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

CASE NUMBER: SPC-2010-0259C **PLANNING COMMISSION
HEARING DATE:** March 22, 2011

PROJECT NAME: Mueller Substation

ADDRESS: 4307 Manor Road

NEIGHBORHOOD PLAN: East MLK Combined Neighborhood Plan

APPLICANT: City of Austin Parks & Recreation Department
(Ricardo Soliz 974-6765)
200 S Lamar Boulevard
Austin, TX 78704

AGENT: Stanley Consultants Inc (Christine Potts 427-3656)
6836 Austin Center Blvd, Suite 350
Austin, TX 78731

CASE MANAGER: Sarah Graham Phone: 974-2826
sarah.graham@ci.austin.tx.us

PROPOSED DEVELOPMENT:

Austin Energy proposes to construct infrastructure improvements for the Mueller Substation, which will be used as a Major Utility Facility. Associated improvements include sidewalks, extensive landscaping, and a security enclosure designed to reflect the stakeholder and neighborhoods' concerns. 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:

SITE AREA	80,803 square feet	1.855 acres
EXISTING ZONING	P-NP	
WATERSHED	Tannehill Branch (Urban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Manor Road	
	Existing	Proposed
FLOOR-AREA RATIO	0:1	0:1
BUILDING COVERAGE	0 sq ft (0%)	0 sq ft (0%)
IMPERVIOUS COVERAGE	0%	35.08%
PARKING	0 spaces required	0 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 Mueller Substation is proposed to be location on a portion of the Morris Williams Golf Course site, owned and operated by the City of Austin’s Parks & Recreation Department. The site plan includes improvements associated with a substation, which will be operated by Austin Energy as a Major Utility Facility. The role of the substation is to transfer power from a high voltage transmission system to a distribution system.

Associated improvements include a sidewalk along Manor Road built to Core Transit Corridor streetscape standards and extensive landscaping. The site plan also shows a “saw-tooth” configuration to the security enclosure in order to break up the expanse of the wall, set up a more artful relationship with the landscape, and allow glimpses of the substation inside. Materials used will include masonry for the portion facing Manor Road, and chain-link fencing with shade cloth for the edges not visible from the roadway. The enclosure was designed to reflect the stakeholder and neighborhoods’ concerns, as well as meet Austin Energy’s design criteria and construction budget.

The site complies with all requirements of the Land Development Code.

Transportation: Driveway access will be taken from Manor Road. 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 Tannehill Branch watershed, which is classified as an urban watershed. There are no environmental features or critical water quality zones affected by this project. The site plan shows extensive landscaping that goes beyond landscaping code requirements, as requested during the neighborhood and stakeholder meetings.

Background: In March 2010, Austin City Council approved a new Austin Energy electric substation to be located at the edge of the Morris Williams Golf Course along Manor Road, ending several years of uncertainty about the ultimate location of the facility. The substation’s purpose is to serve the new Mueller development and adjacent areas, and to relieve existing overburdened substations. In 2002, City Council authorized Austin Energy to purchase a 4.5-acre site at Old Manor Road and East 51st Street for the facility. In 2008, Austin Energy commenced a rezoning of the property along with the design of the substation on the Old Manor Road site and sought input from surrounding neighborhoods. These neighborhoods were unaware that the property had been purchased for a substation and expressed concern about its location so close to single family neighborhoods (approximately 250 feet). In late 2009, the Parks and Recreation Department offered an alternative site at Morris Williams Golf Course, and the City Council in its March 2010 action noted the key advantages of this site over other options considered:

- The site is at least 550 feet from any single-family neighborhood (Pecan Springs and Mueller).
- The proceeds of Austin Energy’s purchase of the easement (approximately \$1.5 million) will be dedicated to Morris Williams Golf Course, which is badly in need of improvement.
- The Old Manor Road site, purchased by Austin Energy would be transferred to PARD for use as a local park and as a potential connection to Bartholomew Park and Mueller’s larger greenway system of hike-and-bike trails.

