

**ZONING AND PLATTING COMMISSION  
SITE PLAN  
CONDITIONAL USE PERMIT AND  
COMPATIBILITY VARIANCE**

**CASE NUMBER:** SP-2023-0053C **ZONING AND PLATTING COMMISSION**  
**HEARING DATE:** February 6, 2024

**PROJECT NAME:** Howard Plaza Warehouse 3 Addition

**ADDRESS:** 3127 East Howard Lane

**APPLICANT:** Attn: Peter Pham (512) 989-1362  
c/o Platron Manufacturing  
13930 Immanuel Rd.  
Pflugerville, TX 78660

**AGENT:** Attn: Way Atmadja, PE (512) 343-0766  
WAY Consulting Engineers, Inc.  
11615 Angus Road, Suite 119  
Austin, TX 78759

**CASE MANAGER:** Randall Rouda (512) 974-3338  
[Randall.Rouda@austintexas.gov](mailto:Randall.Rouda@austintexas.gov)

**NEIGHBORHOOD PLAN:** None

**PROPOSED DEVELOPMENT:**

Under a prior approval, the applicant is currently developing a vacant lot, zoned W/LO (Warehouse/Limited Office) with two warehouse buildings and one building for alternating Daycare Services (Commercial) during daily business hours and Community Recreation (Private) in the evenings and weekends. A Conditional Use Permit for the Community Recreation building and a Compatibility Waiver were both approved for the ongoing development.

The applicant is now requesting approval of a new Site Plan which would add a third warehouse building and would reconfigure the proposed parking. No change to the prior Use Permit is needed, however, the reconfigured parking amends the proposed encroachments of parking and drive aisles sufficiently to require a new Compatibility Waiver for the modified design.

**DESCRIPTION OF COMPATIBILITY VARIANCE:**

- 1) From 25 feet to 5.1 feet for the easterly setback. [LDC § 25-2-1063]

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the Compatibility Waiver.

The applicant proposes to place shared driveway improvements, paved parking and tree wells within the 25 foot compatibility setback along their entire 700 foot shared property line. The paved areas are approximately 5.1 feet (varying but not less than 5 feet) from the property line. All improvements are flush to the ground. In total, approximately 14,000 square feet of paved improvements are located within the compatibility setback. The landscape plan shows the border between the parking area and the adjacent single family residence as shaded and partially screened by a row of live oaks and red oaks to be planted

in the five foot wide landscaped area east of the paved parking lot.

The parcel to the east which creates the compatibility setback is zoned W/LO (Warehouse and Limited Office) and is developed with a single family residence. As the residence is an allowed use in zones more restrictive than SF-5, the compatibility requirements of LDC Article 10 apply. The parcels are under common ownership and the property owner has submitted a letter on behalf of the parcel with the residential use expressing support for the compatibility waiver. The applicant has designed the parking and drive aisles to facilitate future vehicular connection to the adjacent property in anticipation of an eventual conversion to commercial use.

Note that the parcel to the west is also developed with residential uses, however, Article 10 does not apply as that parcel is within the ETJ.

The subject parcel is unusually narrow, making compliance with the compatibility standards quite challenging. The site is approximately 190 feet in width where compatibility applies, and is approximately 1,480 feet in depth. Further, the development requires a substantial area for wastewater treatment (septic) as the site is beyond the limits of the City of Austin's wastewater collection infrastructure.

The site plan complies with all other compatibility standards.

#### PROJECT INFORMATION

PROJECT INFORMATION			
TOTAL SITE AREA	364,597 sq. ft.	8.37 acres	
EXISTING ZONING	W/LO		
PROPOSED ZONING	W/LO		
WATERSHED	Harris Branch (Suburban)		
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance		
TRAFFIC IMPACT ANALYSIS	Not required		
CAPITOL VIEW CORRIDOR	None		
PROPOSED ACCESS	E. Howard Lane		
	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	0.25:1	N/A	0.18:1
BUILDING COVERAGE	N/A%	N/A	18%
IMPERVIOUS COVERAGE	70%	N/A	51%
PARKING	235	N/A	257

#### COMPATIBILITY

The subject site is bordered by a single-family residential land uses, to the east. The proposed parking improvements within the 25 foot setback are typical for warehouse/industrial projects and do not include any vertical construction components. Both parcels are under common ownership and no objections to the compatibility waiver have been presented to date.

