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**PLANNING COMMISSION SITE PLAN  
CONDITIONAL USE PERMIT REVIEW SHEET**

**CASE NUMBER:** SPC-2010-0074C      **PLANNING COMMISSION**  
**HEARING DATE:** January 25, 2011

**PROJECT NAME:** Austin Energy System Control Center

**ADDRESS:** 2500 Montopolis Drive

**NEIGHBORHOOD PLAN:** East Riverside/Oltorf Combined Neighborhood Plan

**APPLICANT:** Austin Energy (Laura Lee Franks 322-6854)  
721 Barton Springs Rd  
Austin, TX 78704

**AGENT:** Raymond Chan & Associates (Tom Curran 480-8155)  
4319 James Casey St, Suite 300  
Austin, TX 78745

**CASE MANAGER:** Sarah Graham      Phone: 974-2826  
[sarah.graham@ci.austin.tx.us](mailto:sarah.graham@ci.austin.tx.us)

**PROPOSED DEVELOPMENT:**

Austin Energy proposes to reutilize an existing 3-story 173,577 sq ft structure and construct an additional 1-story 11,231 sq ft building, both to be used as Communications Services. Associated improvements include sidewalks, parking, security fencing and improvements to the existing water quality pond. The applicant requests approval of LDC 25-2-625(D)(2) – Conditional Use Permit as related to P - Public zoning.

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit. The site complies with all requirements of the Land Development Code.

**PROJECT INFORMATION**

|                                |                                    |                       |
|--------------------------------|------------------------------------|-----------------------|
| <b>SITE AREA</b>               | 537,530 square feet                | 12.34 acres           |
| <b>EXISTING ZONING</b>         | P-CO-NP                            |                       |
| <b>WATERSHED</b>               | Country Club East Creek (Suburban) |                       |
| <b>WATERSHED ORDINANCE</b>     | Comprehensive Watershed Ordinance  |                       |
| <b>TRAFFIC IMPACT ANALYSIS</b> | Not required                       |                       |
| <b>CAPITOL VIEW CORRIDOR</b>   | None                               |                       |
| <b>PROPOSED ACCESS</b>         | Montopolis Dr/Grove Blvd           |                       |
|                                | <b>Existing</b>                    | <b>Proposed</b>       |
| <b>FLOOR-AREA RATIO</b>        | .22:1                              | .32:1                 |
| <b>BUILDING COVERAGE</b>       | 99,428 sq ft (18.5%)               | 110,182 sq ft (20.5%) |

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|                            |                     |                     |
|----------------------------|---------------------|---------------------|
| <b>IMPERVIOUS COVERAGE</b> | 51.7%               | 66.4%               |
| <b>PARKING</b>             | 246 spaces required | 448 spaces provided |

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting approval of a Conditional Use Permit for a site plan that is over 1 acre on P – Public zoning according to the Land Development Code Section 25-2-625. The site was previously built to suit the Tokyo Electron campus (SP-95-0130C). The current site plan application consists of a 12.34 acre site. The site plan includes an existing 3-story 173,577 sq ft building and proposes an additional 1-story 11,231 sq ft building, both to be operated by Austin Energy as Communications Services. Operations will be conducted on a 24 hours a day, 7 days a week basis at this mission-critical site. Key critical functions of the site will include the nerve center for the operating utility grid, the corporate security, and the corporate data center for Austin Energy. The site will be secured with a wrought iron security gate, which is proposed within the property line, and guard booth.

In October 2009, the site was rezoned from LI-NP to P-CO-NP after Austin Energy purchased the property with the expectation to redevelop the site into a System Control Center. The zoning's Conditional Overlay includes many prohibited uses, none of which are proposed on site, and that the property is subject to the Pleasant Valley neighborhood plan combining district. The site complies with all requirements of the Land Development Code.

**Transportation:** Driveway access will be taken from Montopolis Dr/Grove Blvd, where the two roads transition into one another. A Traffic Impact Analysis was not required for this site plan. The site plan has met all Transportation requirements.

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

**PLANNING COMMISSION ACTIONS:**

October 2009 - C14-2009-0018 – Approved (9-0) to rezone property to P-CO-NP.  
 June 2006 - C14-05-0113 – Approved with Conditions (8-0) to add a neighborhood plan combining district to the base zoning district.

