

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0067

DISTRICT: 7

(Student Union Addition and New Gymnasium - Hyde Park Schools)

ADDRESS: 11400 N Mopac Expressway Service Road South Bound

ZONING FROM: SF-2

TO: GO

SITE AREA: Tract 1: 1.099 acres

Tract 2: 0.305 acres

1.404 acres (61,154 sq. ft.)

PROPERTY OWNER: Hyde Park Baptist School Inc. (Dr. John Turner)

AGENT: Masterplan (Karen Wunsch)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

Staff recommends GO, General Office District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

August 1, 2023

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of two tracts that make up 1.404 acres within the overall 59.54 acre area owned by Hyde Park Schools that is zoned SF-2. The current land use on the site is classified as Private Primary and Private Secondary Educational Facilities, Religious Assembly and Day Care. The school property is surrounded by single-family residences to the north and south and parkland to the west, Quarries Park – a 13-acre recreation lake used for fishing and canoeing. There is a rail line bordering the property to the east. The applicant is requesting two footprint tracts of GO zoning to construct a new three-story gymnasium building and a new four-story addition to the main educational building (*please see Applicant's Request Letter – Exhibit C*).

The staff recommends GO, General Office District, zoning for these tracts within the overall property. This site meets the intent of the 'GO' district as it will provide a use that serves community and city-wide needs. The rezoning of these tracts of land will allow for the development of a new gym and an addition the existing school on the facility grounds. These educational facilities will provide services to the surrounding residential areas to the north and south and to the surrounding community. The property is located adjacent to the North Burnet/Gateway Station Regional Center and is within 0.50 miles from a recreation area/park. There are Capital Metro Bus Routes (Nos. 980 and 985) and an Urban Trail Network (Northern Walnut Creek Trail to Stonelake Connector) along N. Mopac Expressway to the east.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning 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.

The proposed GO tracts will provide for an expansion educational facilities on this site that will serve the surrounding community.

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

GO zoning will permit the development of a new gymnasium and an addition to the existing school facility on this site that is located adjacent to the North Burnet/Gateway Station Regional Center as designated by the Imagine Austin Comprehensive Plan. There are transportation options in this area as there are Capital Metro bus routes (Nos. 980 and 985) and an urban trail network (Northern Walnut Creek Trail to Stonelake Connector) along N. Mopac Expressway to the east.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Private Primary Educational Facility, Private Secondary Educational Facility, Religious Assembly and Day Care uses
<i>North</i>	SF-2	Floodplain, Detention Ponds, Single Family Residences
<i>South</i>	SF-2	Quarries Park: Camp Gladiator, The Quarries Gym, The Quarries Church, Hyde Park Baptist Field), Single-Family Residences
<i>East</i>	SF-2, MI-PDA	Hyde Park High School, Rail line, Office/Warehouse (National Instruments Corporation)
<i>West</i>	SF-2	Tennis Courts, Quarries Park, Mesa Park Quarries Dam

NEIGHBORHOOD PLANNING AREA: N/ATIA: Not RequiredWATERSHED: Walnut CreekSCHOOLS: Austin I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 SELTEXAS
 Sierra Club, Austin Regional Group
 TNR BCP -Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0060 (San Marin II Apartments: 4025 Duval Road)	MF-2 to LO-MU	9/9/03: Approve staff's alternate recommendation of LO-MU, with the following added condition: No access for vehicles exceeding 1-ton capacity or more. (7-1, J. Martinez-Nay); K. Jackson-1st, M. Whaley-2nd	10/30/03: Granted LO-MU zoning, with restrictive covenant for added ZAP Commission condition (7-0); all 3 readings
C14-97-0151	MF-2 to GO	2/3/98: Approved GO-CO w/ conditions (6-0); Agreed to by Applicant/ Neighborhood Groups	3/5/98: Approved PC rec. of GOCO & RR w/ conditions (6-0); all 3 readings

C14-97-00 17	Tract 1: MI to MI-PDA, Tract 2: MF-2 to MI-PDA	7/8/97: Approved MI-PDA (5-0-3); Applicant agreed to provide pedestrian/sidewalk access to Duval Road	8/14/97: Approved MI-PDA (7-0); all 3 readings
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RELATED CASES:

C14-85-244 – Previous Zoning Case
SPC-99-2019A, SPC-99-2019B – Site Plan Cases
C8-77-008 – Subdivision Case

EXISTING STREET CHARACTERISTICS:

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Existing Sidewalks	Bicycle Route	Cap Metro (within ¼ mile)
N. Mopac Expressway	Level 4	n/a/	n/a	30 feet	yes	no	no

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 11400 N Mopac Expressway SVRD. C14-2023-0067. Project: Construct Four Story Student Union Addition and Three Story Gymnasium - Hyde Park Baptist Schools. 1.4 acres from SF-2 to GO.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
Y	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers: Adjacent to North Burnet/Gateway Station Regional Center
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
Y	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
2	Total Number of "Yes's"

Environmental

The site is located over the North 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.

