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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2011-0278C **ZAP COMMISSION DATE:** May 1, 2012

PROJECT NAME: Asian American Resource Center

ADDRESS OF APPLICATION: 8401 Cameron Road

AREA: 15.01 acres

APPLICANT: City of Austin, Public Works Department (David Taylor)
505 Barton Springs Road
Austin, TX 78704
(512) 974-7132

AGENT: Chan & Partners Engineering, LLC (Thuan Nguyen)
4319 James Casey Street, #300
Austin, TX 78745
(512) 480-8155, ext. 24

CASE MANAGER: Sue Welch Telephone: 974-3294
Sue.Welch@austintexas.gov

EXISTING ZONING: P-Public.

REQUEST: The applicant is requesting a conditional use permit for a proposed Capital Improvement Project for the Asian American Resource Center (cultural services) on a 15.01 acre tract. Because it is zoned "P"-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release.

PREVIOUS ZONING AND PLATTING COMMISSION ACTION:

C14-2010-0133; On September 7, 2010, ZAP approved staff's recommendation for P district zoning on a vote of 7-0.

DESIGN COMMISSION: On March 26, 2012, the Design Commission had a presentation and approved the design and granted Alternative Equivalent Compliance from the Commercial Design Standards for sidewalks for Urban Road, Building Placement Standards for Urban and sidewalks for Internal Circulation Routes, and Glazing on Building Facades on a vote of 5-1-1.

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SITE: 15.01 acres	Existing Use: Vacant	Proposed Use: Civic – Cultural Services	
EXISTING ZONING	P- Public		
WATERSHED	Little Walnut (Suburban) Watersheds		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Suburban)		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	N/A		
PROPOSED ACCESS	Cameron Road		
	Allowed	Existing	Proposed
IMPERVIOUS COVERAGE		0%	12% (80,097 sq.ft.)
BUILDING COVERAGE		0%	2.7% (17,763 sq.ft.)
HEIGHT			27'6" (1 story)
PARKING	32		91

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting a conditional use permit for community recreation (private) in P-Public zoning. Because it is zoned "P"-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625. This is a Capital Improvements Program (CIP) project. The proposed project consists of a new Asian American Resource Center, with parking, drives, utilities, detention pond and other associated improvements. The proposed development is within the Desired Development Zone (DDZ). The facility is more than 50 feet from existing single-family residences and is in compliance with compatibility standards. Cameron Road is a Scenic Roadway and sign regulations will apply. All utilities will be underground. Detention and water quality is provided on-site. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Little Walnut Creek Watershed, which is classified as Suburban. No known Critical Environmental Features are located within the limits of construction. The site was designed so that the heritage tree and protected trees will be saved.

Transportation: A traffic impact analysis was not required. Access will be taken from Cameron Road. The sidewalks are proposed to be shaded in front of the building per CDS. All transportation comments have been cleared.

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
Cameron	Varies (100 ft)	2x30 ft	Arterial

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NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Heritage Tree Foundation
Austin Monorail Project
Austin Neighborhood Council
Harris Branch Master Association, Inc.
Heritage Hills/Windsor Hills Combined Plan
Homeless Neighborhood Association
Home Builders Association of Greater Austin
League of Bicycling Voters
Manor Independent School District
North Growth Corridor Association
Real Estate Council of Austin
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A Conditional Use Site Plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that are compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: This application will provide adequate parking and loading facilities.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not within the East Austin Overlay, or a neighborhood planning area.