**EXISTING ZONING AND LAND USES**

|              | <b>ZONING</b> | <b>LAND USES</b>   |
|--------------|---------------|--|
| <i>Site</i>  | P-CO-NP       | Religious Assembly   |
| <i>North</i> | GR-MU-CO-NP   | vacant   |
| <i>South</i> | MI-NP         | Office/Light Manufacturing   |
| <i>East</i>  | CS-NP         | Montopolis Dr, then office, personal services and vacant single-family structure |
| <i>West</i>  | LI-NP         | Office/Light Manufacturing   |

**ABUTTING STREETS**

| <b>Street</b> | <b>Right-of-Way Width</b> | <b>Pavement Width</b> | <b>Classification</b> |
|---------------|---------------------------|-----------------------|-----------------------|
| Montopolis Dr | 140 ft                    | 100 ft                | Major Arterial        |
| Grove Blvd    | 93 ft                     | 60 ft                 | Major Arterial        |

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**NEIGHBORHOOD ORGANIZATIONS:**

- 189 - Southeast Austin Neighborhood Alliance
- 299 - Crossing Garden Homeowners' Association
- 511 - Austin Neighborhoods Council
- 634 - Montopolis Area Neighborhood Alliance
- 739 - East Riverside/Oltorf Neighborhood COA Team Liaison
- 742 - Austin Independent School District
- 763 - East Riverside/Oltorf Neighborhood Plan Contact Team
- 774 - Del Valle Independent School District
- 781 - Southeast Coalition
- 786 - Home Builders Association of Greater Austin
- 934 - Riverside Farms Road Neighborhood Association
- 972 - PODER
- 1037 - Homeless Neighborhood Assn.
- 1075 - League of Bicycling Voters
- 1113 - Austin Parks Foundation
- 1126 - Montopolis Neighborhood Association
- 1145 - Carson Ridge Homeowners' Association
- 1200 - Super Duper Neighborhood Objectors and Appealers Organization
- 1224 - Austin Monorail Project
- 1227 - Montopolis Neighborhood Plan Contact Team
- 1228 - Sierra Club, Austin Regional Group
- 1236 - The Real Estate Council of Austin, Inc
- 1255 - Pleasant Valley

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**CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA**

The following evaluation is included to provide staff's position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code (**EVALUATION OF CONDITIONAL USE SITE PLAN**) states:

A. The Land Use Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

**B. A conditional use site plan must:**

**Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

**Comply with the objectives and purposes of the zoning district;**

Staff Response: The zoning district (P-CO-NP) allows for governmental, civic, public service and public institutional uses. Communications Services operated by the Austin Energy is an allowed use in the district, and is an allowed use per the Conditional Overlay. P zoning does not have any development restrictions other than what is established by the approval of conditional use site plan, per Section 25-2-625(D)(1). This site complies with the objectives and purposes of the zoning district.

**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: Abutting sites are similar in use and design to the proposed project. The site complies with Subchapter E: Design Standards requirements for City projects. The site plan shows updated sidewalks along the roadway, a private common open space for public use, and increased pedestrian connectivity throughout the interior of the site. The site plan proposes updates to the water quality pond to be sufficient with the proposed development. The site plan complies with all requirements of the Land Development Code.

**Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan demonstrates adequate off-street parking and loading.

**Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

Staff Response: The site plan will comply with all requirements of the Land Development Code including Compatibility Standards, and will protect the health, safety, and welfare of persons and property.

**C. In addition, a conditional use site plan may not:**

**More adversely affect an adjoining site than would a permitted use;**

The proposed site plan complies with all development regulations of the P-CO-NP zoning district.

**Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area; or**

Staff Response: The site plan will improve the safety and convenience of pedestrian circulation through sidewalk improvements, both internally within the development and

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externally along the street. Proposed improvements will not adversely affect the safety or convenience of vehicular traffic.

