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**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2010-0046C **ZAP DATE:** July 6, 2010

PROJECT NAME: Travis County Smart Facility

ADDRESS: 3404 S. FM 973

WATERSHED: Colorado River

AREA: 3.71 acres

EXISTING ZONING: P, Public

PROPOSED DEVELOPMENT: The applicant is proposing to construct a one story, 18,400 square foot residential treatment building, with sidewalks and parking, which will add to the existing one story, 22,381 square foot residential treatment use. The site includes parking, utilities, and an access drive. An off site water quality and detention pond adjacent to the site will be utilized for storm run-off from the existing and proposed improvements. The existing residential treatment facility serves 100 residents, and proposes to add 72 beds with the new building. This is a Travis County maintained and operated facility.

APPLICANT: Travis County (Roger A. El Khoury)
P.O. Box 1748
Austin, TX 78767

AGENT: Doucet & Associates Inc. (Davood Salek P.E.)
7401 B. South Hwy 71, Suite 160
Austin, TX 78735

CASE MANAGER: Nikki Hoelter
Nikki.hoelter@ci.austin.tx.us

PHONE: 974-2863

TIA: Not Required

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

NEIGHBORHOOD ORGANIZATIONS:

1224-Austin Monorail Project

1188-Austin Street Futbol Collaborative

1200-Super Duper Neighborhood Objectors and Appealers Organization

511- Austin Neighborhoods Council

786 - Home Builders Association of Greater Austin

1037 - Homeless Neighborhood Association

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1075 – League of Bicycling Voters
1113 – Austin Parks Foundation
627 – Onion Creek Homeowners Association
1228 – Sierra Club Austin Regional Group
774- Del Valle Independent School District
1236 – Real Estate Council of Austin
1005 – Elroy Preservation Association
1258 – Del Valle Community Coalition

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site will comply with all requirements of the Land Development Code prior to its release.

ZONING AND PLATTING COMMISSION ACTION: July 6, 2010

RELATED CASES: Ordinance No. 20090806-060; C14-2009-0061 – From I-RR to P,
Public zoning

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the development to add a structure to an existing residential treatment facility. Because it is zoned “P”-Public, and the site improvements are greater than one acre in size, a Conditional Use Permit is required, to establish the site development regulations for the site, according to the Land Development Code Section 25-2-625.

Transportation: A traffic impact analysis was not required for this project. All access will be taken from FM 973. The site plan has met all Transportation requirements.

Environmental: The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone and located in the Colorado River watershed, which is classified as a suburban watershed. There are no environmental features or critical water quality zones affected by this project.

PROJECT INFORMATION: 3.71 acres

ZONING: P

MAX. BLDG. COVERAGE: N/A	PROP. BUILDING CVR: 40,781 sq. ft. (25.21%)
MAX. IMPERV. CVRG.: N/A	PROP. IMP. CVRG.: 88,465 sq. ft. (54.69%)
ALLOWED F.A.R.: N/A	PROPOSED F.A.R.: .25:1
HEIGHT: N/A	PROP. HEIGHT: 1 story
REQUIRED PARKING: 1 for each 4 residents	PROVIDED PARKING: 78
	*172 residents
EXIST. USE: Residential Treatment	PROPOSED USE: Residential Treatment

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3**SURROUNDING CONDITIONS:****Zoning/ Land Use**

North: P-CO - Undeveloped

South: 2 Mile ETJ – Correctional Facility

West: P – Vehicle Maintenance and Storage

East: I-RR – Vehicle Maintenance and Storage

Street

FM 973

R.O.W.

varies

Surfacing

45'

Classification

Highway

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7CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

