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

**CASE NUMBER:** SPC-2012-0099CS    **PLANNING COMMISSION DATE:** 08/28/2012

**PROJECT NAME:**    South Mopac & Slaughter 20' Tower Extension

**PROPOSED USE:**    Telecommunications Tower

**ADDRESS OF APPLICATION:**    4410 ½ W. William Cannon

**AREA:**    1,648 sq. ft. of leased area

**APPLICANT/**    Vincent Gerard & Associates, Inc.

**AGENT:**    Vincent G. Huebinger  
1715 Capital of Texas Hwy. Suite 207  
Austin, TX 78746  
(512) 328-2693

**CASE MANAGER:** Christine Barton-Holmes, LEED AP    Telephone: 974-2788  
[christine.barton-holmes@austintexas.gov](mailto:christine.barton-holmes@austintexas.gov)

**EXISTING ZONING:** LR-CO-NP. The applicant is requesting a conditional use permit for a 20-foot extension of an existing telecommunications tower. Because the site is within 540 feet from an SF-5 or more restrictive district or use, a Conditional Use Permit is required, according to the Land Development Code section 25-2-839.

**PROPOSED DEVELOPMENT:** The proposed project is for the construction of a 20-foot extension to an existing telecommunication monopole and related landscaping. The proposed development will be on approximately 1,648 square feet of leased area. It will be located on an existing pole, and the total impervious coverage increase will be .05%, or 203 square feet.

**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.

**PLANNING COMMISSION ACTION:**

**AREA STUDY:** N/A    **WATERSHED:** Williamson Creek (Barton Springs Zone)

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive watershed ordinance

**CAPITOL VIEW:** Not in View Corridor

**T.I.A.:** Not Required

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**PROJECT INFORMATION:**

**ZONING:** LR-CO-NP    **LIMITS OF CONSTRUCTION:** 1,648 sq. ft. lease area, 403,178 parent tract

**MAX. BLDG. COVERAGE:** 75%

**MAX. IMPERV. CVRG.:** 90%

**PROPOSED BLDG. CVRG:** NA

**PROPOSED IMP. CVRG:** 243sq. ft. (.05%)  
increase, 52.75% total

**MAX HEIGHT:** TBD by Commission

**REQUIRED PARKING:** 0

**EXIST. USE:** Telecomm Tower

**PROPOSED HEIGHT:** 120'

**PROVIDED PARKING:** 0

**PROPOSED USE:** Telecomm Tower

**SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting a conditional use permit for a telecommunication tower. Because the site is not at least 540 feet from an SF-5 or more restrictive district or use, a Conditional Use Permit (CUP) is required, according to the Land Development Code section 25-2-839. The applicant proposes to install a 20' extension to an existing, 100-foot tall telecommunications tower of a monopole type construction. The 540-foot radius includes an undeveloped strip of land zoned SF-3-NP, to the southwest, and portions of the rear yards of six single-family dwellings, zoned SF-2-NP. The dwellings themselves are not within the radius. The lease area will be screened with an 8' wood fence and landscaping, and will have a total increase of impervious cover of .05%. The site plan will comply with all requirements of the Land Development Code prior to its release. Staff recommends approval of the conditional use permit

**Environmental:** The site is located over the Edwards Aquifer Recharge Zone, in the Williamson Creek watershed, which is classified as the Barton Springs Zone. There is a minimal increase in impervious coverage and no known Critical Environmental Features are located within the limits of construction.

**Transportation:** A traffic impact analysis was not required. Current vehicular access is available from William Cannon and Brush Country Road. Parking is available on site.

