

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

C23
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CASE NUMBER: SPC-2014-0395C **PC DATE:** June 23, 2015

PROJECT NAME: Austin Concrete

ADDRESS: 8649 Old Bee Caves Rd.

NEIGHBORHOOD PLAN: Oak Hill Combined

APPLICANT: Position & Hold Investments, LLC (Mark Whaling) 512-600-2511
1708 Allum
Austin, TX 78733

AGENT: Thompson Land Engineering (Odalys Johnson) – 512-328-0002
904 N Cuernavaca
Austin, TX 78733

AREA: 102,104 sq. ft. site area

DISTRICT: 8

WATERSHED: Williamson Creek (Barton Springs Zone)
WATERSHED ORDINANCE: Barton Springs Zone
C.I.P. STATUS: N/A
T.I.A.: N/A
CAPITOL VIEW: N/A

PROPOSED DEVELOPMENT:
The applicant is requesting a conditional use permit (CUP) for construction sales and service in W/LO zoning.

EXISTING ZONING:
The property is zoned W/LO-CO-NP. Construction Sales and Service is a conditional use in W/LO zoning.

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

CASE MANAGER: Donna Galati Telephone: 512-974-2733
Donna.Galati@austintexas.gov

PROJECT INFORMATION: 102,104 sq. ft.
EXIST. ZONING: W/LO-CO-NP
ALLOWED F.A.R.: .25:1 **PROPOSED F.A.R.:** 0.043:1
MAX. BLDG. COVERAGE: N/A **PROPOSED BLDG. CVRG:** 4%
MAX. IMPERVIOUS CVRG.: 10% (BSZ) **PROPOSED IMPERVIOUS CVRG:** 10%
REQUIRED PARKING: 9 **PROVIDED PARKING:** 14
Proposed Access: Old Bee Caves Rd.

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed construction sales and service use is a conditional use in W/LO zoning district. The property is currently developed with the 1-story warehouse and office building. The construction sales and service building is proposed construction.

Environmental: This site is located in the Williamson Creek Watershed and subject to Barton Springs Zone regulations. All Environmental comments are cleared.

Transportation: The site is providing 14 parking spaces. Vehicular access to the proposed construction sales and service will be from Old Bee Caves Road.

SURROUNDING CONDITIONS:

Zoning/ Land Use

- North:** Old Bee Caves Rd., then CS -NP (The Natural Gardener)
- East:** MF-1-CO-NP (Multi-family)
- South:** Mountain Crest, then CS-NP (Warehouse)
- West:** W/LO-CO-NP (Warehouse)

NEIGHBORHOOD ORGNIZATIONS:

- Austin Heritage Tree Foundation
- Austin Independent School District
- Aviara HOA
- BikeAustin
- City of Rollingwood
- Oak Hill Association of Neighborhoods (OHAN)
- Oak Hill Trails Association
- Save Our Springs Alliance
- SeITexas
- Sierra Club, Austin Regional Group
- The Real Estate Council of Austin, Inc.
- Travis Country West Home Owners Association

Existing Street Characteristics:

Name	ROW	Pavement	Classification
Old Bee Caves Rd.	72'	20'	Minor Arterial

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.

(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;

