

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

CASE NUMBER: SPC-2015-0193C **ZAP COMMISSION DATE:** April 19, 2016

ADDRESS: 7800 Old Manor Road, Building B

DISTRICT: 1

WATERSHED: Walnut Creek (Suburban)

AREA: 1.29 acre LOC of 3.46 acre site

EXISTING ZONING: P (Public)

PROJECT NAME: Starflight Expansion Phase II

PROPOSED USE: Construction of a 4328 sf expansion of the existing 12,800 sf emergency service building with additional parking, pond improvements and landscaping.

APPLICANT/AGENT: Travis County Facilities Management Department (Roger A. El Khoury)

1010 Lavaca Street, Ste. 400
Austin, TX 78767
(512) 854-9661

NEIGHBORHOOD ORGANIZATION:

1331- Bluebonnet Hills Association
35-LBJ Neighborhood Association
1258-Del Valle Community Coalition

AREA STUDY: N/A

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required – Conditional Overlay limits traffic to less than 2,000 trips per day.

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit. The site will comply with all requirements of the Land Development Code prior to its release. Phase 1 of the Starflight facility was approved and built under a 1998 site plan, which showed the Phase 2 expansion. This site plan represents the continuation and completion of that original intention.

ZONING AND PLATTING COMMISSION ACTION: 4/19/2016

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

PROJECT INFORMATION: 3.461 acres (1.036 acre LOC)

EXIST. ZONING: P-CO

MAX. BLDG. COVERAGE: N/A

PROP. BUILDING CVR: 17162.6 sq. ft. (12.1%)

MAX. IMPERV. CVRG.: N/A

PROP. IMP. CVRG.: 1.285 acres (37.13%)

ALLOWED F.A.R.: N/A

PROPOSED F.A.R.: .114:1

HEIGHT: N/A

PROP. HEIGHT: 31'4" (1 story)

REQUIRED PARKING: N/A

PROVIDED PARKING: 36 spaces

EXIST. USE: Emergency Facilities

PROPOSED USE: Emergency facilities

LEGAL DESCRIPTION: 3.461 Acre, Manor Commercial Section One, Block A, Lot 5

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for the Phase 2 improvements of the Starflight Facilities for Travis County. For site plans in P-Public zoning, projects over one acre in size, a Conditional Use Permit is required, according to the Land Development Code Section 25-2-625. The proposed improvements are the addition of a 4,328 square foot expansion to the existing 12,800 square foot building, additional parking, and modification to the detention pond/water quality pond, with additional landscaping improvements.

Transportation: The driveway access will be taken from Old Manor Road. The site plan has met all Transportation requirements.

Environmental: There are no environmental features or critical water quality zones affected by this project. Additional landscaping will be added to buffer the proposed parking and the pond areas.

SURROUNDING CONDITIONS:

Zoning/ Land use: P-Public

North: I-RR, LI-CO-Industrial uses (Ice Plant, Concrete Plant)

East: Old Manor Road, then SF-2, vacant

South: Old Manor Road, the MF-2-CO, vacant

West: P-Travis County uses

Street

Old Manor Road

R.O.W.

varies

Surfacing

asphalt

Classification

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. P-Public zoning is for public or civic uses. This is to continue the use of Emergency facilities, Starflight base for helicopter and other emergency readiness facilities.**
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: This application is compatible with the abutting sites in all of these cases. The proposed project will not change the existing drainage patterns. Additional landscaping was added to the south side to ensure proper buffering.**
4. Provide adequate and convenient off-street parking and loading facilities; **Staff response: The proposed parking is adequate to meet needs. A total of 36 parking spaces will be provided overall.**
5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects; **Staff response: The proposed expansion of the project does not increase any of these adverse effects.**

6.

