

**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0161 (North Austin Muslim  
Community Center)

**Z.A.P. DATE:** February 16, 2016

**ADDRESS:** 11900 and 11902 North Lamar Boulevard

**DISTRICT AREA:** 7

**OWNER/APPLICANT:** North American Islamic Trust, Inc. (Younes Rahhali)

**AGENT:** Cuatro Consultants, Ltd. (Hugo Elizondo, Jr.)

**ZONING FROM:** W/LO      **TO:** GO      **AREA:** 5.01 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant the applicant's request for GO, General Office District, zoning.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

**DEPARTMENT COMMENTS:**

The property in question is developed with a religious assembly use (North Austin Muslim Community Center). The property to the north is also developed with a religious assembly use (Brentwood Oaks Church of Christ) and an educational facility (Brentwood Christian School). To the south is a construction sales and services business (Dial One Electrical Services). The properties to the east, across North Lamar Boulevard, are developed with single-family residences. The applicant is requesting GO, General Office District, zoning for site development rights to expand the existing uses on the property.

The staff recommends GO, General Office District, zoning because the property under consideration meets the purpose statement of the district. General Office zoning permits uses that serve community and city-wide needs. GO zoning will allow for the growth of the existing religious assembly use at this location.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	W/LO	Religious Assembly (North Austin Muslim Community Center)
<i>North</i>	W/LO	Religious Assembly (Brentwood Oaks Church of Christ), Educational Facility (Brentwood Christian School)
<i>South</i>	W/LO	Construction Sales and Services (Dial One Electrical Services)
<i>East</i>	SF-1	Single Family Residences
<i>West</i>	SF-5-CO	Undeveloped Area, Baseball Field

**AREA STUDY:** North Lamar Area Study**TIA:** Not Required**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
 Austin Independent School District  
 Austin Neighborhoods Council  
 Austin Northwest Association  
 Bike Austin  
 Friends of Austin Neighborhoods  
 Friends of the Emma Barrientos MACC  
 Gracywoods Neighborhood Association  
 North Growth Corridor Alliance  
 North Park Estates Neighborhood Association  
 Pflugerville Independent School District  
 River Oaks Lakes Estates Neighborhood  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 Walnut Creek Neighborhood Association, Inc.  
 Yager Planning Area

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2011-0011(Naser Rezoning: 12030 North Lamar Blvd.)	LR-CO to LR-CO	11/15/11: Approved staff's recommendation of LR-CO zoning, with a CO to prohibit Consumer Convenience Services, Offsite Parking, Guidance Services, and Service Station uses on the property and a public restrictive covenant for TIA conditions, on consent (6-0, G. Bourgeois-absent); P. Seeger-1 <sup>st</sup> , C. Banks-2 <sup>nd</sup> .	12/08/11: Approved LR-CO district zoning, to change a condition of zoning, on consent on 1 <sup>st</sup> reading (6-0, S. Cole-off dais); B. Spelman-1 <sup>st</sup> L. Morrison-2 <sup>nd</sup>  4/26/12: Approved LR-CO zoning with conditions, on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); L. Morrison-1 <sup>st</sup> , B. Spelman-2 <sup>nd</sup>
C14-2010-0154 (La Palma Plaza Rezoning: 12030 North Lamar Blvd.)	LR-CO to GR	4/05/11: Approved staff's recommendation for denial (5-0, S. Baldrige-absent); P. Seeger-1 <sup>st</sup> , B. Baker-2 <sup>nd</sup> .	5/12/11: Denied the rezoning request(7-0); S. Cole-1 <sup>st</sup> , M. Martinez-2 <sup>nd</sup>
C14-2010-0021 (12104 N. Lamar Blvd.)	NO to LR	4/06/10: Approved the staff's recommendation of LR-CO zoning, with additional conditions to prohibit Consumer Convenience Services, Off-Site Accessory Parking, Guidance	5/13/10: Approved ZAP rec. of LR-CO zoning on consent on all 3 readings (7-0); Morrison-1 <sup>st</sup> , Spellman-2 <sup>nd</sup> .