As part of its approval, the City Council directed City staff to ensure that neighborhood and stakeholder concerns about the facility be taken into consideration as part of the design process. Austin Energy, in conjunction with Catellus Development Group (the master developer of Mueller), commissioned McCann Adams Studio (the master planner architect for Mueller) to initiate a community outreach process to discuss substation design issues and to formulate design

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recommendations that Austin Energy could incorporate into its design program with its existing consultant team. Austin Energy sent notices out to all affected neighborhood planning contact teams and to individuals who had expressed an interest in the project, including the Morris Williams golf advisory group. Two Town Hall meetings were conducted in 2010, and McCann Adams Studio created a report describing these recommendations. The proposed site plan reflects input from these stakeholders, which was then presented and approved at the Design Commission on December 13, 2010.

PLANNING COMMISSION ACTIONS:

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	P-NP	Major Utility Facility
North	PUD	Manor Road, then parkland (Parks and Recreation Services (General))
South	P-NP	golf course (Parks and Recreation Services (General))
East	P-NP	golf course (Parks and Recreation Services (General))
West	P-NP	golf course (Parks and Recreation Services (General))

ABUTTING STREETS:

Street	Right-of-Way Width	Pavement Width	Classification
Manor Road	74 ft	42 ft	MAU 4 (major arterial undivided)

NEIGHBORHOOD ORGANIZATIONS:

- 60 - Pecan Springs – Springdale Neighborhood Association
- 511 - Austin Neighborhoods Council
- 686 - East MLK Neighborhood Combined COA Liaison
- 742 - Austin Independent School District
- 776 - Mueller Master Community Inc
- 786 - Home Builders Association of Greater Austin
- 972 - PODER
- 981 - Anberly Airport Association
- 1037 - Homeless Neighborhood Assn.
- 1060 - Mueller Property Owners Association
- 1067 - Mueller Neighborhood Association
- 1075 - League of Bicycling Voters
- 1113 - Austin Parks Foundation
- 1197 - East MLK Combined Neighborhood Contact Team
- 1200 - Super Duper Neighborhood Objectors and Appealers Organization
- 1213 - East MLK Combined Neighborhood Association
- 1224 - Austin Monorail Project
- 1228 - Sierra Club, Austin Regional Group
- 1236 - The Real Estate Council of Austin, Inc
- 1258 - Del Valle Community Coalition

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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-NP) allows for governmental, civic, public service and public institutional uses. 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: The site was chosen based on the setbacks from existing single family development in the area. The site plan shows extensive landscaping surrounding the substation, as suggested during neighborhood and stakeholder meetings. The site complies with Subchapter E: Design Standards requirements for City projects. 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 requires no parking or loading facilities due to the use of the site.

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-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 along Manor Rd. Proposed improvements will not adversely affect the safety or convenience of vehicular traffic.

