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**PLANNING COMMISSION
SITE PLAN WAIVER REQUEST REVIEW SHEET**

CASE: SP-2010-0284DT

PC DATE: July 26, 2011

Postponed from cancelled date: June 28, 2011

PROJECT NAME: Mt. Zion Baptist Church Parking Lot Expansion

ADDRESS OF SITE: 2935 E 13th St.

AREA: 0.755 acres

WATERSHED: Boggy (Urban)

JURISDICTION: Full Purpose

OWNER: Mount Zion Baptist Church
Luke Mercer
2938 E 13th St.
Austin, Texas 78702

AGENT: Chan & Partners (David Urban)
4319 James Casey, Suite 300
Austin, TX 78745

EXISTING ZONING: GO-MU-CO-NP, LR-MU-V-NP, LR-MU-V-CO-NP

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a parking lot over 4 lots at 2935 E 13th St. for use as off-site accessory parking for Mount Zion Baptist Church, located across E 13th St. to the North. The new parking lot provides 51 parking spaces and has access to E 13th St. and E 12th St.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from 25-2-1067-H, which requires a parking area setback of 20 feet and a driveway setback of 15 feet. The applicant is requesting a setback of 19.6 feet for the parking area and 8.01 feet for the driveway.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The applicant is providing a 6-foot wooden fence to screen the neighboring single-family property. The site also adds street trees and landscaping along a new sidewalk, meeting goals from the Rosewood Neighborhood Plan. The development is consistent with the Rosewood Neighborhood Plan. The site plan complies with all other requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA	32888 square feet	0.755 acres
EXISTING ZONING	GO-MU-CO-NP, LR-MU-V-NP, LR-MU-V-CO-NP	
WATERSHED	Boggy Creek (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	E 13 th St. and E 12 th St.	

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PROJECT INFORMATION (CONT'D):

	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	1:1 (GO), 0.5:1 (LR)	0	0
BUILDING COVERAGE	60% (GO) 50% (LR)	0	0
IMPERVIOUS COVERAGE	80% (GO & LR)	0	79.8% GO-MU-CO-NP 54.8% LR-MU-V-CO-NP 62.1% LR-MU-V-NP
PARKING	61	40 on site	51 proposed off-site

SUMMARY COMMENTS ON SITE PLAN:

The site is currently undeveloped, and used as parking for the Mt. Zion Baptist Church located to the North at 2938 E 13th St. Mt. Zion Baptist Church currently proposes improving the property to create a paved parking lot with access to E 13th St. and E 12th St. The proposed parking lot will have 51 parking spaces, improved sidewalks on E 13th St. and E 12th St. and landscaping.

The site is composed of four lots, which will be joined in a Unified Development Agreement. The two lots on the North half of the site are zoned GO-MU-CO-NP. The lot to the Southeast is zoned LR-MU-V-CO-NP. The lot to the Southwest is zoned LR-MU-V-NP. Off-site accessory parking is an allowable use in these zoning districts.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the single-family structure, zoned SF-3-NP to the west on E 13th St.

Section 25-2-1067-H of the Land Development Code states: "If a site on which a parking area or driveway is constructed is less than 125 feet wide, the width and setback for the parking area or driveway must comply with the following schedule:

Total Site Width	Avg. Parking Width	Setback for Parking	Setback for Driveways
95 to 97.99	60'	20'	15'

The proposed development is 97.24 feet wide along E 13th St. The proposed parking has a setback of 19.6 feet, and the proposed driveway has a setback of 8.01 feet.

The applicant is proposing the addition of a 6-foot wooden fence in addition to landscaping to screen the adjacent single-family home.

