

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0067 – Lucy Read
Pre-Kindergarten School

DISTRICT: 7

ZONING FROM: SF-2

TO: GO-CO

ADDRESS: 2608 Richcreek Road

SITE AREA: 9.31 acres

PROPERTY OWNER:
Austin Independent School District
& City of Austin (1/4 interest)

AGENT:
Drenner Group (Leah Bojo)

CASE MANAGER: Kate Clark (512-974-1237, kate.clark@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends General Office-Conditional Overlay (GO-CO) Combining District zoning. The conditional overlay will prohibit a set uses described on page 2. For a summary of the basis of staff's recommendation, see page 3.

ZONING AND PLATTING COMMISSION ACTION/RECOMMENDATION:

May 21, 2019 **Scheduled for Zoning and Platting Commission**

CITY COUNCIL ACTION:

June 20, 2019 Scheduled for City Council

ORDINANCE NUMBER:

ISSUES

The current zoning for this site is single family residence-standard lot (SF-2), and the land use is educational facilities. The Rosedale School is planned to be built at the former location of the Lucy Read Pre-Kindergarten School site. "The new school will be a state-of-the-art facility designed to meet the new Austin ISD Educational Specifications and purposefully built to serve the district's most medically-fragile students." (AISD 2017 Bond Program Website).

Currently there is not a medical facility onsite that can care for all the students' medical needs. Many of the students that attend the school need regular medical care and/or require a level of care that requires them to be taken offsite to receive the necessary treatment. The applicant is requesting a zoning change in order to build a medical facility that would fulfill the needs of their students.

The applicant's original request was to rezone to community commercial-conditional overlay (GR-CO), with a conditional overlay to prohibit a set of land uses. The applicant has since amended their request to general office-conditional overlay (GO-CO), see *Exhibit C: Applicant Request to Amend Zoning District*. The conditional overlay would allow for the existing and proposed developments while prohibiting a set of land uses not directly related to the educational and medical facilities.

CASE MANAGER COMMENTS:

This property is located on a 9.31-acre site. It is bordered by three streets: Silvercrest Drive to the west, Richcreek Road to the south and Pineleaf Place to the east. The property's northern boundary abuts a parcel zoned limited office (LO) which is occupied by a U.S. Postal Office; and its northeastern boundary borders one single family-standard lot (SF-2) parcel. On the northside of the U.S. Postal Office parcel is Northcross Drive and Northcross Mall. The Lucy Read Pre-Kindergarten School is located on the property and contains one main one-story building with multiple smaller temporary buildings and the Lucy Read School Park.

There is no floodplain within or adjacent to the project location. However, City of Austin GIS shows a Critical Water Quality Zone (CWQZ) at the northeast portion of the site. The immediate surrounding land uses are primarily single family one- and two-story residential buildings, with the exception of the U.S. Postal Office. Two blocks east of the property is Burnet Road and a mix of commercial uses.

The applicant is requesting GO-CO for the sole purpose of providing a medical facility for its students. They are proposing to remove all the land uses permitted within the GO zoning district not related to a school or medical facility. Staff recommends retaining some of these permitted land uses and is providing the following list of land uses that should be prohibited under the conditional overlay:

Administrative and Business Offices	Congregate Living
Art Gallery	Convalescent Services
Art Workshop	Cultural Services
Bed & Breakfast (Group 1)	Off-Site Accessory Parking
Bed & Breakfast (Group 2)	Personal Services
Business or Trade School	Printing and Publishing
Business Support Services	Professional Office
College and University Facilities	Safety Services
Communication Service Facilities	Software Development
Communications Services	Urban Farm

The applicant has had two meetings with neighborhood participants. The first meeting was at the Allendale Neighborhood Association meeting held on March 6, 2019, the second was an informal meeting held at the school with neighbors from the immediate vicinity on April 8, 2019.

Staff supports the applicant’s request to rezone the parcel to GO-CO as stated on the first page of this report. The proposed rezoning would allow for the development of the medical facilities required by the school’s students.

BASIS OF RECOMMENDATION:

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

GO-CO zoning would allow the applicant to construct the necessary medical facilities required for the care of the school’s students. General Office (GO) district is the designation for offices and selected commercial uses predominately serving community or citywide needs, such as medical or professional offices. The Conditional Overlay (CO) would restrict land uses that are not compatible with the property’s adjacent land uses and location within a predominately single-family neighborhood.

- 2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.*

The current land use for this property is civic and is occupied by the former Lucy Read Pre-Kindergarten School. The Rosedale school, a school that serves children with severe special needs is planned to be built on this site. The intent of this rezoning is to permit the continued use of a school and allow for the added use of a medical clinic that will primarily serve the needs of the school’s students. By including a conditional overlay to the base zoning district, land uses that would normally be permitted within general office that are not compatible with the exiting neighborhood character and surround land uses would be prohibited.

