures that any future zoning request driven by a proposed change in use (to something other than civic) would be accompanied by an appropriate FLUM amendment.

Given the limited impact GR zoning would have on the site and surrounding neighborhood, what with the prohibitions against any and all commercial and industrial uses, given the reduction in building height from 60 feet to 35 feet (which is also an SF-2 standard), and given the limits to expansion and redevelopment by terms of the NTA (which limits vehicle trips per day to 1100), staff has determined this amended rezoning request is both different from the original request and a reasonable one worthy of support.

The general office (GO) district originally recommended by staff, though based on land use considerations, would be insufficient for the applicant's needs; GO allows for 80% maximum impervious cover, but the site, as determined by this spring's survey, is already at 79%. Though the GR rezoning request is still driven by the desire to increase maximum impervious cover on the site to up to 90% (a GR-district site development standard) rather than a desire for a particular commercial land use, staff views the rezoning change as an acceptable mechanism to allow this established congregation the means to expand their activities at their existing site.

PREVIOUS SUMMARY STAFF RECOMMENDATION :

Staff recommendation is to grant GO-CO-NP, with the following conditions.

- 1) a conditional overlay (CO) would prohibit the following uses: medical office (general and limited), college and university facilities, and hospital services (general and limited);
- 2) vehicle trips shall be limited to less than 1,100 per day until such time the pavement along Sherwood Lane is widened to a minimum of 30 feet either through a CO or public restrictive covenant (RC); and
- 3) any additional conditions of the Neighborhood Transportation Analysis shall be included in a public RC.

PLANNING COMMISSION RECOMMENDATION (July 24, 2013):

November 12, 2013

To Deny the GR-NP request of the applicant and the GO-NP recommendation of staff (Motion: B. Roark; Second: M. Smith) 7-0 (Absent: D. Chimenti, A. Hernandez)

October 22, 2013 Postponed to November 12, 2013 at the Request of the Applicant with Acknowledgement by the River City Citizens Neighborhood Association (Consent Motion: R. Hatfield; Second: J. Stevens) 5-0 (Absent: D. Anderson, A. Hernandez, J. Nortey, and B. Roark)

September 10, 2013 Postponed to October 22, 2013 at the Request of the South River City Citizens Neighborhood Association with Agreement by the Applicant (Consent Motion: S. Oliver; Second J. Stevens) 7-0 (Absent: A. Hernandez, J. Nortey)

August 13, 2013 Postponed to September 10, 2013 at the Request of the Applicant (Consent Motion: B. Roark; Second: S. Oliver) 5-0 (Absent: D. Anderson, D. Chimenti, M. Smith, R. Hatfield)

FIRST AMENDED REQUEST:

This case was scheduled for consideration by the City Council on November 7, 2013. However, because of an early adjournment by Council on that date, there was no action on rezoning items. This application required additional notification once a date for the Council public hearing had been set.

On January 30, 2014 the applicant amended the rezoning request from GR-NP to GO-NP, which aligned with staff's recommendation to the Planning Commission and City Council. As the applicant had amended the zoning request prior to the notice of the next Council public hearing (scheduled for February 2014), the Council public notice reflected the amended request for GO-NP.

At the Council's March 20, 2014 public hearing, the applicant verbally agreed to additional prohibited uses and height restrictions if GO district zoning was granted. Staff had not received a written amended request from the applicant reflecting these, or any other, prohibitions, prior to the scheduled continuance of the public hearing at Council on May 1, 2014.

DEPARTMENT COMMENTS:

The subject tract is approximately 1.6 acres at the southwest corner of the intersection of E Oltorf Street and Sherwood Lane, lying approximately equidistant from Congress Avenue and Alta Vista Street. As a corner tract, the parcel abuts duplex and family residential to the south and high density-multifamily residential to the west. Duplex and family residential is also to the east, across Sherwood Lane, while an intersection with Rebel Road, office, and commercial uses are north of Oltorf (see Exhibits A). The property is immediately east of the recently completed District at SoCo Apartments.

This is a developed site, with three buildings and surface parking. The primary structure is a church, which is connected by a breezeway to classrooms. Together the 3 buildings occupy about 12,000 square feet, or approximately 16 percent of the site; paved parking wraps around the buildings to the west, south, and east, comprising about 46 percent of the site [these numbers have been updated to reflect surveyed data]. A handful of trees can be found at the southwest corner of the subject tract.

The request for the rezoning is driven by the desire to add a community room to the site. Though part of the religious use function, the applicant has requested the zoning change in order to increase the permitted impervious cover. Under the existing SF-2 base zoning,

impervious cover is limited to 45% (there is no additional limitation by location in an urban watershed). The initial request for GR zoning would have allowed up to 90% impervious cover, if granted. The current request, for GO zoning, would allow for a maximum of 80% impervious cover. No site plan application for this proposed addition has been submitted to the City at this time.

The site is currently depicted as Civic on the Future Land Use Map (FLUM) for the Greater South River City Neighborhood Plan, a depiction it has maintained since that neighborhood plan was adopted in 2005. A neighborhood plan amendment is not required per neighborhood planning staff, because the proposed zoning change, if approved, would allow an accessory use that does not fundamentally alter the use of the property from religious assembly uses. In contrast, if a church were to seek a zoning change on its property in order to pursue a commercial venture and the FLUM indicated a Civic use, then a FLUM change and neighborhood plan amendment would be required to designate the appropriate land use (e.g., mixed use) related to the proposed zoning district.

Correspondence regarding the proposed zoning request received by staff has been attached (see Exhibit C).