**SURROUNDING CONDITIONS: Zoning/ Land use**

**North:** LR-NP and GR-CO-NP (commercial retail center), then SF-6-NP (condominiums), then SF-2-NP (single-family dwellings)

**East:** GR-CO-NP/LR-NP (commercial retail center & related parking)

**South:** William Cannon ROW, then PUD-NP (commercial retail)

**West:** GR-CO-NP (service station/convenience store), then LR-NP (offices)

<b>Street</b>	<b>R.O.W.</b>	<b>Surfacing</b>	<b>Classification</b>
William Cannon	125'	2@35'	Major Arterial

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation  
Austin Independent School District  
Austin Monorail Project  
Home Builders Assn. of Greater Austin  
Homeless Neighborhood Association  
League of Bicycling Voters  
Oak Hill Association of Neighborhoods  
Oak Hill Neighborhood Plan COA Liaison

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Oak Hill Trails Association  
Oak Hill Neighborhood Planning Contact Team  
Real Estate Council of Austin, Inc  
Save Barton Creek Association  
Save Our Springs Alliance  
SEL Texas  
Sierra Club, Austin Regional Group  
Super Duper Neighborhood Objectors and Appealers Organization  
Westcreek Neighborhood Association  
Western Oaks Property Owners Association

### **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: "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:**

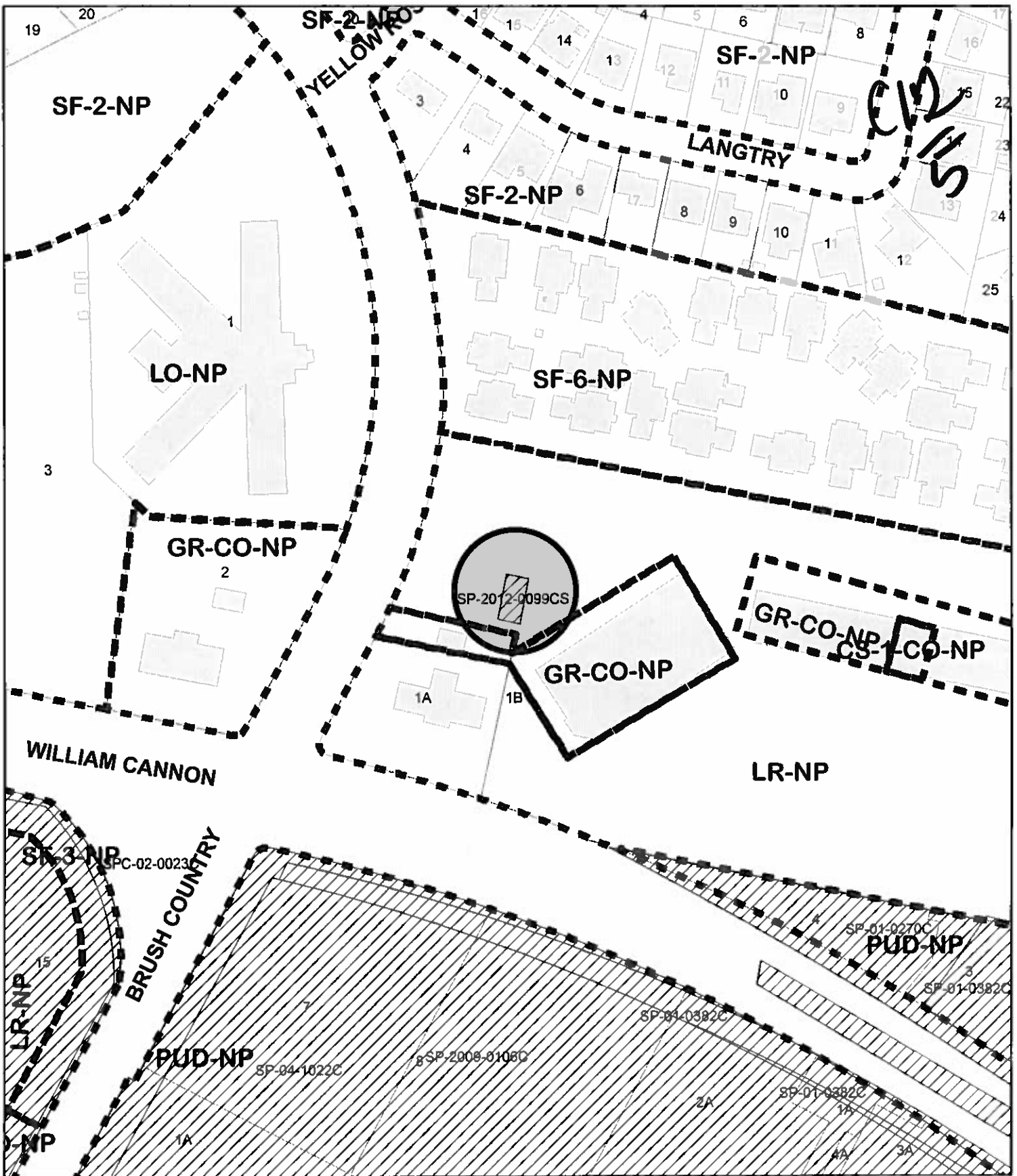
1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district.
3. **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 in all of these cases. This application falls within the regulations of the telecommunications ordinance (LDC 25-2-839 G (2)(c) regarding height of tower based on use as a conditional use.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
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.
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 district.