		Services, and 24-hour uses (6-0, S. Baldrige-No); D. Tiemann-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	
C14-2010-0020 (12108 N Lamar Blvd)	NO to LR	<p>4/06/10: Approved the staff's recommendation of LR-CO zoning, with additional conditions to prohibit Consumer Convenience Services, Off-Site Accessory Parking, Guidance Services, and 24-hour uses (6-0, S. Baldrige-No); D. Tiemann-1<sup>st</sup>, T. Rabago-2<sup>nd</sup>.</p> <p>5/04/10: The case was re-heard by the Commission due to a notification error. The Commission re-approved their previous motion of LR-CO zoning, with additional conditions to prohibit Consumer Convenience Services, Off-Site Accessory Parking, Guidance Services and 24-hour uses, on consent (7-0); P. Seeger-1<sup>st</sup>, D. Tiemann-2<sup>nd</sup>.</p>	5/13/10: Approved ZAP rec. of LR-CO zoning on consent on all 3 readings (7-0); Morrison-1 <sup>st</sup> , Spellman-2 <sup>nd</sup> .
C14-2008-0191	NO to GR	8/21/08: Approved LR-CO on consent, with CO for 2,000 vtpd limit and added the following conditions: Prohibit Consumer Convenience Services, Offsite Parking, Guidance Services, and Service Station uses (4-0, B. Baker, J. Gohil, and K. Jackson-absent)	11/21/08: Approved LR-CO by consent on all 3 readings (6-0, B. McCracken-absent); L. Morrison-1 <sup>st</sup> , L. Leffingwell-2 <sup>nd</sup> .
C14-06-0217	NO to GO	12/19/06: Approved staff rec. of GO by consent (9-0)	1/25/07: Approved GO zoning (6-0); all 3 readings
C14-05-0104	NO to GO	<p>8/16/05: Approved staff's recommendation for GO-CO zoning with the following additional conditions:</p> <ol style="list-style-type: none"> <li>1) The property shall have a 10-foot vegetative buffer along North Lamar Boulevard;</li> <li>2) Detention for the site should be addressed at the time of site plan review;</li> <li>3) Create a restrictive covenant (public or private as determined by the Law department) to prohibit</li> </ol>	9/29/05: Approved GO-CO zoning by consent (7-0); all 3 readings

		Modeling Services in a Personal Services use. The restrictive covenant shall be filed prior to 3 <sup>rd</sup> reading of the case at City Council. Vote: 8-0, K. Jackson-absent; C. Hammond-1 <sup>st</sup> , J. Martinez-2 <sup>nd</sup> .	
C14-05-0066	LO to GR	7/05/05: Approved GR-CO zoning for Tract 1. The conditional overlay for Tract 1 will prohibit the uses set out by staff, except to allow Food Sales as a permitted use. Approved LO-CO zoning for Tract 2. The conditional overlay will limit Tract 2 to NO (Neighborhood Office) development regulations, prohibit Medical uses, prohibit parking for uses developed on Tract 1, and require a minimum 100-foot development setback from the centerline of Walnut Creek (7-1, C. Hammond-Nay; M. Hawthorne-Absent)	8/04/05: Approved ZAP recommendation for GR-CO zoning (7-0); 1 <sup>st</sup> reading only  9/01/05: Approved GR-CO zoning on consent (7-0-); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0133	DR, LO to GR	10/5/04: Approved staff's recommendation of GR-CO district zoning for Tract 1 and LO-CO district zoning for Tract 2. Additional condition for Tract 1 is LR development standards. The following uses are removed from the prohibited use list: Business or Trade School; General Retail Sales (General); Business Support Services; Consumer Repair Services; Financial Services, and Pet Services (9-0); K. Jackson-1 <sup>st</sup> , J. Martinez-2 <sup>nd</sup> .	10/21/04: Approved staff's recommendation of GR-CO zoning for Tract 1 and LO-CO zoning for Tract 2, with additional condition of 'LR' district development standards for Tract 1 (7-0); 1 <sup>st</sup> reading  11/4/04: Approved GR-CO zoning for Tract 1 and LO-CO for Tract 2 (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-03-0162	LO to GR-CO	12/2/03 – Postponed at the request of staff, due to a notice error (9-0)  12/16/03 – Approved GR-CO, with added condition (8-0)	1/29/04: Approved GR-CO (5-0); all 3 readings
C14-00-2020	RR to GO-CO	4/18/00: Denied (6-0)	8/30/00: Withdrawn
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	10/5/00: Approved LO-CO (5-0); all 3 readings