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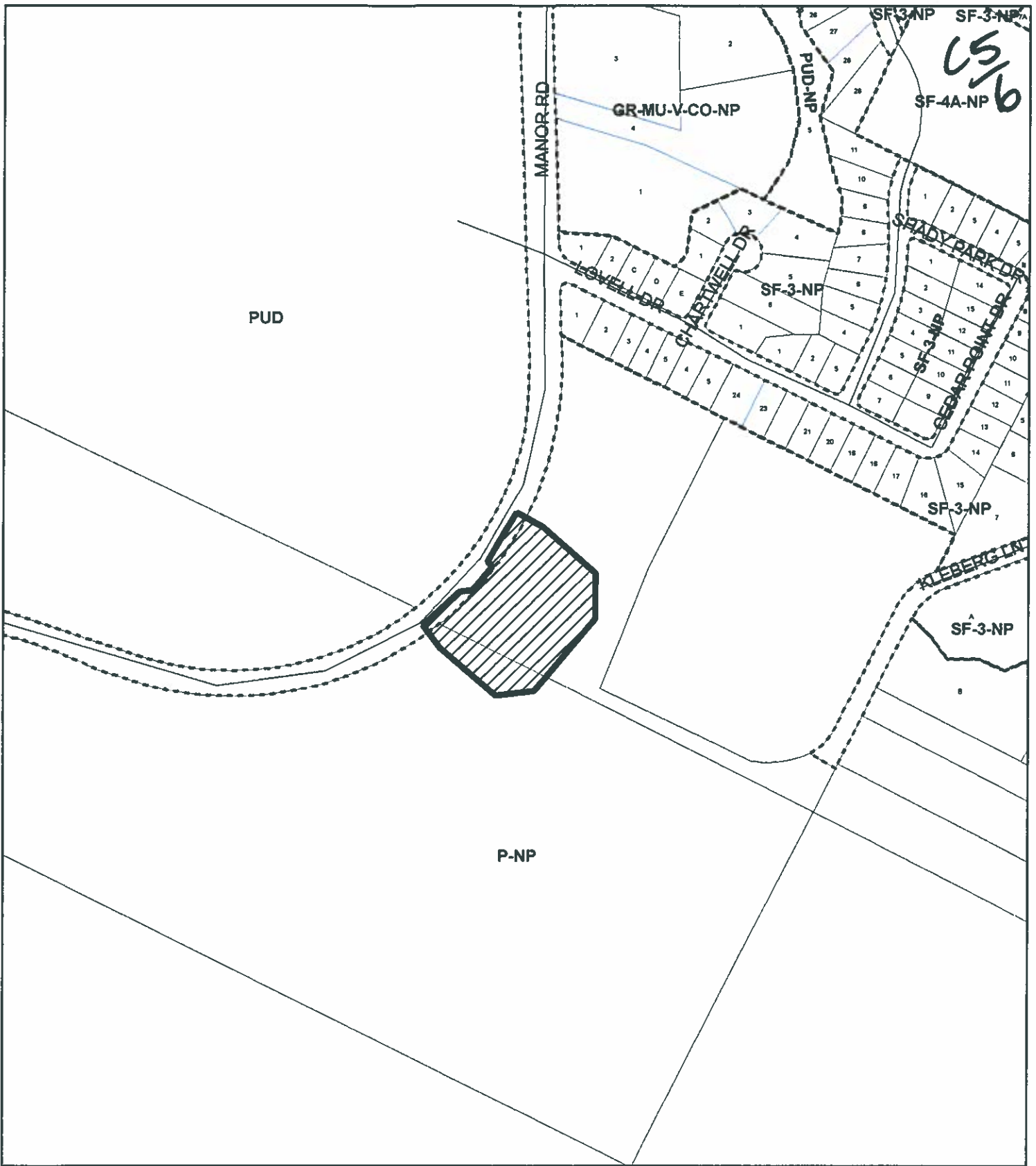
Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign. Staff Response: All signs and lighting will comply with the Land Development Code.

