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**PLANNING COMMISSION
HILL COUNTRY SITE PLAN REVIEW SHEET**

CASE NUMBER: SPC-2011-0355C

COMMISSION DATE: April 10, 2012

PROJECT NAME: AT&T Southwest Parkway

ADDRESS: 8509-1/2 Southwest Parkway

WATERSHED: Barton Creek & Williamson Creek (Barton Springs Zone)

AREA: 9.969 Acres (20' x 30' lease area)

EXISTING ZONING: GO-MU-CO-NP

APPLICANT: Vincent Gerard & Associates
1715 Capital of Texas Hwy. South
Suite 200 D
Austin, Texas 78746
Phone: (512) 328-2693

AGENT: Redfish Wireless Consultants
520 Goodnight Trail
Dripping Springs, Texas 78629
Phone: (512) 484-2740

OWNER: Tim Jamail
151 S. 1st St., Suite 200
Austin, Texas 78704
Phone: (512) 474-9493

PROPOSED USE: The 9.9-acre site is currently used as single-family, and this use will remain. The property owner has leased a 600 sq. ft. (20' x30') parcel to AT&T, and a 100-foot tall antenna tower will be erected. A concrete pad, cellular equipment and permanent erosion controls will also be installed - no building structure is proposed. The limits of construction are within 1000 feet of the right-of-way of Southwest Parkway, which is designated as a Hill Country Roadway.

NEIGHBORHOOD ORGANIZATION:

Austin Parks Foundation
Homeless Neighborhood Association
Home Builders Association of Greater Austin
City of Rollingwood
League of Bicycling Voters

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Austin Independent School District
Save Our Springs Alliance
Sierra Club, Austin Regional Group
Oak Hill Neighborhood Planning Contact Team
The Real Estate Council of Austin, Inc.
Super Duper Neighborhood Objectors and Appealers Organization
Austin Monorail Project
Oak Hill Association of Neighborhoods (OHAN)
Oak Hill Combined NPA
Austin Heritage Tree Foundation
Oak Hill Trails Association
SEL Texas

APPLICABLE WATERSHED ORDINANCE: Barton Springs Zone
CAPITOL VIEW: Not in View Corridor
T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION FOR HCRC SITE PLAN: Staff recommends approval of this Hill Country Roadway site plan. The site plan complies with all other applicable requirements of the Land Development Code including all Hill Country Roadway Corridor development regulations. All comments have been cleared.

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

PROJECT INFORMATION:

LEGAL DESCRIPTION: 9.9692 acres out of the Josiah Hudson Survey, Abstract No. 410 in Travis County, Texas
MAX. IMP. COVER ALLOWED: 2.239 acres
IMP. COVER PROVIDED: 0.583 acres (5.85%)
MAX. HEIGHT ALLOWED: 100 feet (excluding antenna array)
HEIGHT PROVIDED: 100 feet

SUMMARY COMMENTS ON SITE PLAN:

Land Use: This property is a legal tract based upon a Land Status Determination (C8i-94-0048) provided by the City of Austin, and its current land use is single-family. There is a temporary telecommunications tower located on the site at this time, and it will be replaced by the permanent tower proposed by this application.

Section 25-2-839(F)(a) of the Land Development Code stipulates that the maximum height for a tower less than 250 feet from an SF-5 or more restrictive district or use is 75 feet, excluding the antenna array. The proposed tower location is approximately 220 feet from the adjoining GR-zoned property to the west, 260 feet from the adjoining GO-zoned property to the east, and 225 feet from the LR-zoned property to the north.

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However, Section 25-2-839(F)(3) states that:

“The director may waive a requirement of this subsection for a minimum separation distance between a tower and an MH use or an SF-5 or more restrictive use if the director determines that:

- a) the tower will be located in a GO or less restrictive district;
- b) not more than two uses that are MH or SF-5 or more restrictive uses are less than the prescribed separation distance from the tower base;
- c) the MH uses or SF-5 or more restrictive uses that are less than the prescribed separation distance from the tower base, if any, are located in SF-6 or less restrictive zoning districts; and
- d) the proposed tower location will not negatively affect a residential neighborhood.”

This proposed development meets all of the above criteria for the administrative height waiver, thereby allowing a 100-foot high telecommunications tower.

Environmental: The subject property is located in both the Barton Creek and Williamson Creek watersheds, and is within the Barton Springs Zone. No additional impervious cover is proposed; the telecommunications tower site and access drive consist of existing impervious cover. As prohibited in Section 25-2-1023(B), no clearing of vegetation shall be permitted within fifty (50) feet of the dedicated right-of-way of Southwest Parkway, and no trees will be removed for the placement of the tower or its associated facilities..

