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

CASE NUMBER: SPC-2011-0203C **ZAP DATE:** May 15, 2012

PROJECT NAME: Govalle Tunnel Centralized Odor Control Facility

ADDRESS: 831 Bastrop Hwy

APPLICANT: City of Austin, Public Works Department (Jon Thompson, P.E.)
(512) 974-1507

AGENT: K Friese Associates, Inc., (Ryan Bell) (512) 338-1704

CASE MANAGER: Donna Galati Telephone: 974-2733
Donna.Galati@austintexas.gov

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a Conditional Use Permit to construct an odor control facility to mitigate odor and corrosion problems on 2.4 acres in P (Public) zoning.

STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit. The site plan complies with all requirements of the Land Development Code.

PROJECT INFORMATION:

SITE AREA:	2.4 acres	
BUILDING AREA	0 sq. ft.	
SITE'S ZONING	P	
WATERSHED	Carson Creek (Suburban)	
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance	
TRAFFIC IMPACT ANALYSIS	Not required	
CAPITOL VIEW CORRIDOR	None	
PROPOSED ACCESS	Patton Ave. and Lourie Street	
	Allowed	Proposed
FLOOR-AREA RATIO	*	0
BUILDING COVERAGE	*	0
IMPERVIOUS COVERAGE	*	13.8%
PARKING	0	0

*Land Development Code 25-2-625-D, the site development regulations are established by the approval of a conditional use site plan.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the Govalle Tunnel Centralized Odor Control Facility, a project for Austin Water Utility. The proposed site plan is to construct odor control equipment to mitigate odor and corrosion problems in the Govalle wastewater tunnel. The equipment will consist of blowers installed on a concrete slab, four biofilter cells consisting of biomass (wood mulch) contained within an earthen berm, piping and gravel access drives. The biofilter cell will be discharged to the City wastewater collection system. This site plan complies with all site plan requirements.

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Environmental: This site is located in the Carson Creek Watershed and subject to Suburban Watershed regulations. All Environmental comments are cleared.

Transportation: A traffic impact analysis was not required. An Alternative Equivalent Compliance request to pay fee in lieu for sidewalks was presented to the Design Commission, and the Design Commission approved the request November 28, 2011. All transportation comments are cleared.

SURROUNDING CONDITIONS:

Zoning/ Land Use

North:	IP-CP
East:	Laurie St., then SF-3 (vacant)
South:	Patton Ave., then P (proposed Phase II)
West:	Bastrop Hwy, then CS-NP

NEIGHBORHOOD ORGNIZATIONS:

189—Southeast Austin Neighborhood Alliance
 299—The Crossing Garden Home Owners Assn.
 477—El Concilio Coalition of Mexican American Neigh. Assn.
 511—Austin Neighborhoods Council
 634—Montopolis Area Neighborhood Alliance
 742—Austin Independent School District
 774—Del Valle Independent School District
 786—Home Builders Association of Greater Austin
 972—PODER
 1037—Homeless Neighborhood Assn.
 1075—League of Bicycling Voters
 1113—Austin Parks Foundation
 1126—Montopolis Neighborhood Association
 1145—Carson Ridge Neighborhood Association
 1195—Imperial Valley Neighborhood Association
 1200—Super Duper Neighborhood Objectors and Appealers Organization
 1224—Austin Monorail Project
 1227—Montopolis Neighborhood Plan Contact Team
 1228—Sierra Club, Austin Regional Group
 1236—The Real Estate Council of Austin, Inc.
 1255—Pleasant Valley
 1258—Del Valle Community Coalition
 1321—Montopolis Tributary Trail Association
 1339—Montopolis Neighborhood Association 2008
 1340—Austin Heritage Tree Foundation

CONDITIONAL USE PERMIT

D. 25-5-145. 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.

§ 25-5-146 CONDITIONS OF APPROVAL.

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(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 PERMIT REVIEW AND EVALUTATION CRITERA

A. 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 Planning 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:

B.

1. **Comply with the requirements of this title;**

Staff Response: This site plan complies with all regulations and requirements of the Land Development Code.

2. **Comply with the objectives and purposes of the zoning district;**

Staff Response: The proposed Odor Control Facility will comply with the zoning designation for a governmental use.

3. **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 plan complies with all requirements of the Land Development Code. No buildings are proposed for the facility.

4. **Provide adequate and convenient off-street parking and loading facilities; and**

Staff Response: The site plan complies with off-street parking and loading facility requirements. There is no required parking; an access drive is provided.

