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

CASE NUMBER: SP-2013-0317D **PLANNING COMMISSION DATE:** 03/25/2014

PROJECT NAME: Walnut Creek Influent Bank Stabilization

PROPOSED USE: Protection/stabilization of existing utility pipes

ADDRESS OF APPLICATION: 7113 FM 969 Road

AREA: 303.615 acres

APPLICANT: Steve Parks
City of Austin
505 Barton Springs Rd, Suite 900
Austin, Texas 78704
512-974-3576

AGENT: David Sperry
Baer Engineering and Environmental Consulting, Inc.
7756 Northcross Drive, Suite 211
Austin, Texas 78757
512-453-3733

CASE MANAGER: Christine Barton-Holmes, LEED AP Telephone: 974-2788
christine.barton-holmes@austintexas.gov

EXISTING ZONING: P and LI-NP

PROPOSED DEVELOPMENT: A bank stabilization project to protect large-diameter utility pipes and improve the water quality of Walnut Creek.

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.

The applicant is proposing to stabilize the banks and protect existing utility pipes with associated improvements. This site is zoned P (Public), and is greater than one acre in size; therefore, a Conditional Use Permit is required, according to the Land Development Code {Section 25-2-625}.

PREVIOUS PLANNING COMMISSION ACTION:

AREA STUDY: East MLK Combined NPA **WATERSHED:** Walnut Creek
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: P and LI-NP

MAX. BLDG. COVERAGE: */75%

MAX. IMPERV. CVRG.: */80%

MAX HEIGHT: */60'

REQUIRED PARKING: NA

EXIST. USE: Undeveloped/pipelines

LIMITS OF CONSTRUCTION: 3.08 acres

PROPOSED BLDG. CVRG: NA

PROPOSED IMP. CVRG: NA

PROPOSED HEIGHT: NA

PROVIDED PARKING: NA

PROPOSED USE: Undeveloped/pipelines

**P zoning development standards to be determined by approval of a conditional use site plan [25-2-625(D)(2)]*

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant proposes to stabilize a segment of the creek bank of Walnut Creek that is located 550 feet south of FM 969. This stabilization will protect an existing 84-inch wastewater line and 30-inch air line that serve the Walnut Creek Wastewater Treatment Plant. These lines run parallel to the creek bank, and the 30-inch line is exposed. The project will use rock armoring, fill, and vegetation to stabilize the bank, cover the pipe, and help improve the water quality of Walnut Creek. More than adequate parking is provided with the existing site. 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 in the Walnut Creek watershed, which is within the Desired Development Zone. There is no increase in impervious coverage beyond what is existing and no known Critical Environmental Features are located within the limits of construction.

Transportation: Access is available from FM 969

SURROUNDING CONDITIONS: *Zoning/ Land use*

North: P, LI (Park, undeveloped, and mobile homes)

East: P (Utilities)

South: P and LI-NP (Utilities, then manufacturing)

West: LI-NP, then SF-3-NP (Undeveloped, then single-family residential)

<u>Street</u>	<u>R.O.W.</u>	<u>Surfacing</u>	<u>Classification</u>
FM 969	100'	100'	Major arterial

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Bike Austin
Del Valle Community Coalition
East MLK Combined Neighborhood Association
East MLK Combined Neighborhood Contact Team
FRS Property Owners Association
Homeless Neighborhood Association
Real Estate Council of Austin, Inc
Reissig Group
SEL Texas
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization

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CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