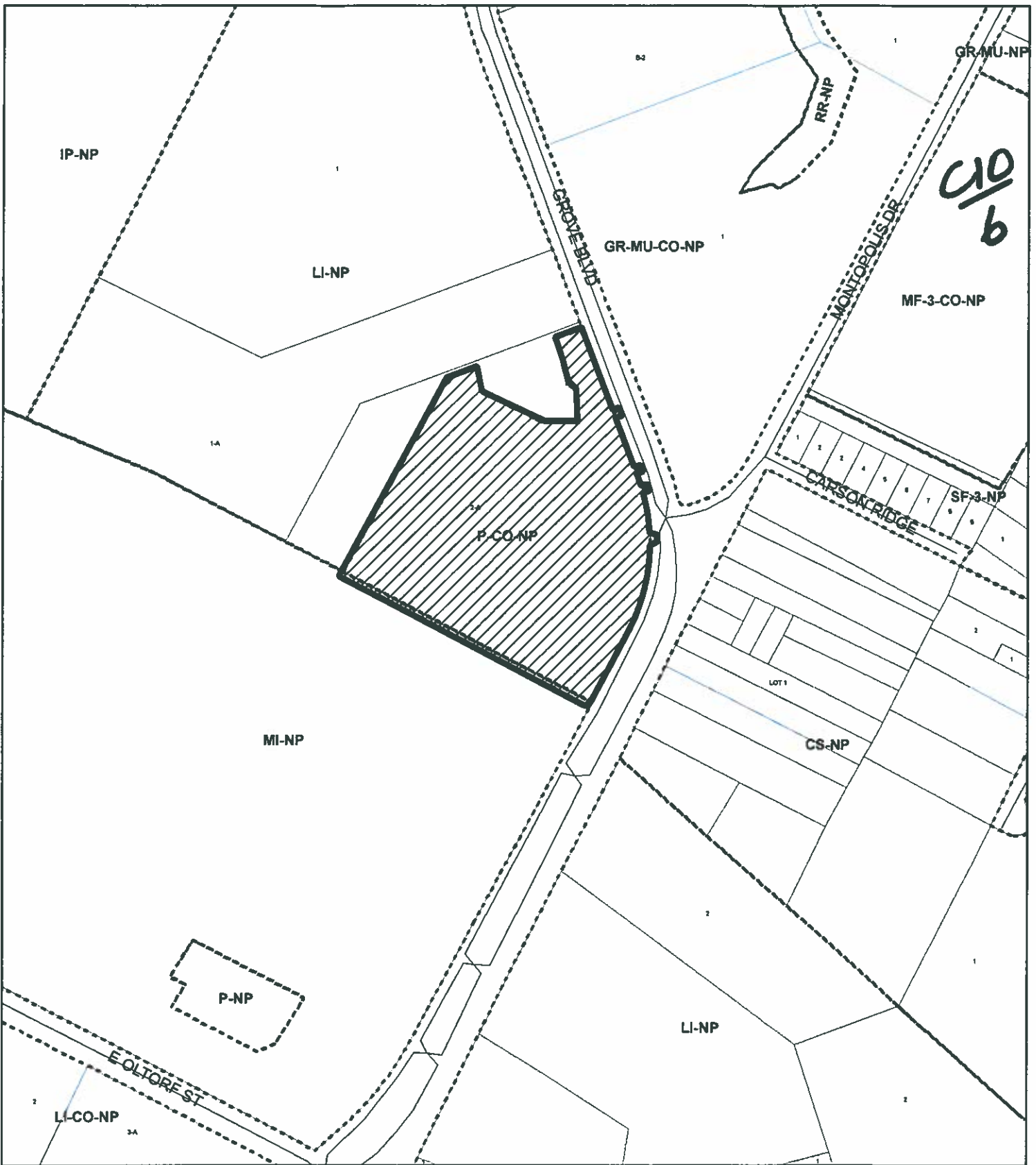
**Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.** Staff Response: All signs and lighting will comply with the Land Development Code.

**D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.**

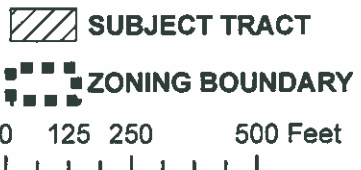
In addition, Sec. 25-5-146 (CONDITIONS OF APPROVAL) states:

(A) To make a determination required for approval under Section 25-5-145 (Evaluation Of Conditional Use Site Plan), the Land Use Commission may require that a conditional use site plan comply with a condition of approval that includes a requirement for:

- (1) a special yard, open space, buffer, fence, wall, or screen;
- (2) landscaping or erosion;
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



SITE PLAN



CASE#: SPC-2010-0074C  
 ADDRESS: 2500 MONTOPOLIS DR  
 MANAGER: SARAH GRAHAM



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