Neighborhood Traffic Analysis:

A Neighborhood Traffic Analysis (NTA) pertaining to Sherwood Lane was required as part of the rezoning request. The NTA has been completed and a Memorandum with findings, recommendations and conditions is attached (see Exhibit T). As is the case with a Traffic Impact Analysis, a public RC will be prepared that requires conditions of the NTA memo be met for any development or redevelopment of the site. Note, although the NTA memo references property to the west as commercial rather than multifamily, the staff recommendations are the same.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-NP	Religious Assembly Uses
<i>North</i>	CS-V-NP; LR-NP; GO-NP; CS-NP; GR-CO-NP;	Oltorf Right-of-Way; Strip Shopping Center; Retail Paint Store; Office; Auto Sales & Body Shop; Restaurants; Convenience Store
<i>West</i>	CS-V-NP; CS-NP; MF-6-CO-NP;	Shopping Center; Auto Shop & Fast Food; Apartments
<i>East</i>	SF-3-NP; SF-2 NP	Sherwood Right-of-Way; Duplexes; Single-Family Residential
<i>South</i>	SF-3-NP; SF-2-NP	Duplexes; Long Bow Lane Right-of-Way; Single-Family Residential

TIA: Not Required (an NTA was performed and the associated staff memo is attached)

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

WATERSHED: Blunn Creek

HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

South River City Citizens Assn.	74
South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Greater South River City Combined Neighborhood Planning Team	1185
Austin Parks Foundation	1113
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
South Austin Commercial Alliance	1302
Austin Heritage Tree Foundation	1340
Zoning Committee of South River City Citizens Assn.	1360
SEL Texas	1363
Beyond2ndNature	1409
Wildflower Church	1423
Preservation Austin	1424

SCHOOLS:

Austin Independent School District:

Travis Heights Elementary School	Fulmore Middle School	Travis High School
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CASE HISTORIES:

This site, and other properties along both north and south sides of E. Oltorf, were rezoned as part of the neighborhood planning process (C14-05-0138 for south, or St. Edward's Neighborhood, and C14-05-0139 for north, or South River City Neighborhood). The rezoning in this immediate area, as can be discerned from the table below, appears to be a mix of up-zoning, down-zoning, and consolidation zoning.

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
South of Oltorf			
With Neighborhood Plan C14-05-0159 101-103 E. Oltorf/ 2401-2501 S Congress/400 Long Bow Lane 501 E. Oltorf	CS to CS-NP GR to MF-4-CO-NP	Recommended; 09/13/2005	Approved; 09/25/2005 (CO limits height to 40 feet)
101-103 E. Oltorf/ 2401-2501 S	CS-NP to CS-V-NP	Recommended; 11/13/2007	Approved; 12/13/2007

Congress C14-2007-0224			
501 E. Oltorf C14-2007-0202	MF-4-CO-NP to MF-6-CO-NP	Recommended; 02/12/2008	Approved; 03/06/2008 (CO limits height to 40 and 60 feet, limits imp. cover to 65%, limits vtd to 2000)
North of Oltorf			
With Neighborhood Plan C14-05-0159		Recommended; 09/13/2005	Approved; 09/25/2005
100 E. Oltorf/2301 S. Congress	CS & CS-1 to CS-NP		
500 E. Oltorf	LR & SF-3 to LR-NP		
2309 Rebel Road	LR to SF-3-NP		
508 E. Oltorf	LR & SF-3 to GO-NP		
2302 East Side Dr	LR to MF-4-NP		
614 E. Oltorf	LR & GR to GR-CO-NP		
710 E. Oltorf	LR to MF-4-NP		
100 E. Oltorf/2301 S. Congress C14-2007-0224	CS-NP to CS-V-NP	Recommended; 11/13/2007	Approved; 12/13/2007
518 E. Oltorf C14-2012-0116	GO-NP to GR-NP	Denied; 01/22/2013	N/A (expiring)

Since adoption of the Neighborhood Plan and associated rezonings in 2005, and the addition of VMU to the Congress/Oltorf intersection in 2007, there has only been 2 other rezoning requests in the immediate area. The first was the rezoning at 501 E Oltorf, which was granted and developed as the District at SoCo Apartments. The second, at 518 E. Oltorf, was a request to rezone for restaurant purposes, and included a Neighborhood Plan Amendment. That request was denied by the Commission.

ABUTTING STREETS & TRANSIT:

Name	ROW	Pave-ment	Class	Sidewalks	Capital Metro Bus Service	Bike Route	Recommended Bicycle Facility (2009 Plan)
Oltorf Street	90 feet	37 feet	Arterial	Yes (Both Sides)	Yes (Multiple Routes)	No	Bike Lane
Sherwood Lane	50 feet	24 feet	Local	No	No	No	None

CITY COUNCIL DATE:

May 1, 2014

A request for Extension of the Continuance of the Public Hearing (effectively, a postponement) was submitted by the SRCC. However, it was not necessary for Council to act on the request.

A request from staff to Pull the item from the agenda and re-notify the case was Granted (Consent Motion by Council Member Morrison; Second by Council Member Martinez) 7-0.

March 20, 2014

Continued the Public Hearing and Postponed Action until May 1, 2014 (Motion by Council Member Morrison; Second by Council Member Riley) 7-0.

February 27, 2014

Postponed at the request of the applicant (Consent Motion by Council Member Spelman; Second: Mayor Pro Tem Cole) 7-0.

November 7, 2013

No action by City Council, due to early meeting adjournment.

September 26, 2013

Postponed at the request of staff.

August 29, 2013

Postponed at the request of staff.