Transportation: Access to both the existing residence and the telecommunications tower will continue to be taken from a single existing private driveway onto Southwest Parkway.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	LR – used as residential
East:	GO-CO-NP – undeveloped
South:	RR-NP - residential
West:	GR-NP – used as residential

TOWER

GENERAL NOTES

- [illegible]

HANDICAP ACCESSIBILITY: NOTES

1. The maximum size for any one
2. The maximum size for any one
3. The maximum size for any one
4. The maximum size for any one
5. The maximum size for any one
6. The maximum size for any one
7. The maximum size for any one
8. The maximum size for any one
9. The maximum size for any one
10. The maximum size for any one

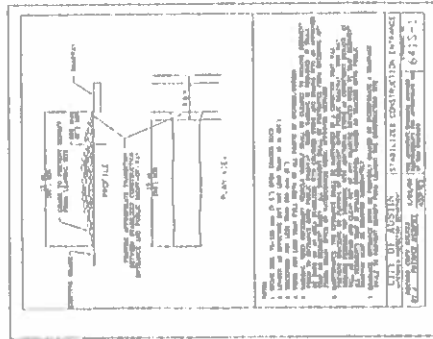
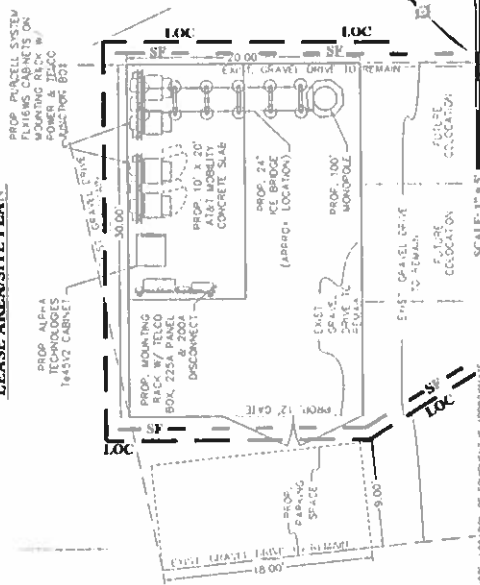
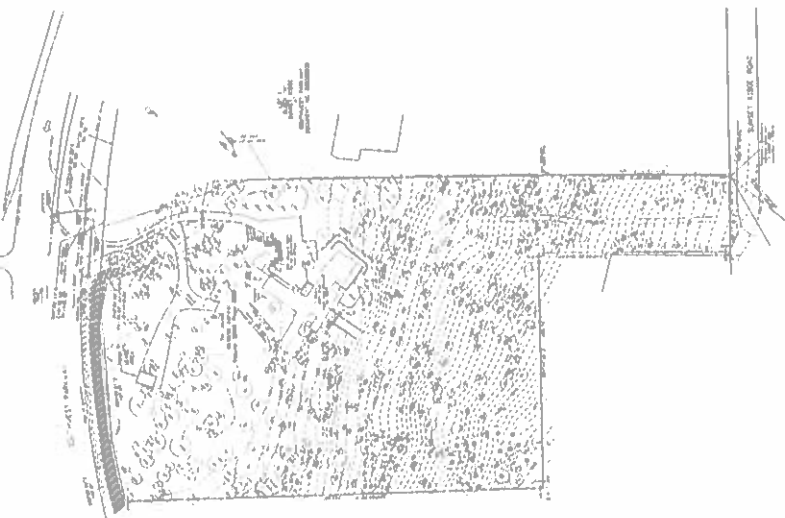


TABLE A.1/CONTENTS

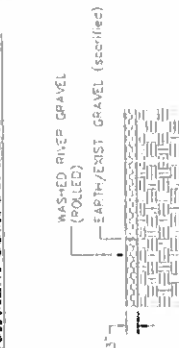


LOCATION OF EQUIPMENT IS APPROPRIATE
EQUIPMENT IS NOT COVERED OR PLACED UNDER BUILDING
CONCRETE SLAB & EQUIPMENT ARE NOT COVERED OR PLACED UNDER BUILDING