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



 SUBJECT TRACT

 ZONING BOUNDARY

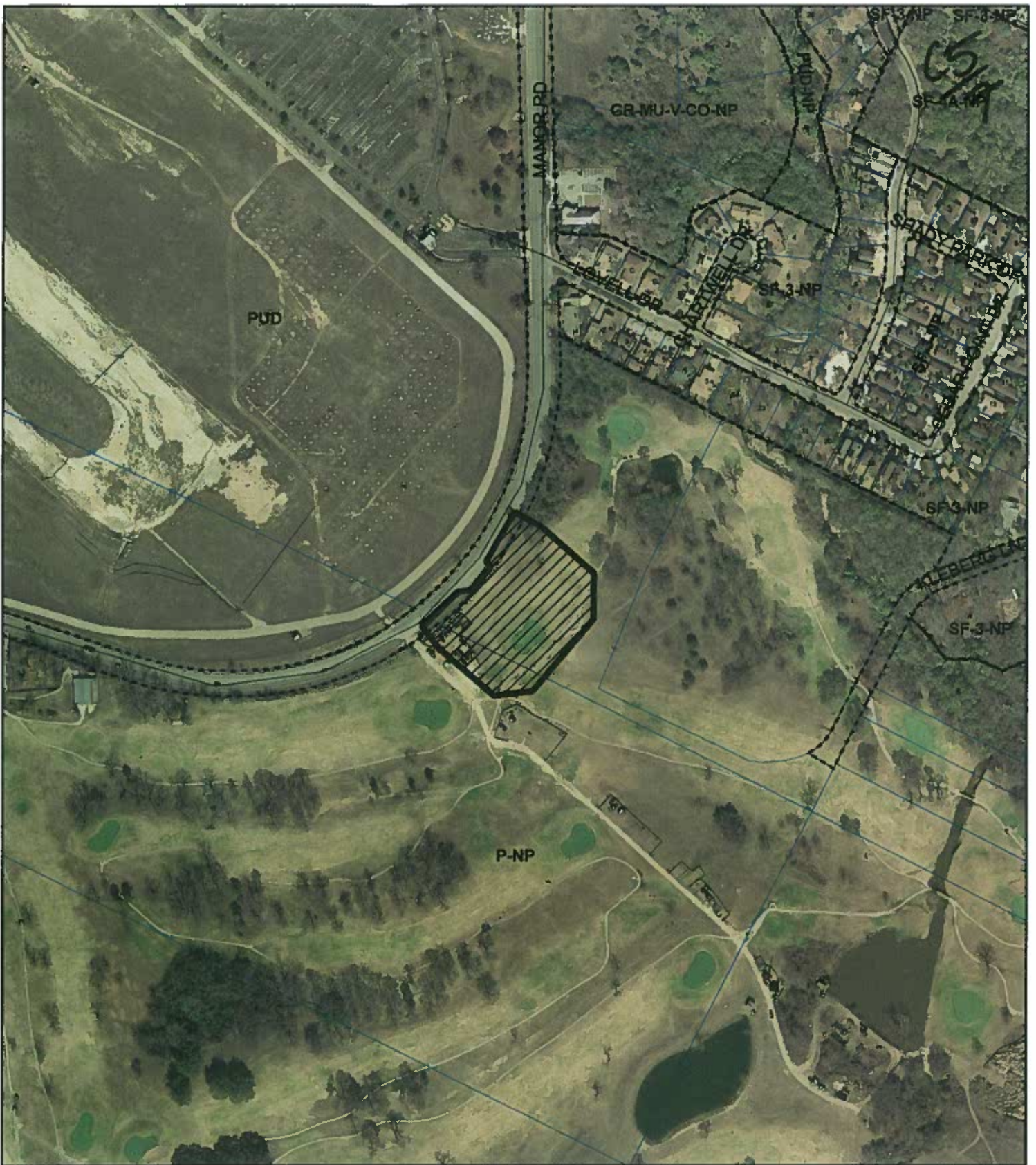
0 125 250 500 Feet



CASE#: SPC-2010-0259C
 ADDRESS: 4307 MANOR ROAD
 MANAGER: SARAH GRAHAM



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SITE PLAN



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 **ZONING BOUNDARY**

0 125 250 500 Feet



