

**ZONING AND PLATTING COMMISSION
SITE PLAN WAIVER REQUEST REVIEW SHEET**

CASE NUMBER: SP-2018-0155C **ZONING AND PLATTING COMMISSION**
HEARING DATE: October 2nd, 2018

PROJECT NAME: Risher Martin Office

ADDRESS: 3904 Medical Parkway; District 10

APPLICANT: Bobby Engelke – (281) 589-2350
13915 Carriage Walk Lane
Houston, Texas 77077

AGENT: Thrower Design; Ron Thrower – (512) 476-4456
P.O. Box 41957
Austin, Texas 78745

CASE MANAGER: Clarissa Davis Phone: (512) 974-1423
clarissa.davis@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is proposing to construct a medical office building located at 3904 Medical Parkway. Associated improvements include parking and drainage.

DESCRIPTION OF WAIVERS:

The applicant is requesting a Compatibility Waiver from § 25-2-1062(C), which requires construction and structures to be setback 23.5 feet from the triggering property lines.

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the waiver requests. The size of the site causes constraints for development. The site plan complies with all other requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA	15,170 square feet	0.34 acres
EXISTING ZONING	LO	
WATERSHED	Waller Creek	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Medical Parkway	
	Allowed/Required	Existing Proposed
FLOOR-AREA RATIO	.7:1	- 0.29:1
BUILDING COVERAGE	50%	- 8.9%
IMPERVIOUS COVERAGE	70%	- 54%
PARKING	16	- 17

SUMMARY COMMENTS ON SITE PLAN:

The subject site is currently used as a single-family home. The applicant is proposing to construct a two

story medical office building. Associated improvements include 17 parking spaces, drainage and landscaping. The lot is zoned LO– Limited Office.

COMPATIBILITY:

The site is subject to Compatibility Standards due to the single-family structure, zoned SF-3 to the north and west. Per Section 25-2-1062(C) of the Land Development Code – A person may not construct a structure 23.5 feet or less from property in an urban family residence (SF-5) or more restrictive zoning district; or on which a use permitted in an SF-5 or more restrictive zoning district is located.

ZONING AND PLATTING COMMISSION ACTION:

N/A

EXISTING ZONING AND LAND USES:

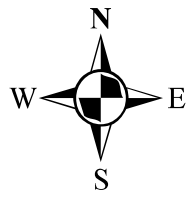
	ZONING	LAND USES
<i>Site</i>	LO	Single-family
<i>North</i>	SF-3	Single-family
<i>South</i>	GR	Office
<i>East</i>	LR	Medical Office
<i>West</i>	SF-3	Single-family

ABUTTING STREETS:



Street	Right-of-Way Width	Pavement Width	Classification
Medical Parkway	60 ft.	30 ft.	Collector

NEIGHBORHOOD ORGNIZATIONS:

North Austin Neighborhood Alliance
 Central Austin Community Development Corporation
 Rosedale Neighborhood Assn.
 Sierra Club, Austin Regional Group
 Friends of Austin Neighborhoods
 SEL Texas
 Homeless Neighborhood Association
 Bike Austin
 Neighborhood Empowerment Foundation
 Shoal Creek Conservancy
 Preservation Austin
 Austin Independent School District
 Austin Neighborhood Council



Legend

-  Site Plan Case
-  Zoning

0 40 80 160 Feet

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OPERATOR: Clarissa Davis