#### **A Conditional Use Site Plan May Not:**

- I. **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 than would a permitted use.

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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, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment to 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.



# **SITE PLAN**



**CASE#:** SPC-2012-0099CS

**ADDRESS:** 4410 1/2 W William Cannon Dr

**CASE NAME:** Mopac & Slaughter 20' Tower Extension

**MANAGER:** Christine Barton-Holmes, LEED AP



 **SUBJECT TRACT**  
 **ZONING BOUNDARY**

0 80 160 320 Feet

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.

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:** Christine Barton-Holmes, LEED



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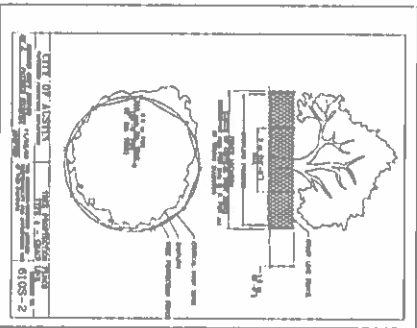
# TREE AND NATURAL PROTECTION

1. ALL TREES AND NATURAL AREAS SHALL BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT POSSIBLE DURING CONSTRUCTION. THE FOLLOWING SHALL BE REQUIRED:
2. PREEXISTING TREES SHALL BE IDENTIFIED AND RECORDED ACCORDING TO THE CITY OF AUSTIN TREE PRESERVATION ORDINANCE, CHAPTER 25C, SUBCHAPTER 25C-1, ARTICLE 25C-1.01.
3. PREEXISTING TREES SHALL BE IDENTIFIED AND RECORDED ACCORDING TO THE CITY OF AUSTIN TREE PRESERVATION ORDINANCE, CHAPTER 25C, SUBCHAPTER 25C-1, ARTICLE 25C-1.01.
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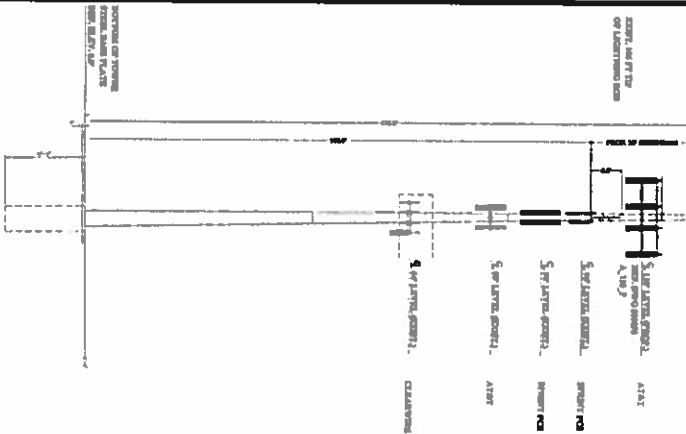
## LANDSCAPING NOTES

1. THE LANDSCAPING SHALL BE DESIGNED TO BE AESTHETICALLY PLEASING AND TO PROVIDE A SENSIBLE AND FUNCTIONAL LANDSCAPE.
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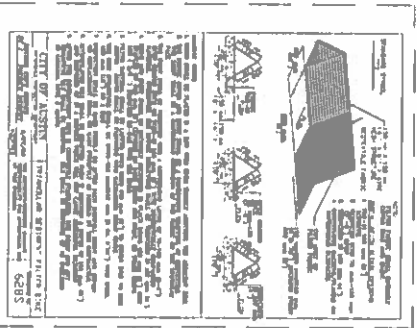
## TREE PROTECTION DETAIL