The site complies with all other compatibility standard requirements.

#### EXISTING ZONING AND LAND USES

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	W/LO	Vacant
<i>North</i>	I-SF-4A	Howard Lane, Vacant and Single family residences
<i>South</i>	PUD	Vacant, Critical Water Quality Zone and Critical Environmental Features.

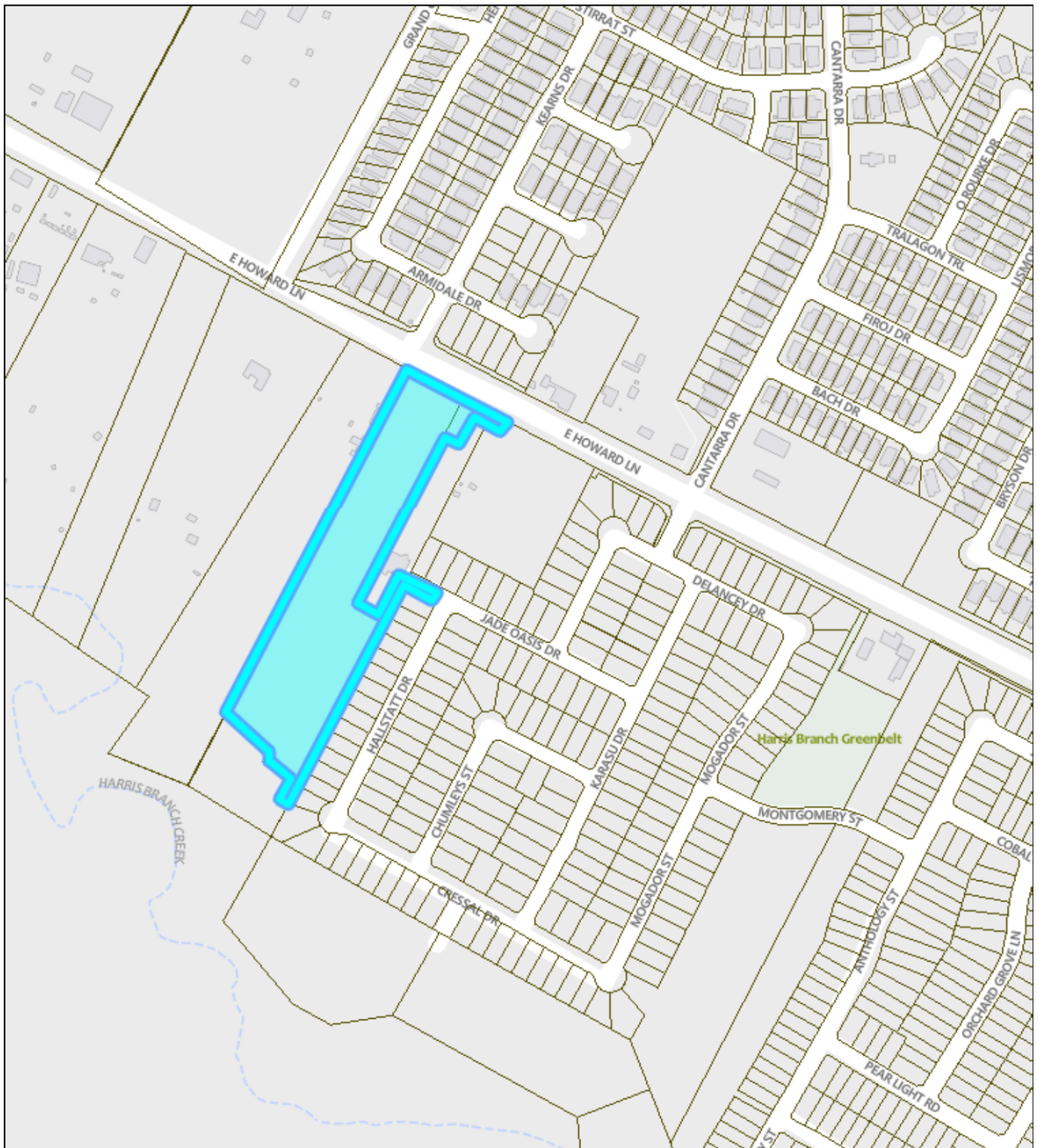
<i>East</i>	W/LO, PUD	Vacant
<i>West</i>	ETJ	Single Family Residence(s), Vacant