- 3. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

Per Resolution No. 20180510-049, City Council directed the City Manager to work directly in partnership with AISD to implement the 2017 Bond. The school to be located at this site is one of the programs listed within this Bond to help modernize the facility and meet the needs of the students.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2	Public Elementary School
North	LO	U.S. Postal Office
South	SF-2	Single-Family Residential Neighborhood
East	SF-2	Single-Family Residential Neighborhood
West	SF-2	Single-Family Residential Neighborhood

NEIGHBORHOOD PLANNING AREA: Allandale (no Neighborhood Plan process started or adopted)

TIA: Shall be determined if required at site plan application.

WATERSHED: Shoal Creek (Urban)

OVERLAYS: Residential Design Standards

SCHOOLS: Gullett Elementary, Lamar Middle, McCallum High

NEIGHBORHOOD ORGANIZATIONS

5702 Wynona Neighbors	Neighborhood Empowerment Foundation
Allandale Neighborhood Association	North Austin Neighborhood Alliance
Austin Independent School District	NW Austin Neighbors
Austin Neighborhoods Council	Seltexas
Bike Austin	Shoal Creek Conservancy
Friends of Austin Neighborhoods	Sierra Club, Austin Regional Group
Homeless Neighborhood Association	UCP Austin Housing Inc
Lower District 7 Green	

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2008-0088 Allandale Neighborhood Planning Area Vertical Mixed Use Building (V) Zoning Opt-in/Opt-Out Process	Add -V to zoning string	05/13/08: Approved V regulations on selected tracts	08/21/08: Approved V regulations for selected tracts
C14-07-0020 North Park Suites/ Wood Fin Suite 7685 Northcross Drive	From GR and CS-1 to GR-MU	05/01/07: Approved GR-MU-CO	06/07/07: Approved GR-MU-CO, CO for maximum 2,000 trips per day

RELATED CASES:

There have been no related cases for this property.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Pineleaf Place	46 feet	30 feet	Local	No	No	Yes
Rickcreek Road	60 feet	40 feet	Collector	Yes, partially	No	Yes
Silvercrest Drive	50 feet	30 feet	Local	Yes	No	Yes
Silverway Drive	55 feet	40 feet	Local	No	No	No

OTHER STAFF COMMENTS:

COMPREHENSIVE PLANNING

Connectivity

Public sidewalks are located along Richcreek Road, Slivercrest Drive and the majority of Northcross Drive, they are not present along Pineleaf Place. There are no public transit stops or bike lanes within a quarter of a mile of this site. The Walkscore for this site is **59/100, Somewhat Walkable**, meaning some errands can be accomplished on foot.

Imagine Austin

The property is not located along an Activity Corridor or near an Activity Center. The following IACP policies are applicable to this project:

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.
- **HP P13.** Strengthen Austin’s neighborhoods by connecting to other neighborhoods, quality schools, parks, environmental features, and other community-serving uses that are accessible by transit, walking, and bicycling.

Based on the Imagine Austin polices above, which support quality schools and community serving uses, such as a clinic, this project appears to support the policies of the Imagine Austin Comprehensive Plan.

ENVIRONMENTAL

The site is not located over the 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. Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location. However, City of Austin GIS shows a Critical Water Quality Zone at the north east portion of the site.

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

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 square feet cumulative is exceeded, and on-site control for the two-year storm.

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.

SITE PLAN

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the northwest, north and northeast property lines (that are adjacent to SF-2 zoned properties), the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- A 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.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Along the south, east and west and northeast property lines (that are across the street from), the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of property zoned SF-5 or more restrictive.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

TRANSPORTATION

This proposed clinic development may not be subject to the Interlocal Agreement at the time of the site plan application. Therefore, traffic mitigations may be required at the time of the site plan application. Staff will review the traffic impact analysis and neighborhood traffic analysis requirements at the time of the site plan application.

Additional right-of-way shall be required at the time of subdivision and/or site plan in accordance with the Transportation Criteria Manual and Land Development Code.

The Urban Trails Master Plan recommends a tier II urban trail along the northern property line connecting Silverway Drive and Northcross Drive. Please review the Urban Trails Master Plan for more information. Right-of-way/easement dedication and trail construction shall be required at the time of the site plan application in accordance with LDC 25-6-55 and LDC 25-6-101.

FYI – the existing driveways and sidewalks along Silvercrest Drive and Rickcreek Road may be required to be removed and/or reconstructed at the time of the site plan application in accordance with the Land Development Code and Transportation Criteria Manual.