# TOWER



## FILTER DIKE DETAIL



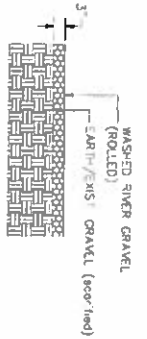
# GENERAL NOTES

1. THE FOLLOWING NOTES SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND THE DRAWINGS.
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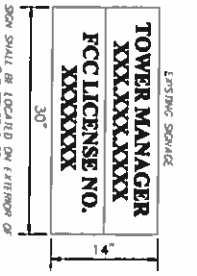
## SEQUENCE OF CONSTRUCTION

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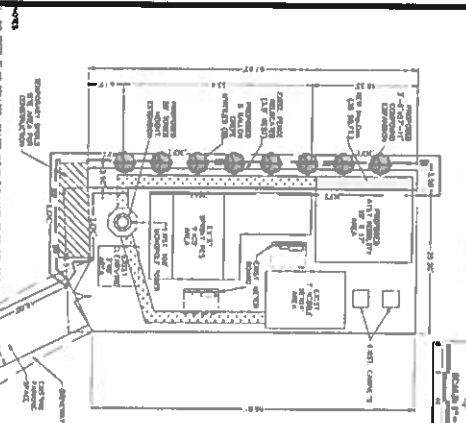
## EQUIPMENT COMPOUND BASE DETAIL



## TYPICAL SIGN



# SITE PLAN & EDC SHEET



## SPECIAL CONSTRUCTION TECHNIQUES

1. THE FOLLOWING SPECIAL CONSTRUCTION TECHNIQUES SHALL BE FOLLOWED:
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## SILT FENCE



THIS PLAN MATERIAL SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE DRAWINGS.

THE FOLLOWING INFORMATION SHALL BE PROVIDED:

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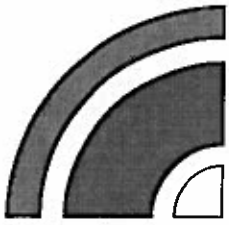
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VINCENT GERARD AND ASSOCIATES, INC.

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Mr. Greg Guernsey  
Director, City of Austin  
Development Review and Inspection  
PO Box 1088, Austin Texas, 78766

August 3, 2011

**RE: 4404 W William Cannon, Crown Castle Conditional Use Permit Request,  
Tower Extension.**

Mr. Guernsey;

We respectfully request a Conditional Use Permit for an existing Crown Castle Wireless tower located at 4404 W. William Cannon Drive to extend the existing tower from 100' to 120' within the 540' limits of the ordinance requirements. According to 25-2-839, Telecommunication Towers, the tower setback from residential must be 540' from SF-5 or more restrictive zoning to be considered at 120' height by right. In our situation, this site does not meet that guideline by a small fraction of the code, but would be allowed by a Conditional Use approved at the Planning Commission. 25-2-839(G) allows the commission to consider 120' height for a tower at least 200' but less than 300' from residential (SF-5) or more restrictive uses. This site is currently located approximately 500' south of some residential structures located in SF-3. The SF-3 zoning category to the south on the corner of Brush Country and William Cannon is also zoned SF-3 NP but this area is an open space area, unplatted and vacant, and is not consistent with the code uses and restrictions.

The applicant, Crown Castle, has received written notice from AT&T to locate their equipment and antenna on this tower site. The current condition and configuration for this site is completely full from other antenna at 100' to 70', as shown on the Conditional Use site plan attached. AT&T Radio Frequency engineers requires a higher location on the tower and will not be able to broadcast at 100% acceptable levels, nor to its full spectrum at the lower level. Therefore, based on criteria suggested in 25-2-839, we would like to request a Conditional Use permit to extend this tower an additional 20' rather than construct an additional 100' tower or another 120' tower in the immediate area. This supplements another structure and utilizes the existing site with a small increase in height and variance to its optimal design and use. The ordinance submittal requires affidavits for co-location on existing structures, and places priorities on co-locations rather than new structures. Finally, there are no commercial day care or historic sites within the required

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area to keep this site from being extended. If you have any questions please feel free to call us regarding this application.

