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

CASE NUMBER: SPC-2011-0113D **ZAP DATE:** October 4, 2011

PROJECT NAME: Walnut Creek Outfall Bank Erosion Phase II

ADDRESS: 7113 FM 969 Rd.

WATERSHED: Walnut Creek

AREA: 6.3 acres (limits of construction)

EXISTING ZONING: P, Public

PROPOSED DEVELOPMENT: The applicant is proposing stream bank stabilization along the eastern bank of Walnut Creek, which is near the Walnut Creek Wastewater Treatment Plant. The improvements will consist of 2 phases, one phase to protect the areas that will be disturbed by tree removals, and the second phase will be the actual bank stabilization, and revegetation, which will include improvements to serve as water quality controls. The limits of construction are approximately 6.3 acres. This is a City of Austin, CIP project.

APPLICANT: City of Austin
Public Works Department (Steve Parks)
505 Barton Springs Road
Austin, TX 78703

AGENT: Baer Engineering and Environmental Consulting Inc.,
(Jennifer Lueckemeyer)
7908 Cameron Rd.
Austin, TX 78754

CASE MANAGER: Nikki Hoelter **PHONE:** 974-2863
Nikki.hoelter@ci.austin.tx.us

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

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511 – Austin Neighborhoods Council
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association
 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 627 – Onion Creek Homeowners Association
 1228 – Sierra Club Austin Regional Group
 1236 – Real Estate Council of Austin

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: October 4, 2011

RELATED CASES: N/A

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for improvements to Walnut Creek for creek bank stabilization. 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: Parking or accessibility is not a requirement for these improvements or permit.

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 Walnut Creek watershed, which is classified as a suburban watershed. There are no environmental features or critical water quality zones affected by this project.

PROJECT INFORMATION: 6.3 acres (Limits of construction)

ZONING: P, Public

MAX. BLDG. COVERAGE: N/A

PROP. BUILDING CVR: 0%

MAX. IMPERV. CVRG.: N/A

PROP. IMP. CVRG.: 0%

ALLOWED F.A.R.: N/A

PROPOSED F.A.R.: 0:1

HEIGHT: N/A

PROP. HEIGHT: N/A

REQUIRED PARKING: N/A

SURROUNDING CONDITIONS:

Zoning/ Land Use

North: LI

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South: SF-2, LI
West: LI
East: LI-CO

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 969	varies	45'	Highway

*this is the nearest roadway; however it does not directly access the road.

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4CONDITIONAL 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 are 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.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Parking is not required for the creek stabilization.
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. 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, 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.

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WALNUT CREEK OUTFALL BANK EROSION PHASE II

PROJECT No. 4480-2307-8169
CIP SUBPROJECT ID 3023.026



SCANNED