ACTION/ORDINANCE READINGS: 1st 2nd 3rd
ORDINANCE NUMBER:

CASE MANAGER: Lee Heckman
e-mail address: lee.heckman@austintexas.gov

PHONE: 974-7604

STAFF RECOMMENDATION**C14-2013-0081**

Staff recommendation is to grant General Office–Conditional Overlay–Neighborhood Plan (GO-CO-NP) combining district zoning. The conditional overlay would prohibit the following uses: medical office, college and university facilities, and hospital services. The CO would also limit the vehicle trips to less than 2,000 per day.

BACKGROUND

The site is currently zoned Single Family Residence Standard Lot–Neighborhood Plan (SF-2-NP). City data indicates the church has occupied the site since the mid-1960s. As a religious entity, it was entitled to use the site for religious assembly purposes under the current base SF-2 zoning. Rezoning, as part of the St. Edward's Neighborhood Plan area, appended the zoning with the NP combining district in 2005.

The existing Single Family Residence Standard Lot district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

The requested community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

Staff has been informed the request for GR as a base zoning district is to allow for additional impervious cover necessary for the proposed addition of a community activity room that would be used for various church functions. Specifically, SF-2 would allow 45% impervious cover, whereas GR would allow 90% impervious cover. Staff does not have a site plan or other data on the existing and proposed impervious cover, but estimate the current amount exceeds that allowed under the SF-2 district zoning. Any expansion would further exceed the amount allowed, unless a zoning district with a higher impervious cover limit was granted.

The recommendation from staff is to grant general office-conditional overlay-neighborhood plan zoning (GO-CO-NP) instead of the requested GR-NP zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1) Zoning should promote compatibility with adjacent and nearby uses and promote a transition between adjacent and nearby zoning districts, land uses, and development intensities; and**
- 2) Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.**

Staff can support non-residential zoning at this intersection, with certain conditions or restrictions; however, staff recommends office rather than the applicant's request for community commercial at this time. This property is uniquely located; it abuts right-of-way on two sides, and abuts a recently developed apartment complex and duplex residential. One of those streets is Oltoft, an arterial, while the second is Sherwood, a local street. Opposite Oltoft is a mix of LR, GR, GO, and CS uses. The residential uses to the south and across Sherwood are zoned SF-3 and used as single-family homes or duplexes. But beyond this first row of duplexes to the east and south of Long Bow are single-family (SF-2) zoned properties. In other

words, Sherwood and Long Bow seem to serve as a discrete edge to the existing residential neighborhood to the south and east.

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. Whereas GR is typically located at the intersections of arterials and collectors, and Oltorf is an arterial, GO is more appropriate for this intersection. Moreover, if office is a transition between commercial or more intense land uses and residential, then office at this location, between highest-density multifamily and single-family, is equally capable of serving as a compatible and transitional use.

While staff can support office uses at this site, staff cannot recommend the more intense GR commercial zoning requested at this time. As noted, property immediately to the south and across Sherwood is single-family or duplex residential. Site development standards aside, staff is concerned about the potential incompatibility of unlimited GR uses on this site and the abutting residents, both those in detached homes and in the neighboring apartment complex.

In line with these concerns about compatibility, staff is recommending the GO be approved with a prohibition against medical office, college and university facilities, and hospital services uses. These uses, either because of transportation or other potential impacts, are thought to be too intense for this location given its peripheral context.

- 3) *The proposed zoning should be consistent with the purpose statement of the district sought; and***
- 4) *Zoning should allow for a reasonable use of the property.***

As noted, the request for GR zoning is driven by the desire to expand the existing facilities and comply with impervious cover limits. The addition of the community room is generally seen as accessory to the primary religious assembly function. GR zoning allows for up to 90% impervious cover in this, an urban watershed. GO, the base district recommended by staff, allows 80%.

While staff is sympathetic to the applicant's desire to expand the facility and comply with LDC requirements, the request presented to staff is for a land use or zoning change. The GR district is for an office or other commercial use that serves neighborhood and community needs. Arguably, the existing church does just that; it serves the community by drawing congregants from beyond the immediate neighborhood. Certainly, civic uses such as religious assembly can be pursued in a community commercial zoning district. Nonetheless, there is no commercial use proposed for the site at this time. Staff does not know of future plans for commercial uses, but staff is of the opinion that if one of the Code's higher commercial zoning districts is requested, then such a request should be to allow or facilitate at least some commercial uses.

General office district zoning may not fit with the owner's needs as much as community commercial district zoning – if the purpose of the rezoning request concerns a site development standard, and specifically impervious cover. If the request is driven by a development standard and not a proposed commercial use, then whether GO or GR or some other district is granted may matter less, provided the site development works within that district's respective standard. Nevertheless, staff cannot grant a recommendation for unlimited GR, knowing the property may be repurposed or redeveloped in the future. Toward that potential end, staff thinks GO would allow a reasonable use of the property; if some future proposal necessitated a commercial

district different from GO, the then owner could certainly request the appropriate zoning district for that use.

5) Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.

The site is currently depicted as Civic on the Future Land Use Map (FLUM) for the Greater South River City Neighborhood Plan, a depiction it has maintained since that neighborhood plan was adopted in 2005. A neighborhood plan amendment is not required per neighborhood planning staff, because the proposed zoning change, if approved, would allow an accessory use that does not fundamentally alter the use of the property from religious assembly uses. In contrast, if a church were to seek a zoning change on its property in order to pursue a commercial venture and the FLUM indicated a Civic use, then a FLUM change and neighborhood plan amendment would be required to designate the appropriate land use (e.g., mixed use) related to the proposed zoning district.

EXISTING CONDITIONS

Site Characteristics

This is a developed site, with three buildings and surface parking. The primary structure is a church, which is connected by a breezeway to classrooms. Together the 3 buildings occupy about 16,180 square feet, or approximately 23 percent of the site. Paved parking wraps around the buildings to the west, south, and east. A handful of trees can be found at the southwest corner of the subject tract.