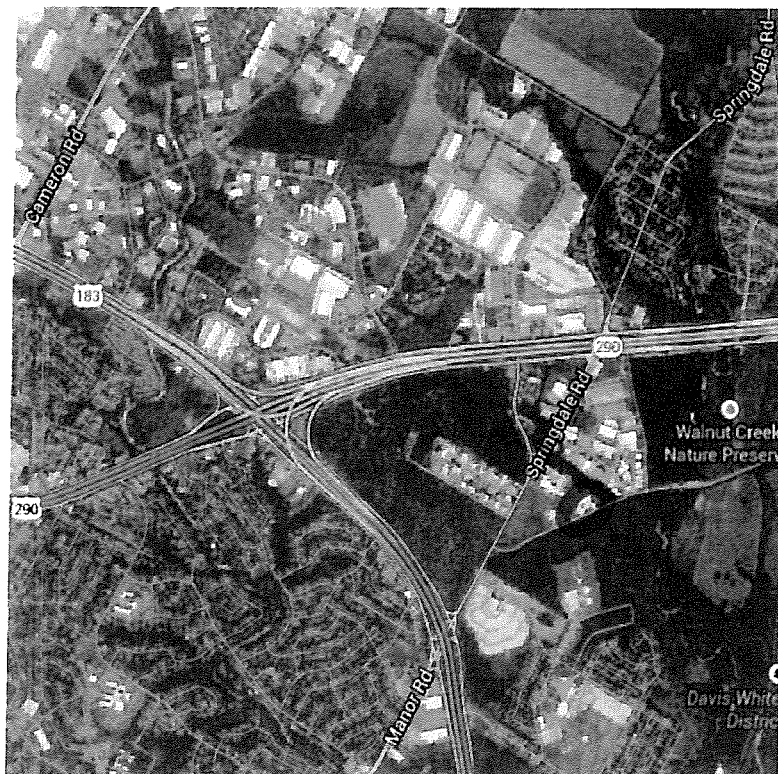
A Conditional Use Site Plan May Not:

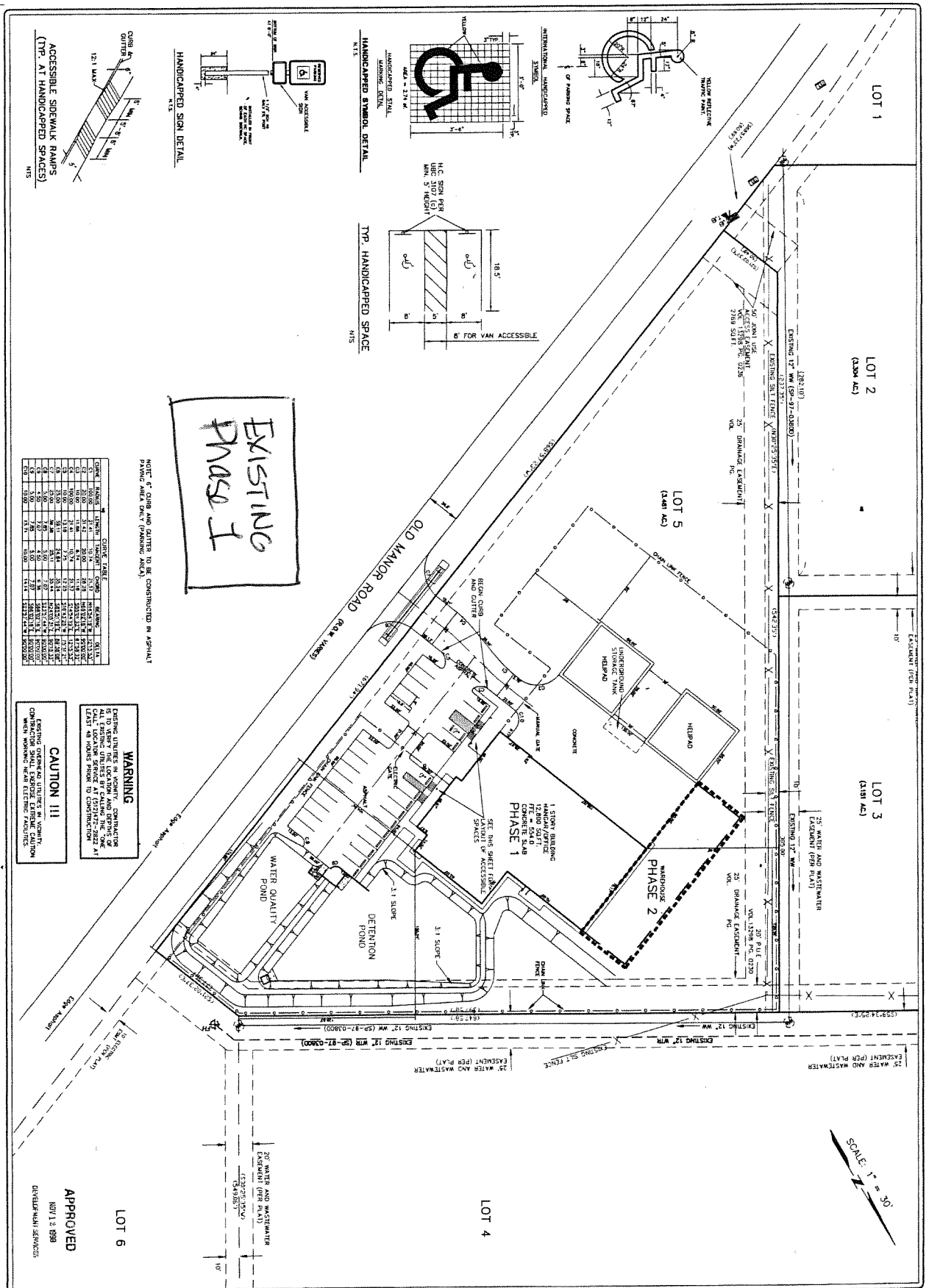
1. More adversely affect an adjoining site than would a permitted use; **Staff response: The site plan will conform to all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would an administratively permitted 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.**