		2,000 per day (8-0)	
C14-99-2055	RR to NO	11/16/99: Approved staff rec. of RR by consent (6-0-1, B. Baker-abstain)	9/21/00: Withdrawn-There was a mapping error, the property was already zoned NO.
C14-90-0002	NO to W/LO	4/10/90: Approved W/LO (5-0-3)	5/10/90: Approved W/LO (6-0); 1 <sup>st</sup> reading  8/2/90: Approved W/LO (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

**RELATED CASES:** C8-99-2092 (Subdivision)  
SP-2009-0083C (Site Plan)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
N Lamar Blvd	100'	70'	Arterial	No	No	Yes

**CITY COUNCIL DATE:** March 24, 2016

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

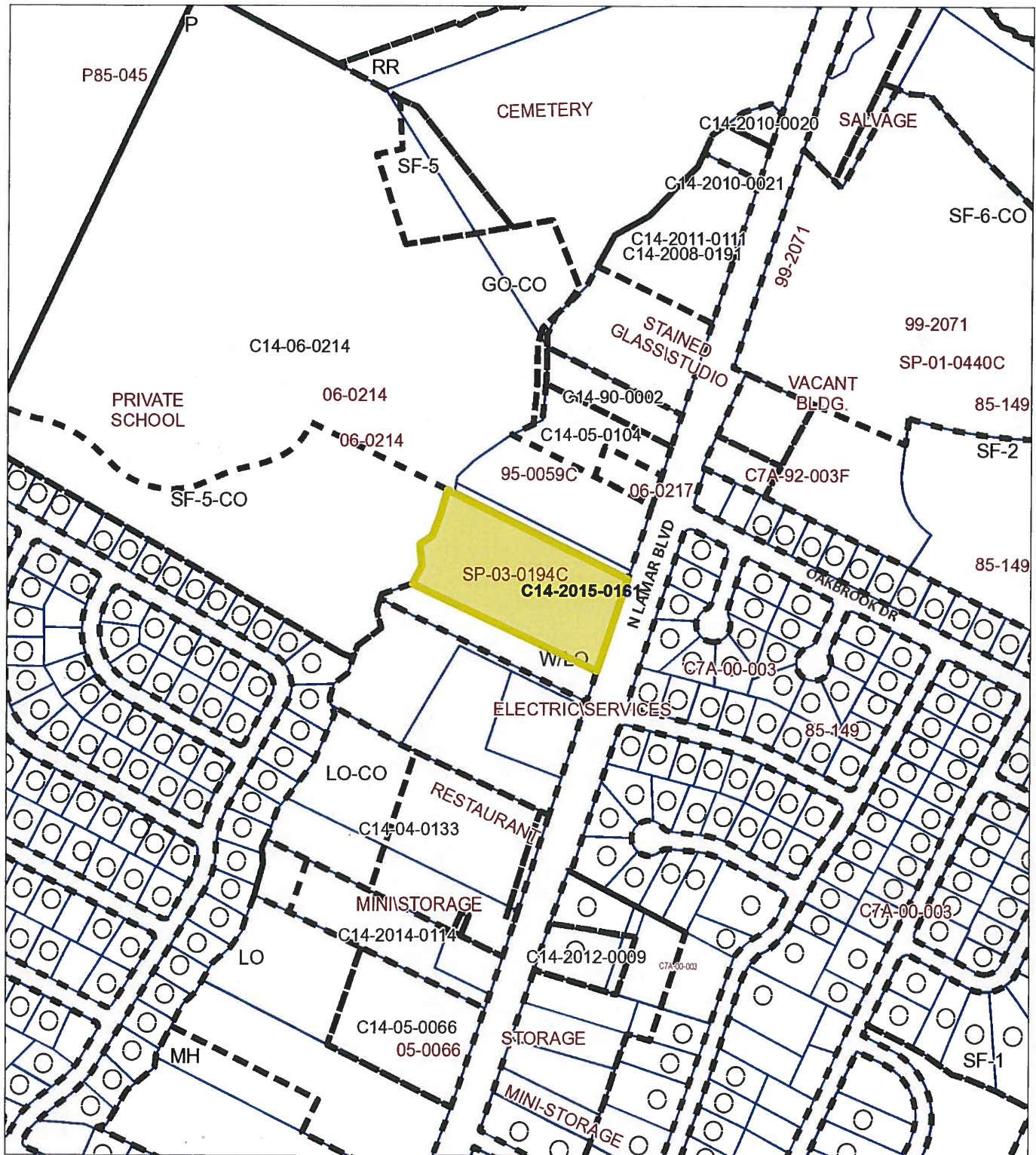
**ORDINANCE NUMBER:**

**ZONING CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 512-974-3057

**E-mail:** sherri.sirwaitis@austintexas.gov





- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400  
Feet

1" = 400'