Environmental

July 9, 2013 (MM)

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn 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.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. 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.
4. According to flood plain maps, there is no flood plain within the project area.
5. No trees are located on this property. 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.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Site Plan and Compatibility Standards

July 12, 2013 (CBH)

- SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.
- SP 2. The site is subject to compatibility standards. Along the east and south property lines, the following standards apply:
- a. No structure may be built within 25 feet of the property line.
 - b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - d. No parking or driveways are allowed within 25 feet of the property line.

- e. 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.

SP 3. Additional design regulations will be enforced at the time a site plan is submitted.

SP 4. FYI - This site is located in the St. Edwards/Greater South River City Combined Neighborhood Plan. Please see the City's website <http://www.austintexas.gov/departments/neighborhood-planning> for a copy of the recommended design guidelines.

Transportation

July 17, 2013 (SJ)

TR1. No additional right-of-way is needed at this time.

TR2. 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].

TR3. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Please submit 24 hour traffic counts for Sherwood Lane. Results will be provided in a separate memo. LDC, Sec. 25-6-114.

TR4. Existing Street Characteristics:

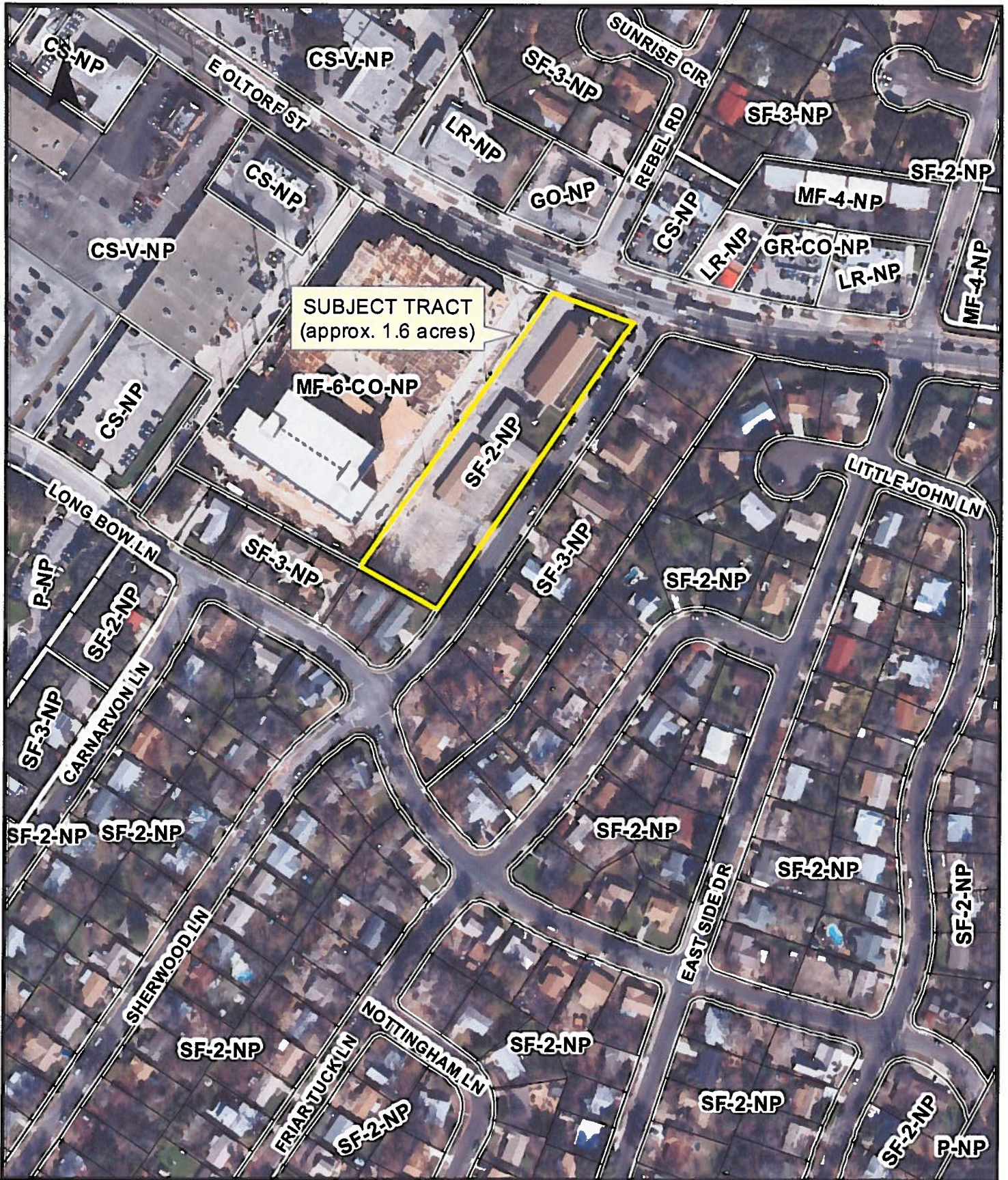
Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Sherwood Lane	50	24	Local	No	No	No
Oltorf Street	90	37	Arterial	Yes	Yes	No

Water and Wastewater

July 2, 2013 (BB)

WW1. 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. 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. 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.

C14-2013-0081 / Apostolic 1.5



Imagery: 2012-01

**Exhibit A - 1
Aerial & Zoning**

0 100 200 400 Feet

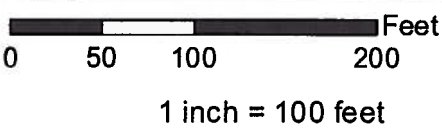
1 inch = 200 feet

C14-2013-0081 / Apostolic 1.5



Imagery: 2012-01

Exhibit A - 2
Aerial



From: Jean mather
Sent: Sunday, August 04, 2013 5:18 PM
To: Heckman, Lee
Cc: Marc Davis; [redacted]; Russell Fraser
Subject: 517 E. Oltorf, C14-2013-0081

The Zoning Committee met with Jim Bennett on July 30 to discuss the proposed zoning change for the Apostolic Assembly of the Faith in Christ Jesus, Incorporated. The church has been in the neighborhood for many years and has been a good neighbor.

