

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

CASE: SP-2015-0130D

PLANNING COMMISSION DATE: December 8, 2015

PROJECT NAME: Austin Chinese Church North Parking Lot

ADDRESS OF SITE: 11133 ½ Wandering Way, Austin, TX 78753

APPLICANT: Austin Chinese Church (Ka Leung Lee), 512-342-3303

AGENT: Chan & Partners Engineering (Alexis Woffenden), 512-450-8155

AREA: 10.02 acres

COUNCIL DISTRICT: 1

WATERSHED: Walnut Creek (Suburban)

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

T.I.A.: N/A

CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:

The applicant is proposing to construct an additional parking lot and make driveway connections within the existing church complex. The church currently takes access from E Braker Lane, Dessau Road, and Wandering Way.

EXISTING ZONING:

The site is zoned LO-CO-NP. The site plan complies with the zoning ordinance.

DESCRIPTION OF WAIVER:

Waiver request is as follows: LDC Section 25-2-1067(G):

Unless a parking area or driveway is on a site that is less than 125 feet wide, a parking area or driveway may not be constructed 25 feet or less from a lot that is:

- (1) in an SF-5 or more restrictive zoning district; or
- (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

The applicant requests a waiver from a 25-foot to 5-foot compatibility setback for twenty three (23) parking spaces and a portion of a driveway. The parking spaces and driveway are proposed to be screened with landscaping. The site is adjacent to a public primary educational facility to the west.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver from LDC Section 25-2-1063 to reduce the compatibility setback requirement from 25 feet to 5 feet from the adjacent Public Primary Educational Facility use (Graham Elementary) to the west. On the school property side, the proposed parking lot is adjacent to a detention pond and water quality facility, and is not adjacent to any school buildings or recreational facilities. No buildings are proposed within the required setback. The parking and driveway will be screened with landscaping.

CASE MANAGER: Scott Grantham

PHONE: 512 -974-2942

EMAIL: scott.grantham@austintexas.gov

PROJECT INFORMATION: 10.02 acres (436,471 sq. ft.)

EXISTING ZONING: LO-CO-NP

MAX. BLDG. COVERAGE: 50%

MAX. IMPERVIOUS COVER: 70%

ALLOWED F.A.R.: 0.7:1

HEIGHT: 40' or 3 stories

REQUIRED PARKING: 125

PROPOSED ACCESS: Driveway access to E Braker Lane, Dessau Road, and Wandering Way

PROP. BLDG. COVERAGE: 43,094 sq ft (10%)

PROP. IMPERVIOUS COVER: 216,698 sq.ft (50%)

PROPOSED F.A.R.: 0.12:1

PROP. HEIGHT: Max height less than 40 ft.

PROVIDED PARKING: 350

SUMMARY COMMENTS ON SITE PLAN:

The applicant is requesting a waiver from compatibility standards to reduce the setback from a Primary Educational Facility use, from 25 feet to 5 feet, in order to construct twenty three (23) parking spaces and part of a driveway as an accessory to a Religious Assembly use. The parking spaces and driveway will be screened with landscaping, and is directly adjacent to a detention pond and water quality facility on the school side. The site plan will comply with all applicable regulations upon site plan approval.

Environmental:

The site is located with the Walnut Creek watershed, which is classified as a Suburban Watershed. There are no critical environmental features.

Transportation:

Access to the proposed parking lot is taken from E Braker Lane, Dessau Road, and Wandering Way. The proposed development did not require a Traffic Impact Analysis.

PLANNING COMMISSION ACTION:

This administrative site plan will comply with all applicable requirements of the Land Development Code prior to its release. Staff recommends approval of the waiver.

SURROUNDING CONDITIONS:

Zoning (Land Use)

North: E. Braker Lane, then NO (Office), SF-2 (Commercial), and LR-CO (Commercial)

South: Wandering Way, then GO-NP (Retirement Housing)

East: Dessau Road, then SF-3 (Duplexes)

West: SF-2-NP (Public Primary Education Facility – Graham Elementary)

STREET:	R.O.W.	SURFACING	CLASSIFICATION
E Braker Lane	90'	75'	Major Arterial
Dessau Road	125'	110'	Major Arterial
Wandering Way	65'	55'	Local Street

NEIGHBORHOOD ORGANIZATIONS:

Heritage Hills/Windsor Hills Combined

Neighborhood Contact Team

Austin Heritage Tree Foundation

Austin Neighborhoods Council

North Growth Corridor Alliance

Collinwood West Homeowners Association

Northeast Walnut Creek Neighborhood Assn.

The Real Estate Council Of Austin, Inc.

Harris Branch Master Association, Inc.

