

**ZONING & PLATTING COMMISSION
ENVIRONMENTAL VARIANCE REQUEST REVIEW SHEET**

CASE: SP-2015-0004C

ZAP COMMISSION DATE: February 16, 2016

PROJECT NAME: Restoration Temple of Deliverance

CITY COUNCIL DISTRICT: One (1)

APPLICANT: Restoration Temple of Deliverance Ministries

AGENT: I.T. Gonzalez Engineers (Bill Graham)

ADDRESS OF SITE: 6301 Moonglow Drive

COUNTY: Travis

AREA: 4.51 acres

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-4A (Single-Family Residence, Small Lot - Religious Assembly is a permitted use in this zoning district)

PROPOSED DEVELOPMENT: The applicant proposes to construct a one-story 9,779 sq. ft. religious assembly building

DESCRIPTION OF VARIANCE: The applicant requests a variance from LDC Section 25-8-261, which prohibits development in a critical water quality zone.

ENVIRONMENTAL COMMISSION ACTION:

February 3, 2016: The Environmental Commission recommended approval of the variance request from LDC Section 25-8-261, to allow development in critical water quality zone in order to construct a primary access drive to the religious assembly site, with the following condition:

1. Evaluation of trees for screening along the north side of the site between the proposed driveway and existing homes.

Vote: 10-0-0-1 (Consent).

STAFF RECOMMENDATION:

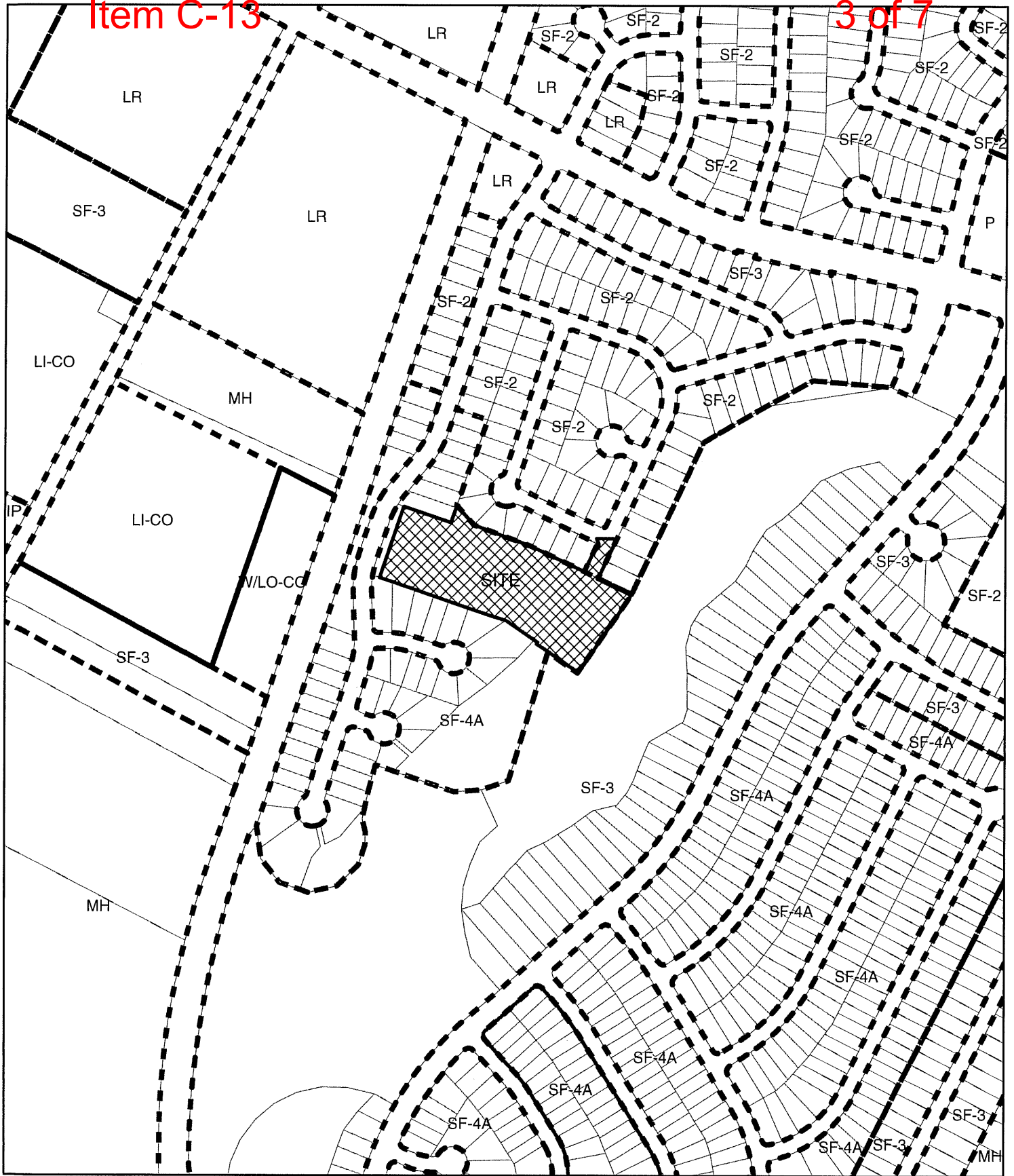
Staff recommends approval with the following condition:

1. The applicant will provide educational signage for the wetland critical environmental feature and riparian buffer

The applicant has agreed to all conditions.

ENVIRONMENTAL REVIEW STAFF: Pamela Abee-Taulli **PHONE:** (512) 974-1879
Pamela.Taulli@austintexas.gov

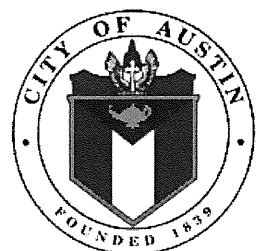
CASE MANAGER: Michael Simmons-Smith **PHONE:** (512) 974-1225
Michael.Simmons-Smith@austintexas.gov



0 100 200 400 Feet

SITE PLAN VARIANCE

CASE NO.: SP-2015-0004C
 ADDRESS: 6301 MOONGLOW DRIVE
 CASE MANAGER: MICHAEL SIMMONS-SMITH



**ITEM FOR ENVIRONMENTAL COMMISSION AGENDA****COMMISSION MEETING****DATE REQUESTED:** FEBRUARY 3, 2016**NAME & NUMBER
OF PROJECT:** RESTORATION TEMPLE OF DELIVERANCE MINISTRIES
SP-2015-0004C**NAME OF APPLICANT
OR ORGANIZATION:** IT Gonzales Engineers
(Bill Graham, PE 512-447-7400)**LOCATION:** 6301 MOONGLOW DR**Council District:** District 1**PROJECT FILING DATE:** January 8, 2015**DSD/ENVIRONMENTAL****Staff:** Pamela Abee-Taulli, 512-974-1879
Pamela.taulli@austintexas.gov**DSD/
CASE MANAGER:** Benny Ho, 512-974-3402
benny.ho@austintexas.gov**WATERSHED:** Walnut Creek Watershed, Suburban**ORDINANCE:** Watershed Protection Ordinance (current Code)**REQUEST:** Variance request as follows:
To allow construction in a critical water quality zone of a
drive to provide primary access. [LDC 25-8-261]**STAFF RECOMMENDATION:** Recommended with conditions.**REASONS FOR****RECOMMENDATION:** Findings of fact have been met.



MEMORANDUM

TO: Mary Gay Maxwell, Chairperson and Members of the Environmental Commission

FROM: Pamela Abee-Taulli, Environmental Review Specialist
Development Services Department

DATE: September 4, 2013

SUBJECT: Restoration Temple of Deliverance Ministries – SP-2015-0004C

On the February 3, 2016 agenda is a request for the consideration of one variance that has been requested for construction in a critical water quality zone of a drive to provide primary access to a church.