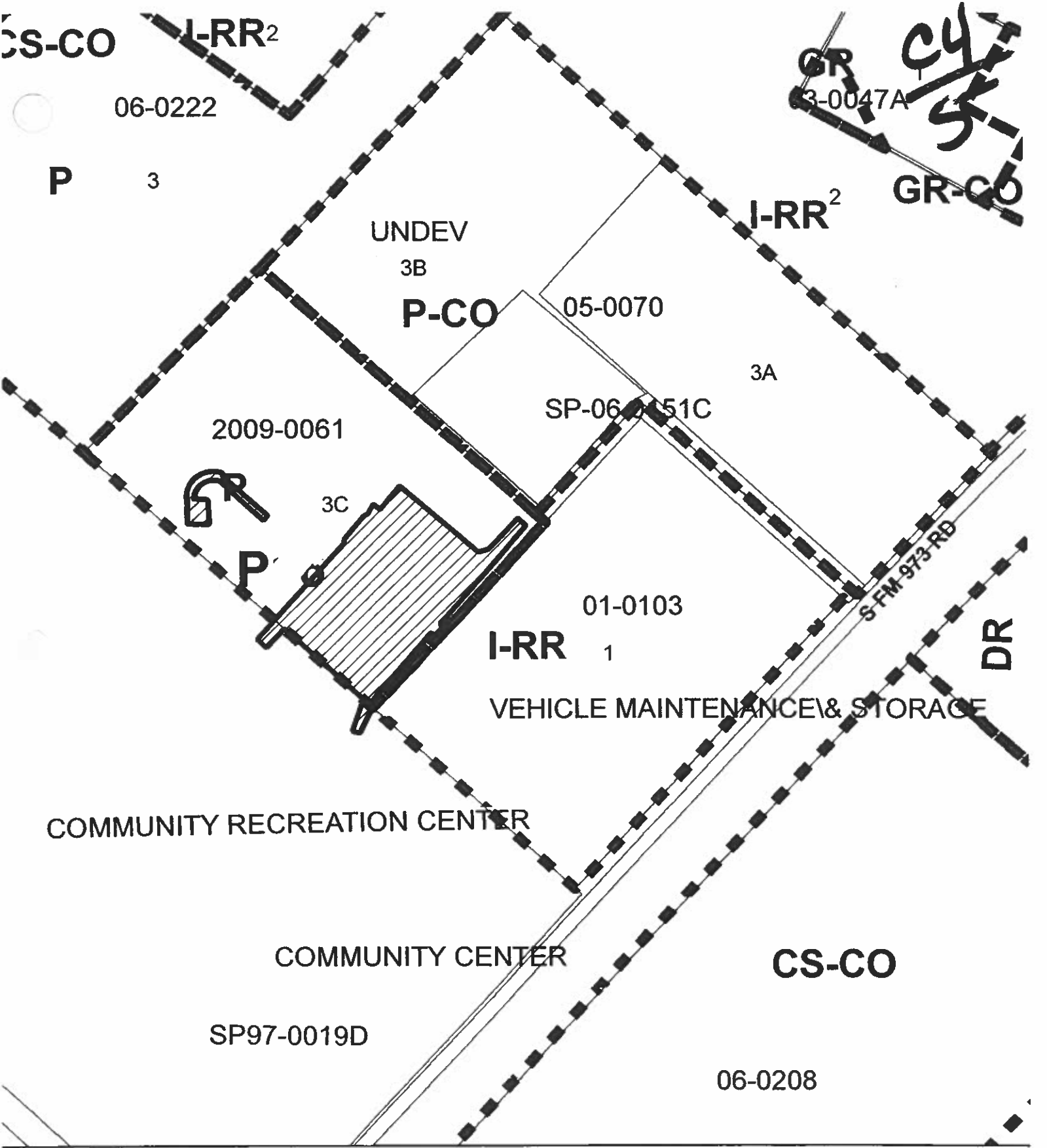
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites. The proposed project will not change the existing drainage patterns. The site is surrounded by compatible land uses, such as a correctional facility and vehicle maintenance facility.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: The development is providing almost doubled the required parking..
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site. The residential treatment facility is a permitted use within the P, public zoning district, because its owned and operated by Travis County. A conditional use permit is required because development is over an acre and within the P zoning district.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment of safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: No signage or lighting is proposed that would affect adjacent properties or traffic control.