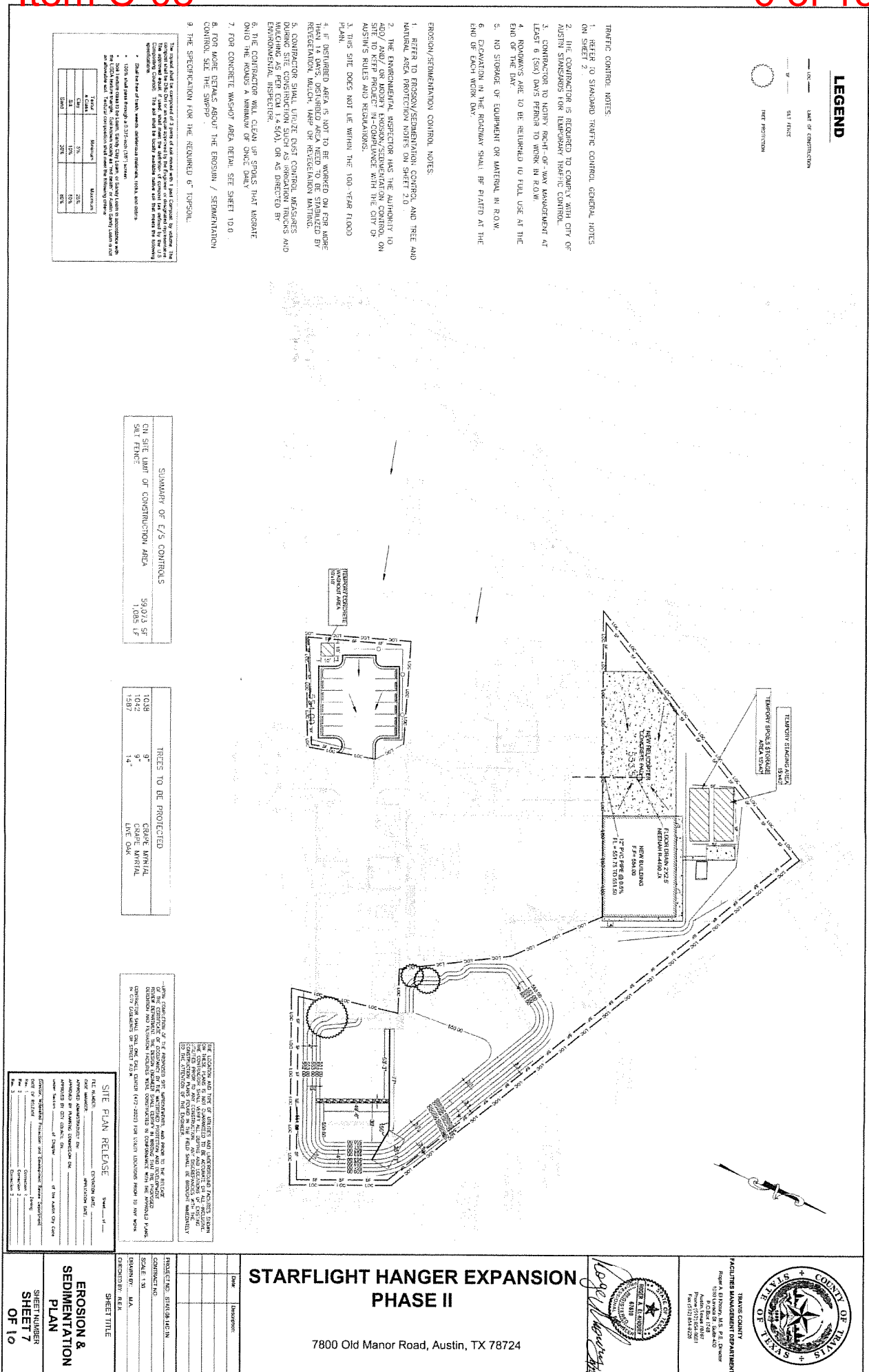
Location Map

7800 Old Manor Road, Austin, TX 78724

Starflight Expansion Phase II







CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SITE PLAN APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: SP-2015-0193C
REVISION #: 00
CASE MANAGER: Lynda Courtney
UPDATE: U2
PHONE #: 512-974-2810



PROJECT NAME: Starflight Expansion Phase II
LOCATION: 7800 OLD MANOR RD BLDG B

SUBMITTAL DATE: March 9, 2016
REPORT DUE DATE: March 23, 2016
FINAL REPORT DATE: March 28, 2016

5 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):

It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is May 13, 2016.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake. Updates may be submitted between 8:30 am and 4:00 pm. No appointment is necessary. Updates submitted after 12 noon may be processed the next business day.

Please submit 5 copies of the plans and 6 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1 and only the letter is required for Austin Water Utility.**

REVIEWERS:

Planner 1 : Cindy Casillas
Fire For Site Plan : Cora Urgena
AWU-Pipeline Engineering : Daniel Lofton
Drainage Construction : Benny Ho
Environmental : Mike McDougal
Site Plan : Lynda Courtney
AWU-Utility Development Service : Bradley Barron

Drainage Construction Review - Benny Ho - 512-974-3402

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