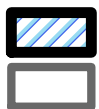
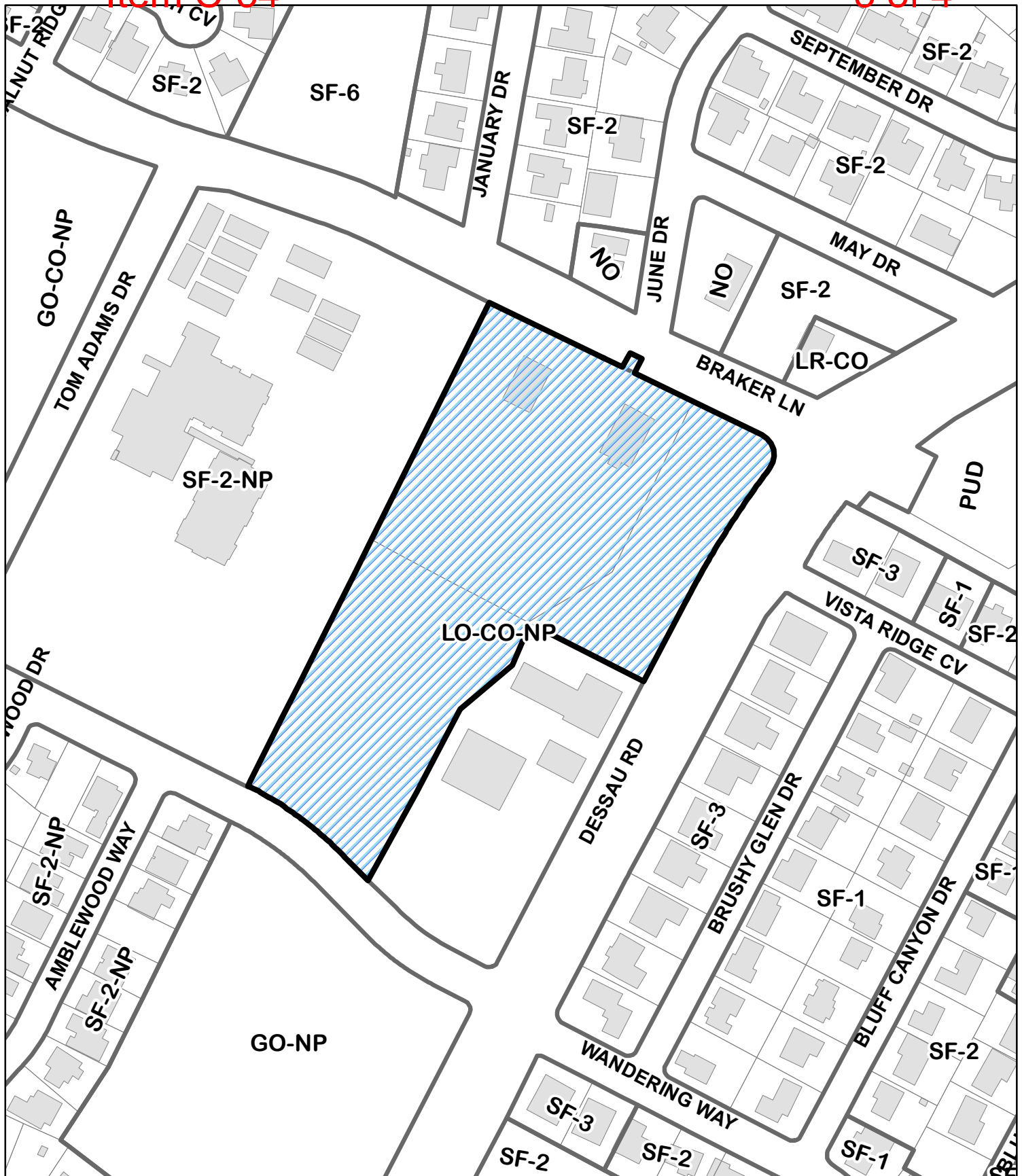
Friends of the Emma Barrientos MACC