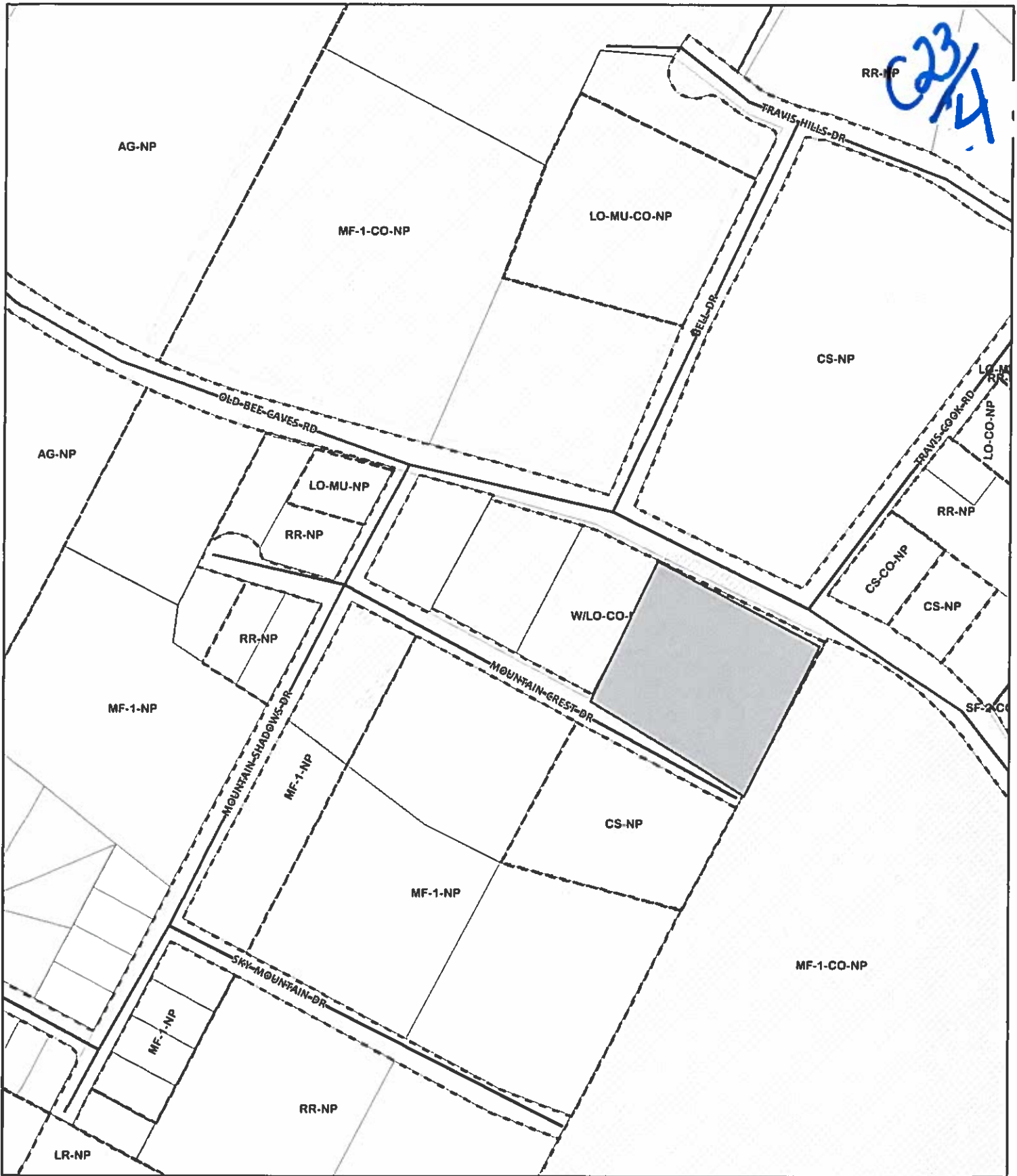
- (3) a street improvement or dedication, vehicular ingress & egress, or traffic circulation;
- (4) signs;
- (5) characteristics of operation, including hours;
- (6) a development schedule; or
- (7) other measures that the Land Use Commission determines are required for compatibility with surrounding uses or the preservation of public health, safety, or welfare.



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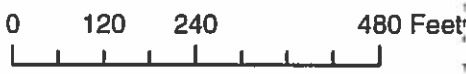
CONDITIONAL USE PERMIT REVIEW AND EVALUTATION CRITERA

- 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 construction sales and service use is a conditional use in this W/LO zoning district.
 - 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. In addition, the site plan complies with setback and height requirements.
 - 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. The required parking spaces are located onsite.
 - 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.
- C. In addition, a conditional use site plan may not:**
- 6. More adversely affect an adjoining site than would a permitted use;**
A construction sales and service will have no more impact on adjoining properties than other permitted uses in W/LO zoning which could operate with similar or later hours than the proposed construction sales and service.
 - 7. 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.
 - 8. 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.