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Sincerely,

A handwritten signature in black ink, appearing to read 'V. G. Huebinger', with a large, stylized flourish at the end.

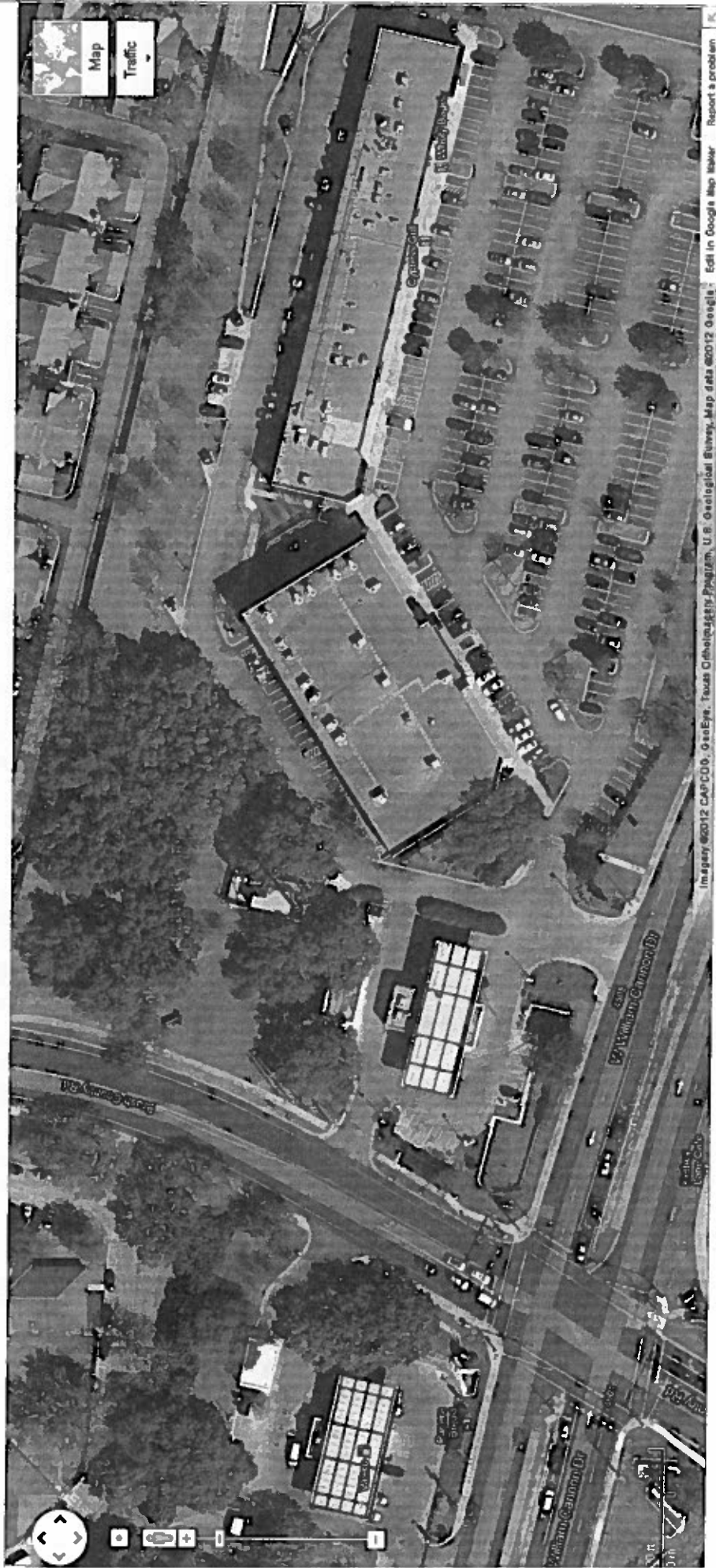
Vincent G. Huebinger  
Vincent Gerard & Associates Inc.