PLANNING COMMISSION ACTION:

N/A

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GO-MU-CO-NP LR-MU-V-NP LR-MU-V-CO-NP	Proposed parking lot for use as Off-site accessory parking.
<i>North</i>	E 13 th St., then GO-MU-CO-NP	Mt. Zion Baptist Church
<i>South</i>	E 12 th St. then CS-MU-V-CO-NP	Pest control office
<i>East</i>	GO-MU-CO-NP GR-MU-CO-NP	Parking lot for Mt. Zion Baptist Church (on E 13 th St. side) Building Maintenance office (on E 12 th St. side)
<i>West</i>	SF-3-NP LR-MU-NP	Single-Family (on E 13 th St. side) Tri-plex residential (on E 12 th St. side)

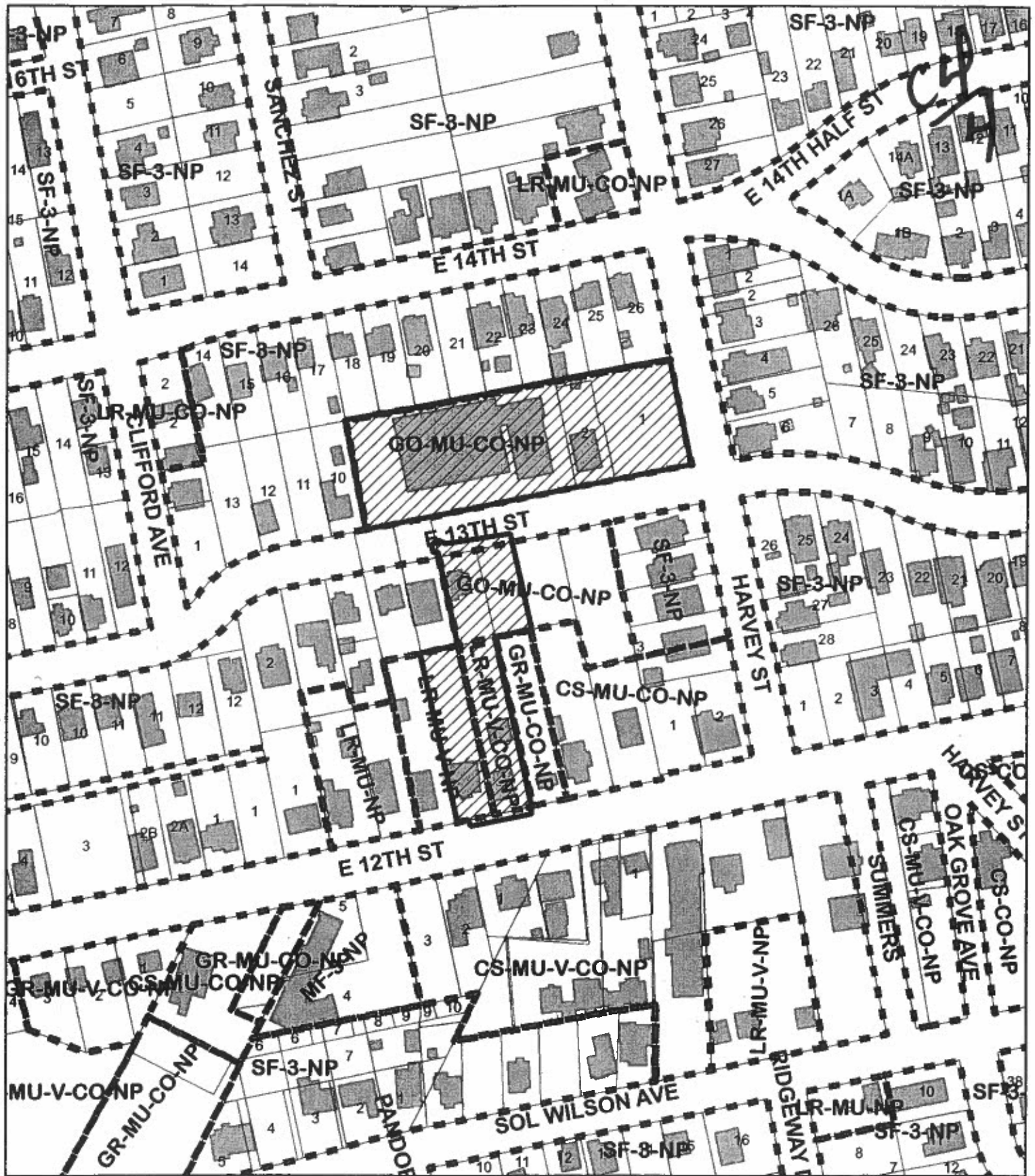
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ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
E 13 th St.	50 ft	30 ft	Local Street
E 12 th St.	60 ft	40 ft	Minor Arterial