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%

According to floodplain maps there is no floodplain within or adjacent to the project location.

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.

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.

Fire

No comments.

Parks and Recreation

There are no parkland dedication requirements associated with this application.

Site Plan

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

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 due to the SF-2 lots it abuts on the north, south, and west property lines.

Transportation

There is a proposed Urban Trail adjacent to this site (W. Braker Lane to Duval Road), along the eastern property boundary easement required is a minimum of 20 ft as this allows for a 12 ft trail (minimum trail width per the urban trails plan) and room for maintenance activity. This is the same for Tier I and Tier II trails. This may be required at Site Plan.

There are Capital Metro Bus Routes (Nos. 980 and 985) and an Urban Trail Network (Northern Walnut Creek Trail to Stonelake Connector) along N. Mopac Expressway to the east.

Water Utility

No comments on zoning change.

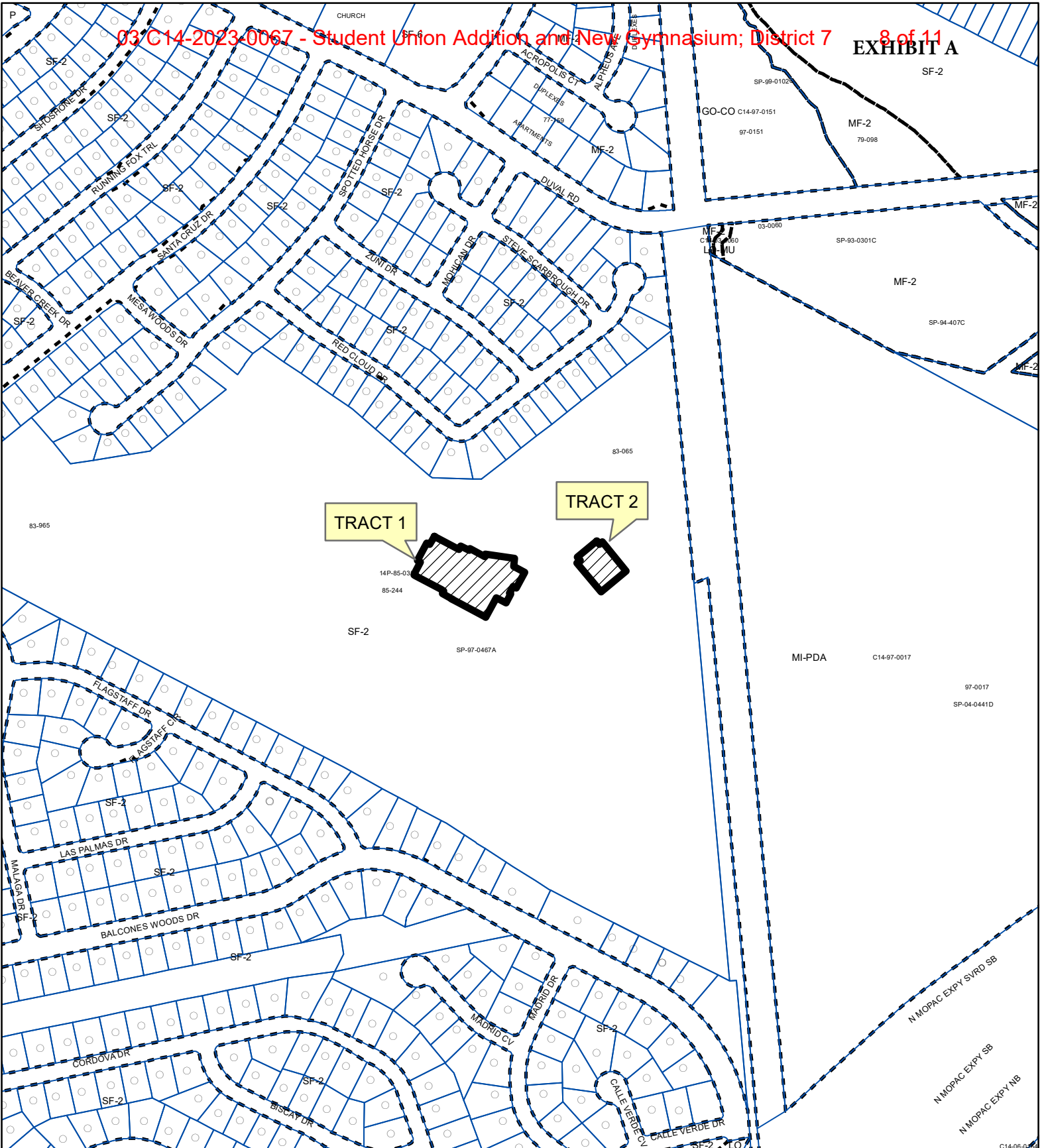
FYI: The landowner intends to serve the site with existing City of Austin water utilities.