*Xc; Rob Zqnoqi, Crown Castle*

Google



Sign in



Imagery ©2012 CAPCOU, GeoEye, Texas Orthographic Program, U.S. Geological Survey, Map data ©2012 Google, Edit in Google Map Maker, Report a problem

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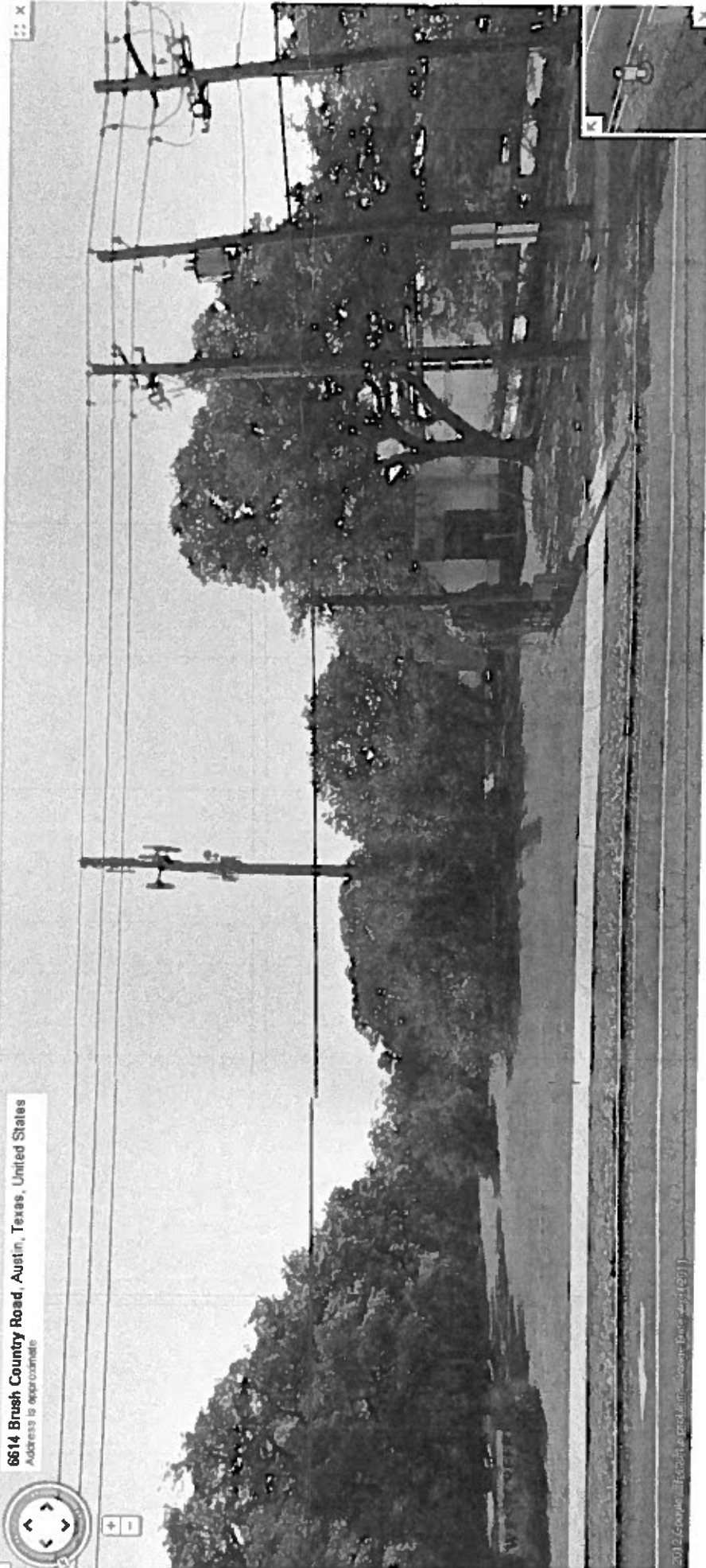
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6614 Brush Country Road, Austin, Texas, United States

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