

C8
1

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

CASE: SP-2010-0190C

PC DATE: August 9, 2011

PROJECT NAME: Great Commission Baptist Church

ADDRESS OF SITE: 4915 Maufrais

AREA: .998 acres

WATERSHED: (Suburban)

OWNER: Great Commission Baptist Church (Nathaniel Black)
4915 Maufrais
Austin, Texas 78731

AGENT: Boyers and Associates (Tom Migl)
1008 GREAT BRITAIN BLVD.
Austin, TX 78745

CASE MANAGER: Nikki Hoelter, 974-2863
Nikki.hoelter@ci.austin.tx.us

EXISTING ZONING: SF-3-NP

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a 3,984 sq. ft. metal frame religious assembly building, parking, detention and water quality pond and associated improvements on a .998 acre tract.

DESCRIPTION OF WAIVERS:

The applicant is requesting approval of a variance to allow a structure within a compatibility setback of 25 feet or less from a lot which a use permitted in an SF-5 or more restrictive zoning district is permitted. [LDC 25-2-1062(C)]. The proposed setback would be 5 feet from the east property line. The proposed structure is a shallow detention/water quality structure on the southeast side of the tract.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the variance request. The pond is shallow, with a four foot trickle channel and the applicant is providing rock-clad embankments that look natural in appearance. There will also be a six foot privacy fence at the property line. The structure will be over 5 feet from the property line. The adjoining .5 acre tract is undeveloped and is zoned SF-2-NP. The development is consistent with the Neighborhood Plan. The site plan complies with all other requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA	43,484 acres	0.998 acres
EXISTING ZONING	SF-3-NP	
WATERSHED	Williamson Creek (Suburban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Maufrais Lane	

C8
2

PROJECT INFORMATION (CONT'D):

	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	N/A	N/A	.09:1
BUILDING COVERAGE	40%	0	9.1%
IMPERVIOUS COVERAGE	45%	0	38.2%
PARKING	32	0	32*

*Parking provided in accordance with special parking determination dated 7/8/2011.

SUMMARY COMMENTS ON SITE PLAN:

The site is currently undeveloped. It is subdivided and comprises one lot.

The lot to the northwest is zoned SF-2-NP and is used as daycare. Maufrais Ln borders the site on the northeast. To the southeast is the undeveloped tract referred to above. The lots to the southwest are zoned SF-3-NP and are developed with single-family properties with a park to the west.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the SF-3-NP zoning to the southeast on Maufrais Lane, as well as the use and zoning to the southwest.

The applicant is proposing the addition of a 6-foot wooden fence to screen the adjacent SF-3-NP zoned property.

PLANNING COMMISSION ACTION:

N/A

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Currently vacant
<i>North</i>	SF-2-NP	Maufrais Lane then material storage
<i>South</i>	SF-3-NP	Single-family development
<i>East</i>	SF-2-NP then MH	Residential and Undeveloped
<i>West</i>	SF-2-NP	Day care