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. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter

EXHIBIT A






TRACT 1

TRACT 2

ZONING

ZONING CASE#: C14-2023-0067



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or







Created: 5/24/2023



Student Union Addition and New Gymnasium - Hyde Park Schools



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

ZONING CASE#: C14-2023-0067
 LOCATION: 11400 N MoPac Expy Svrdr. SB
 SUBJECT AREA: 1.4 Acres
 GRID: J34
 MANAGER: Sherri Sirwaitis



This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 7/11/2023



To: City of Austin Development Services Land Use Review

From: Karen Wunsch, Masterplan

Subject: Hyde Park Schools Rezone Application for Student Union Addition and New Gymnasium

Date: May 1, 2023

Hyde Park Schools proposes construction of a new, three-story gymnasium building and a new four-story addition to the main educational building. The development standards applicable under the current zoning designation limits the maximum building height to 35 feet or two stories. The purpose of this application is to request a rezone of portions of the subject property to a zoning district that will allow for a maximum height greater than the maximum height of the exiting SF-2 District. Architectural design development drawings of the proposed improvements are included for reference.

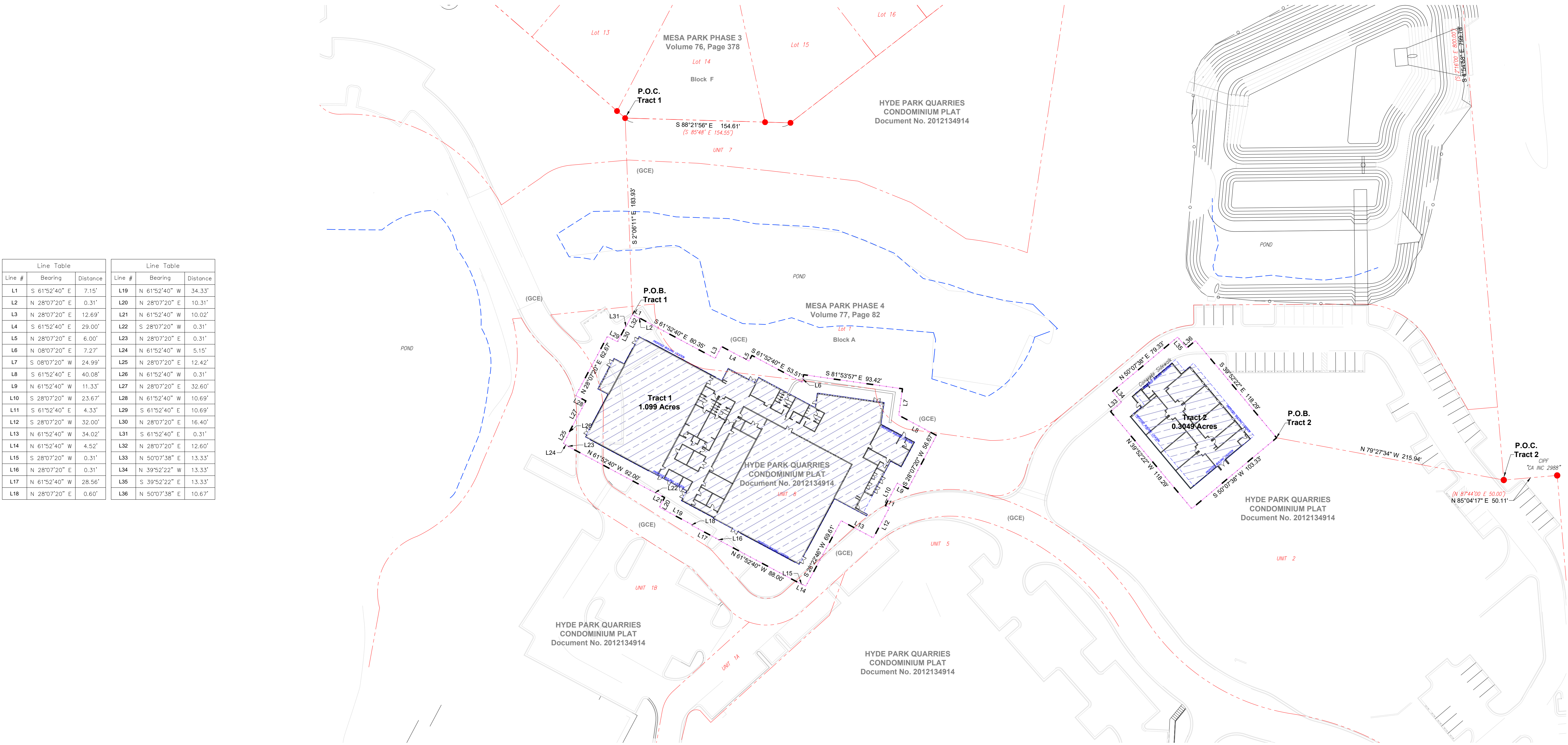
The subject property consists of 59.54 acres zoned SF-2 (Single Family Residence – Standard Lot) District. The land use is classified as Private Primary and Private Secondary Educational Facilities, Religious Assembly, and Day Care. Religious Assembly uses are considered a permitted use within any zoning district. The Educational Facilities and Day Care uses are allowed within a SF-2 District only with approval of a CUP (Conditional Use Permit).