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



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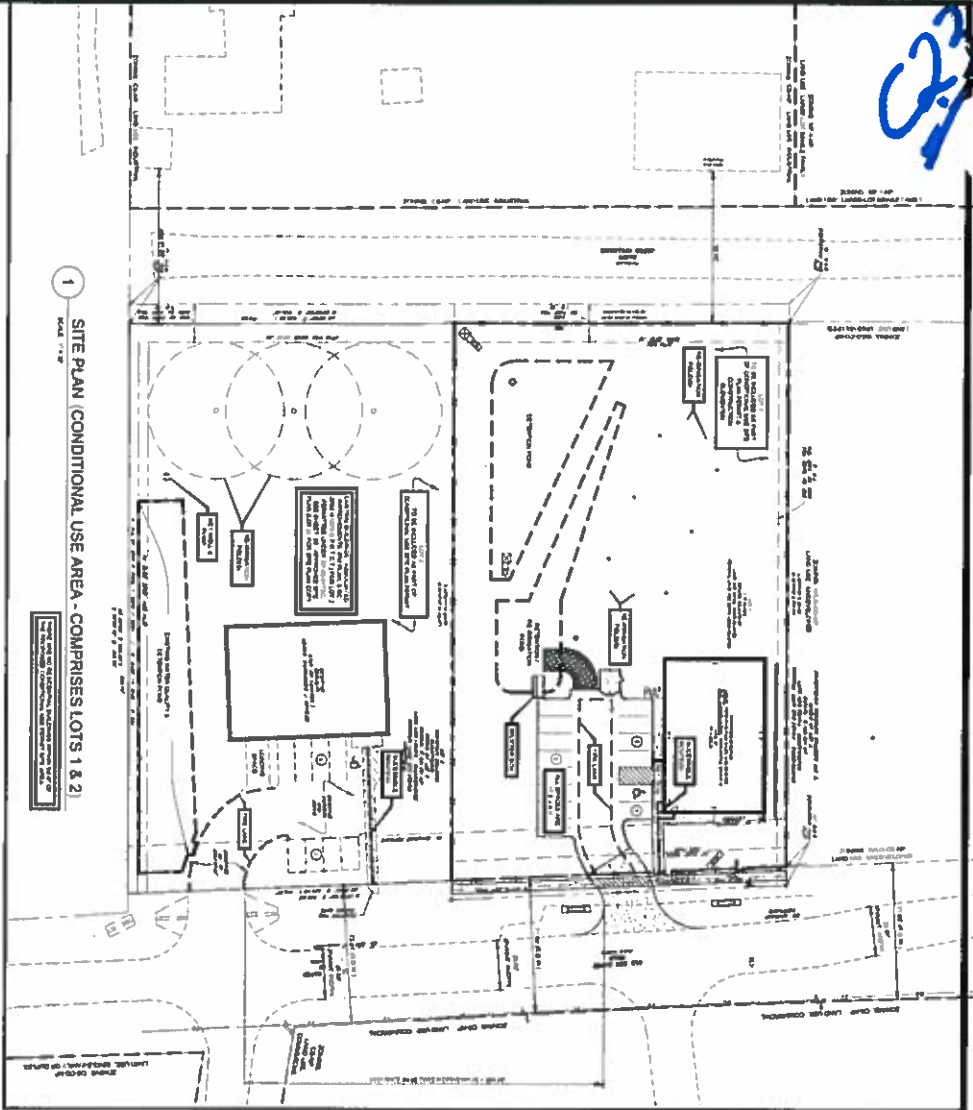
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OPERATOR: D. Galati

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1 SITE PLAN (CONDITIONAL USE AREA - COMPRISES LOTS 1 & 2)

LEGEND

- Conditioned storage containers
- Professional grade concrete
- Professional grade asphalt
- Professional grade gravel
- Professional grade sand
- Professional grade stone
- Professional grade brick
- Professional grade tile
- Professional grade metal
- Professional grade wood
- Professional grade other

SCALE: 1" = 30'

2 SITE PLAN CALCULATIONS (CONDITIONAL USE AREA - COMPRISES LOTS 1 & 2)

Category	Area (sq ft)	Area (sq ft)	Area (sq ft)
Building Footprint	1,200	1,200	1,200
Parking	1,500	1,500	1,500
Driveway	500	500	500
Other	100	100	100
Total	4,200	4,200	4,200

Lot	Area (sq ft)	Area (sq ft)	Area (sq ft)
Lot 1	2,100	2,100	2,100
Lot 2	2,100	2,100	2,100
Total	4,200	4,200	4,200

Site Plan Release

Project Name: _____

Project Address: _____

City: _____

County: _____

State: _____

Date: _____

Prepared by: _____

Checked by: _____

Approved by: _____



SITE PLAN RELEASE

I, the undersigned, being a duly Licensed Professional Engineer in the State of Texas, do hereby certify that the above described project complies with all applicable laws, rules, and regulations of the State of Texas, and that the same are in accordance with the plans and specifications filed with the City of Austin, Texas, and that the same are in accordance with the plans and specifications filed with the City of Austin, Texas, and that the same are in accordance with the plans and specifications filed with the City of Austin, Texas.

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