The site is located at 7800 Old Manor Road in the Walnut Creek Watershed, which is classified as a Suburban Watershed.

DC1 Per DCM 1.2.2, demonstrate no increase in peak discharge for the 10 and 25 year storm events.

Update 1.

- a. Please provide surveyed data for the outfall structure for the existing detention pond to demonstrate that the outfall structure has not settled over the years as required by Section 2.2.1 E of the Drainage Criteria Manual.
- b. Please provide detention study in HEC-HMS electronic format for review.

Update 2. The pond pack study provided has been reviewed and the following comment is made.

- a. The elevations for all the weirs and orifices shown on the plan appears not matching the run. Please explain. It appears that the plan shows the 20 ft. weir at elevation 551.75 ft., the 2.25 ft. weir at 551.25 ft., the 8" orifice at 549 ft., the two 6" orifices at 500.25 ft., and the 4" orifice at 500.25 ft. but it appears that the plan shows the 20 ft. weir at 552 ft., the 2.25 ft. weir at 550.95 ft., the 8' orifice at 548.75 ft., the two 6" orifices at 549.92 ft., and the 4" orifice at 549.98 ft. Please explain.
- b. If these differences are due to the settlement, please revise the plan to match the study.
- c. Other than the two comments above, the analysis appears to be acceptable.

DC2. Demonstrate that the storm drain where the outflow of the detention pond is located has capacity for the additional flow.