The site plan associated with the subject property is comprised of two components, a land use component and a construction component that were reviewed concurrently and approved in November 2000. The Land Use Component and CUP Site Plan is approved as SPC-99-2019A, and the Construction Component Site Plan is approved as SPC-99-2019B.

During the initial project planning phase, planners from the Development Services Department were consulted to determine the best strategy for obtaining the desired goal of additional height allowances for the proposed improvements. Ultimately, it was decided that a “footprint” zoning from SF-2 District to GO District would have a high likelihood for success, as it offers minimal impact on the existing site plan and surrounding property owners.

Thank you for your consideration and assistance with this rezoning request. I look forward to working with you and members of the community to amend the zoning in a manner that allows for Hyde Park Schools to satisfy the long-term needs of the campus, while protecting the character and satisfying the concerns of the surrounding neighborhoods. If you have questions about the information provided or require additional information, please contact me at 512-202-5542 or karen@masterplantexas.com.

BUILDING BOUNDARY LAYOUT FOR
HYDE PARK BAPTIST CHURCH
Lot 1
Mesa Park Phase 4
Volume 4, Page 82
Tract 1 - 1.099 Acres out of Unit 1B, Unit 8 & a portion of the GCE
Tract 2 - 0.3049 Acres out of Unit 2
Hyde Park Quarries Condominium Plat
Document No. 2012134914
Travis County, Texas



Line Table			Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S 61°52'40" E	7.15'	L19	N 61°52'40" W	34.33'
L2	N 28°07'20" E	0.31'	L20	N 28°07'20" E	10.31'
L3	N 28°07'20" E	12.69'	L21	N 61°52'40" W	10.02'
L4	S 61°52'40" E	29.00'	L22	S 28°07'20" W	0.31'
L5	N 28°07'20" E	6.00'	L23	N 28°07'20" E	0.31'
L6	N 08°07'20" E	7.27'	L24	N 61°52'40" W	5.15'
L7	S 08°07'20" W	24.99'	L25	N 28°07'20" E	12.42'
L8	S 61°52'40" E	40.08'	L26	N 61°52'40" W	0.31'
L9	N 61°52'40" W	11.33'	L27	N 28°07'20" E	32.60'
L10	S 28°07'20" W	23.67'	L28	N 61°52'40" W	10.69'
L11	S 61°52'40" E	4.33'	L29	S 61°52'40" E	10.69'
L12	S 28°07'20" W	32.00'	L30	N 28°07'20" E	16.40'
L13	N 61°52'40" W	34.02'	L31	S 61°52'40" E	0.31'
L14	N 61°52'40" W	4.52'	L32	N 28°07'20" E	12.60'
L15	S 28°07'20" W	0.31'	L33	N 50°07'38" E	13.33'
L16	N 28°07'20" E	0.31'	L34	N 39°52'22" W	13.33'
L17	N 61°52'40" W	28.56'	L35	S 39°52'22" E	13.33'
L18	N 28°07'20" E	0.60'	L36	N 50°07'38" E	10.67'