Description of Property

The project is located at 6301 Moonglow Dr., Austin, 78724, east of SH 183, near the intersection of Johnny Morris Rd. and Loyola Ln. It is in the Walnut Creek Watershed, which is classified as a Suburban watershed. The property is not located over the Edwards Aquifer Recharge Zone.

An unnamed major waterway abuts the east side of the tract; hence the property includes City of Austin fully developed 100-year Floodplain and a 300 foot Critical Water Quality Zone (CWQZ). Slope varies between 6.49% and 9.23%; a small area has a 25% slope. Soils are chiefly Class D, having very slow infiltration.

There is a wetland Critical Environmental Feature (CEF), but no rock outcrops, karst features, or other CEFs. While there are no visible springs, environmental staff have speculated that the wetland pond may be partially fed by water from a perched water table. Vegetation includes large trees, such as elm and oak, near the creek. The western two-thirds has sparse grass cover and is more wooded with mainly invasive trees, while the eastern third is more open with areas of bunch grass, ragweed and Johnson grass. For more information, please see Environmental Resource Inventory, included in packet materials.

Access to the site would normally be taken from Sandshof Dr., which is classified as a collector street. However, a narrow open-space easement lot, approximately 30 feet wide, separates the west side of the property from Sandshof Dr. This easement constitutes one lot of a residential subdivision. To alter the

easement lot, partial vacation and re-platting of the subdivision plat is required. Re-platting, however, requires approval of one hundred percent of the owners of lots included in the subdivision plat. Since this is infeasible, the site is forced to take access from Moonglow Dr., which is currently inside the CWQZ.

Variance Request

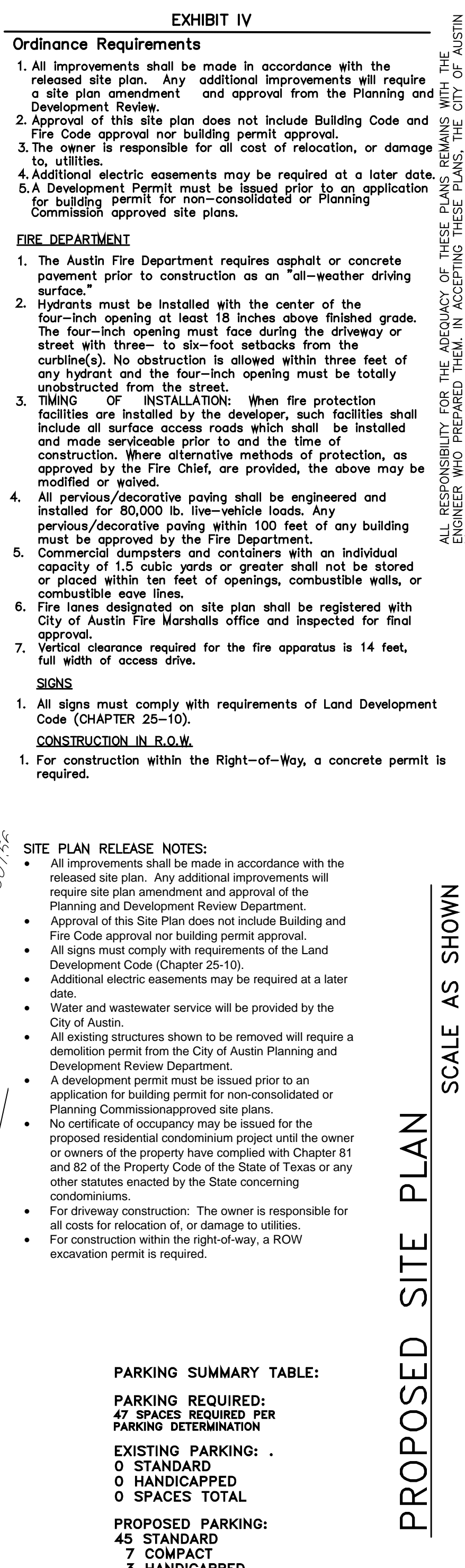
Land Development Code (LDC) Section 25-8-261 prohibits development in a CWQZ. The proposed driveway connecting with Moonglow Dr. encroaches on the CWQZ boundary.