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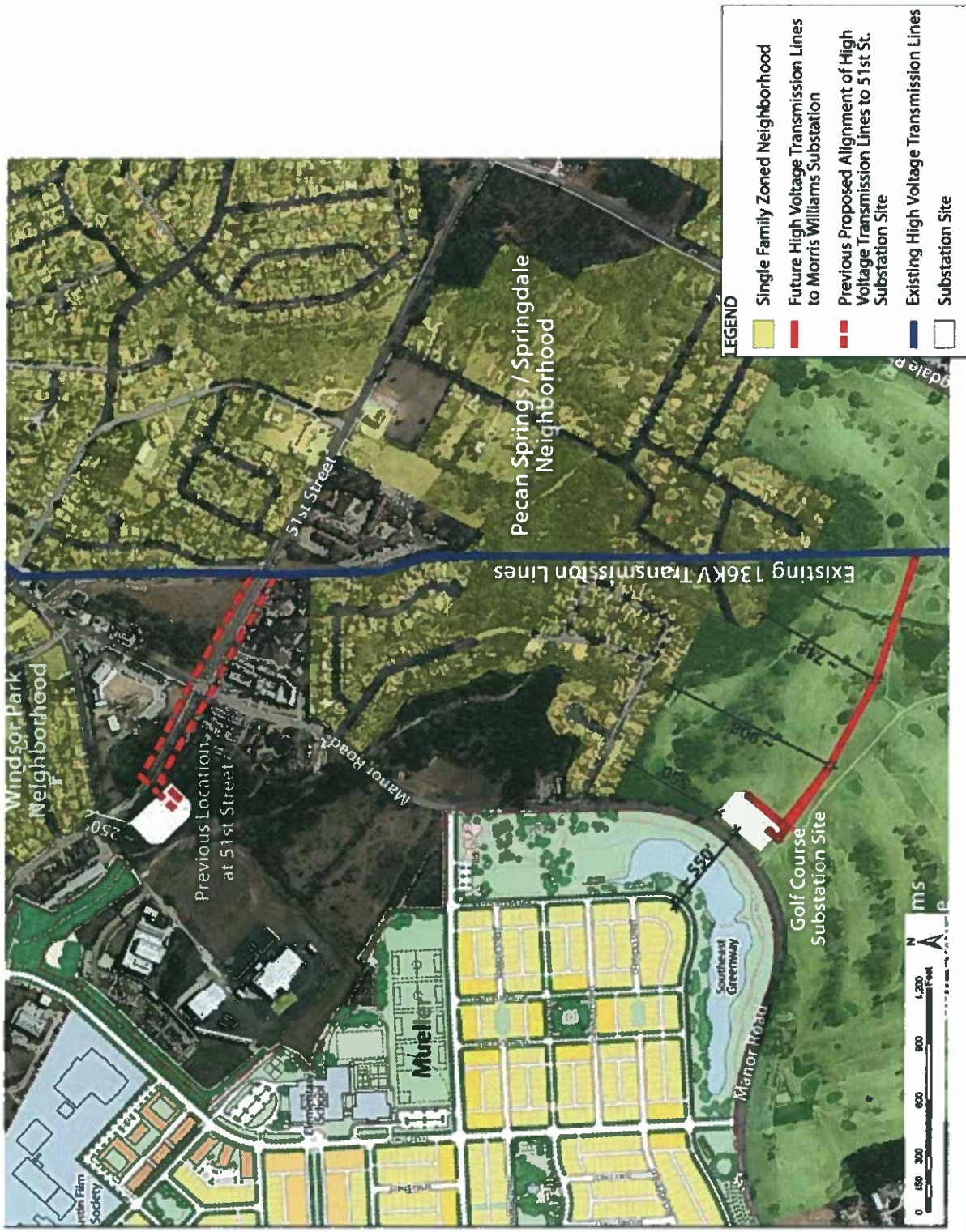


Figure 1: Context Map with Transmission Lines



LEGEND

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING UTILITY
- PROPOSED SIDEWALK
- PROPOSED UTILITY

- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE FULL ON-CUT AND ON-SETBACK DIMENSIONS UNLESS OTHERWISE NOTED.
 3. FULLY COMPLY WITH ALL CITY ORDINANCES AND ALL APPLICABLE REGULATIONS.