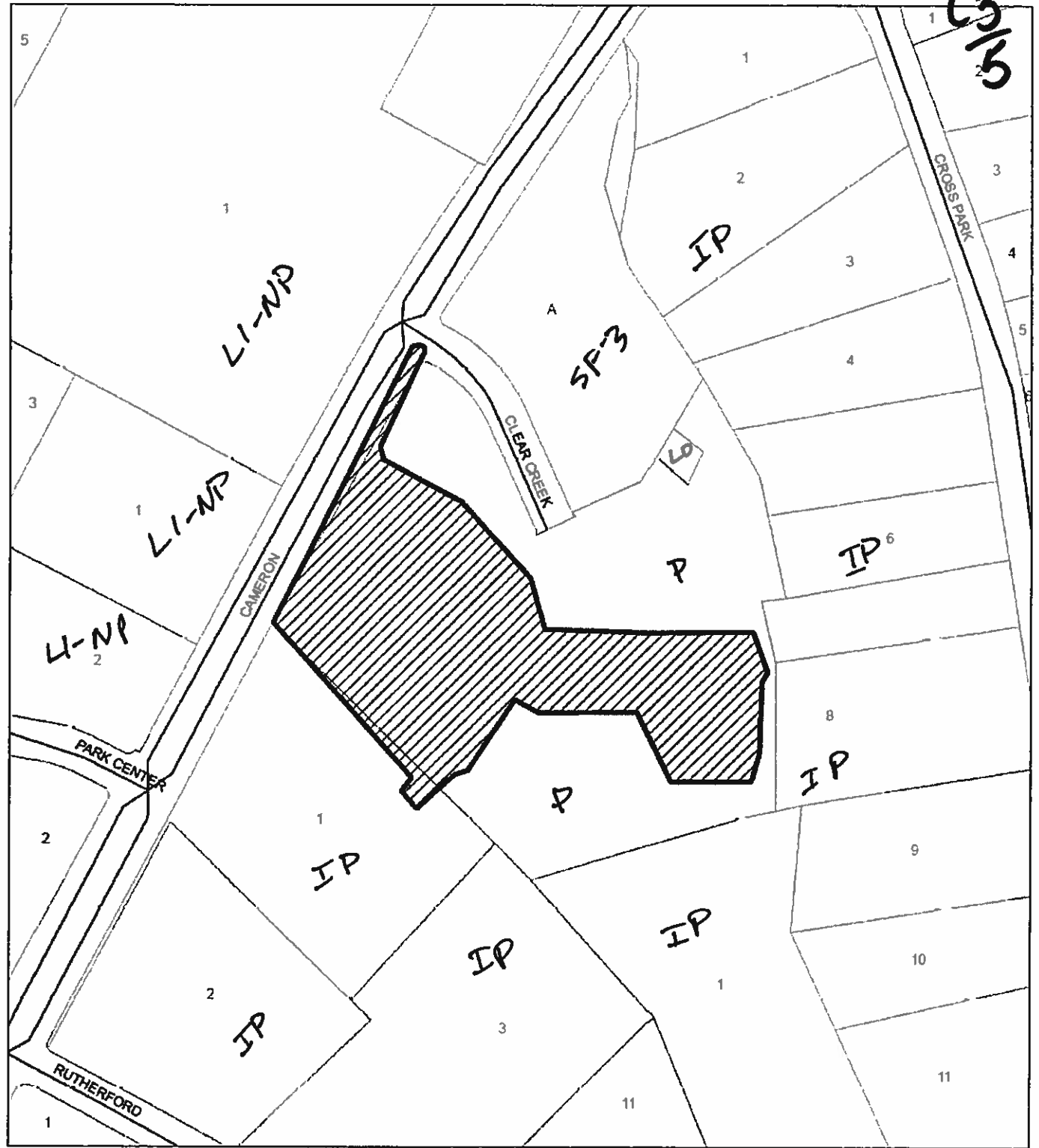
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

C. A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to have any detriment of safety or convenience. The site plan does not adversely affect the safety and convenience or vehicular and pedestrian circulation.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control. Compatibility notes are required on the plans to regulate lighting to shield the adjacent property from adverse effects.
- D. **A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

Section 25-5-146 (Conditions of Approval) states:

- (A) To make a determination required for approval under Section 25-5-145 (Evaluation of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:
 - (1) a special yard, open space, buffer, fence, wall, or screen;
 - (2) landscaping or erosion;
 - (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
 - (4) signs;
 - (5) characteristics of operation, including hours;
 - (6) a development schedule; or
 - (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