SITE PLAN

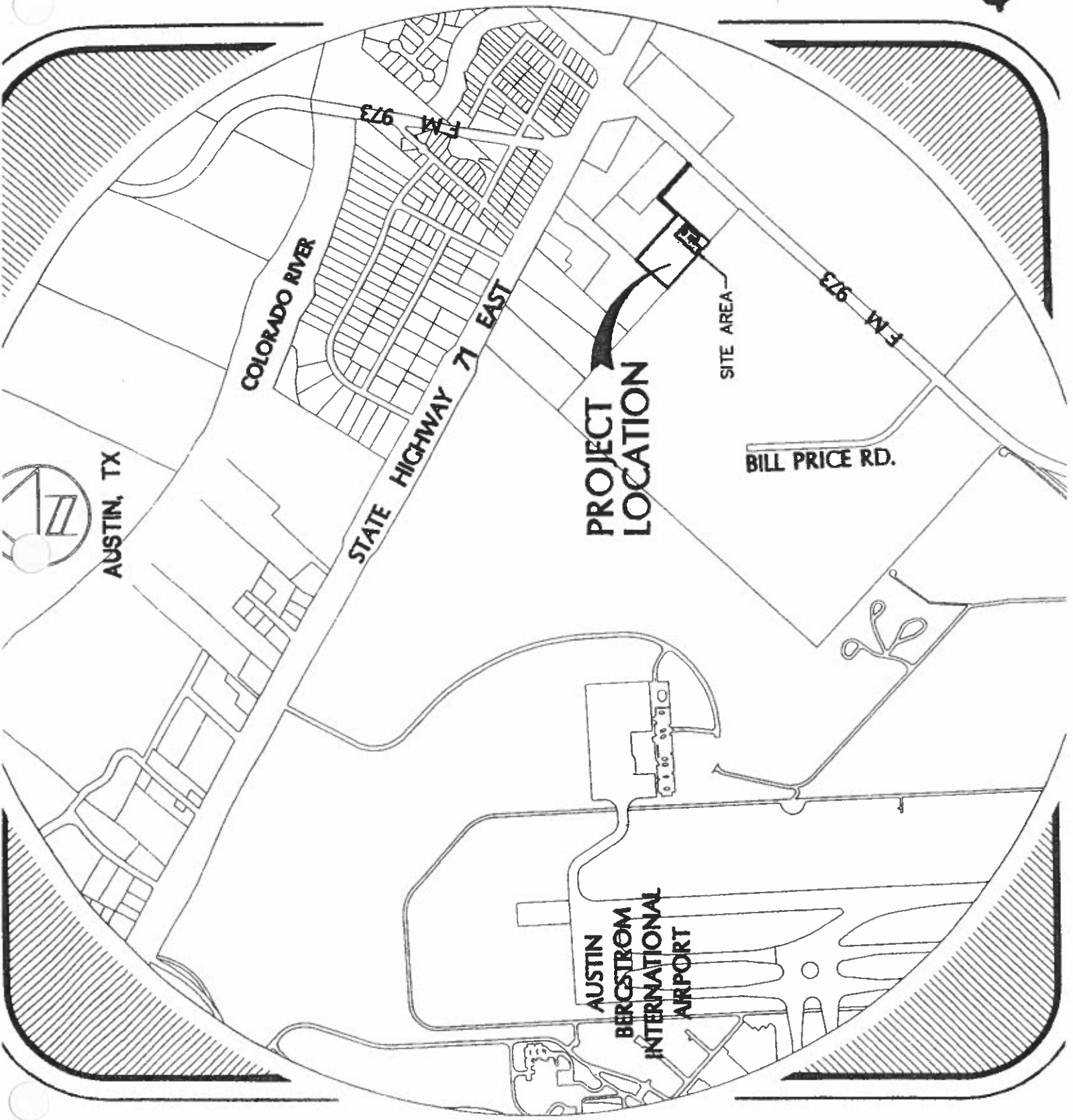
CASE#: SPC-2010-0046C
ADDRESS: 3404 S. FM 973
GRID: na
MANAGER: Nikki Hoelter



 SUBJECT TRACT
 ZONING BOUNDARY

OPERATOR:

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AUSTIN, TX

COLORADO RIVER

STATE HIGHWAY 71 EAST

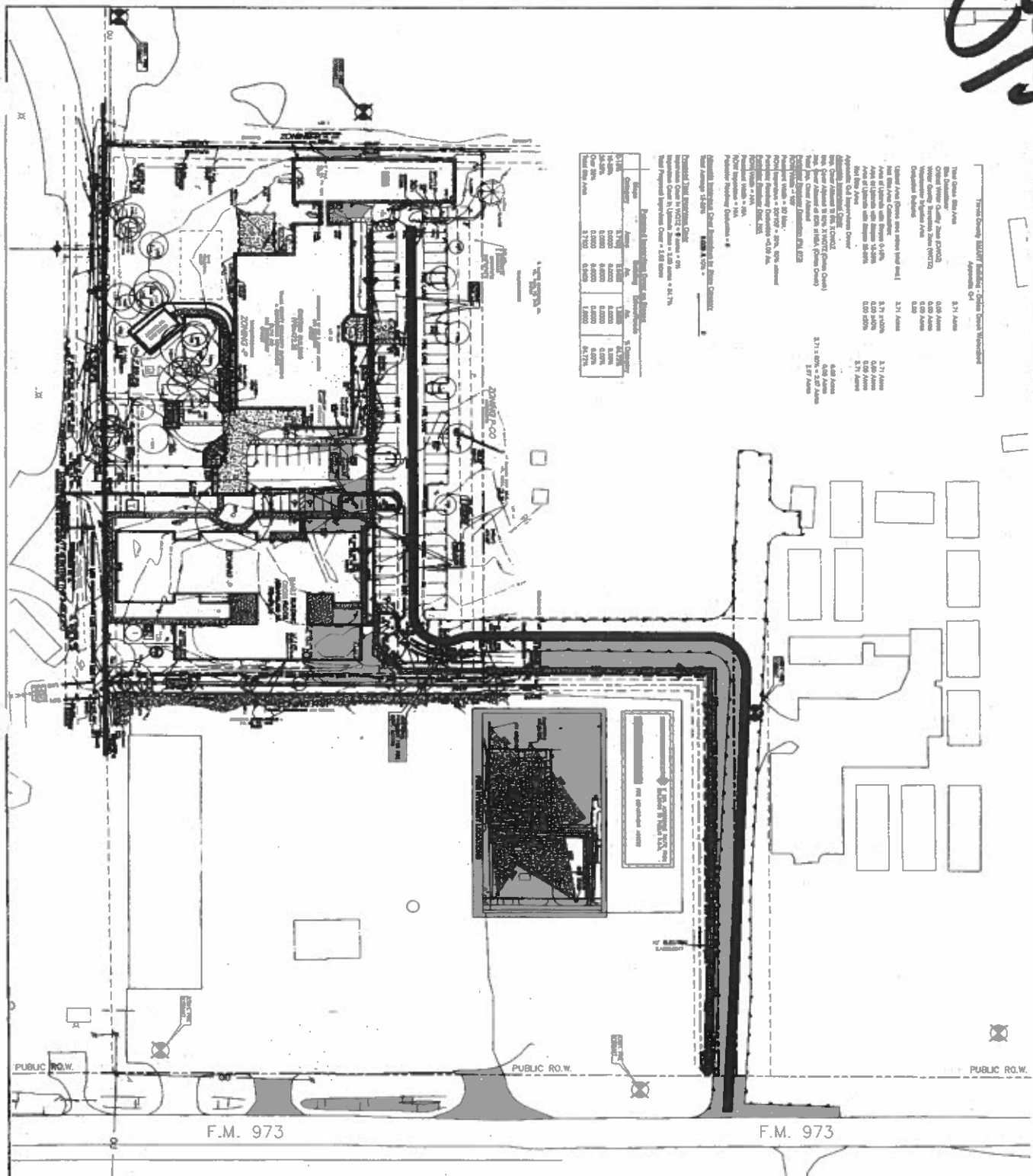
PROJECT
LOCATION

SITE AREA

BILL PRICE RD.

AUSTIN
BERGSTROM
INTERNATIONAL
AIRPORT

04/8

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