One of the reasons that they are easy to live with is their ample parking and this results in the high impervious cover. They wish to add a community room which would increase the impervious cover beyond the existing grandfathered amount. To do this they are asking for a zoning change to GR.

The church adjoins a large multi-family unit on the West but is surrounded by single family on the East and South. We felt that GR zoning would be inappropriate and a hardship for the adjoining single family. Although the proposed use is fine, zoning is forever!

We are willing to go to the Board of Adjustment to fight for additional impervious cover for the church but we must oppose the proposed GR zoning.

Jean Mather, Chair

Zoning Committee

South River City Citizens

PUBLIC HEARING INFORMATION

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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.

R 8/7/13

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.austintexas.gov

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: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 29, 2013, City Council

Jennifer Taylor

Your Name (please print) Jennifer Taylor

2604 Acaravan Ln 78704

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 789 3449

Comments: There is almost an unbearable amount of congestion on that corner as is.

This would Block Off for our neighborhood, No No No please No.

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

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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R 0815113

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Case Number: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 29, 2013, City Council

Rebecca Hunter

Your Name (please print)

2508 East Side Dr.

Your address(es) affected by this application

Signature: [Signature] Date: 8/14/13

Daytime Telephone: 512-852-9781

Comments:

Berry is a downtown location, business close to address should help property values.

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

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

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R 8126113

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Case Number: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

Public Hearing: Aug 13, 2013, Planning Commission

Aug 29, 2013, City Council

Alicia Reumund-Martin
Your Name (please print)

☐ I am in favor
☒ I object

2208 REBEL RD 78704
Your address(es) affected by this application

Alicia Reumund-Martin
Signature

Date

8/18/13
Daytime Telephone: 212-637-3827 or 512-924-6295

Comments: GR zoning is inappropriate
directly across the street from
SFB.

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

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810



SOUTH RIVER CITY CITIZENS
Neighbors in Service to the Community

October 17, 2013

Lee Heckman, AICP
City of Austin Planning and Development Review Department-Current Planning
One Texas Center
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Case #C14-2013-0081

Dear Mr. Heckman,

We write to let you know that the membership of SRCC heard the request for an upzoning for 517 E. Oltorf at our monthly meeting on October 7, 2013. The applicant, Apostolic Assembly of the Faith in Christ Jesus, Inc., is seeking to upzone from SF-2 to GR with conditional overlay to increase their impervious cover limit and allow for construction of a new building. Our membership voted unanimously, less one member, to oppose the request to change the zoning from SF-2-NP to GR (with conditional overlay), but to support an impervious cover variance in exchange for constructing water quality and runoff controls exceeding standards required by the City of Austin.

As well, of real concern to the neighbors is the COA traffic analysis that reports that Sherwood Lane, which is classified as a local street, would require widening and could experience a 107% increase in traffic.

SRCC members have worked tirelessly to protect Blunn Creek, which is only one block east of the site, from water quality degradation and erosion, as well as protect neighbors adjacent to the applicant from flooding. SRCC's support for an impervious cover variance is conditional on the applicant meeting the minimum City of Austin standards plus the following specific stormwater measures:

- 1) For new impervious cover (i.e., the increase in impervious cover beyond existing) or equivalent area of impervious cover, provide 100% treatment via on-site infiltration;
- 2) For redeveloped impervious cover or equivalent area of impervious cover, provide 100% water quality treatment via a vegetated rain garden prior to discharge from the site; and
- 3) Provide stormwater controls to reduce the 2-year peak runoff rate to less than the peak rate for SF-2 conditions (i.e., as if the site were compliant with the 45% impervious cover allowable for the current zoning).

We believe the applicant meets the qualifications for a variance under § 25-8-41 because 1) their facility does not currently include a meeting hall which is a privilege enjoyed by other similar nearby places of worship, 2) stormwater controls provided with the variance would provide greater overall environmental protection than currently exists, 3) the planned increase in impervious cover (~2%) is minor in comparison to the existing impervious cover (~83%) and does not create a significant probability of harmful environmental consequences, and 4) development with the variance and added stormwater controls will result in water quality that is greater than the water quality achievable without the variance.

Please do not hesitate to contact us should you have any questions.

Marc Davis, President
SRCC

Marty Christman, Chair
SRCC Committee on Environment

xc: Dora Anguiano, Planning and Development Review Department,
Jim Bennett, Representing Apostolic Assembly of the Faith in Christ Jesus, Inc

From: Lara Nixon
Sent: Monday, November 11, 2013 10:56 AM
To: Heckman, Lee
Subject: Case: C14-2013-0081 / Apostolic 1.5

Dear Mr. Heckman,

It has been brought to my attention through our neighborhood association that this matter is pending. As a side note I would like to inform you that there was NO OTHER NOTICE given to me, nor many of my neighbors about this issue. This, in fact, was the first time I heard there was even a request made by the church at the end of our street to rezone. One of my neighbors stopped me in the street to inform me, luckily.