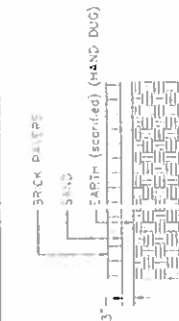
SURVEY



EQUIPMENT COMPOUND BASE DETAIL



PERVIOUS PARKING BRICK DETAIL



TYPICAL SIGN

374-426 2:8:1543

TOWER MANAGER
XXX.XXX.XXXX

FCC LICENSE NO.
XXXXXXX

30" SIGN SHALL BE LOCATED ON EXTERIOR OF THE FENCE GATE

[illegible]CASE # SP-2041-CV-557
SUBMITTAL DATE: 01/05/11 TO 2011

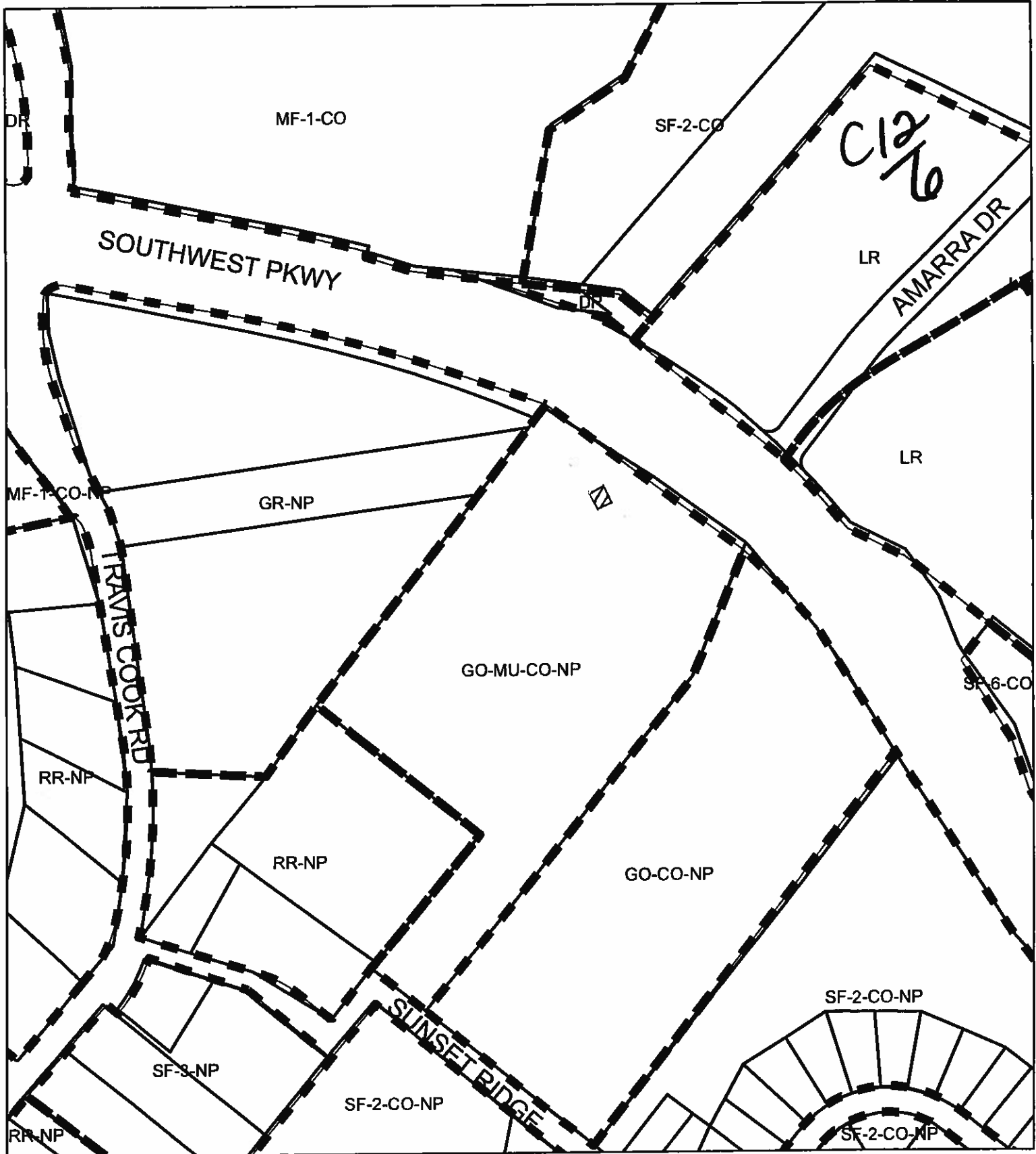
EXPEDIENT DATE OF CLOSURE 29 JUL 72:1



100' MONOPOLE
509 1/2 SOUTHWEST PARKWAY
AUSTIN, TEXAS 78735

LAND PLANNING & ZONING CONSULTANTS
GREENBERG & ASSOCIATES, P.C.
 1115 CAPITAL OF TEXAS HIGHWAY SOUTH, SUITE 207
 AUSTIN, TEXAS 78746
 (512) 332-2693 • (202) 4611-1745
 EMAIL ADDRESS: VCE@GREENBERG.PC

DATE: 12-29-2011



CONDITIONAL USE SITE PLAN

ZONING CASE#: SP-2011-0355CS
 LOCATION: 8509-1/2 SOUTHWEST PARKWAY
 GRID: B21
 CASE MANAGER: MICHAEL SIMMONS-SMITH

 SUBJECT TRACT
 ZONING BOUNDARY

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.