-  Subject Tract
-  Base Map

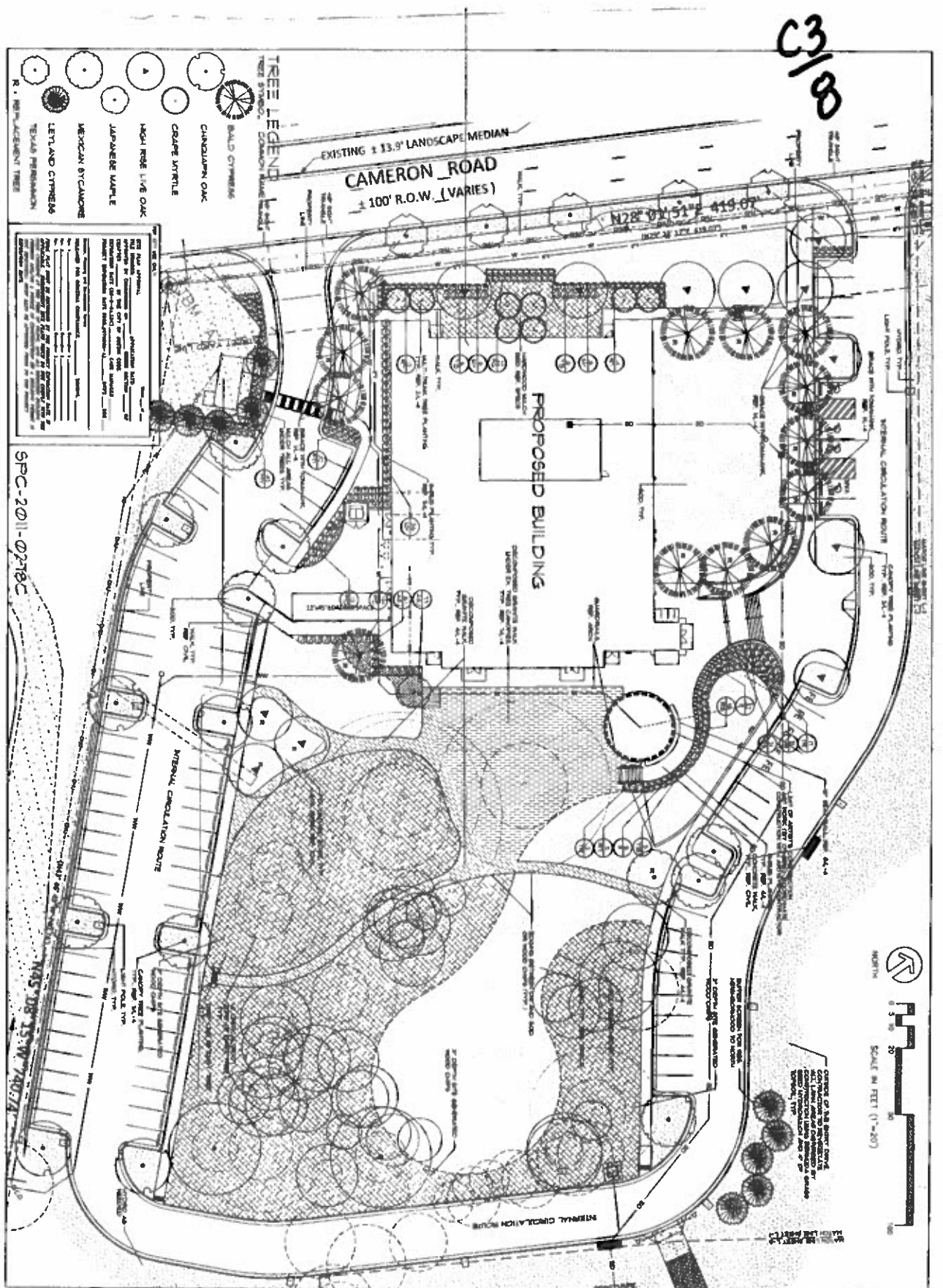
CASE#: SPC-2011-0278C
 ADDRESS: 8401 Cameron Road



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ATKINS

2000 RICHMOND AVE. SUITE 200
HOUSTON, TEXAS 77056
PHONE: 713.267.2000 FAX: 713.267.2001

PLANTCO

10000 RICHMOND AVE. SUITE 200
HOUSTON, TEXAS 77056
PHONE: 713.267.2000 FAX: 713.267.2001

Asian American Resource Center

8401 Cameron Road
Austin, Texas 78754

CITY OF AUSTIN

1000 RICHMOND AVE. SUITE 200
HOUSTON, TEXAS 77056
PHONE: 713.267.2000 FAX: 713.267.2001

PROJECT INFORMATION

Project No. 100017724

Client: City of Austin

Design: City of Austin

Drawn: City of Austin

Check: City of Austin

Scale: 1" = 20'

Sheet: 39 OF 40

APPROVALS

City of Austin

City of Austin

City of Austin

REVISIONS

1. 07/18/01

2. 07/18/01

3. 07/18/01