## ZONING

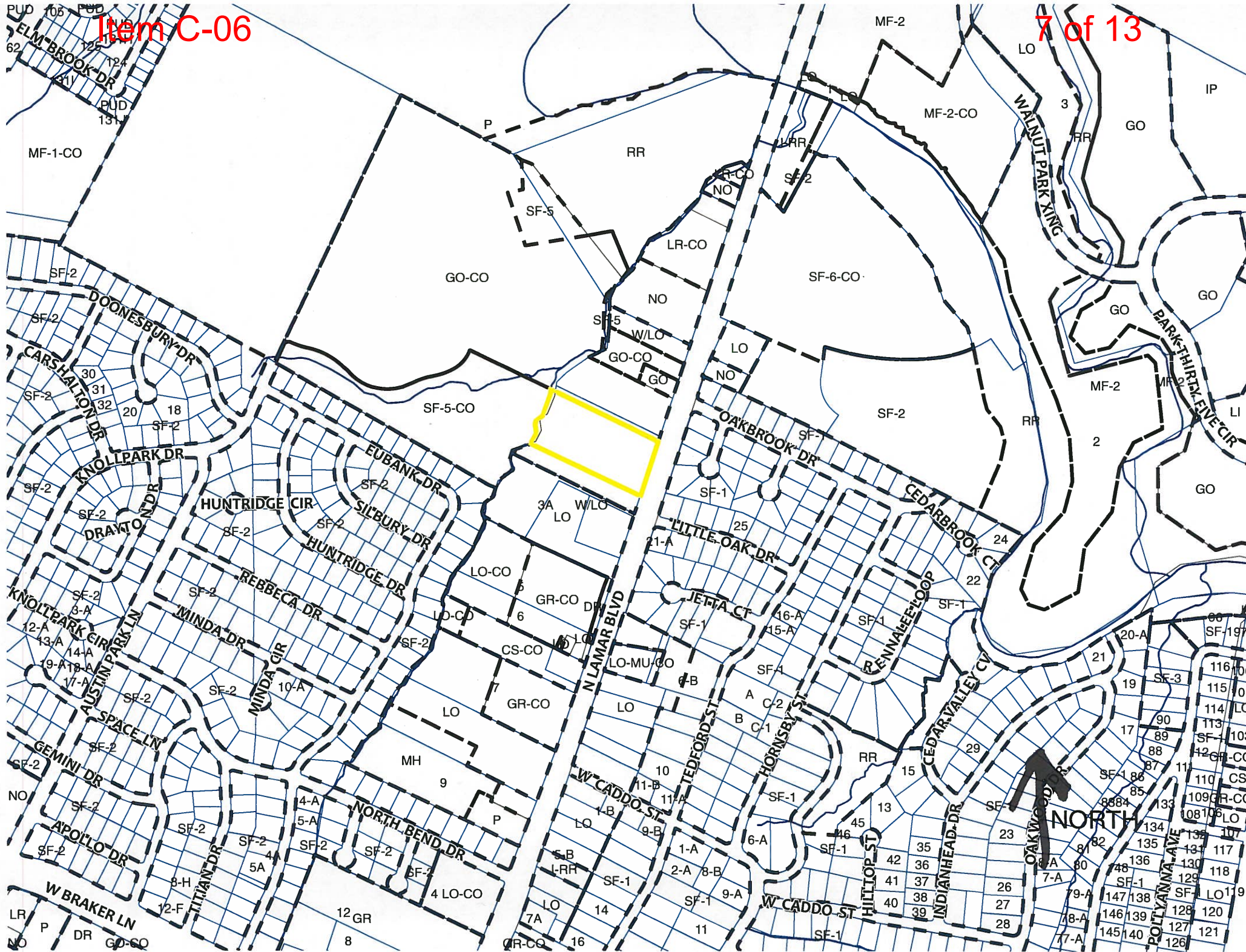
ZONING CASE#: C14-2015-0161