Yager Planning Area

Pioneer Crossing West Homeowners
Association

Sierra Club, Austin Regional Group

Austin Independent School District



Subject Site

Zoning Boundary

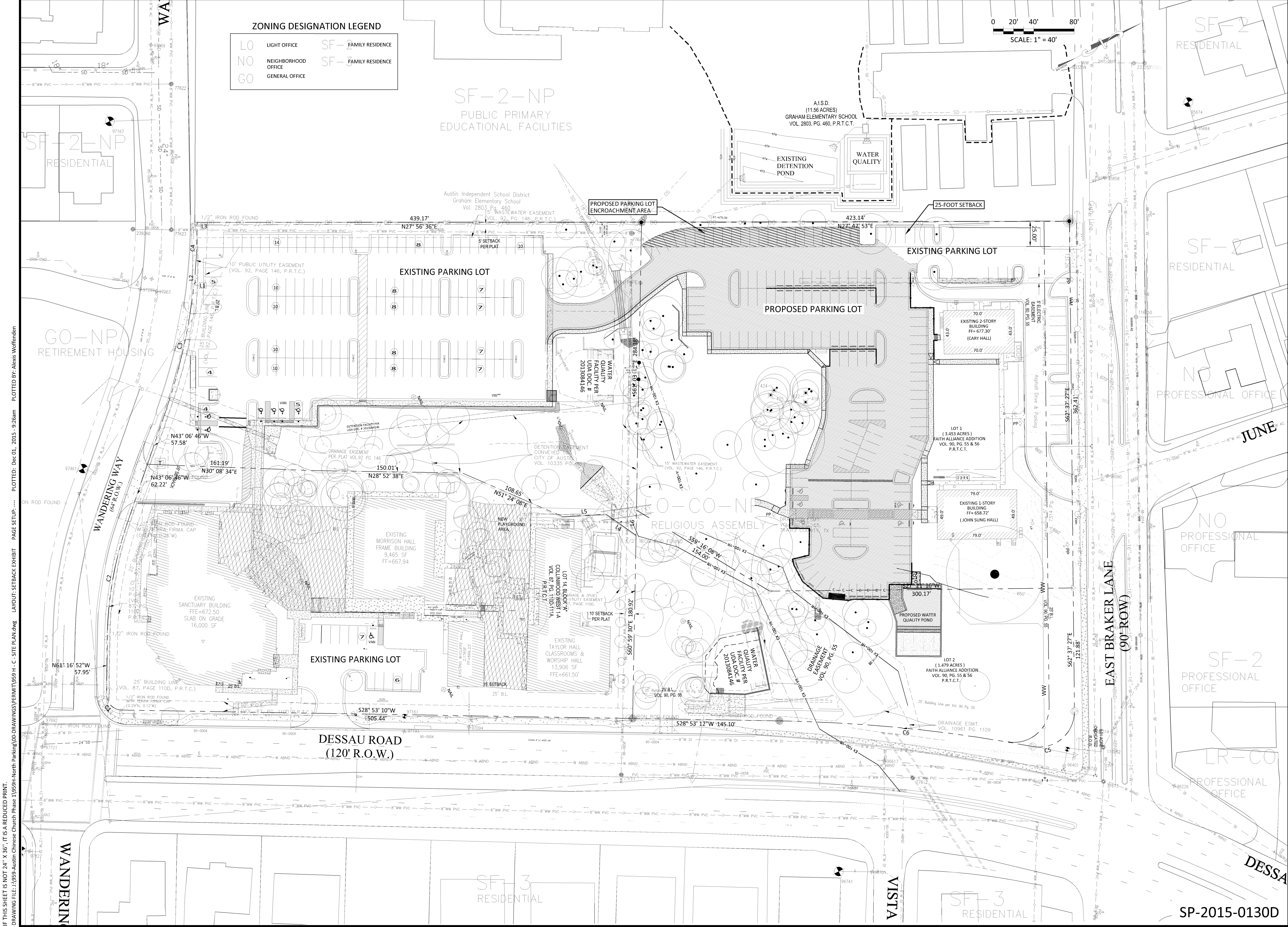
0 75 150 300 Feet

Case Name: Chinese Church North Parking Lot Addition
 Case Number: SP-2015-0130D
 Address: 11133 1/2 Wandering Way
 Case Manager: Scott Grantham

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.





ZONING DESIGNATION LEGEND

L0	LIGHT OFFICE	SF-1	FAMILY RESIDENCE
NO	NEIGHBORHOOD OFFICE	SF-2	FAMILY RESIDENCE
GO	GENERAL OFFICE		

CHAN & PARTNERS
ENGINEERING, LLC

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AUSTIN, TEXAS 78751
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WWW.CHANPARTNERS.COM
TEXAS REGISTRATION NO. F-13013

STATE OF TEXAS
RAYMOND M. CHAN
51415
LICENSED PROFESSIONAL ENGINEER
Raymond Chan
12/1/2015

CORRECTION		APPROVED BY	DATE
CORRECTION DESCRIPTION			
NO.			

AUSTIN CHINESE CHURCH
NORTH PARKING LOT ADDITION
11133 1/2 WANDERING WAY AUSTIN, TX 78753
SETBACK EXHIBIT

ISSUE DATE:
Dec 01, 2015 - 9:26am

PROJECT NO: 959 H

CLIENT:
AUSTIN CHINESE CHURCH

DESIGNED BY: AW/RT

DRAWN BY: RT

CHECK BY: RC / AW

SHEET:

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