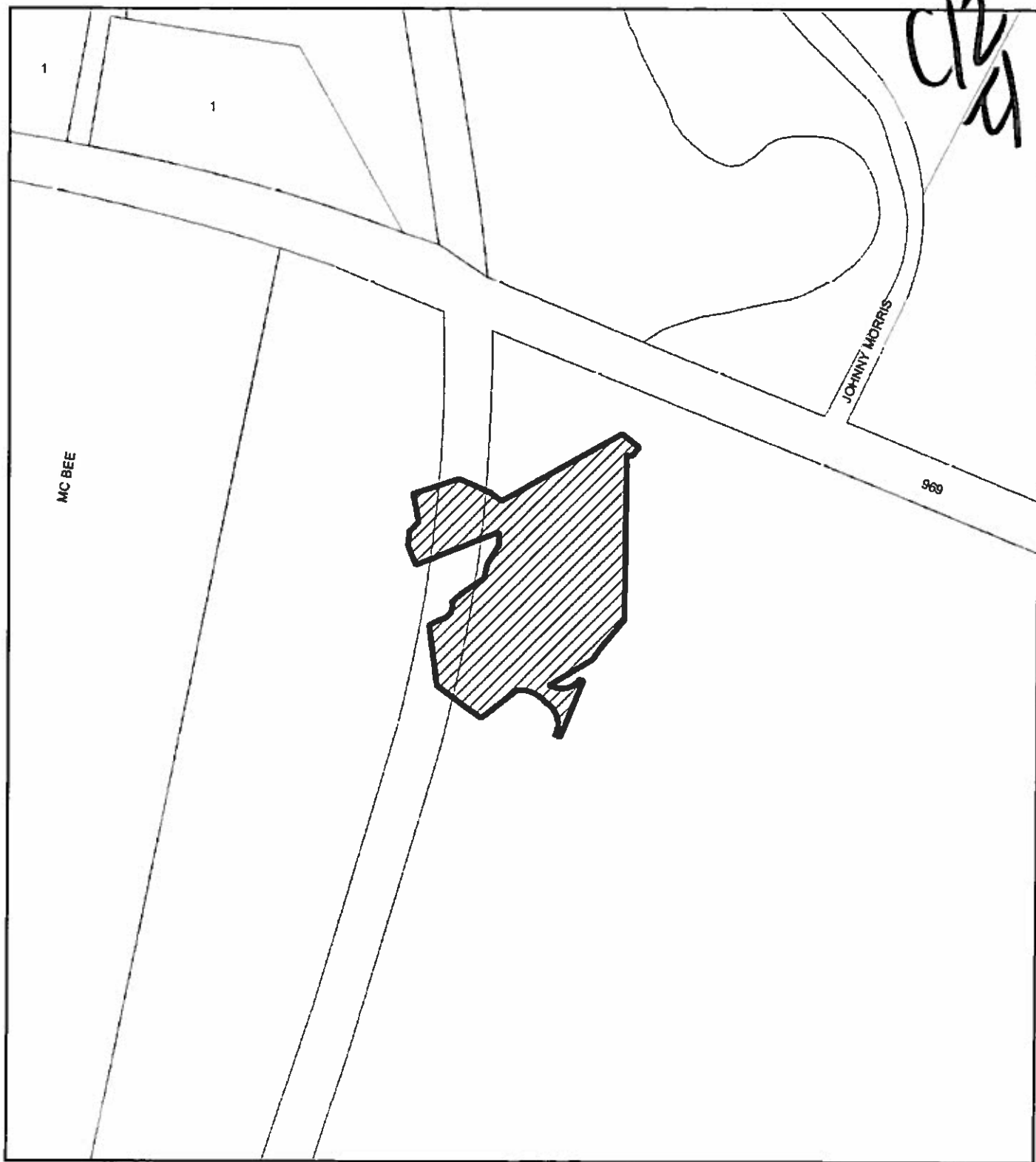
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements 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 districts and overlays.
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. No building construction is planned with this project.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities exist at the site.
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. The proposed project will further protect from erosion.
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:

1. **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.
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.