FYI – sidewalks shall be constructed along all public right-of-way fronting the property at the time of the site plan application.

AUSTIN WATER UTILITY

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

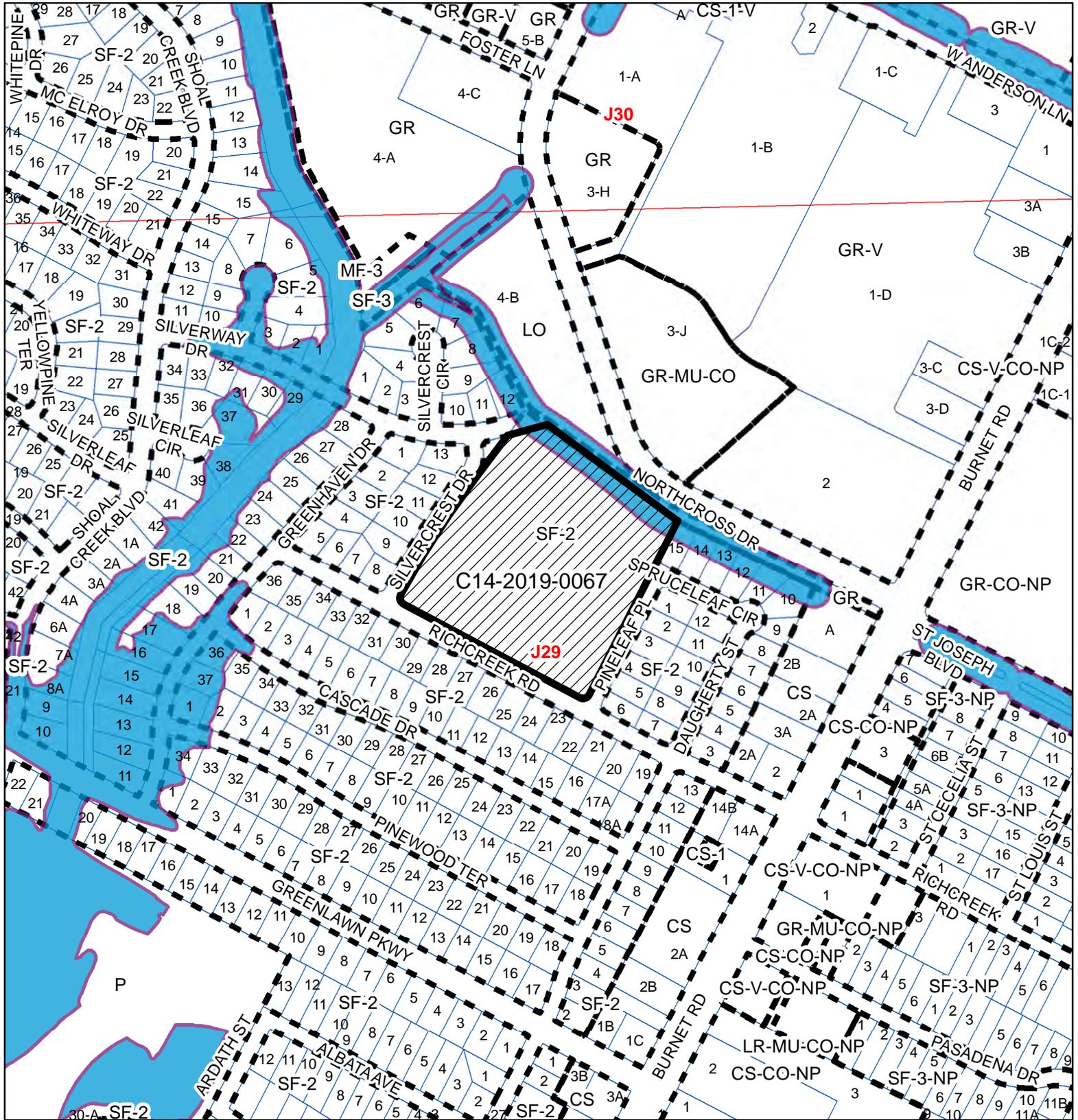
approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

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.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C: Applicant Request to Amend Zoning District
- D: Correspondence Received