Conditions for Staff Approval

Applicant to provide educational signage for the wetland CEF and riparian buffer.

Recommendation

Staff recommends approval of the variance.



CEP NOTE:

1. All activities with the CEP SETBACK must comply with the City of Austin Land Development Code. The code's negative covenant will be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.

COMPATIBILITY STANDARDS NOTES:

- All exterior lighting will be hooded or shielded from the view of adjacent residential property.
- All dumpsters and any other unsightly placed refuse receptacles will be located at a minimum of twenty (20) feet from a property used or zoned as SF-5 or more restrictive.
- The use of highly reflective surfaces, such as reflective glass and reflective metal roofs, whose pitch is more than a run of seven (7) to a rise of three (12), will be prohibited.
- The noise level of mechanical equipment will not exceed 70 dba at the property line adjacent to residential uses.

Keynotes:

- (K1) Concrete sidewalk or flatwork. See Detail 3/C20.
- (K2) Concrete curb and gutter. See Detail 6/C20 & 7/C20.
- (K3) Provide 5 space bike rack on decomposed granite. See Details 1/C21
- (K4) Wrought iron rail mounted on top of curb or wall. Refer to Architectural Drawings
- (K6) Stripe for pedestrian crossing. Crossing shall be bordered with "4" stripe and hatched with "4" stripe at 18" O.C.
- (K6) Bifurcation pond. See Sheet C10.
- (K7) All pavement markings shall be done with 2 coats/min. of non-leaded white traffic paint, applied as per manufacturer's recommendations. All markings shall be sharply pointed with well defined lines and minimal overspray.
- (K8) Handicap sign, van accessible. See Detail 8/C20.
- (K9) Concrete Rip Rap, 5" thick, reinforce with 6"x6", # 10 wire mesh.
- (K10) Handicap symbol. See Detail 10/C20.
- (K11) Handicap parking space aisle shall be bordered with "4" stripe and hatched with "4" stripe at 18" O.C.
- (K12) Concrete tie stop. See Detail 5/C20.
- (K13) Paint Fire Lane Standard Curb Red, Stencil the words "FIRE LANE/TOW AWAY ZONE" in white letters, 3" ht. min., on face of curb, in locations where no standard curb exists, point 6" Red Stripe on pavement.
- (K14) Curb Inlet, See Storm Drain Plan, Sheet C6.
- (K15) Level Superpave with mortared stone wall.
- (K16) Lay-down Sidewalk H.C. Curb Ramp. See Detail 4/C20.
- (K17) Paint on pavement surface, "COMPACT CAR"
- (K18) Concrete flatwork per keynote K9. Turn edge of flatwork up to form 6" wide curb. Height per plan.

- (K19) Concrete Retaining walls, 4.0' HT, 5.0' HT, 6.0' HT, 7.0' HT. See Detail 3/C22.
- (K20) Area Inlet, See Storm Drain Plan, Sheet C6.
- (K21) Stoop with steps, Refer to Structural Drawings
- (K22) Asphalt pavement, See Detail 3/C21.
- (K23) Trench Grate, See Storm Drain Plan, Sheet C6 & Detail 3/C19.
- (K24) Concrete Landing, Ramp and Steps, Refer to Structural Drawings
- (K25) Headwall with energy dissipators, See Storm Drain Plan, Sheet C6.
- (K26) Fire Hydrant, See Water & Wastewater plan, See Sheet C12.
- (K27) Irrigation Water Meter & Backflow Preventer, See Water & Wastewater plan, See Sheet C12.
- (K28) 6" Backflow Preventer & Vault, See Water & Wastewater plan, See Sheet C12.
- (K29) Domestic Water Meter & PRV, See Water & Wastewater plan, See Sheet C12.
- (K30) Stormwater MH with grate, See Storm Drain Plan, Sheet C6.
- (K31) Water quality pond diffuser, See Sheet C10.
- (K32) Wrought Iron Fencing, Refer to Architectural Drawings
- (K33) Curb Ramp, See Detail 6/C21
- (K34) Handicap Ramp w/rail, See Detail 1/C22.
- (K35) French drain for retaining wall, See Storm Drain Plan, Sheet C6.
- (K36) Wood fence 6' in height, use 4" pickets, 2-2"x4" rails and 4" treated wood posts set at 10' O.C.
- (K37) Screened dumpster pad, Refer to Architectural drawings for details.
- (K38) Mortared rock retaining wall, 8" wide, Top of wall to match existing ground, Use Type S mortar cement, 2:1 sand to cement
- (K39) Provide raised curb as part of curb and gutter to protect pedestrians that are using HC ramp. Curb to be 6" in height at sidewalk. On inside, the curb to 6" in height at crosswalk and transition to top of curb per spot elevations.
- (K40) Electrical Transformer Pad, 5' x5', 6" thick 3000 psi concrete, #4 rebar @ 12" O.C.E.W.