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
Maufrais Lane			

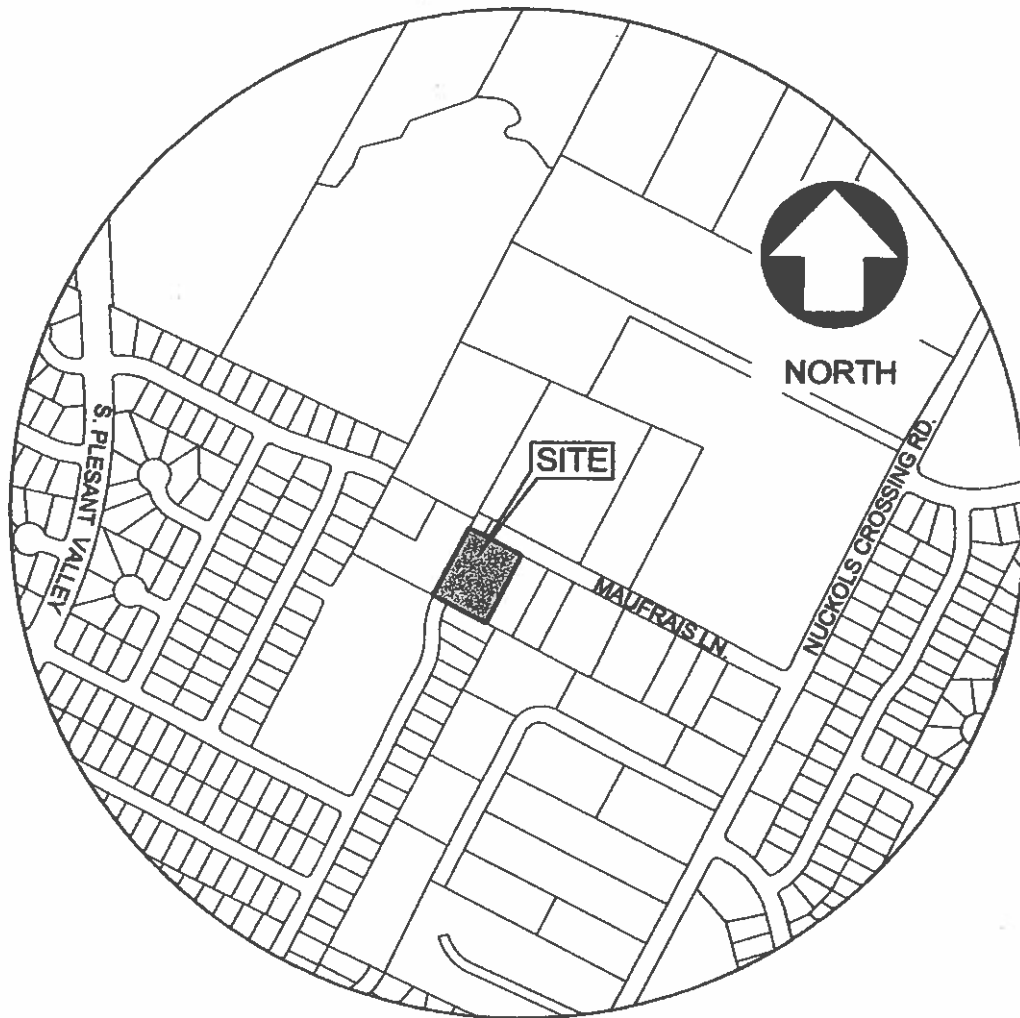
NEIGHBORHOOD ORGNIZATIONS:

- 688 – Southeast Neighborhood Planning Contact Team
- 1113 – Austin Parks Foundation
- 1037 – Homeless Neighborhood Organization
- 176 – Kensington Park Homeowners Association
- 511 – Austin Neighborhood Council
- 1258 – Del Valle Community Coalition
- 786 – Homebuilders Association
- 1075 – League of Bicycling Voters
- 753 – Paisano Mobile Home Park Neighborhood
- 742 – Austin Independent School District
- 1228 – Sierra club Austin regional Group

- 96 – Southeast Corner Alliance of Neighborhoods**
- 1236 – Real Estate Council of Austin**
- 1200 – Super Duper Neighborhood Objectors and Appealers**
- 627 – Onion Creek Homeowners Association**
- 1224 – Austin Monorail Project**
- 1316 – Southeast Combined Neighborhood Plan**