Update 1.

- a. Since it appears that there is increase in impervious cover, the detention pond study must be re-analyzed to demonstrate no increase in discharge.

Update 2. The detention study has been provided. This comment is cleared.

DC3. This comment was cleared previously.

DC4 This comment was cleared previously.

DC5 It appears that the detention pond will be sized to handle the difference in flow from existing to proposed flows. The amount of water draining to the ponds appears the be the proposed conditions calculated from TR-20. Discuss how the total flow will be handled in the detention pond. A spillway from the detention pond with erosion controls may be needed.

Update 1. This comment will be cleared when the detention study has been provided.

Update 2. The detention study has been provided. This comment is cleared.

DC6. Please provide closed landfill certification as required by Section 25-1-83 of the LDC.

Update 2. The certification has been provided. This comment is cleared.

DC7. Identify the drainage areas that convey stormwater runoff from impervious areas to landscape areas as required under 25-2-1008 of the Land Development Code. The drainage area used to irrigate landscaping with stormwater must be calculated to provide sufficient water for the landscaped area. To achieve this standard, the minimum drainage area for landscaped areas receiving runoff (to receive credit) shall be a ratio of 1 square foot of drainage area to 2 square feet of landscaped area.

Update 2. The plan has been revised. This comment is cleared.

Informal Update is acceptable.

Environmental Review - Mike McDougal - 512-974-6380

Update #2 – Monday, March 21, 2016

EV 01 through EV 14 Update #2 Comments cleared.

EV 15 Update #2 Please note the following regarding the landscape plan:

- Add the following notes to the landscape plan:
 - "If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@austintexas.gov or call (512) 974-2199.
 - The Owner will continuously maintain the required landscaping in accordance with LDC 25-2-984.
 - All landscaped areas are to be protected by 6 inch wheel curbs, wheelstops or other approved barriers as per ECM 2.4.7. [LDC 25-2-1004(A), ECM 2.4.7(A)]"
- Add planting detail ECM Figure 3-14 to the landscape plans.
- Specify a minimum of 3 inches of organic mulch for the planting details. [ECM 2.4.5(A)]
- Add ECM Appendix O irrigation notes to the landscape plan. [ECM 2.4.6(B)]
- Label the landscape area proposed to receive surface water runoff.

EV 16 Update #2 Comment cleared.

Fire For Site Plan Review - Cora Urgena - 512-974-0184

FR 1 Include the required fire flow and verification that a sprinkler system is provided on the Cover sheet.

Update#1 – The minimum required fire flow is 1500 gpm. Please correct the cover sheet.

Update #2 - In order to utilize a 75% reduction in fire flow, the entire building must be sprinklered including the existing areas. Please include on the cover sheet that the entire building will be sprinklered. The "nonsprinklered" notation is misleading.

FR 2 All portions of the nonsprinklered building shall be within 150 ft of an approved fire department access road. If the building is sprinklered, the maximum distance is 200 feet.

Update #1 – The proposed fire lane must be a minimum width of 25 feet wide except where the road narrows at the gate. The fire lane must be provided with fire lane markings in accordance with the IFC.

Update #2 – Addressed.

FR 3 Request a fire hydrant flow test from AFD. Provide the results to the reviewer when available.

Update #1 – Based on the fire hydrant flow test data, the available fire flow is not adequate at this time.

Update #2 - Addressed.

FR 4 Show the fire hydrant locations on the plans. All portions of the building must be within 400 feet of the first fire hydrant and 500 feet to the second fire hydrant.

Update #1 – When the required fire flow is available in the existing main, submit hydraulic calculations which verify that the 1250 gpm at 20 psi can be provided at the proposed most remote fire hydrant. The balance of the required fire flow of 250 gpm must flow from the second most remote fire hydrant. The calculations must be sealed by a Texas P.E.

Update #2 - A C =80 must be used for ductile iron pipe and C=110 for C900. Please revise the calculations and resubmit to AFD.

FR 5 The Standard Fire Comments must be corrected to include a minimum vertical clearance of 14 feet.

Update #1 – Addressed.