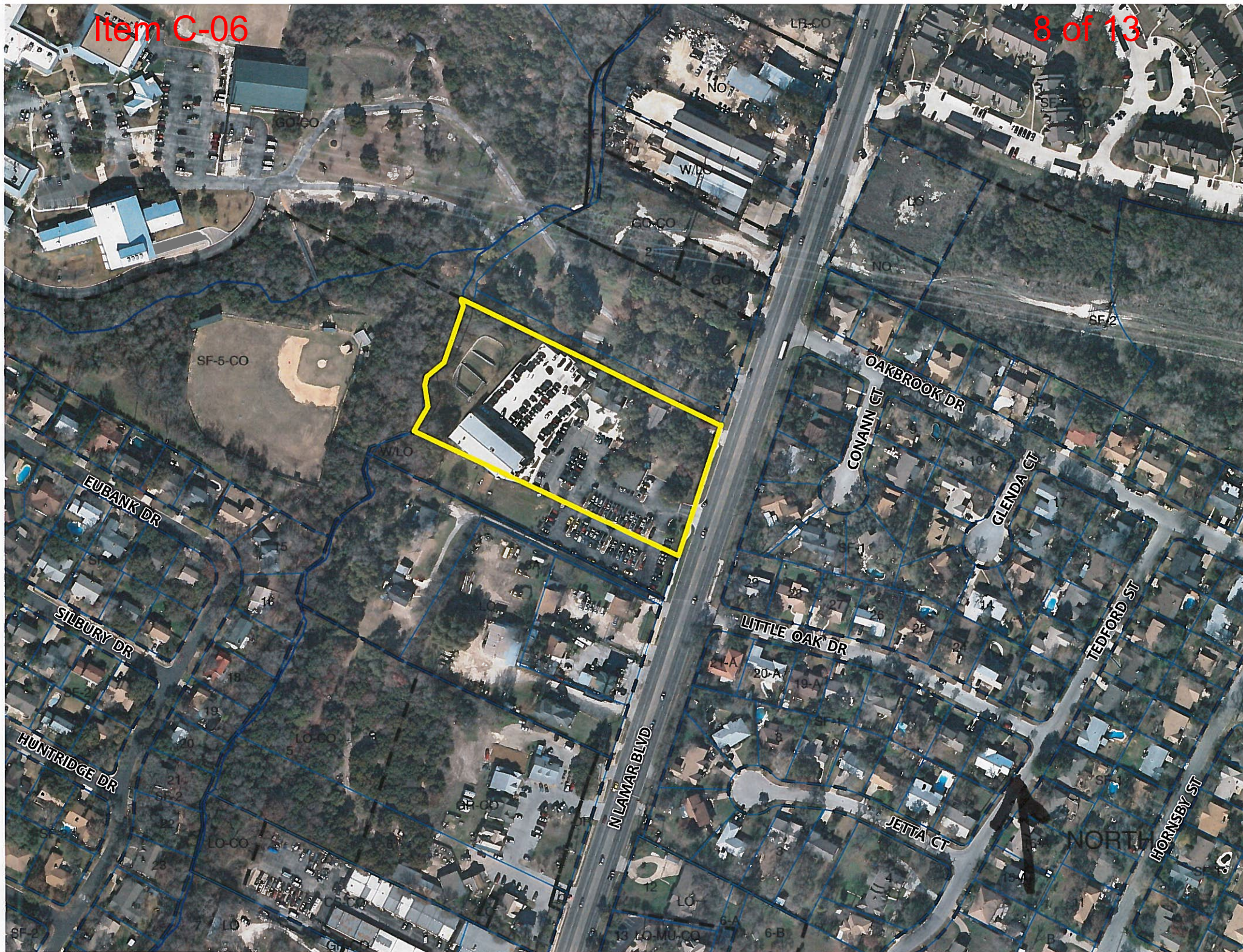
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## STAFF RECOMMENDATION