NEIGHBORHOOD ORGNIZATIONS:

- 211—McKinley Heights Neigh Assn.
- 511—Austin Neighborhoods Council
- 742—Austin Independent School District
- 744—Sentral Plus East Austin Koalition (SPEAK)
- 760—Rosewood Neighborhood Contact Team
- 770—Homewood Heights Neighborhood Association
- 786—Home Builders Association of Greater Austin
- 972—PODER
- 1037—Homeless Neighborhood Assn.
- 1075—League of Bicycling Voters
- 1113—Austin Parks Foundation
- 1199—United East Austin Coalition
- 1200—Super Duper Neighborhood Objectors and Appealers Organization
- 1224—Austin Monorail Project
- 1228—Sierra Club, Austin Regional Group
- 1236—The Real Estate Council of Austin, Inc
- 1258—Del Valle Community Coalition

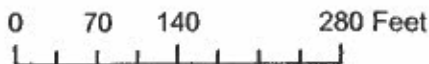


SITE PLAN



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: SP-2010-0284DT
 ADDRESS: 2935 E 13th St.
 CASE NAME: Mt. Zion Baptist Church Parking Lot Expansion
 MANAGER: Donna Galati



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Donna Galati



Chan & Partners Engineering, LLC

4319 James Casey Street, Suite 300 Austin, Texas 78745

Phone (512) 480-8155 Fax (512) 480-8811

TBPE Firm Registration No. F-13013

www.chanpartners.com

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January 14, 2011

Ms. Donna Galati
City of Austin
Planning and Development Review Dept.
505 Barton Springs Road
Austin, Texas 78704

**Re: Mount Zion Baptist Church Parking Lot Expansion
2938 East 13th Street
Variance Request**

Dear Ms Galati:

On behalf of our client Mount Zion Baptist Church we are requesting a Variance from Section 25-2-1067-H of the Land Development Code. The referenced project, as proposed, requires a driveway closer than 15 feet from the side property line and parking within 20' of the front property line.

The lot is located on E 13th street and 97.24 feet in width which is made up of two previously single family lots. The two lots along with two contiguous lots that front E 12th Street are being developed as an offsite parking lot to service the Mount Zion Baptist Church, located across E 13th Street from the proposed parking lot. In order to maximize the parking and provide a link between the 12th and 13th street lots the parking lot layout puts the driveway within the 15' setback line. The parking lot that is within the 20' parking set back is there because it supports the underground detention pond. The pond is located such that it will capture and detain the maximum area.

Please feel free to contact us should you have any questions regarding this waiver request.

Sincerely,

CHAN AND PARTNERS ENGINEERING, LLC

David Urban, P.E.
Project Engineer

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2010-0284DT
Contact: Donna Galati, 512-974-2733 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, June 28, 2011

Your Name (please print)

CURTIS JACKSON

Your address(es) affected by this application

2932 East 13th St.

Signature

Daytime Telephone: 512-4793499

Date

6/28/11

Comments: 2 am in favor for

Mount Zion Baptist Church Parking lot expansion

I am in favor
 I object

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

City of Austin
 Planning and Development Review - 4th floor
 Donna Galati
 P. O. Box 1088
 Austin, TX 78767-8810