FR 6. Mark all fire lanes on the site plan. The minimum required fire lane width is 25 feet. The maximum dead end distance (without an approved turnaround) is 150 feet.

Update #1 – See response to FR 2.

Update #2 – Addressed.

NOT APPROVED – UPDATE 2– 3/21/2016

Site Plan Review - Lynda Courtney - 512-974-2810

SP 1-4. Cleared.

SP 5.**FYI:** 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}. When all substantive reviewer comments are cleared, this case can be scheduled for Zoning and Platting Commission. An additional renotification fee of \$392.08 will be due at that time and must be paid prior to the mailing date for notification of the public hearing.

SP 6-14. Cleared.

DSD Transportation Review - Ivan Naranjo - 512-974-7649

TR4. Please provide a copy of the subdivision plat for this site. Sidewalks are required along Old Manor Road unless a variance was previously granted or the plat contains a note which shows that the deferral of sidewalks was allowed.

- **Update #2: Comment cleared per plat note #19.**

AWU-Utility Development Service Review - Bradley Barron - 512-972-0078

WW1. The review comments will be satisfied once the Austin Water Utility/Pipeline Engineering has approved the water and wastewater utility plan. For plan review status, contact Daniel Lofton at 512-972-0234.

Water Quality Review - Benny Ho - 512-974-3402

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The site is located at 7800 Old Manor Road in the Walnut Creek Watershed, which is classified as a Suburban Watershed.

The water quality review has been audited and as a result the following outstanding issues have been identified.

WQ1. It appears that on the R-3 table, the provided water quality volume is shown as 8025 cf, but it appears that the stage volume table provided does not justify the claim. Please explain.
Update 2. The plan has been revised. This comment is cleared.

WQ2. It appears that the stage volume table for the filtration Basin does not make sense. Please explain how the storage for elevation 552, 1796 cf. was calculated.
Update 2. The plan has been revised. This comment is cleared.

WQ3. On Sheet 9 for the wall between the water quality pond and the detention pond, it appears to have two labels. One label appears to show the top of wall at 552 ft while the other one shows 553 ft. Please explain.
Update 2. The plan has been revised. This comment is cleared.

WQ4. It appears that the proposed development has fueling operation on site. Please provide Hazardous Material Interceptor as required by Section 6+-5-54 of the Land Development Code.
Update 2. The response is accepted. This comment is cleared.

WQ5. It appears that there is an underground storage tank being proposed. Please Clarify if the UST has been registered with the City of Austin. If it has, please provide UST registration number. If it has not please register with Mr. Craig Carson, the UST program coordinator.
Update 2. The response is accepted. This comment is cleared.

All water quality comments are cleared.

AWU-Pipeline Engineering Review - Daniel Lofton - (512) 972-0234

3/17/16 3rd review

Effective November 9th, Austin Water Utility's Utility Development Services which includes AWU Pipeline Engineering Review will be integrated into the formal AMANDA comment review process for all site development permit applications. AWU Pipeline Engineering staff will no longer be clearing site development permit comments via appointment at Waller Creek Center, plan changes to address AWU comments must be included with the formal update submittal. Effective November 9th applicants must include AWU's redline markups, clearly labeled for AWU distribution to the AWU Pipeline Engineering reviewer, with all formal updates on projects that contain outstanding AWU comments or the submittal will be considered incomplete and will not be accepted by intake staff.

Highlights:

- Available fire flow to the site is not meeting 1500 gpm. The latest test provide with my review had the results as **Static Pressure: 72 Residual Pressure: 48 Velocity Pressure: 38** with a total available fire flow of 1324 gpm.