0 50 100 Feet

SCALE: 1" = 50'

Note:
The bearing basis for this survey is the State Plane Coordinate System
NAD83, Texas Central Zone, (4203)
GEOID: 18 Elevations adjusted to match original site benchmark, TBM#1
DATUM: NAVD83
CONVERGENCE: 1'20'21.88"

LEGEND

1/2" IRON PIN FOUND (STEEL PIN)
CAPPED IRON PIN SET "FOREST RPLS 1847"
CAPPED IRON PIN FOUND "FOREST RPLS 1847"
NAIL SET/WASHER "FOREST RPLS 1847"
NAIL FOUND/WASHER "FOREST RPLS 1847"
NAIL SET
NAIL FOUND
CAPPED IRON PIN FOUND
COTTON GIN SPINDLE FOUND
COTTON GIN SPINDLE SET
TXDOT TYPE I CONCRETE MARKER
TXDOT TYPE II BRONZE MONUMENT
TXDOT TYPE III CIPF
FENCE CORNER POST
SQUARE BAR/PIN
POINT SUBMERGED UNDERWATER
BENCHMARK MONUMENT (COTTON SPINDLE SET)
PROPANE TANK
GAS METER
STORMWATER MANHOLE
CABLE TV PEDESTAL
FIBER OPTIC MARKER
TELEPHONE PEDESTAL
ELECTRIC POWER POLE
TELEPHONE POLE
GLY WIRE
MAILBOX
LIGHT STANDARD
WASTEWATER CLEANOUT
WASTEWATER MANHOLE
SEPTIC TANK
ELECTRIC BOX
WATER VALVE
ICV WATER VALVE
WATER METER
WATER WELL
WATER SUPPLY LINE
OVERHEAD ELECTRIC TRANSMISSION
TELEPHONE LINE
CABLE TV
FIBER OPTIC CABLE
WIRE FENCE (approximate location)
WOODEN FENCE (approximate location)
SURVEY/ABSTRACT LINES
TRACT LINES
BOUNDARY LINES
() Denotes Record Information
All document references are in Travis County, Texas
O.P.R.I.C.T. Official Public Records of Travis County, Texas
P.R.I.C.T. Plat Records of Travis County, Texas
D.R.T.C.T. Deed Records of Travis County, Texas

Standard Survey Note:
This survey has been completed without the benefit of an abstracted title. A current title commitment has not been provided to identify additional record easements which may be applicable. Restrictive covenants and other matters have not been researched as a part of this survey. See applicable restrictive covenants and local codes for applicable development limitations. Nothing in this survey is intended to express an opinion regarding ownership or title.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §863.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

Survey Date March 28, 2023

William F. Forest, Jr.
William F. Forest, Jr. R.P.L.S. 1847



Surveying Services are regulated by the Texas Board of Professional Engineers and Land Surveyors
1017 S. Interstate 35 Austin, TX 78741, US (512) 440-7723

Forest Surveying & Mapping Company
1002 Ash Street, Georgetown, Texas
Phone: (512) 930-5927
www.forestsurveying.com
TBPLS FIRM NO. 100020000

I hereby certify that the property described hereon is within a special flood hazard area (Zone AE) as identified by the Federal Emergency Management Agency, flood hazard boundary map revised as per Map Number 48453C0265k, effective date 01/06/2016. A Flood Hazard study to identify additional areas of flood hazard is not included in this survey.

Revision	Drawing Date: April 3, 2023
	Field Book/Page: 160/33
	PP: P:\HPBC QUARRIES
	Dwg: HPBC QUARRIES BUILDING BNDRY.dwg
	LO: HPBC ZONING
	Forest Surveying & Mapping Co. © 2023