The staff's recommendation is to grant the applicant's request for GO, General Office District, zoning.

## BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

1. *The proposed zoning should be is 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 is consistent with the office zoning to the north and south of the site. The North Lamar Area Study recommends that this property to be zoned for Office land use.

3. *Zoning should allow for reasonable use of the property.*

The proposed GO zoning will allow the applicant to develop office and civic uses on a property that fronts on and takes access to North Lamar Boulevard, an arterial roadway.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration currently developed with a religious assembly use (North Austin Muslim Mosque and Community Center).

### Comprehensive Planning

This zoning case is located on the west side of N. Lamar Boulevard, and contains a mosque and community center situated on a 5 acre lot. This property is not located within the boundaries of a neighborhood planning area with an approved neighborhood plan. Surrounding land uses includes a church and an affiliated private school and a baseball field to the north and west; a tire store and an electrician shop to the south; and a single family subdivision to the east. The site is also located across the street from a CapMetro transit stop. The proposal project is to rezone the pre-existing mosque and community center site to reflect the use on the site.

### Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan, identifies this portion of **N. Lamar Boulevard as an Activity Corridor**. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, **houses of worship**, mixed-use buildings, and offices.

The following Imagine Austin policies are applicable:

- **LUT P3.** Promote development in compact centers, communities, **or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes **designated redevelopment areas, corridors** and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

### **Analysis and Conclusion**

Although this property is located along an Activity Corridor, which supports locating houses of worship, the comparative scale of this site relative to other civic uses along N. Lamar Boulevard, falls below the scope of Imagine Austin and consequently the plan is neutral on this proposed rezoning.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge 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. The site is in the Desired Development Zone.

According to COA GIS there is a floodplain and Critical Water Quality Zone within a portion of the project location. Development within the floodplain and Critical Water Quality Zone is limited per LDC 25-8.

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

Numerous 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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.



**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 is limited by the watershed regulations.

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 Gross Site Area</i>	<i>% of Gross Site Area 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**

Development on this site will be subject to *Subchapter E: Design Standards and Mixed Use*. Additional comments will be provided upon submittal of site plans by the applicant.

Compatibility standards are triggered by the SF-5-CO-zoned property adjoining the subject tract on the west. These standards include height and setback provisions, and other design regulations as indicated in *Article 10: Compatibility Standards* in the City of Austin Land Development Code.

**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 stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

**Transportation**

At this time a traffic impact analysis is not required for this case. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113. [LDC, 25-6-113]

Additional right-of-way maybe required at the time of subdivision and/or site plan.

## Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
N Lamar Blvd.	112 ft.	64 ft.	Arterial	Yes	Yes, Shared Lane	Yes

**Complete Streets Review**

It is recommended that a public pedestrian and bicycle access easement along the north property line be required during the site plan review when the property is redeveloped. This easement shall connect the N. Lamar Blvd right-of-way to the Northstar Greenbelt Trail located within the adjacent property. The public access easement design and construction details shall be determined and dedicated at the time of site plan and shall comply with the City of Austin Master Trail Plan.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

