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

CASE NUMBER: SP-2012-0440C **PLANNING COMMISSION
HEARING DATE:** May 14th, 2013

PROJECT NAME: Austin Chinese Church New Sanctuary Building

ADDRESS: 1415 W 51st Street

NEIGHBORHOOD PLAN: Winsor Hills

APPLICANT: Austin Chinese Church (Ka Leung Lee) - (512) 342-3303
11118 Dessau Rd
Austin, TX 78754

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

CASE MANAGER: Amanda Couch Phone: 974-2881
Amanda.couch@austintexas.gov

PROPOSED DEVELOPMENT:

The site is currently occupied by the Austin Chinese Church with multiple buildings and improvements on the site. The proposed site improvements include a 16,000 sq. ft. religious services building, associated parking, drives and sidewalks, water quality ponds and expansion of an existing detention pond, water and waste water services, and landscaping.

DESCRIPTION OF WAIVERS:

The applicant is requesting a waiver from § 25-2-1067(G)(2), which requires a parking area setback of 25 ft. from property zoned as SF-5 or more restrictive. The project is proposing a parking lot 13ft. from the west property line, therefore encroaching on the set back by 12ft. Adjacent to the West of the property is a lot zoned SF-2- NP occupied by an elementary school.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The applicant has the support of the public school which occupies the adjacent lot and has provided vegetative screening. The site plan complies with all other requirements of the Land Development Code. The proposed parking lot will not encroach into the set back any more than the existing, permitted parking lot.

PROJECT INFORMATION:

SITE AREA	436,471 square feet	10.02 acres
EXISTING ZONING	LO-CO-NP	
WATERSHED	Walnut Creek (suburban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Wandering Way and Dessau Road	
	Allowed/Required	Existing Proposed

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FLOOR-AREA RATIO	.7:1	.09:1	.12:1
BUILDING COVERAGE	50%	6.2%	3.7 %
IMPERVIOUS COVERAGE	70%	30.4%	6.2%
PARKING	125	236	199

SUMMARY COMMENTS ON SITE PLAN:

The lot is zoned LO-CO-NP – Limited Office – Conditional Overlay – Neighborhood Plan. This site is subject to and in compliance with the Windsor Hills Neighborhood Plan (C14-2010-0161).

The only outstanding comments to be addressed with this case are pending legal documents and the approval of the compatibility waiver. This project is in compliance with all other compatibility regulations, commercial design standards, and zoning codes.

The site is heavily vegetated including numerous heritage trees. The project was designed to both preserve as much of the vegetation as possible and to center the activity around it.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the adjacent lot zoned SF-2-NP to the west. Per Section 25-2-1067(G)(2) of the Land Development Code – a parking area or driveway may not be constructed 25 feet or less from a lot that is in a SF-5 or more restrictive zoning district. The applicant is proposing to encroach in the 25 ft. compatibility set back by 12 ft.

All other compatibility setbacks and standards are met. There is adequate vegetative screening to the adjacent SF-2 lot to the west. The applicant has added notes to their site plan related to exterior lighting, noise levels, trash location, and highly reflective surfaces, as required per the Land Development Code.

PLANNING COMMISSION ACTION:

N/A

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LO-CO-NP	Religious Assembly
<i>North</i>	E Braker, then SF-2 and NO	Residential, then Professional office
<i>South</i>	Wandering way, then GO-NP	Retirement Housing
<i>East</i>	Dessau Rd., then SF-3	Residential
<i>West</i>	SF-2-NP	Public Primary Educational Facilities

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
Wandering Way	64 ft.	50 ft.	Local Street
Dessau Road	120 ft.	100 ft.	Major Arterial
East Braker Lane	88 ft.	75 ft.	Major Arterial

NEIGHBORHOOD ORGNIZATIONS:

The Real Estate Council of Austin, INC.