As I am sure you are aware, the proposed zoning change would do several things:

1. It would cause an amazing increase in traffic down our street. I believe the projections are somewhere in the 107% range. This is unacceptable to me as I have selected my home in a neighborhood that promotes health and community specifically due to the "walking friendly" streets with shade and little traffic. An over 100% increase in traffic anywhere in our neighborhood would be devastating to that practice and in fact be dangerous to the animals we walk, the elderly neighbors who exercise after the day becomes cooler (dusk) and the children that ride their bikes/skateboard on our streets.
2. Our neighborhood just completed a very lengthy construction project that was environmentally intense whereby all of the drainage issues we experienced were rectified by the city. Sherwood (and many other streets in our sub-division) had new storm drains put in and much of our curb line was effected by that. Although it took nearly two years for this to be completed in full, we are grateful to the city for allocating the funds and keeping our water shed functioning and our flooding problems at bay. To even conceive of another street project (Here I am referring to the necessity to widen Sherwood should the proposed rezoning be supported) along our residential street is more than many of us can bear. Not to mention the loss of variance space that directly impacts our property. We also have concerns about how changing our street width (thus decreasing vegetation) would impact the drainage issues we just resolved.
3. Approval of a change in zoning will leave us unprotected from future endeavors should the Apostolic Church ever decide to sell their property. These church members have always been good neighbors to us and I would have no reason to believe that their expansion would change that, however, the undeniable reality of a zoning change is that we might not always have these neighbors. A GR-NP zoning is one step closer to a commercial zoning shift. This is a trend we are very concerned about.
4. This proposed shift in zoning is in direct contradiction to our neighborhood plan. We have tried for years to support and sustain Blunn Creek and we are always in a very precarious balance to do so. I believe that this expansion would tip the scales for what is already a very fragile preserve and we might lose it altogether. Austin in general and our neighborhood in particular cannot afford to lose any more green space to expansion.

Thank you for your attention to this and the time you take for our consideration,

Exhibit C - 7

Lara Nixon
2608 Sherwood Lane
Austin, TX 78704

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: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

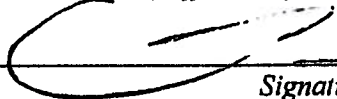
Public Hearing: February 27, 2014, City Council

Garret Nick

Your Name (please print)

2608 Carnarvon Ln ATX 78704

Your address(es) affected by this application



Signature

☐ I am in favor
☒ I object

2/4/2014
Date

Daytime Telephone: 512 914 7882

Comments: The neighborhood association
attempted to resolve this issue and
offered alternatives that were ignored.
It is obvious to me that this
request is unnecessary and only
accomplishes one goal which is to
increase the value of the property.

Church Inc.??? This should be illegal.

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

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810

Exhibit C - 9

R 02/06/14

PUBLIC HEARING INFORMATION

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R 02/11/14

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Case Number: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

Public Hearing: February 27, 2014, City Council

Your Name (please print)

Roy Wyatt
2503 Sherwood Lane

☐ I am in favor
☒ I object

Your address(es) affected by this application

Date

Signature

Daytime Telephone:

512-922-7501

Comments:

The Church is a good neighbor and while we have no problem with Bldg. they are proposing I do not support zoning that would allow commercial development on a lot that stretches into our residential neighborhood.

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

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2013-0081

Contact: Lee Heckman, 512-974-7604

Public Hearing: February 27, 2014, City Council

Stewart Stafford

Your Name (please print)

601 Kentshire Circle

Your address(es) affected by this application

2/17/2014
Date

Signature

Daytime Telephone: 512 619-5326

Comments:

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

City of Austin

Planning & Development Review Department

Lee Heckman

P. O. Box 1088

Austin, TX 78767-8810



Austin City Council
City Hall
301 W 2nd St
Austin, TX 78701

February 25, 2014

RE: Case # C14-2013-0081

Dear Mayor and Council Members,

On February 17th, 2014, the South River City Citizens Executive Committee voted to maintain SRCC's opposition to the Apostolic Assembly's request to up-zone their property at 517 E. Oltorf for many of the same reasons that we opposed it at the Planning Commission hearing:

1. The applicant claims that the reason for the request is so that they can build a "community center" which would further increase their already non-compliant impervious cover. We have seen no plans for this proposal other than a simple outline of the proposed structure.
2. The applicant could simply build the proposed structure on some of their existing impervious cover, such as their vast and largely unused parking lot, and avoid increasing their current level of non-compliance.
3. The applicant could simply apply for an impervious cover variance which SRCC voted to support in exchange for some drainage and run-off improvements in our October 7, 2013 General Meeting. These requested improvements would help offset the drainage and water quality issues associated with the site and were proposed by a certified engineer who is a member of our association.
4. Increasing the zoning from SF-2 to GO is an enormous "blank check" gift to the applicant at the expense of the neighborhood. It does not address the fundamental problem that impervious cover restrictions are put in place to address and it would greatly increase the chance the property is sold and redeveloped into something with much more intense use that is in direct conflict with the Neighborhood Plan's FLUM.
5. Even though this up-zoning does not trigger a Neighborhood Plan amendment, the GSRCC Neighborhood Plan Contact Team met about the case and also opposes the up-zoning.

On November 12th, 2013, the Planning Commission voted unanimously to oppose this up-zoning and, in their statements, suggested that there was no compelling reason to change the zoning especially since there were multiple options that could satisfy the existing needs that hadn't been pursued yet. The applicant very plainly indicated that this zoning change was not only motivated by their existing needs, they also proclaimed to be looking out for the potential future uses of the site which included the possibility of a sale or redevelopment. Ultimately, the Planning Commission felt that the Apostolic Assembly's potential future use of the site were not an appropriate reason to grant an up-zoning.

We urge you to support the SRCC Neighborhood Association and the Planning Commission's unanimous decision to deny this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Marc Davis".

