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

CASE NUMBER: SPC-2013-0202D **PC COMMISSION DATE:** June 10, 2014

PROJECT NAME: North Walnut Creek Trail – Site Plan West

ADDRESS: 12107 Scribe Dr.

AREA: 1.93 acres

APPLICANT: City of Austin Public Works Department (Richard Duane)
505 Barton Springs Rd, 9th Floor
Austin, TX 78704
(512) 974-7730

AGENT: MWM Design Group (Jeff Caldwell)
305 E Huntland Dr.
Austin, TX 78752
(512) 453-0767

PROPOSED DEVELOPMENT:

The request is to approve a Conditional Use Permit for bike trail improvements. The proposed development is to extend approximately 3.2 miles of bike trail beginning at the Balcones District Park and finishing in the Walnut Creek Metropolitan Park. Approximately 10% of the trail was constructed in 2010 under a previously approved and expired site plan (SPC-2007-0364C).

EXISTING ZONING: P-NP (Public)

NEIGHBORHOOD ORGANIZATION:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Monorail Project
Austin Neighborhoods Council
Austin Northwest Association
Bike Austin
Gracywoods Neighborhood Association
Homeless Neighborhood Association
Neighborhoods of North Austin / NONA
North Burnet Gateway Neighborhood Association
Pflugerville Independent School District
River Oaks Lakes Estates Neighborhood
SELTEXAS
Sierra Club, Austin Regional Group
Super Duper Neighborhood Objectors and Appealers Organization
The Real Estate Council of Austin, Inc.

AREA STUDY: N/A

WATERSHED: Walnut Creek (Suburban)

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

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CAPITOL VIEW: N/A
T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the conditional use permit with conditions. There are a few administratively reviewed and approved staff comments remaining that must be cleared prior to site plan approval. The site plan will comply with all requirements of the Land Development Code prior to its release.

PARKS AND RECREATION BOARD ACTION: The Parks and Recreation Board approved the proposed plan on September 26, 2006. The Parks Board also received updates on February 25, 2014 and March 25, 2014.

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

PROJECT INFORMATION:

ZONING: P-NP (Limits of Construction – 1.93 acres)

MAX. BLDG. CVRG: N/A

PARKING: N/A

MAX. IMP. CVRG: N/A

PROP. IMPERV. CVRG.: 1%

EXIST/PROPSOED USE: Park/Civic

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the North Walnut Creek Trail – Site Plan West. Because it is zoned “P”-Public, and is greater than one acre in size, a Conditional Use Permit is required, according to the Land Development Code section 25-2-625. The area associated with the trail will contribute less than 1% of impervious cover to the greenbelt.

Transportation: A traffic impact analysis was not required. All transportation comments are cleared.

Environmental:

The site is located within the Walnut Creek watershed, which is classified as a Suburban Watershed. An administrative variance was granted for construction in proximity to a Critical Environmental Variance.

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.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: The site plan complies with off-street parking and loading facility requirements.
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.

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 of 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.

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.





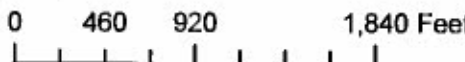
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SITE PLAN

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MANAGER: Donna Galati



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



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OPERATOR: Donna Galati