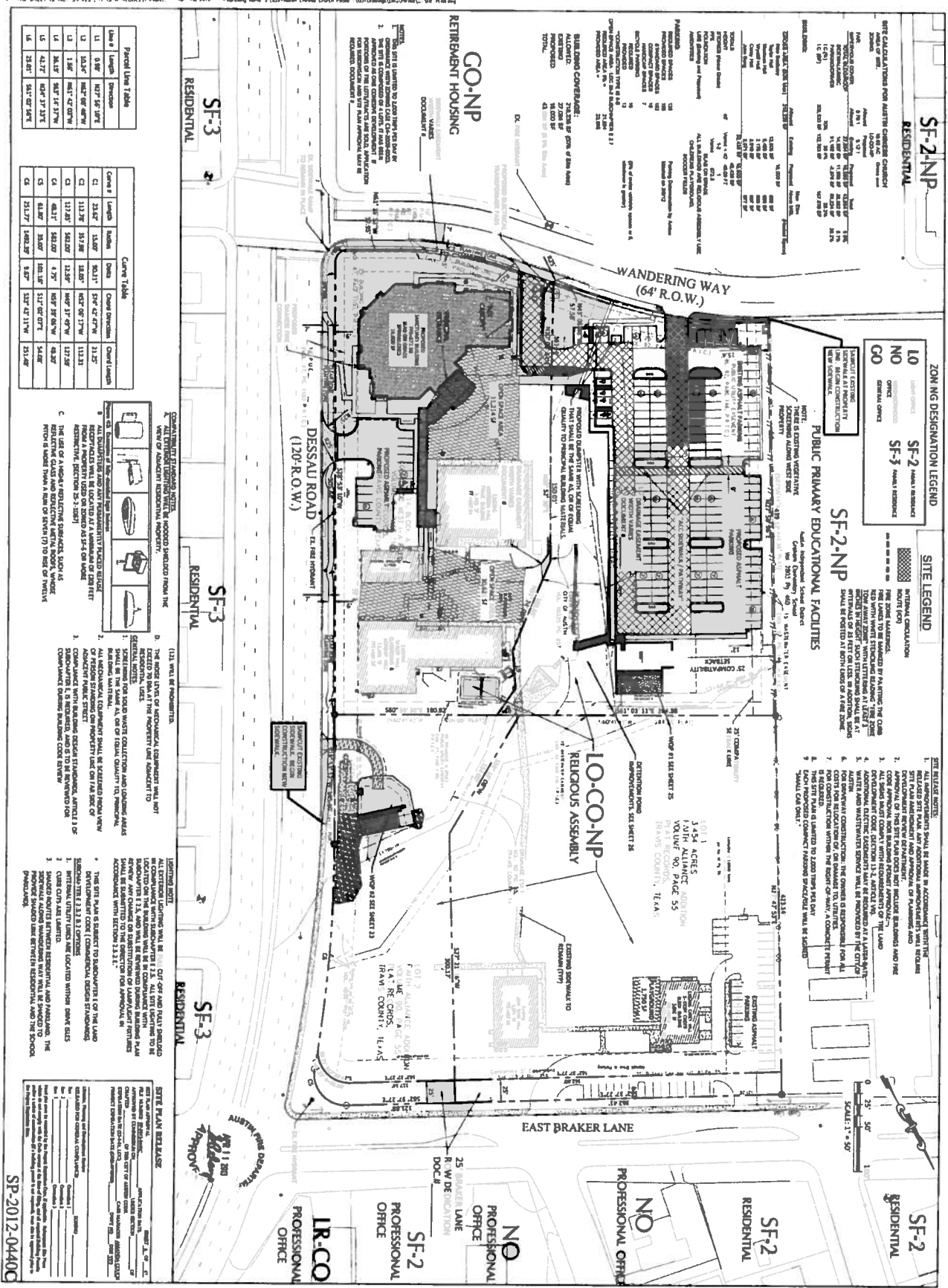
Homeless Neighborhood Assn.