Marc Davis
President

SRCC Neighborhood Assoc.
P.O. 40632
Austin, TX 78704
www.srccatx.org

Marc Davis
president@srccatx.org

Carol Martin
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Nancy Byrd
treasurer@srccatx.org

Exhibit C - 12

PUBLIC HEARING INFORMATION

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R 512114

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Case Number: C14-2013-0081
Contact: Lee Heckman, 512-974-7604
Public Hearing: June 12, 2014, City Council

James Clark
Your Name (please print)

2513 Frutar Truck Ln
Your address(es) affected by this application

James Clark
Signature

Daytime Telephone: *1-512-848-4325*

5/29/14
Date

☒ I am in favor
☐ I object

Comments:

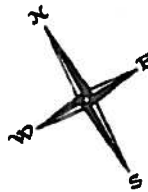
If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Legend

- Street Rod Found
- Water Meter
- Water Valve
- Irrigation Control Valve
- Fire Hydrant
- Storm Water Manhole
- Sanitary Sewer Manhole
- Electric Manhole
- ◆ Street Sign (as noted)
- ◆ Lamp Post
- Wrought Iron Fence
- Overhead Utility Line (Record Bearing and Distance)

SCALE 1" = 30'



Notes

1) This survey was prepared without the benefit of a current title commitment and therefore this tract may be subject to encumbrances or restrictions not shown herein.

2) This tract has been determined to be outside of the 100 year floodplain according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 4043C0500N, Community Panel No. 40034, dated September 26, 2004.

IMPERVIOUS COVER TABLE			
Total Tract Area	72,918 square feet		
Asphalt Areas	33,126 square feet	45.3%	
Buildings	11,899 square feet	16.3%	
Concrete Areas	5,745 square feet	7.9%	
Rock Wall and Sign	26 square feet	0.0%	
Total Impervious Cover	51,148 square feet	70.1%	
Permeable Areas	21,800 square feet	29.9%	

TRACT 2
D.M. BRYANT SUBDIVISION
VOLUME 9 PAGE 50

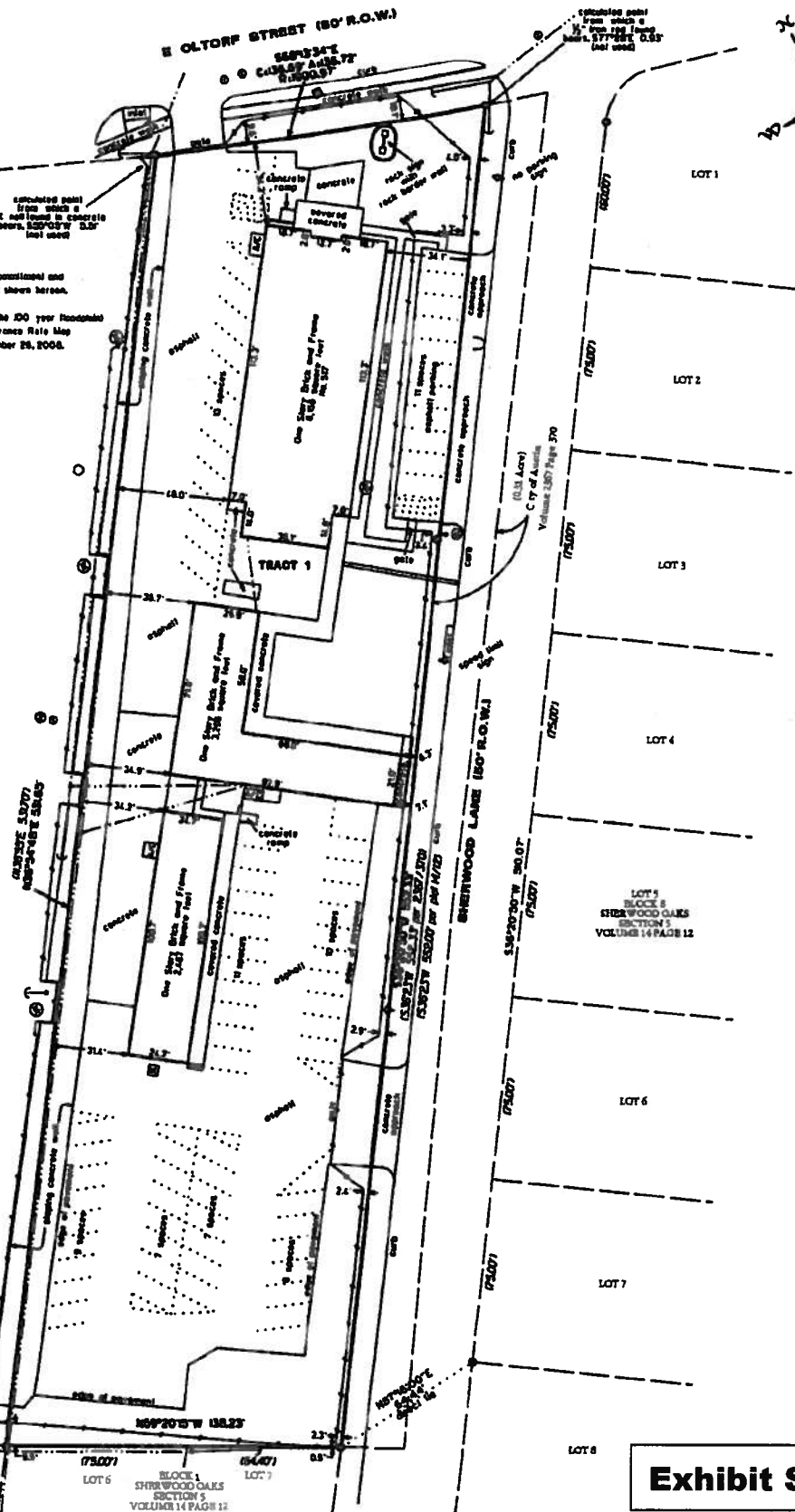


Exhibit S-1

PREPARED: April 3, 2014

BY

Holt Carson
Registered Professional Land Surveyor No. 5196

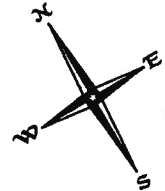
SURVEY PLAT OF
TRACT 1, D.M. BRYANT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 50 OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAYE AND EXCEPT THAT PORTION
CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES BY DEED RECORDED IN
VOLUME 2367, PAGE 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 517 E. OLTORF STREET.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1804 PORTVIEW ROAD
AUSTIN, TX 78744
(512) 488-5555
© copyright 2014 A 928092

