

AGENDA



Thursday, May 3, 2007

Item(s) to Set Public Hearing(s)
RECOMMENDATION FOR COUNCIL ACTION
Item No. 39

Subject: Set a public hearing to amend City Code Section 25-8-514 (Pollution Prevention Required), grant a waiver of Section 25-8-213 (D) (Water Quality Control Standards), and grant a variance to Section 25-8-483 (Water Quality Transition Zone) of the City Code to allow construction of the Zion Rest Baptist Church facility and parking at 3341 Paisano Trail. (Suggested date and time: May 17, 2007 at 6:00 p.m., Austin City Hall, Council Chambers, 301 West Second Street) This action requires a site-specific amendment of the Save Our Springs Initiative and concerns property in the Barton Springs Zone.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Patrick Murphy, 974-2821; Julia Lee, 974-3357

Boards and Commission Action: Scheduled for Environmental Board consideration on May 2, 2007 and Planning Commission consideration on May 8, 2007.

Prior Council Action: Council passed Resolution No. 20070412-016 directing the City Manager to initiate code amendments and/or development agreements to appropriately address proposed development for Zion Rest Baptist Church.

The proposed amendments will provide for construction of a church and associated parking on a 7.5 acre site located at 3341 Paisano Trail. The site is located within the Barton Springs Zone and is constrained by City regulations concerning impervious cover limits, setbacks and floodplain associated with the Williamson Creek Watershed, resulting in approximately 11,000 sq. ft. of allowable impervious cover.

The Zion Rest Baptist Church has historically been located across the street from the proposed site where they have an existing worship facility. The church purchased this site in 1992 in order to build a larger worship facility and associated parking.

The proposed ordinance will allow construction of the Zion Rest Baptist Church and parking at 3341 Paisano Trail by granting:

- (1) a site-specific amendment to the Save Our Springs regulations(SOS), Section 25-8-514 (A) (Pollution Prevention Required),
- (2) a waiver of Section 25-8-213 (D) (Water Quality Control Standards), and
- (3) a variance from City Code Section 25-8-483 (Water Quality Transition Zone)