PERMITS TABLE

NO.	DATE	ISSUED	BY	REVISION
1	08/11/11	08/11/11	STANLEY CONSULTANTS	ISSUE

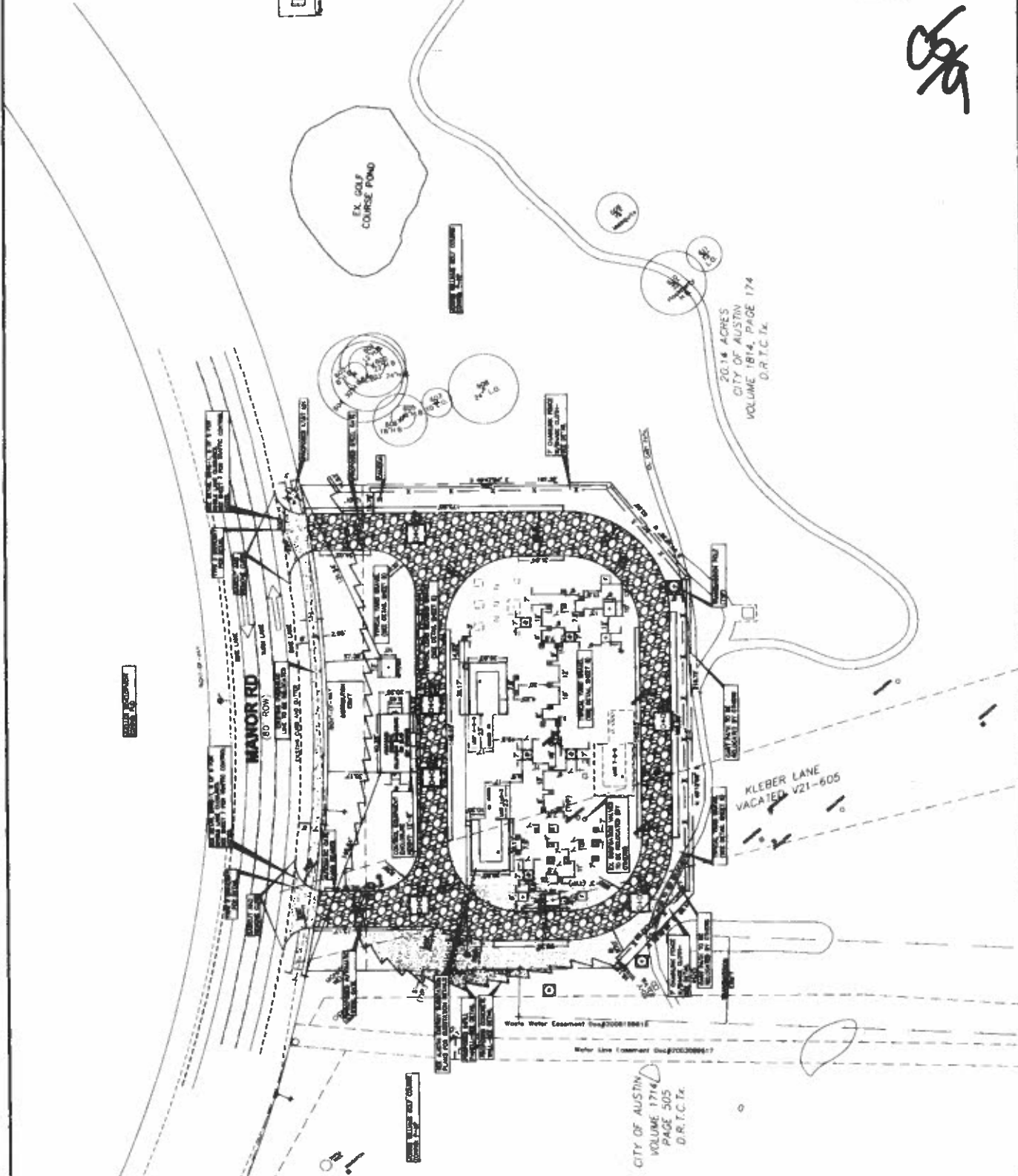
LOCAL UTILITY

UTILITY	DEPTH	LOCATION
WATER	48"	UNDER MAJOR RD
SEWER	36"	UNDER MAJOR RD
TELEPHONE	18"	UNDER MAJOR RD
CABLE	18"	UNDER MAJOR RD
POWER	18"	UNDER MAJOR RD