C8
3

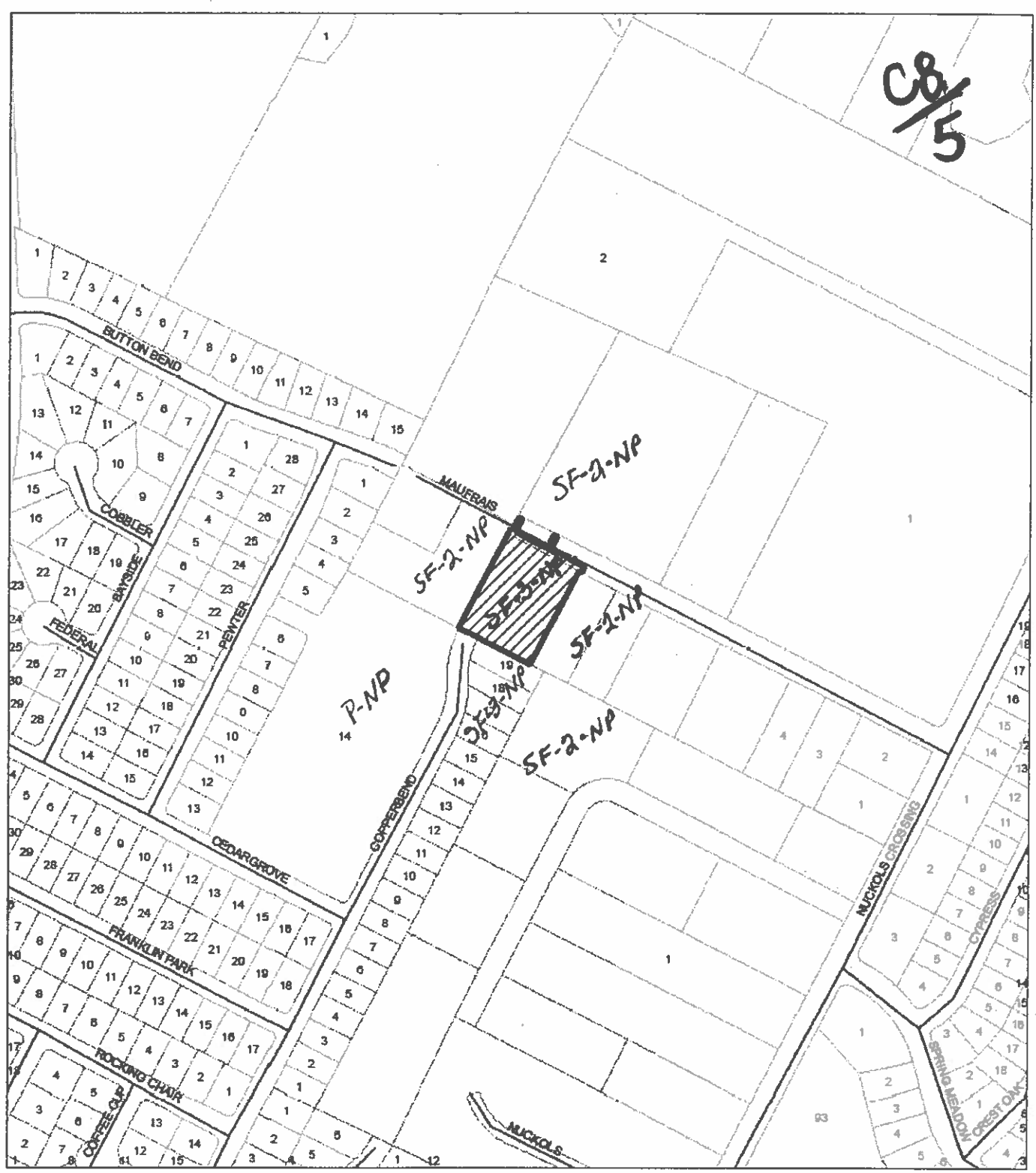
C8
4





VICINITY MAP
(NTS)

MAPSCO GRID NO. MJ-16, PG. 645

C8
/5



 Subject Tract
 Base Map

GREAT COMMISSION BAPTIST CHURCH
CASE#: SP-2010-0190C
ADDRESS: 4915 MAUFR AIS LN
MANAGER: NIKKI HOELTER



OPERATOR: R. CERVANTES

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

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-2010-0190C

Contact: Nikki Hoelter, (512) 974-2863 or

Cindy Casillas, (512) 974-3437

Public Hearing: August 9, 2011, Planning Commission

ERNESTO S DE LA GARZA

Your Name (please print)

I am in favor
 I object

85005, 5215, AVALON 5217 MARLBORO LN 78744

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512.905.8684

Date

7/30/2011

Comments: OPPOSED TO SETBACK VARIANCE.

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

City of Austin

Planning and Development Review - 4th floor

Nikki Hoelter

P. O. Box 1088

Austin, TX 78767-8810

8/8