**ABUTTING STREETS**

<b>Street</b>	<b>Right-of-Way Width</b>	<b>Pavement Width</b>	<b>Classification</b>
East Howard Lane	106 feet	58 feet	Suburban

**NEIGHBORHOOD ORGNIZATIONS:**

Austin Lost and Found Pets  
Friends of Austin Neighborhoods  
Harris Branch Master Association, Inc.  
Harris Branch Residential Property Owners Assn.  
Homeless Neighborhood Association  
Neighborhood Empowerment Foundation  
North Gate Neighborhood Association  
North Growth Corridor Alliance  
Pflugerville Independent School District



1: 4800

Lot Lines

Lot Line

**SP-2023-0053C**

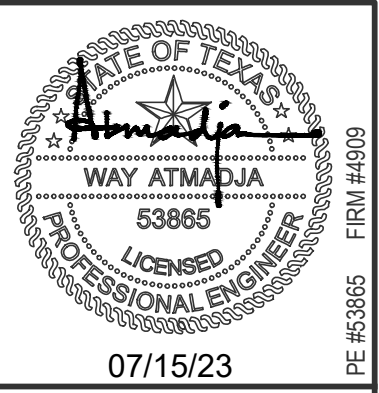
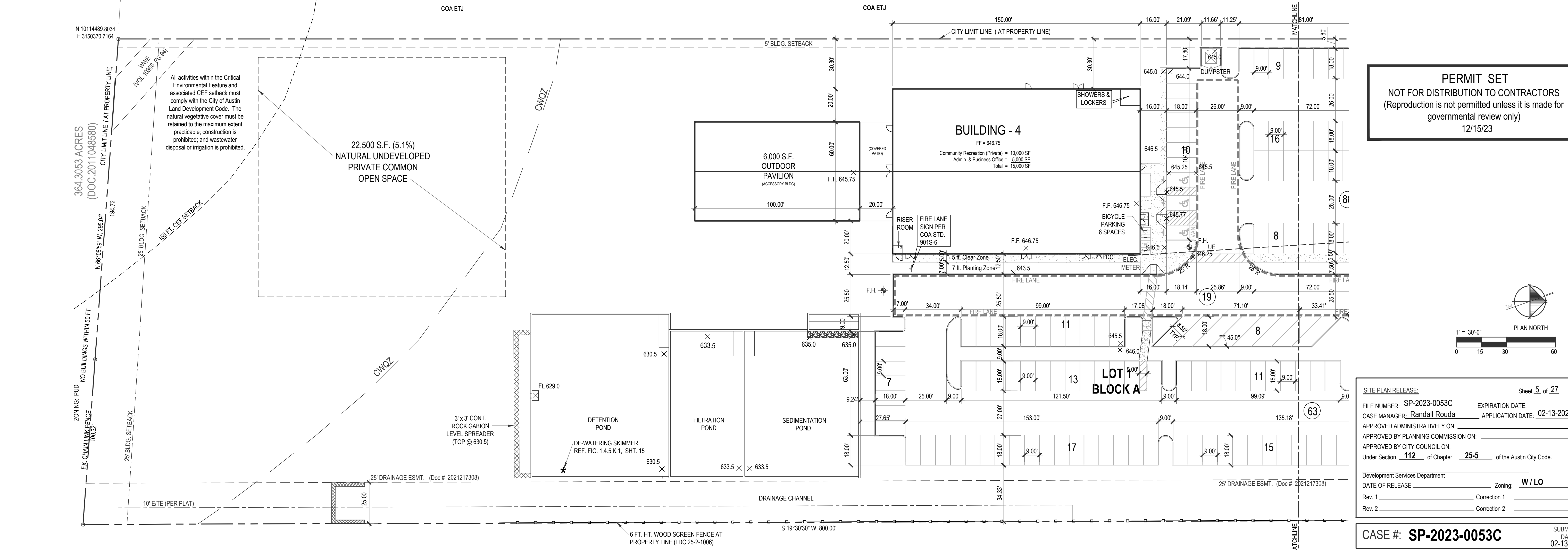
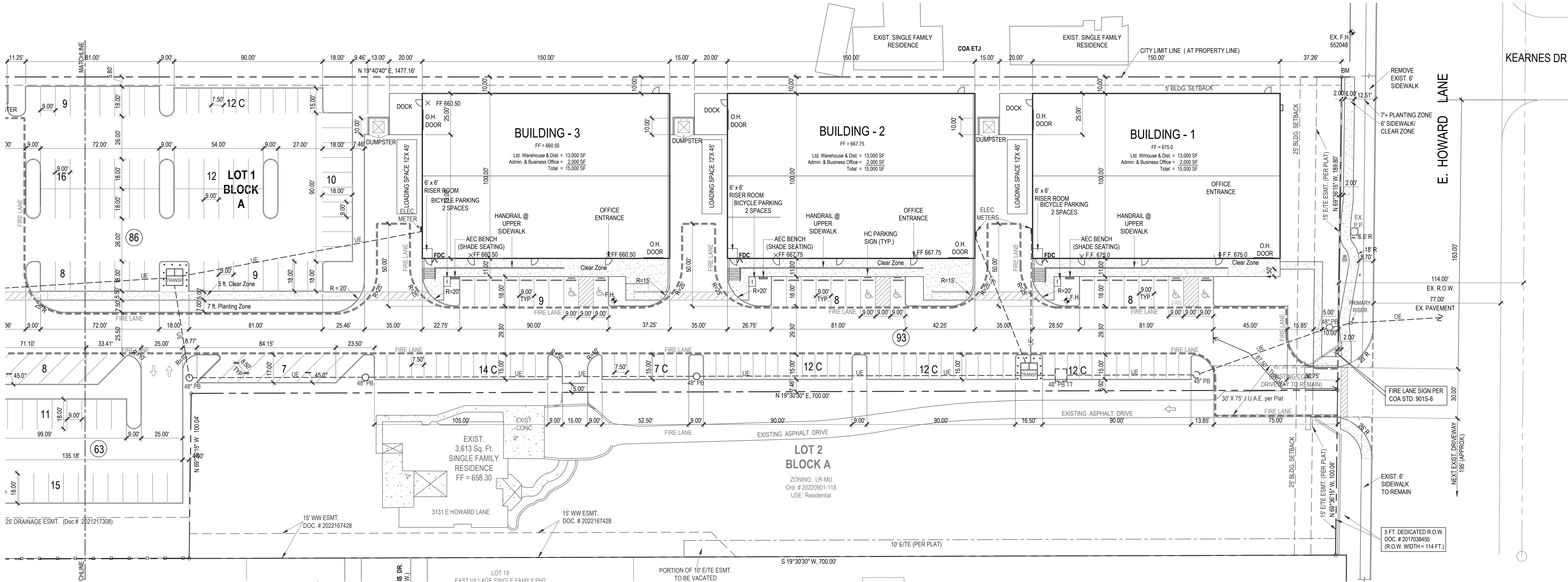
3127 E HOWARD LANE