SITE CALCULATION

ITEM	DESCRIPTION	AMOUNT
1	EXISTING DRIVEWAY	1,200
2	EXISTING SIDEWALK	1,500
3	EXISTING UTILITY	1,000
4	EXISTING SIDEWALK	1,500
5	EXISTING UTILITY	1,000
6	EXISTING SIDEWALK	1,500
7	EXISTING UTILITY	1,000
8	EXISTING SIDEWALK	1,500
9	EXISTING UTILITY	1,000
10	EXISTING SIDEWALK	1,500
11	EXISTING UTILITY	1,000
12	EXISTING SIDEWALK	1,500
13	EXISTING UTILITY	1,000
14	EXISTING SIDEWALK	1,500
15	EXISTING UTILITY	1,000
16	EXISTING SIDEWALK	1,500
17	EXISTING UTILITY	1,000
18	EXISTING SIDEWALK	1,500
19	EXISTING UTILITY	1,000
20	EXISTING SIDEWALK	1,500
21	EXISTING UTILITY	1,000
22	EXISTING SIDEWALK	1,500
23	EXISTING UTILITY	1,000
24	EXISTING SIDEWALK	1,500
25	EXISTING UTILITY	1,000
26	EXISTING SIDEWALK	1,500
27	EXISTING UTILITY	1,000
28	EXISTING SIDEWALK	1,500
29	EXISTING UTILITY	1,000
30	EXISTING SIDEWALK	1,500

NOTE: THE LOCATION OF UTILITIES IS BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CLIENT SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN AND THE UTILITY PROVIDERS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN AND THE UTILITY PROVIDERS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN AND THE UTILITY PROVIDERS.



Handwritten initials/signature

20.14 ACRES
CITY OF AUSTIN
VOLUME 1814, PAGE 174
D.R.T.C. TX

KLEBER LANE
VACATED V21-605

CITY OF AUSTIN
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PAGE 505
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Water Meter Easement (Doc#200808661)

Water Line Easement (Doc#200808661)