LUCY READ PRE-KINDERGARTEN SCHOOL REZONING

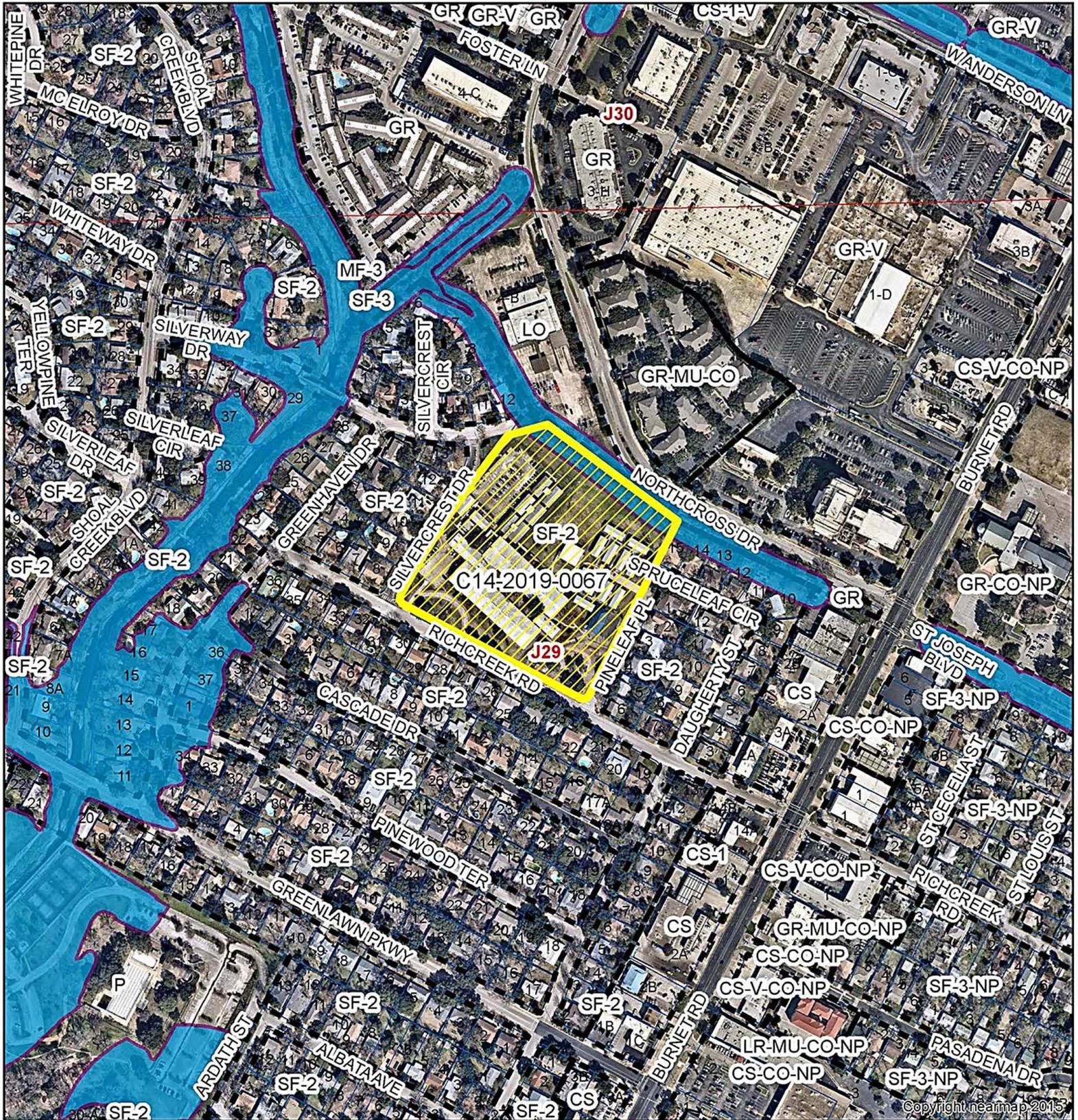
-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-2019-0067
 LOCATION: 2608 RICHCREEK RD
 SUBJECT AREA: 9.31 ACRES
 GRID: J29
 MANAGER: KATE CLARK



1" = 400'

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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- SUBJECT TRACT
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LUCY READ PRE-KINDERGARTEN SCHOOL REZONING

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Leah Bojo
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512-807-2918

DRENNER GROUP

Exhibit C

May 15, 2019

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Delivery

Re: Lucy Read Pre-Kindergarten School Rezoning – Zoning application for the 9.31 acre property located at 2608 Richcreek Road, in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we are hereby amending zoning application number C14-2019-0067 submitted on March 26, 2019 to rezone the Property from SF-2, Single Family Standard Lot, to GO-CO, General Office – Conditional Overlay. The purpose of this rezoning has not changed – it is to allow for the redevelopment of the school co-located with a medical clinic that would primarily serve the needs of the students of Rosedale.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Jerry Rusthoven, Planning and Zoning Review Department (*via electronic delivery*)
Joi Harden, Planning and Zoning Review Department (*via electronic delivery*)
Kate Clark, Planning and Zoning Review Department (*via electronic delivery*)

Exhibit D – Correspondence Received

There has not been any relevant correspondence received at this time.