Austin Monorail Project

Austin Heritage Tree Foundation



Heritage Hills/ Windsor Hills Combined COA
Super Duper Neighborhood Objectors and Appealers Organization
North Growth Corridor Alliance
Austin Neighborhoods Council
Woodcliff Neighborhood Association
Harris Branch Master Association, INC.
Manor ISD Population and Survey Analysts
Pioneer Crossing West Home Owners Association
Austin Independent School District
Northeast Walnut Creek Neighborhood Assn.
Sierra Club, Austin Regional Group
Bike Austin
Sel Texas



**JAMAIL
& SMITH
CONSTRUCTION**

**CHAN & PARTNERS
ENGINEERING, LLC**
4319 JAMES CASEY STREET #300
AUSTIN TEXAS 78745
512-480-6155 (fax) • 512-480-8811 (FAX)
E-mail: info@chanpartners.com
WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-150713

C & P
CHAN & PARTNERS
CONSULTING CIVIL ENGINEERS



**AUSTIN CHINESE
CHURCH NEW
SANCTUARY
BUILDING
11118 DESSAU ROAD
AUSTIN, TX 78753**

OVERALL SITE PLAN

SHEET NUMBER

C200

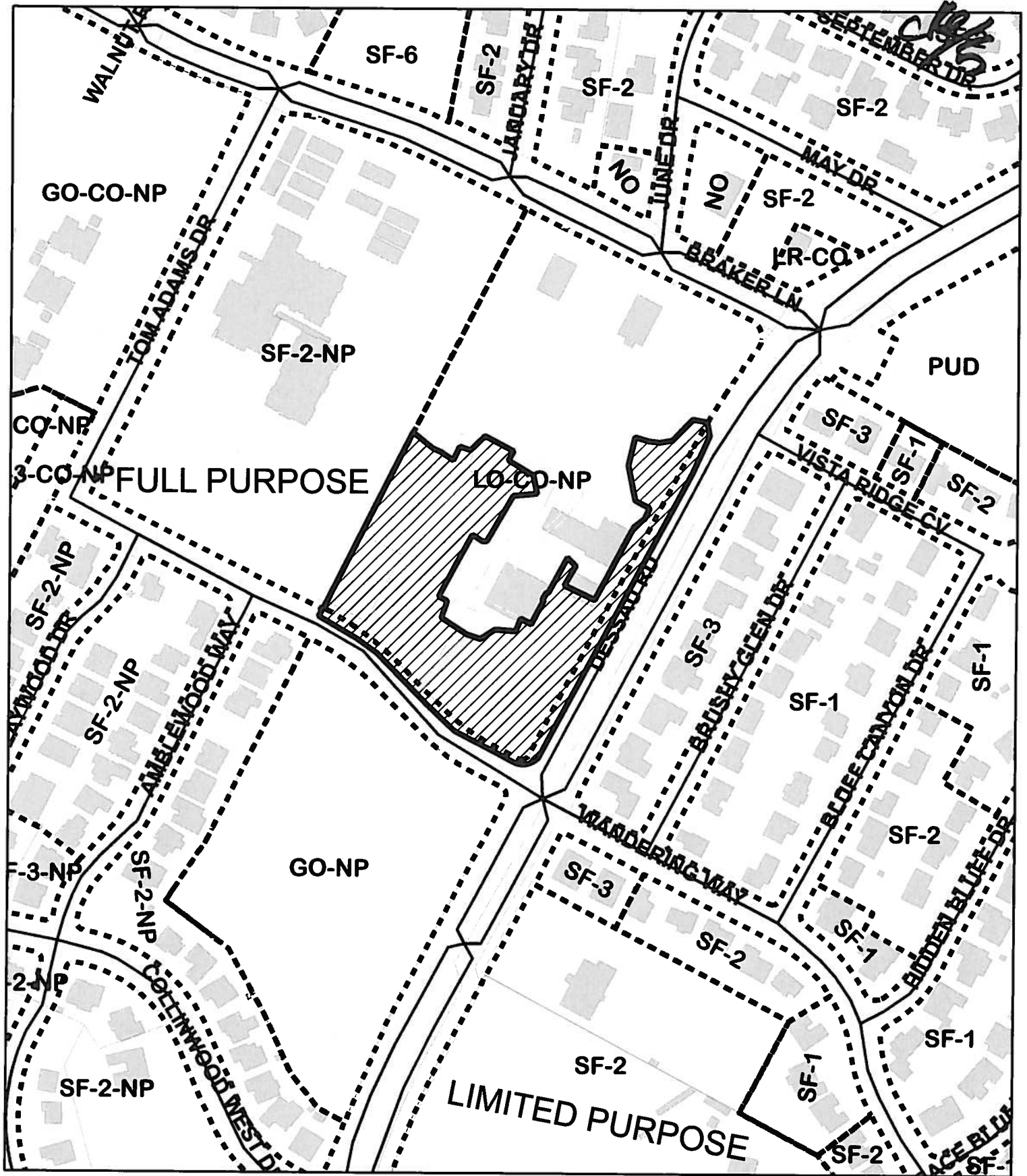
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CSA PROJECT # 40785.01