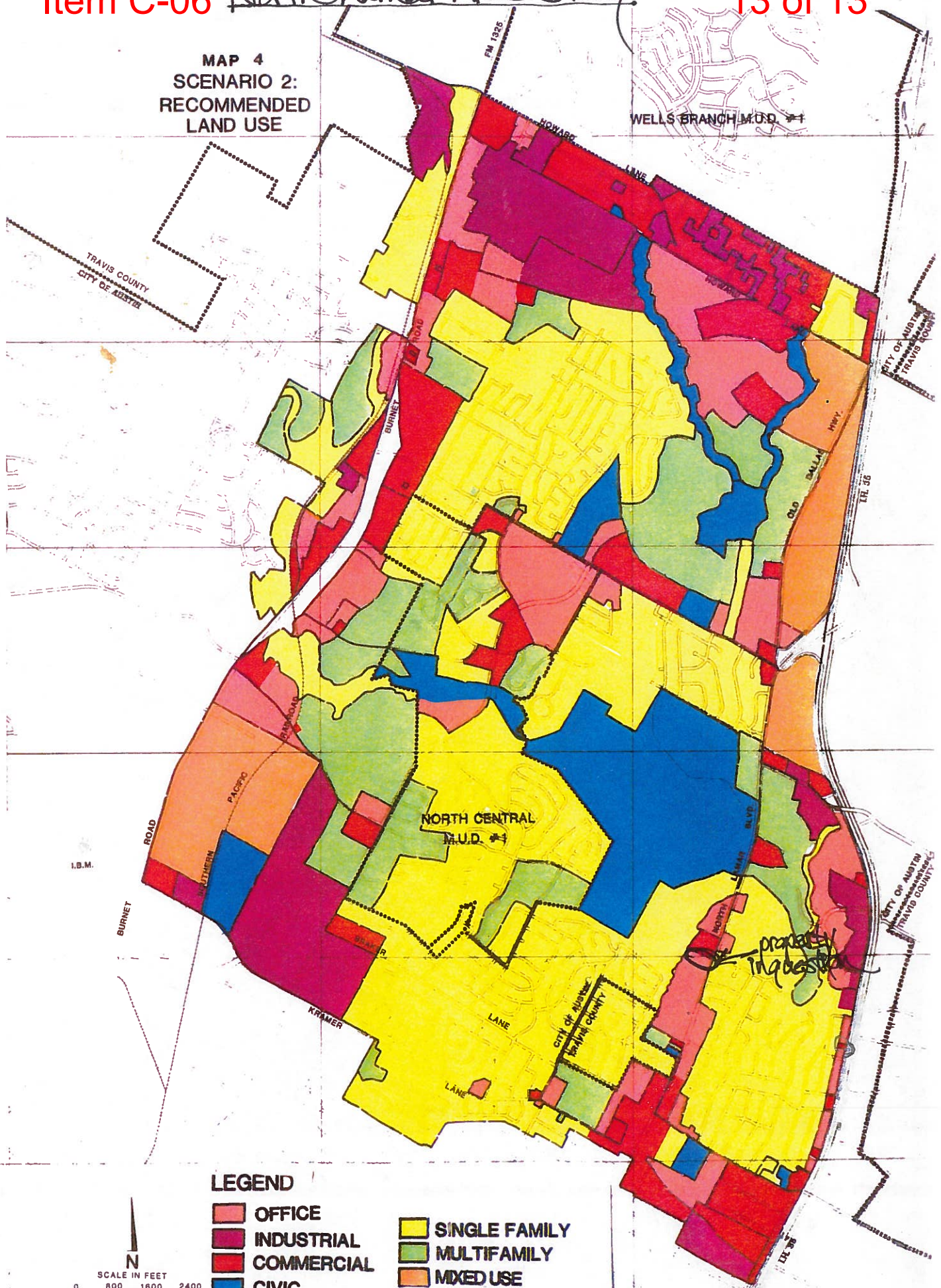
According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for N. Lamar Blvd.

**Water and Wastewater**

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.



MAP 4  
SCENARIO 2:  
RECOMMENDED  
LAND USE



LEGEND

- |  |   |
|--|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black;"></span> OFFICE     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black;"></span> SINGLE FAMILY |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> INDUSTRIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> MULTIFAMILY   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black;"></span> COMMERCIAL | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffa500; border: 1px solid black;"></span> MIXED USE     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000ff; border: 1px solid black;"></span> CIVIC      |   |