(K41) Concrete swale, See Detail 9/C20.

(K42) Rock level spreader, 1' high, See Detail 3/C16

(K43) Sidewalk with thickened edge See Detail 10/C22.

<u>PROPOSED USE WITHIN CHURCH BUILDING</u>	
Sanctuary & Stage	5,167 s.f.
Education	2,076 s.f.
Foyer	351 s.f.
Business	508 s.f.
Accessory Storage	716 s.f.
Restroom	473 s.f.
Break Room	64 s.f.
Sound Booth	102 s.f.
Mechanical Room	65 s.f.

EXTERIOR LIGHTING NOTES:
All exterior lighting will be full cut-off and fully shielded in compliance with Subchapter E 2.5 and will be reviewed during building plan review. Any change or substitution of lamp/light fixtures shall be submitted to the Director for approval in accordance with Section 2.5.2.E See figure below.

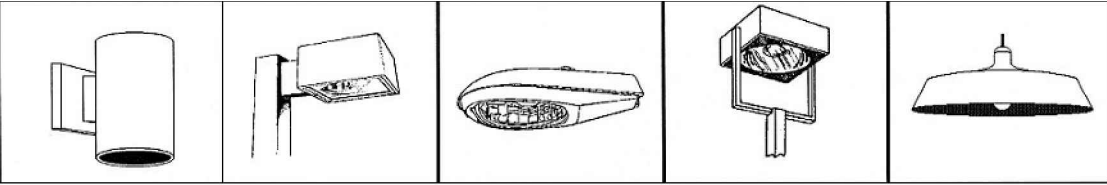


Figure 42, Section 2.5, LDC: Examples of fully-shielded light fixtures

SITE PLAN APPROVAL SHEET 5 OF 34
 FILE NUMBER SP-2015-0004C APPLICATION DATE January 8, 2015
 APPROVED BY COMMISSION ON _____ UNDER SECTION _____ OF
 CHAPTER _____ OF THE CITY OF AUSTIN CODE.
 EXPIRATION DATE (25-5-81 LDC) _____ CASE MANAGER Simmons-Sm
 PROJECT EXPIRATION DATE (ORD. #079095-A) _____ DWPZ _____ DJDZ _____

 Director, Planning and Development Review Department

 RELEASED FOR GENERAL COMPLIANCE: _____ ZONING SF-4A
 Rev. 1 _____ Correction 1 _____
 Rev. 2 _____ Correction 2 _____
 Rev. 3 _____ Correction 3 _____

 Final plan must be recorded by the Project Expiration Date, if applicable. Subsequent
 Site plans which do not comply with the Code current at the time of filing, and all
 required Building Permits and/or a notice of construction (if a building permit is not
 obtained) must also be approved prior to the Project Expiration Date.

RESTORATION TEMPLE OF DELIVERANCE MINISTRIES 6301 MOONGLOW DRIVE AUSTIN, TX 78724 PHONE # 512-699-5341		ITC IT Gonzalez Engineers FIRM REGISTRATION NO. F-3216 3501 MANOR RD. AUSTIN, TEXAS 78723 (512) 447-7400 FAX (512) 447-6389		DATE: 1-11-2016 PROJECT NO: E14.04.22.01
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