LANDSCAPE CALCULATIONS

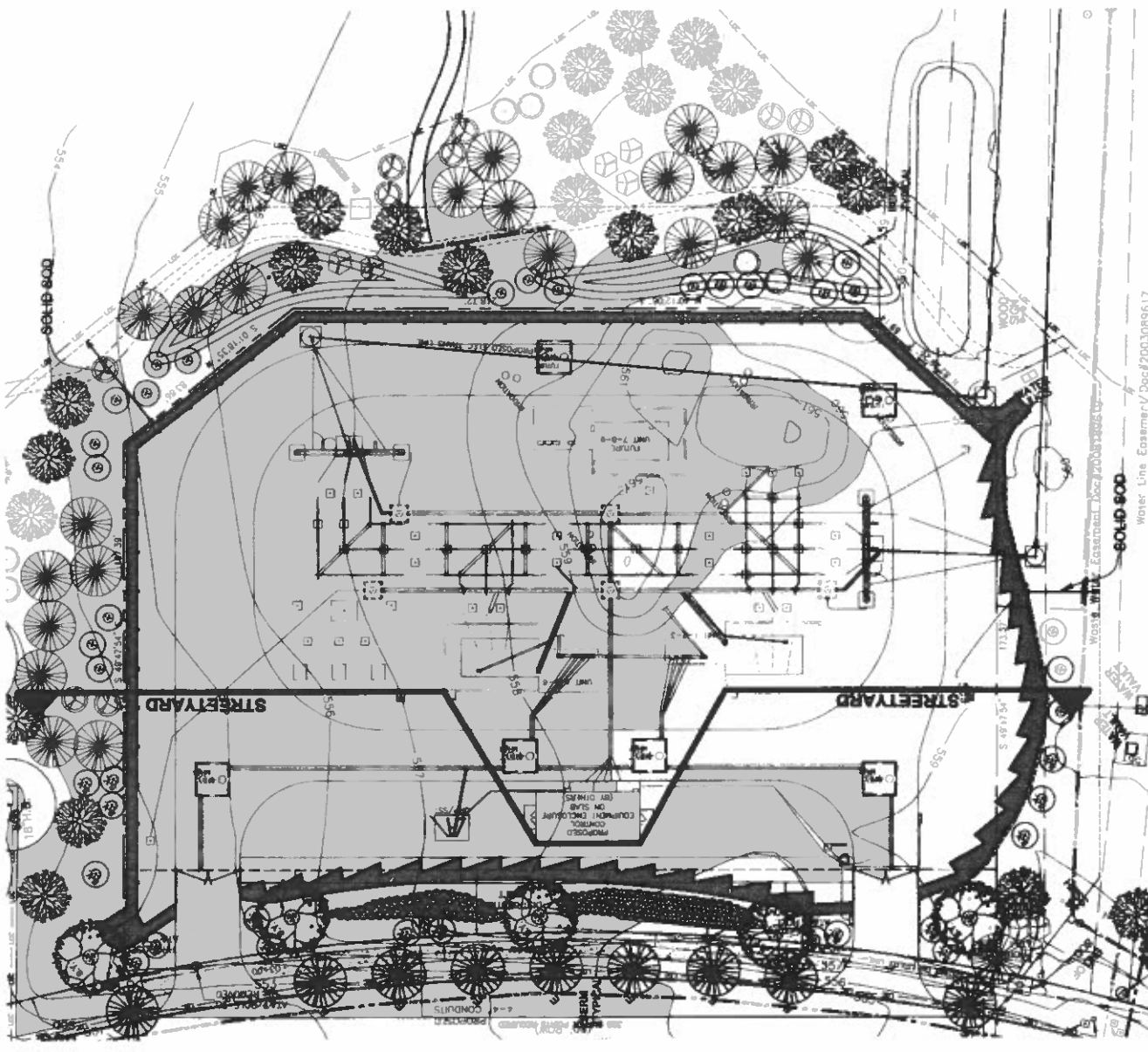
SCREENING	Required	Provided
Large Trees	0	0
Small Trees	0	0
Medium Shrubs	0	0
Small Shrubs	0	0
Decorative Wall (2' minimum height)	0	0
Barricade (2' min. @ 4' x 1' deep)	0	0
Alternative Compliance = N/A		

SCREENING

PLANTING MEDIUM OR PERIMETER AS SHOWN	Required	Provided
Street-yard area	0	0
Non-street-yard area	0	0
SUPPLEMENTARY POINTS REQUIRED	325	0
QUANTITY		
Large Trees	0	0
Small Trees	0	0
Medium Shrubs	0	0
Small Shrubs	0	0
Decorative Wall (2' minimum height)	0	0
Barricade (2' min. @ 4' x 1' deep)	0	0
Alternative Compliance = N/A		

PLANT & MATERIAL LIST

CITY	PLANT	QUANTITY	PROVIDED	OTHER
5	Large Street Yard Tree 8" Cal. Ulmus creata Cedar Elm	5	0	5
13	Small Street Yard Tree 2" Cal. Bradburia argentea Anacacho Orkid	13	0	13
5	Small Shrub Tree 2" Cal. Chrysothamnus Desert Willow	5	0	5
21	Small Trees 2" Cal. Chrysothamnus Desert Willow etc	21	0	21
68	3 gal. Shrubs Mexican Feathergrass	68	0	68
80	3 gal. Muhlenbergia Lindheimer Muly	80	0	80
	Buckhorn acrylonides Buffalo Grass 100'			
	Solid soil all areas not paved or planted otherwise			



Water Line Easement Doc# 2003089617

1" = 20'

0 20 40

US 10

L1.00
SHEET

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