0 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180' 190' 200'

ASAP CONSULTING, INC.

2025 RELEASE UNDER E.O. 14176



SITE PLAN

CASE#: SP-2012-0440C
 ADDRESS: 11118 Dessau Rd
 CASE NAME: Austin Chinese Church, New Sanctuary Building
 MANAGER: Amanda Couch



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 Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OPERATOR: Amanda Couch

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January 22, 2013

Mr. Blaine Helwig
Graham Elementary School
11211 Tom Adams Dr.
Austin, TX 78753

RE: Austin Chinese Church New Sanctuary Building
11118 Dessau Road
Proposed Parking Improvements within Compatibility Setback

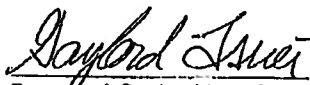
Dear Mr. Helwig:

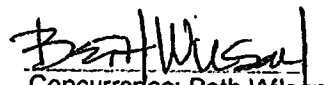
As you may know, we are proposing a new sanctuary building along with some site improvements here at the Austin Chinese Church. Part of the site improvements includes adding some parking along our west property line adjacent to your school. There exists a parking lot over there already and we're proposing to add a parking lot of similar size north of the existing parking lot. However, because the school site is zoned SF-2 (Single Family), we need approval from the Planning Commission in order to build the parking lot within a 25-foot compatibility setback, which measures 25-foot wide along the property line that divides the church and the school.

One of the best ways to ensure Planning Commission approval is to obtain concurrence from the school to not object to the proposed parking lot being within the 25-foot setback. The proposed parking lot is to serve overflow parking during peak services hours on Sundays and would not be used during school hours. There is also adequate screening from brushes and vines along the fence. Furthermore, the school has no structures near the property line. We sincerely hope that you will not object to our proposed parking lot being within the 25-foot setback. We need the parking spaces to serve the church, and due to site topography and the number of existing trees, it's not practical to put the parking space elsewhere on the site.

If this is acceptable, please sign your concurrence below. Please call me at 512-339-8675 ext. 29 or email me at tsuei@austinchinesechurch.org if you have questions or comments. We appreciate your help on this project.

Sincerely,


Reverend Gaylord Tsuei
Austin Chinese Church


Concurrence: Beth Wilson
Austin ISD
Assistant Director of Planning Services
Office of Facilities

奧斯汀華人教會 Austin Chinese Church
11118 Dessau Road, Austin, Texas 78754, USA
www.austinchinesechurch.org Tel (512) 339-8675 Fax (512) 339-9556

你們要去使萬民作我的門徒。(馬太福音二十八章十九節)
Go and make disciples of all nations. Matthew 28:19

