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

CASE NUMBER: SPC-2011-0234C

PLANNING

COMMISSION DATE: February 28, 2011

PROJECT NAME: Morris Williams Golf Course Pro Shop/Cart Barn Improvements

ADDRESS: 3851 Manor Road

AREA: 2.26 acres (limits of construction)

APPLICANT: DavCar Engineering (Thomas Duvall)
1010 Land Creek Cove, Suite 200
Austin, TX 78746
(512) 306-8330

AGENT: City of Austin (David Kim Taylor)
P.O. Box 1088
Austin, TX 78767
(512) 974-7132

CASE MANAGER: Michael Simmons-Smith Phone: 974-1225
michael.simmons-smith@austintexas.gov

PROPOSED DEVELOPMENT: The applicant is proposing to construct a new two-story pro shop and cart storage building, new concrete/asphalt pavement, sidewalks, utilities and biofiltration pond.

EXISTING ZONING: P-NP (Public) Because it is zoned "P-NP"-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code, Section 25-2-625.

PROJECT INFORMATION:

Existing and Proposed Use: Golf Course/Civic
Watershed: Tannehill Branch (Urban)
Traffic Impact Analysis: Not required
Existing and Proposed Access: Manor Road

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for Morris Williams Golf Course. This work is a Capital Improvements Program (CIP) project, and the proposed improvements consist of a new, two-story pro shop building, with the pro shop on the upper level, and golf cart storage on the lower level. Also, new concrete and asphalt pavement will be provided, along with ADA-accessible sidewalks through the existing parking lot and along the Manor Road frontage of the site. New water, wastewater and storm sewer lines are included, as well as a new biofiltration pond.

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The existing site currently does not provide storm water management, and the proposed improvements will improve the existing condition by capturing stormwater runoff from the parking lot, and conveying it to the new biofiltration pond on the site.

The proposed improvements are not anticipated to significantly increase stormwater discharge from the site.

Environmental: This site is located in the Tannehill Creek (Urban) Watershed and is not located over the Edward's Aquifer Recharge Zone. The site is within the Desired Development Zone.

Transportation: A traffic impact analysis was not required. Driveway access will be from an existing driveway entrance on Manor Road.

NEIGHBORHOOD ORGANIZATIONS:

Austin Parks Foundation
 Homeless Neighborhood Association
 Austin Neighborhoods Council
 Anberly Airport Association
 East MLK Combined Neighborhood Association
 Austin Independent School District
 Pecan Springs – Springdale Neighborhood Association
 Sierra Club, Austin Regional Group
 Austin Monorail Project
 East MLK Combined Neighborhood Contact Team
 PODER
 Senate Hills Homeowners' Association
 SEL Texas
 Home Builders Association of Greater Austin
 League of Bicycling Voters
 Real Estate Council of Austin
 Super Duper Neighborhood Objectors and Appealers Organization

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

CONDITIONAL 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:

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:

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.

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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 in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: This application will provide the required parking for this use.
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.