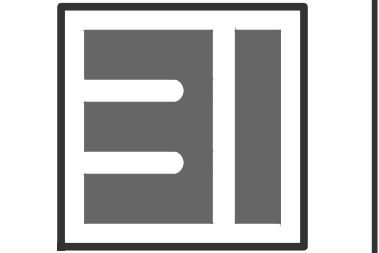
5/18/2023

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mail@wayengineering.com

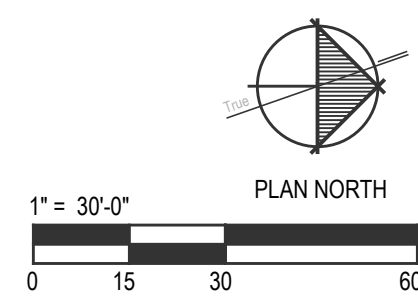


HOWARD PLAZA  
Warehouse #3 Addition  
3127 E. Howard Lane  
Austin, Texas 78653

DIMENSIONAL CONTROL  
SITE PLAN

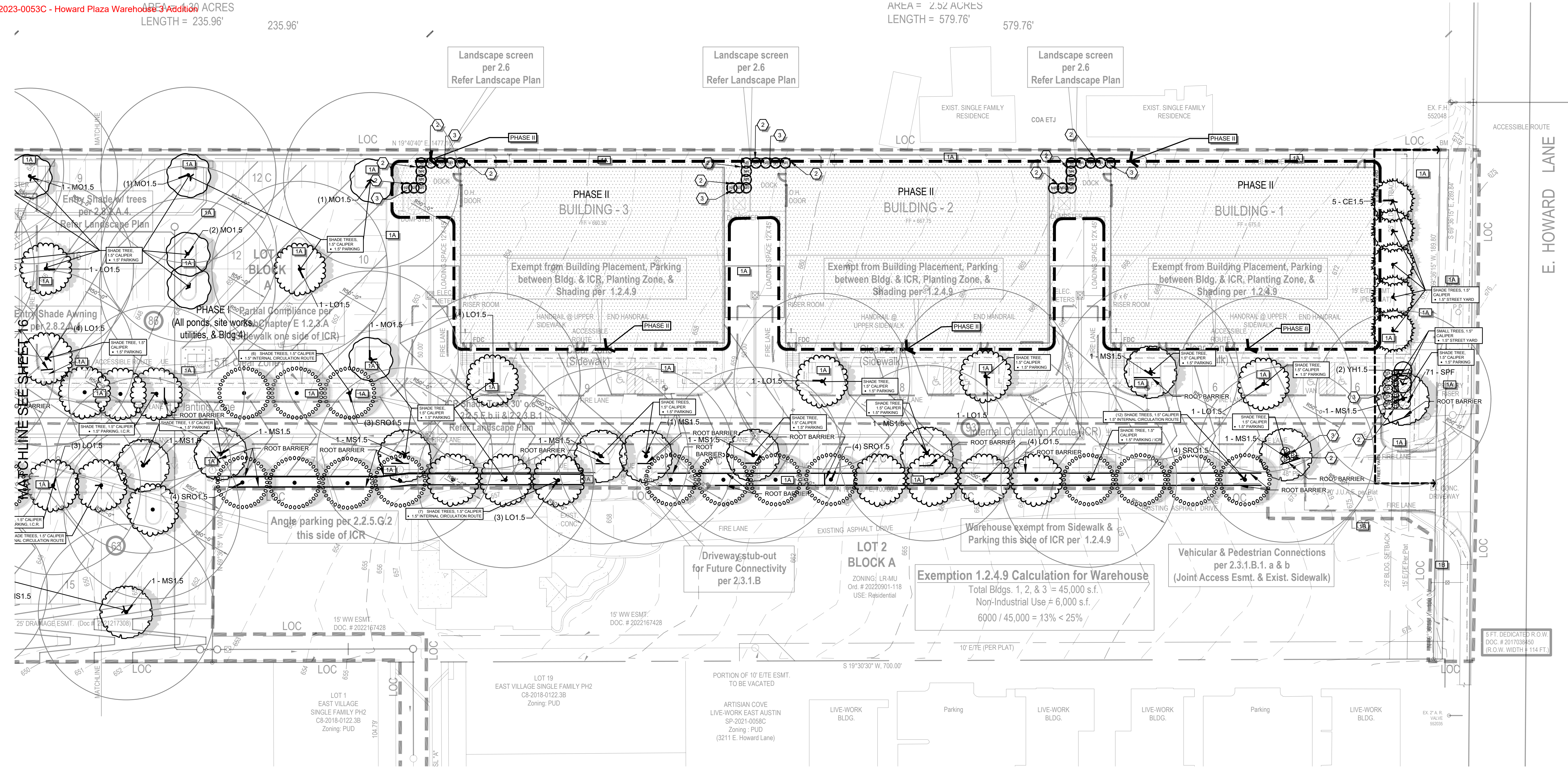
Revisions/Issues:	
Drawn by:	18112
Job No.	
Sheet No.	
5	27

PERMIT SET  
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12/15/23



SITE PLAN RELEASE: Sheet 5 of 27	
FILE NUMBER: SP-2023-0053C	EXPIRATION DATE: 02-13-2023
CASE MANAGER: Randall Rouda	APPLICATION DATE: 02-13-2023
APPROVED ADMINISTRATIVELY ON: _____	
APPROVED BY PLANNING COMMISSION ON: _____	
APPROVED BY CITY COUNCIL ON: _____	
Under Section 112 of Chapter 25-5 of the Austin City Code.	
Development Services Department	
DATE OF RELEASE: _____	Zoning: W/LO
Rev. 1 _____	Correction 1 _____
Rev. 2 _____	Correction 2 _____
CASE #: SP-2023-0053C	
SUBMITTAL DATE: 02-13-2023	