Legend

- X-iron Rod Found
- Water Meter
- Water Valve
- Irrigation Control Valve
- Fire Hydrant
- Storm Water Manhole
- Sanitary Sewer Manhole
- Electric Manhole
- Street Sign (as noted)
- Lamp Post
- Wrought Iron Fence
- Overhead Utility Line (Record Bearing and Distance)

SCALE 1" = 30'



Notes:

1. This survey was prepared without the benefit of a current title commitment and therefore this tract may be subject to easements or restrictions not shown hereon.
2. This tract lies with Zone X (areas determined to be outside of the 100 year floodplain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48433C0368M, Community Panel No. 480624, dated September 26, 2008.

IMPERVIOUS COVER TABLE

Total Tract Area	72,918 square feet	
Asphalt Areas	33,809 square feet	46.3%
Buildings	11,939 square feet	16.3%
Concrete Areas	11,844 square feet	16.3%
Rock Wall and Sign	26 square feet	<1%
Total Impervious Cover	57,626 square feet	79.0%
Permeable Areas	15,292 square feet	21.0%

TRACT 2
D.M. BRYANT SUBDIVISION
VOLUME 9 PAGE 58



West corner of
D.M. Bryant Subdivision

Starting Points
N59°15'W 337.80'
N59°18'00"W 337.94'

PK not found in concrete
bear, N59°24'E 18.30'
(not used)

SURVEY PLAT OF
TRACT 1, D.M. BRYANT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 58 OF
THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION
CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES BY DEED RECORDED IN
VOLUME 2387, PAGE 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 517 E. OLTORF STREET.

PREPARED: April 29, 2014

BY

Holt Carson
Holt Carson
Registered Professional Land Surveyor No. 5166

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 POSTVIEW ROAD
AUSTIN, TX 78704
(512) 442-8880

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MEMORANDUM

TO: Lee Heckman, Case Manager
CC: Members of the City Council

FROM: Shandrian Jarvis, Transportation Planner
DATE: September 3, 2013
SUBJECT: Neighborhood Traffic Analysis for Apostolic 1.5 – Case # C14-2013-0081

The transportation review section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 1.6-acre tract is located in south Austin, at the intersection of Oltorf Street and Sherwood Lane. The site is zoned Single-Family-2- neighborhood plan (SF-2-NP) and it is currently occupied by a church. Single-family residential uses are located to the south and east of the property. Commercial uses are located at the western edge of the tract, and to the north along South Oltorf Street. The zoning request is for General Retail neighborhood plan (GR-NP).

Roadways

Oltorf Street provides access to the site from the north. It is classified as a major arterial. There is approximately 90 feet of right-of-way and 37 feet of pavement. There is no designated bicycle route along Oltorf Street. However, there is currently Capital Metro bus service along the roadway.

Sherwood Lane would provide access to the site from the east. It is classified as a local street. The road currently has a right-of-way width of approximately 50 feet and a pavement width of approximately 24 feet. Currently, the street is not served by a bicycle route and there is no Capital Metro bus service along the roadway.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the site could generate up to approximately 2,993 vehicle trips per day (vpd). However, since the applicant agreed to limit the development to 2,000 vpd, the maximum of 2,000 vpd is assumed..

Table 1 represents the expected distribution of the 2,000 trips:

Table 1.	
Street	Traffic Distribution by Percent
Oltorf Street	50
Sherwood Lane	50

Table 2 represents a breakdown of existing traffic volumes, proposed site traffic, total traffic after development, and percentage increase in traffic on adjacent streets.

Table 2.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Oltorf Street	33,215 ¹	1,000	33,215	3%
Sherwood Lane	927 ²	1,000	1,927	107%

1. Source: COA Traffic Counts 2004. http://www.campotexas.org/programs_rd_traffic_counts.php. Adjusted to current year.

2. Source: GRAM Traffic Counting, Inc. August 5, 2013.

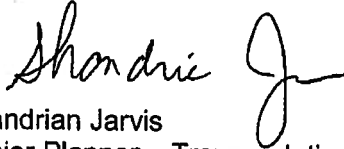
It is assumed that 50 percent of site traffic would use Oltorf Street, and 50 percent would use Sherwood Lane. Under this scenario, traffic on Oltorf would increase by approximately 3 percent. Traffic on Sherwood Lane is expected to increase by approximately 107 percent.

According to Section 25-6-116 of the Land Development Code, local or collector streets that have a pavement width of less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. In its current configuration, Sherwood Lane is anticipated to operate at an unacceptable level for this segment of the roadway.

Recommendations/Conclusions

1. To minimize the traffic impact of the project on the neighborhood, the traffic should be limited to 1,100 vpd until the pavement along Sherwood Lane is widened to a minimum of 30 feet.
2. The existing religious use should not exceed 25, 000 square feet or 600 seats. More intensive land uses with high trip generation should be prohibited.
3. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.
4. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

If you have any questions or require additional information, please contact me at 974-2628.



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