C. A Conditional Use Site Plan May Not:

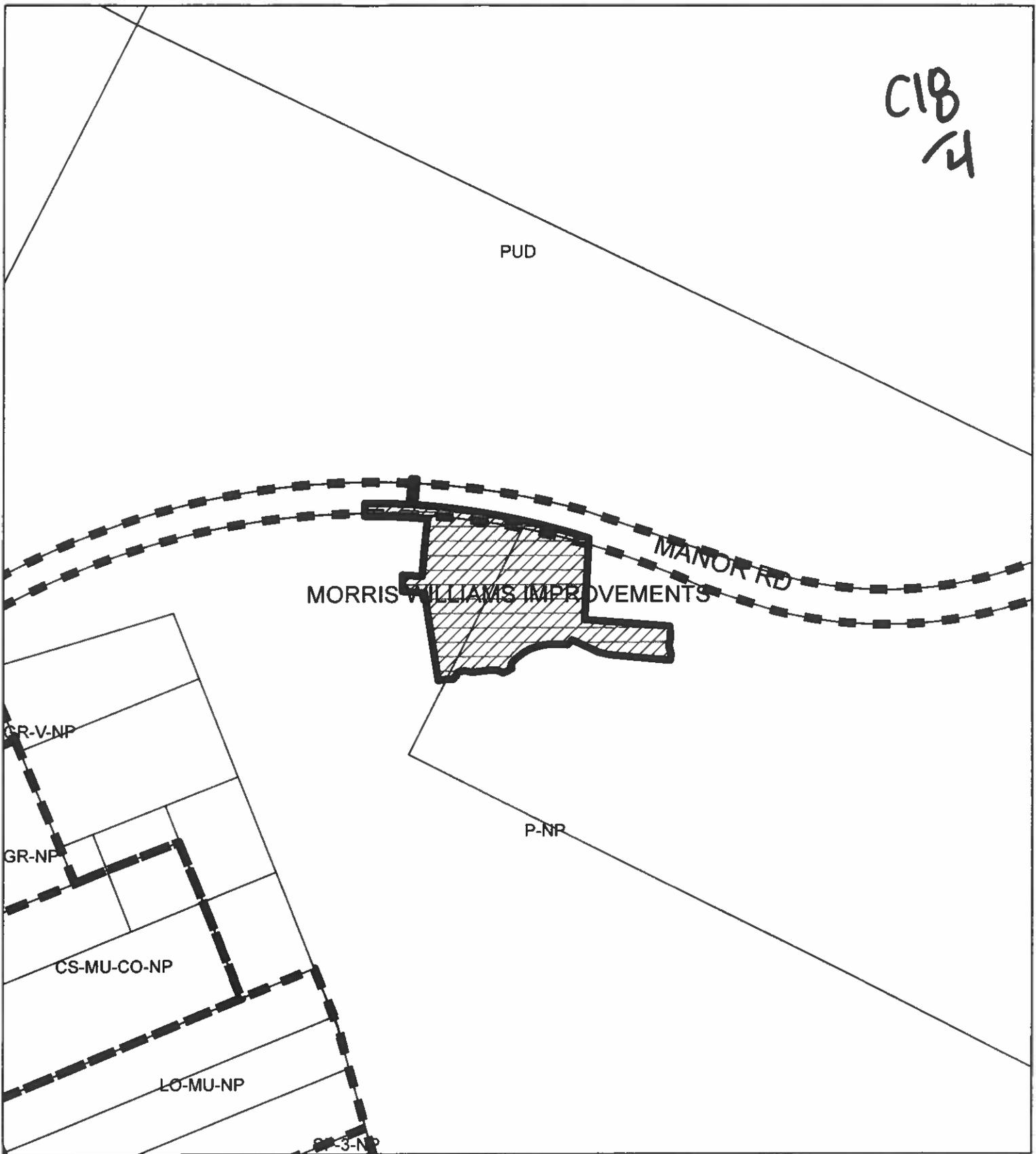
1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The site plan is not anticipated to be detrimental to safety or convenience. The site plan does not adversely affect the safety and convenience or vehicular and pedestrian circulation.
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. Compatibility notes are required on the plans to regulate lighting to shield the adjacent property from adverse effects.

- 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.**

Section 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.

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MORRIS WILLIAMS IMPROVEMENTS

MANOR RD

PUD

P-NP

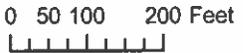
GR-V-NP

GR-NP

CS-MU-CO-NP

LO-MU-NP

8-3-NP



CONDITIONAL USE PERMIT

-  SUBJECT TRACT
-  ZONING BOUNDARY

ZONING CASE#: SPC-2011-0234C
 LOCATION: 3851 MANOR ROAD
 GRID: L24
 CASE MANAGER: MICHAEL SIMMONS-SMITH



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