Subject Tract



Base Map

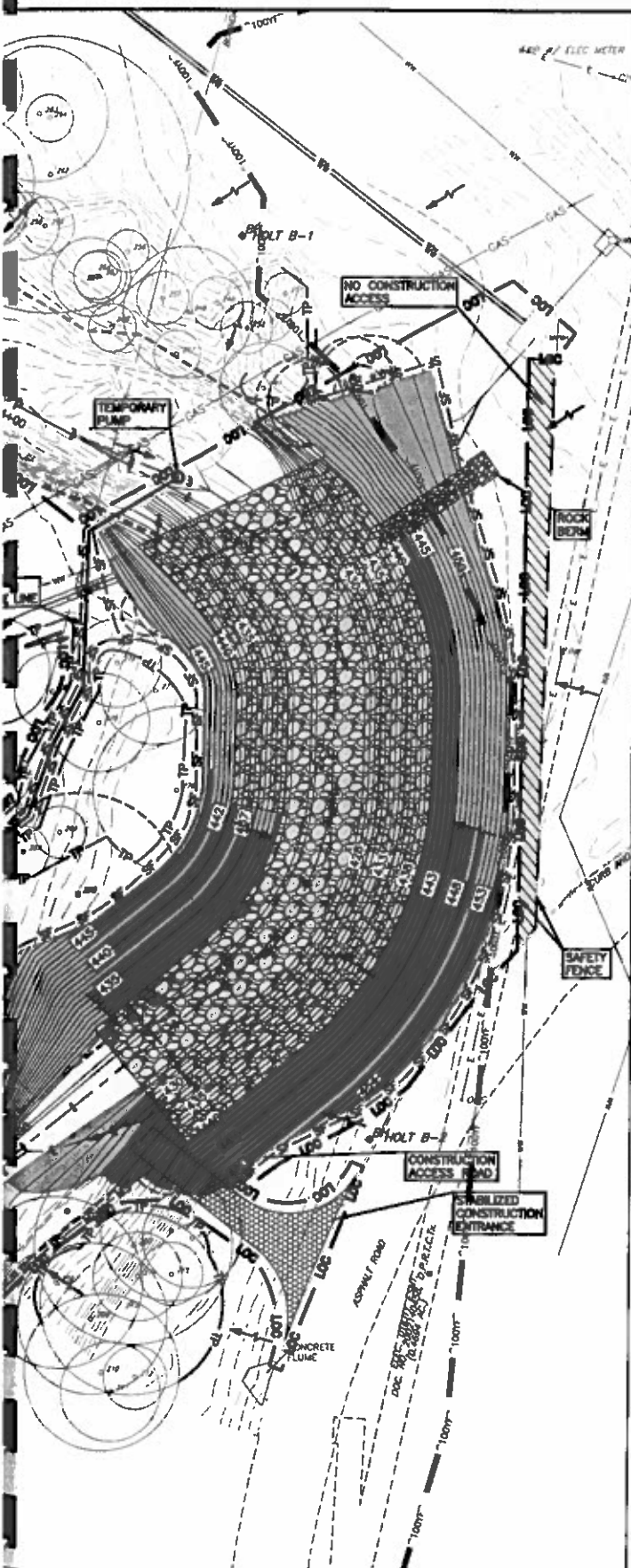
CASE# SP-2013-0317D
ADDRESS: 7113 FM 969 Road



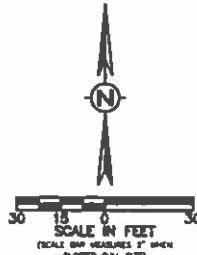
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

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PHASE 2



LEGEND

PROPOSED D₅₀=24" STONE RIPRAP

PROPOSED D₅₀=12" STONE RIPRAP

SOIL RETENTION BLANKET CLASS 2 TYPE H

NO CONSTRUCTION ACCESS

LIMITS OF CONSTRUCTION

TREE PROTECTION

SILT FENCE

ROCK BERM

12" MULCH SOCK

WATERS OF THE US (OHWM)

TREES TO BE REMOVED

DIRECTION OF FLOW

100 YEAR FLOOD PLAIN

NOTES:

1. PHASE 2 EROSION SEDIMENTATION AND TREE PROTECTION BEYOND LIMITS SHOWN ARE THE SAME AS PHASE 1.
2. PHASE 1 EROSION SEDIMENTATION CONTROL WILL BE USED PRIOR TO CLEARING AND GRUBBING ACTIVITIES.
3. PHASE 2 EROSION SEDIMENTATION CONTROL WILL BE USED WHEN PHASE 1 CONTROLS ARE REMOVED BY CONSTRUCTION ACTIVITIES.
4. IF DISTURBED AREA IS NOT TO BE WORKED ON FOR MORE THAN 14 DAYS, DISTURBED AREA NEEDS TO BE STABILIZED BY REVEGETATION, MULCH, TARP OR REVEGETATION MATTING.
5. ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROLS ON SITE TO KEEP PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN RULES AND REGULATIONS.
6. SILT FENCE TYPE AND INSTALLATION SHALL COMPLY WITH ECM 1.4.2(G).
7. CONTRACTOR WILL CLEAN UP SPOILS THAT MIGRATE ONTO THE ROADS A MINIMUM OF ONCE DAILY.
8. ALL DISTURBED AREAS SHALL BE REVEGETATED WITH NATIVE PLANTS PER TABLES 2,3,4,5 OF SPEC NO. 609S.
9. ROCK USED FOR CONSTRUCTION ENTRANCE AND TEMPORARY STREAM CROSSING SHALL BE COMPLETELY REMOVED AFTER CONSTRUCTION IS COMPLETE.

SEE PLAN APPROVAL SHEET OF

FILE NUMBER: _____ APPROVAL DATE: _____

APPROVED BY COMMISSION ON: _____ UNDER SECTION _____ OF

OWNER: _____ OF THE CITY OF AUSTIN TEXAS

EXPANSION DISTRICT: 4-01, U.S. _____ CITY: AUSTIN

PROJECT: WALNUT CREEK INFLOW BANK STABILIZATION - SITE 5

PROJECT: WALNUT CREEK INFLOW BANK STABILIZATION - SITE 5

Project: Walnut Creek Inflow Bank Stabilization and Development

Prepared for: General Construction

Prepared by: _____

Check: _____

Draw: _____

Plot: _____

Plot Date: 8/14/13

Plot Scale: AS SHOWN

Plot File: 1108P-ERSH01.DWG

Plot Title: WALNUT CREEK INFLOW BANK STABILIZATION - SITE 5

Plot Date: 8/14/13

CAS CONSULTING & SERVICES INC

704 CAMERON RD
AUSTIN, TEXAS 78754
REG. NO. F-001572

WALNUT CREEK INFLOW BANK STABILIZATION - SITE 5

EROSION, SEDIMENTATION CONTROL, AND TREE PROTECTION PLAN

NOTES	NAME	DATE
SURVEY BY	MAC	12/12
DRAWN BY	BF	12/12
CHECKED BY	JD	04/13
DESIGNED BY	DN	04/13
REVIEWED BY	DN	04/13

SCALE: AS SHOWN

CADD FILE: 1108P-ERSH01.DWG

PROJECT: WALNUT CREEK INFLOW BANK STABILIZATION - SITE 5

2011-14/CAS WALNUT CREEK INFLOW BANK STABILIZATION - SITE 5

PLOT DATE: 8/14/13

SHEET NUMBER: **C-4**

SHEET 4 OF 21

Photograph #1

View of the exposed 30-inch air-line along the bank of Walnut Creek.



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Photograph #2

View of Walnut Creek near the project area, the exposed 30-inch air-line is visible in the background.



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2.0 PROJECT AREA MAP

The following map is an aerial overview of Walnut Creek. The proposed bank stabilization will occur along the banks of Walnut Creek, near FM 969, and the storage and staging area is planned at the southern end of the WC WWTP.