5. **Reasonably protect persons and property from erosion, flood, fire, noise, glare, and similar adverse effects.**

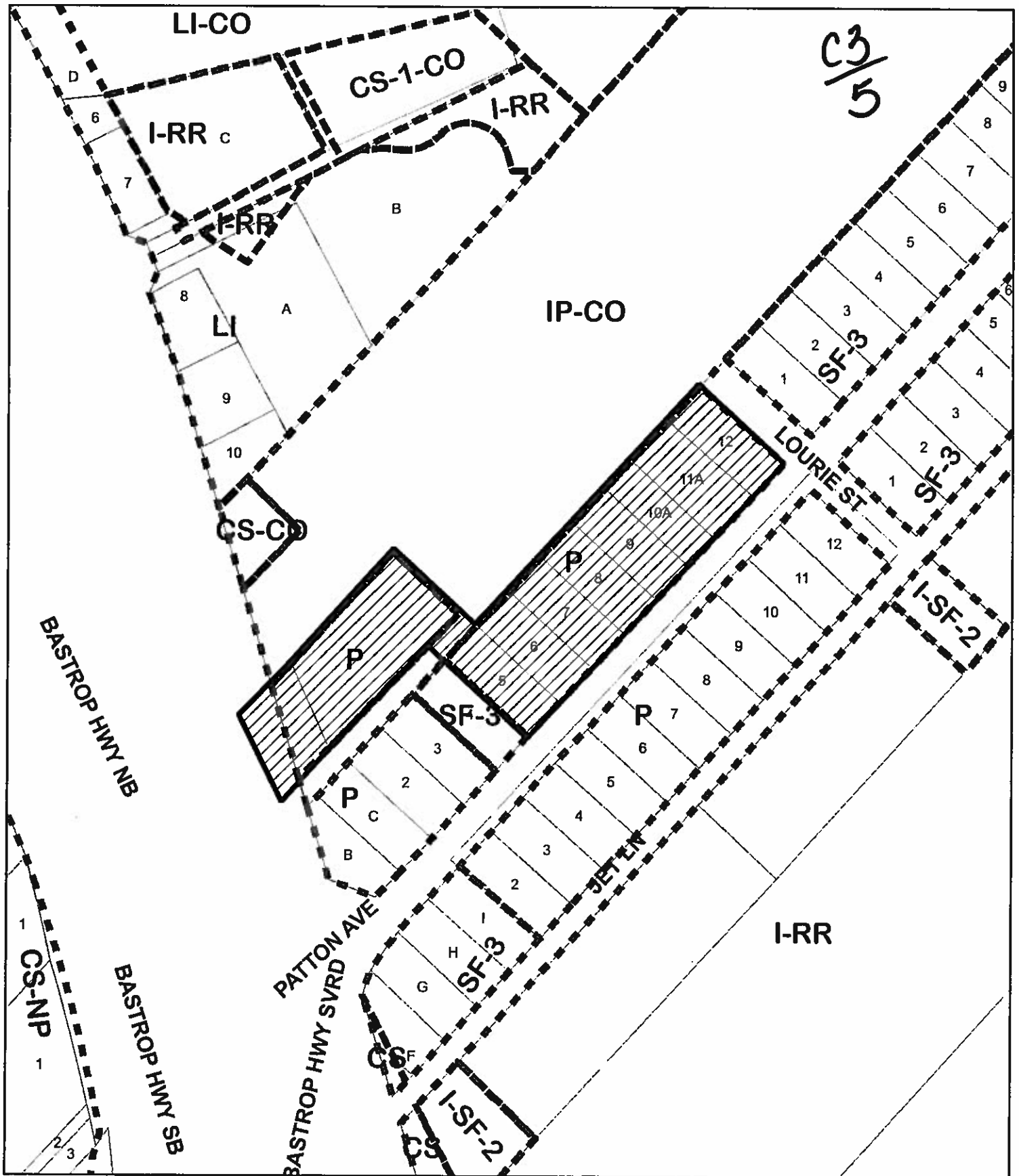
Staff Response: The site plan will comply with all requirements of the Land Development Code and reasonably protects the health, safety, and welfare of persons and property.

6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay.

C. **In addition, a conditional use site plan may not:**

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7. **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. The odor control facility use meets the objectives of P-public zoning.
8. **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 does not adversely affect the safety and convenience of vehicular and pedestrian circulation.
9. **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.



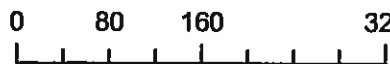
SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY



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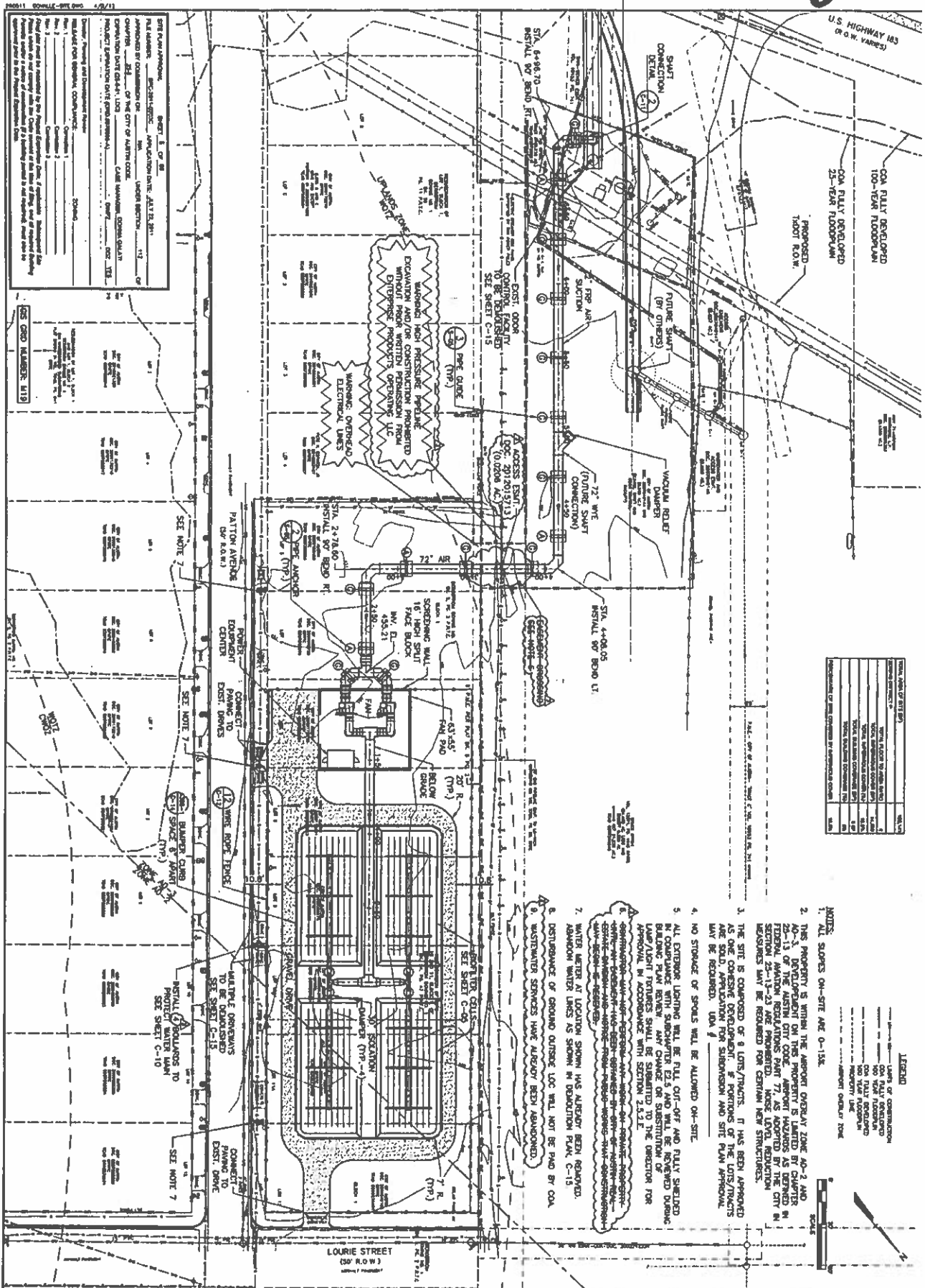
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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.




OPERATOR: Donna Galati

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ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. FILL SLOPES ON-SITE ARE 0-15%.				
2. THIS PROPERTY IS WITHIN THE AIRPORT OVERLAY ZONE AO-2 AND AO-3. DEVELOPMENT ON THIS PROPERTY IS LIMITED BY CHAPTER 25-13 OF THE AUSTIN CITY CODE. AIRPORT HAZARDS AS IDENTIFIED IN SECTION 25-13-23 ARE PREVENTED. THESE LEVEL REDUCTION MEASURES MAY BE REQUIRED FOR CERTAIN NEW STRUCTURES.				
3. THE SITE IS COMPOSED OF 6 LOTS/TRACTS. IT HAS BEEN APPROVED FOR SUBDIVISION AND SITE PLAN APPROVAL.				
4. NO STORAGE OF SPILLS WILL BE ALLOWED ON-SITE.				
5. ALL EXTERIOR LIGHTING WILL BE FULLY OUT-OF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 82.6 AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LIGHTING FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL.				
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AUSTIN CITY CODE, CHAPTER 25-13-23, AND THE AUSTIN CITY CODE, CHAPTER 25-13-23, AND THE AUSTIN CITY CODE, CHAPTER 25-13-23.				
7. WATER LETTER AT LOCATION SHOWN HAS ALREADY BEEN REMOVED.				
8. DISTURBANCE OF GROUND OUTSIDE LOC WILL NOT BE PAID BY COA.				
9. WASTEWATER SERVICES HAVE ALREADY BEEN REMOVED.				

- NOTES:
1. FILL SLOPES ON-SITE ARE 0-15%.
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PARSONS
PARSONS WATER & INFRASTRUCTURE INC. F-4000

AUSTIN WATER UTILITY
GOVALLE TUNNEL CENTRALIZED ODOR CONTROL PROJECT

PROPOSED SITE PLAN



NO.	BY	DATE	REVISION DESCRIPTION
1	12/1/11	12/1/11	INITIAL DESIGN
2	12/1/11	12/1/11	REVISIONS
3	12/1/11	12/1/11	REVISIONS

NO.	BY	DATE	REVISION DESCRIPTION
1	12/1/11	12/1/11	INITIAL DESIGN
2	12/1/11	12/1/11	REVISIONS
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