

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

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(addendum)*

**CASE NUMBER:** SPC-2011-0313C

**ZONING & PLATTING  
COMMISSION DATE:** March 20, 2012

**PROJECT NAME:** Meridian/Silverado Onion Creek

**ADDRESS:** 11330 Farrah Lane

**AREA:** 5.0 acres

**APPLICANT:** Meridian Austin ALZ RE, L.P. (David Ronck)  
3811 Turtle Creek Bend, Suite 1850  
Dallas, Texas 75219  
(214) 651-4050

**AGENT:** Jones & Carter, Inc. (James Schissler)  
1701 Directors Blvd., Suite 400  
Austin, Texas 78744  
(512) 441-9493

**CASE MANAGER:** Michael Simmons-Smith Phone: 974-1225  
[michael.simmons-smith@austintexas.gov](mailto:michael.simmons-smith@austintexas.gov)

**PROPOSED DEVELOPMENT:** The applicant is proposing to construct a new 45,663 sq. ft. Congregate Living building with associated sidewalks, parking, utilities and water quality pond.

**EXISTING ZONING:** MF-2

**PROJECT INFORMATION:**

Existing Use: Undeveloped  
Proposed Use: Congregate Living facility  
Watershed: Onion Creek (Suburban)  
Traffic Impact Analysis: Not required  
Existing and Proposed Access: Farrah Lane

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting approval of a Conditional Use Permit to allow a Congregate Living land use, which is a conditional land use in an MF-2 zoning district. The applicant notes that the proposed facility will serve senior citizens suffering from memory loss conditions. The facility has a common dining area, and will provide numerous activities for the residents, including arts and crafts, outdoor vegetable gardens, and other supervised daily activities.

**Environmental:** This site is located in the Onion Creek (Suburban) Watershed and is not located over the Edward's Aquifer Recharge Zone. The site is within the Desired Development Zone, and a

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new water quality pond is proposed to serve the development. An administrative variance was granted to exceed the four-foot cut/fill restriction for the water quality pond.

**Transportation:** A traffic impact analysis was not required. Driveway access will be from two (2) proposed driveway entrances on Farrah Lane, a private drive, and an ADA-accessible sidewalk will be provided along the frontage of that roadway.

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Parks Foundation  
Austin Heritage Tree Foundation  
Homeless Neighborhood Association  
Austin Independent School District  
Sierra Club, Austin Regional Group  
Austin Monorail Project  
Onion Creek Homeowners Association  
SEL Texas  
Home Builders Association of Greater Austin  
League of Bicycling Voters  
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.
  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.

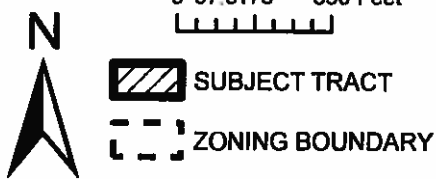
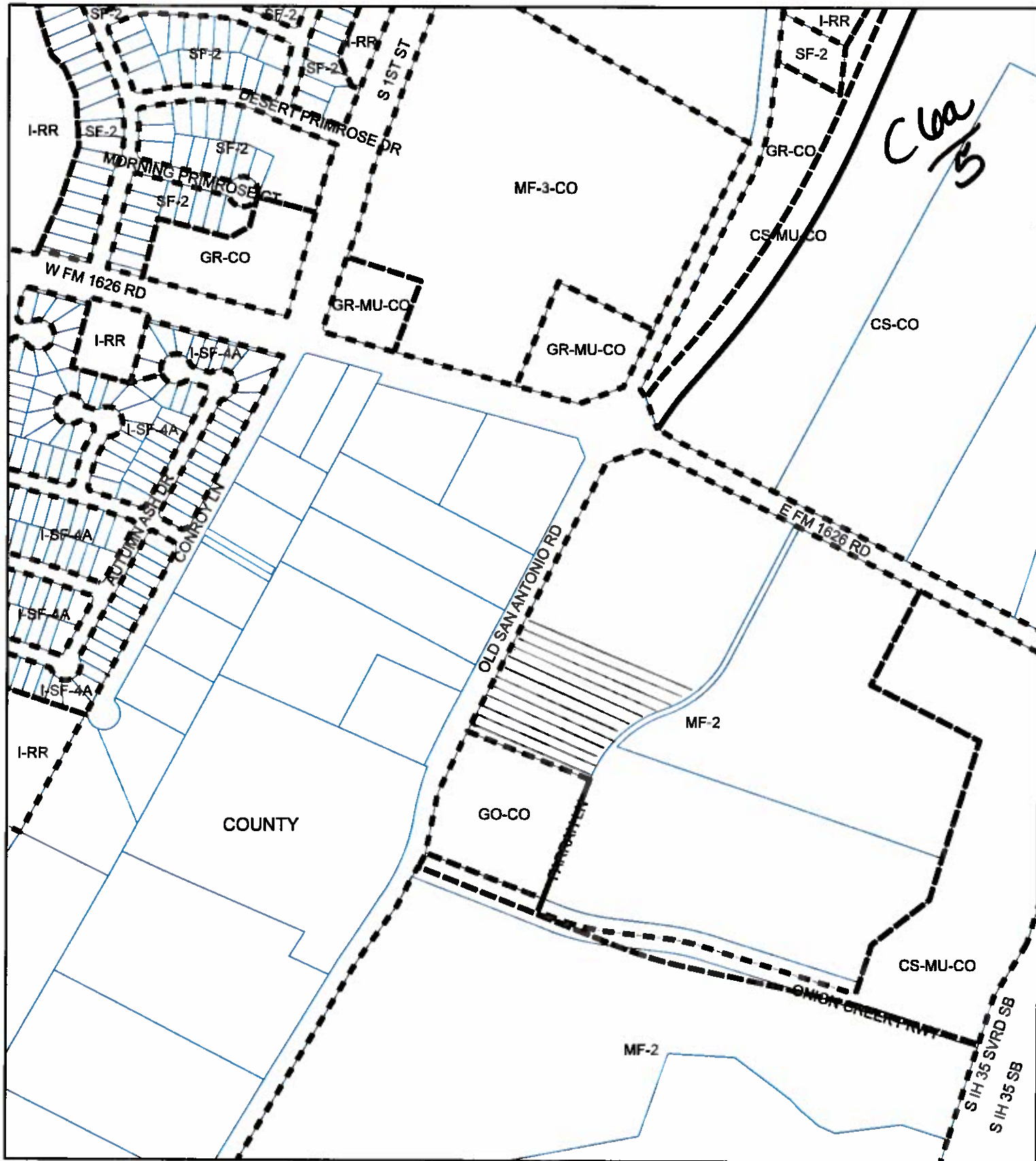
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3**C. A Conditional Use Site Plan May Not:**

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.





### CONDITIONAL USE SITE PLAN

SITE PLAN CASE#: SPC-2011-0313C  
 LOCATION: 11330 FARRAH LANE  
 GRID: F11  
 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.