Planner 1 Review - Cindy Casillas - 512-974-3437

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

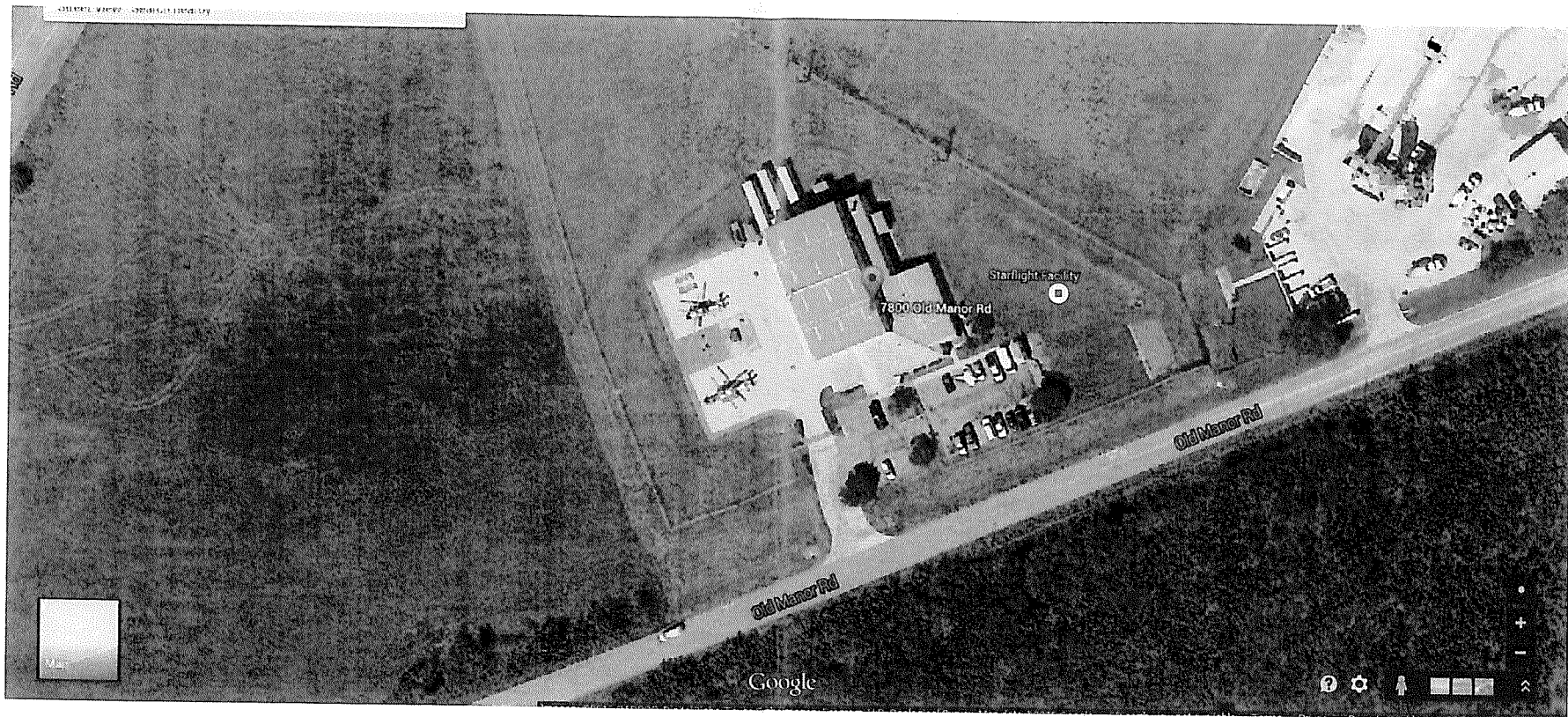
- P1. FYI – An appointment is required in order to receive the site development permit. The permit will be released after the flash drive has been submitted with the Intake Staff and the site plan approval blocks have been finished. Contact the Planner I listed above at thomas.sievers@austintexas.gov to set up an appointment to receive the site plan permit.
- P2. FYI – Fill out the Site Plan Approval blocks with the following information in **bold**.
- **Sheet numbers**
 - File number: **SP-2015-0193C**
 - Application date: **Apr 30, 2015**
 - Under Section **112** of Chapter **25-5** of the City of Austin Code
 - Case Manager: Lynda Courtney
 - Zoning:

If the Site Plan Approval Blocks are not filled out, the applicant will need to make an appointment to fill them out by hand. If the applicant wishes the Planner 1 to fill them out, there could be a delay in receiving the site development permit.

P3. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

End of Report.



EXISTING STARFLIGHT FACILITY