## NOTES

- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at [waterusecompvar@austintexas.gov](mailto:waterusecompvar@austintexas.gov) or call (512) 974-2199.
- Finished elevation for parking-lot islands, medians, peninsulas, and similar landscape areas must be at least six (6) below the finished curb elevation to allow for placement of six (6) inches of topsoil [ECM 1.4.7]
- All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)]
- The Owner will continuously maintain the required landscaping in accordance with LDC Section 25-2-984.
- The irrigation will comply with City Code Chapter 6-4, Article 2, Division 2 regarding the City's water conservation restrictions.
- This project meets the requirements of Chapter 25-2 Article 9 of the Land Development Code.
- Sprinklers are prohibited within 15 feet of transmission poles.
- Shrubbery shall not obstruct access to the base of the transmission structures. Climbing vegetation on electric facilities is prohibited.
- Compost and mulch are prohibited above the concrete foundation of the transmission poles.
- Provide mulch tree ring for all trees outside of beds. Install per detail #1 on specifications sheet. Provide bubbler. Mulch is in addition to quantities listed.
- Contractor is responsible for verifying all plant and material quantities.

## TREE LIST

TAG | CALIPER | SPECIES | STATUS  
No Existing Trees onsite

## TREE SUMMARY

Surveyed: February 28, 2020  
Total Appendix F tree inches surveyed; 0  
Heritage tree inches surveyed; 0  
Non-Appendix F tree inches surveyed; 0  
Invasive tree inches surveyed; 0  
  
Removed:  
Total Appendix F inches removed; 0  
Heritage Tree inches removed; 0  
Total Non-Appendix F inches removed; 0  
Invasive inches removed; 0  
Total Dead, Diseased, or Imminent Hazard (DDI) inches removed; 0  
DDI Appendix F inches removed; 0  
DDI Heritage tree inches removed; 0  
DDI Non-Appendix F inches removed; 0  
DDI Invasive inches removed; 0

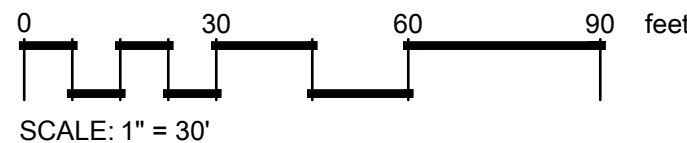
Mitigation:  
Total mitigation replacement inches planted; 0  
Total replacement inches planted on site (private trees); 0  
Total replacement ROW inches planted; 0  
Private inches owed to Urban Forest Replenishment Fund (UFRF) 0  
Public inches owed to UFRF 0  
Total non-mitigation inches planted on site 46.5"

## REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1A	Lawn, Bermuda "Latitude 36" Sod, provide 2" of topsoil tilled into existing. Top of lawn 1" below top of adjacent concrete/hardscape. Flatten sod with lawn roller. Provide spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Pre emergent weed treatment recommended.
1B	Lawn, Bermuda "Blackjack" Hydromulch. Include Perennial Ryegrass if planted in cool season. Provide 2" of additional top soil. Tackifier additive for hydromulch. Spray irrigation. Temporary irrigation only within septic fields or Right of Way (R.O.W.). Temporary irrigation until established if outside of property line. Pre emergent weed treatment recommended.
1C	Lawn, Native Grass 609S Seed Mix. Upland Species, Shade-Dappled Light Mix by C.O.A. 609 S standards where existing is disturbed. Mix listed on spec sheet. Hydromulch w/tackifier agent. Temporary irrigation. Provide 6" of topsoil where existing is insufficient (specified below). Available through <a href="http://www.seedsources.com">www.seedsources.com</a>
2	Steel edge, 3/16" x 4" landscape edging as manufactured by Ryerson, or equal, dark green and furnished with steel stakes. Install edging in smooth curves free of kinks. Final height of edging to be 1" above height of soil mat of sod.
3	Mulch, Native Hardwood. 3" deep with 6" of "Growers Mix" soil (40% compost, 40% loam, 10% sand) tilled into existing soil in all areas of the bed. Drip irrigation. Ensure that drip line is placed above rootballs.
4	Limit of Turf Type

## PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
OE1.5	Cedar Elm	Ulmus crassifolia	-	1.5"Cal	6' H min	5
LO1.5	Live Oak	Quercus virginiana	-	1.5"Cal	6' H min	28
MO1.5	Monterey Oak	Quercus polymorpha 'Monterey'	-	1.5"Cal	6' H min	6
MS1.5	Mexican Sycamore	Platanus mexicana	-	1.5"Cal	6' H min	15
SRO1.5	Shumard Red Oak	Quercus shumardii	-	1.5"Cal	6' H min	22
ORNAMENTAL TREES	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY
NR	Nellie R. Stevens Holly	Ilex x 'Nellie R Stevens'	5 gal	-	-	30
YH1.5	Yaupon Holly	Ilex vomitoria	-	1.5"Cal	6' H min	2
SHRUBS	COMMON NAME	BOTANICAL NAME	CONT	SIZE		
B	Blue Plumbago	Plumbago auriculata	5 gal	-	-	7
P	Dwarf Palmetto	Sabal minor	5 gal	-	-	8
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT			
SPF	Silver Ponyfoot	Dichondra argentea	1 gal	-	18" o.c.	71



SITE PLAN RELEASE: \_\_\_\_\_ Sheet 17 of 27  
FILE NUMBER: SP-2023-0053C EXPIRATION DATE: \_\_\_\_\_  
CASE MANAGER: Randall Rouda APPLICATION DATE: 04-8-2023  
APPROVED ADMINISTRATIVELY ON: \_\_\_\_\_  
APPROVED BY PLANNING COMMISSION ON: \_\_\_\_\_  
APPROVED BY CITY COUNCIL ON: \_\_\_\_\_  
Under Section 112 of Chapter 25-5 of the Austin City Code.

Development Services Department  
DATE OF RELEASE \_\_\_\_\_ Zoning: W / LO  
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Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

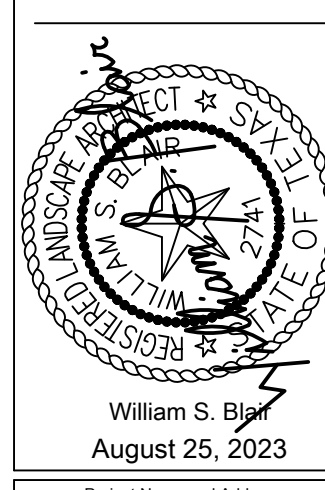
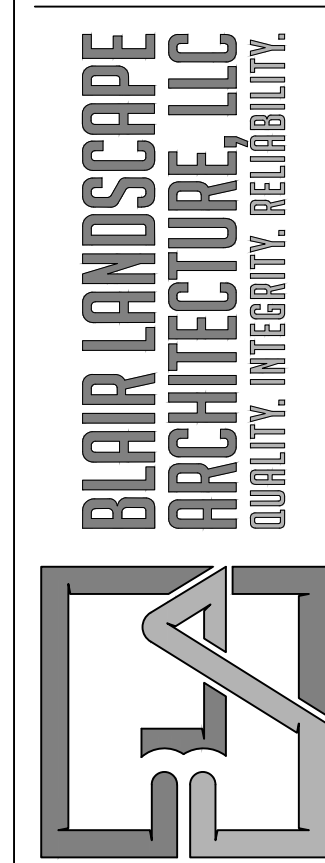
Design By: Will Blair  
Issue Date: 01/11/2019  
Project Number: 19003 - LP

CASE #: SP-2023-0053C

SUBMITTAL  
DATE: 04-5-2019

Rev	Description	Date
6 of 6		

Consultant Seal  
  
Company Name and Address  
William S. Blair  
(512) 522-8979  
Will@BlairLA.com  
www.BlairLA.com  
303 W Main St, Ste 12  
Round Rock, TX 78664



Project Name and Address  
Howard Plaza  
Warehouse #3 Addition  
E. 3119 Howard Lane  
Austin, TX 78653

Sheet Title  
Landscape Plan

Design By: Will Blair  
Issue Date: 01/11/2019  
Project Number: 19003 - LP