

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

CASE NUMBER: SPC-2016-0446A **COMMISSION DATE:** 02/07/2017

PROJECT NAME: Oak Creek Conditional Use Permit

ADDRESS: 3107 Oak Creek Drive, Austin, TX 78727

APPLICANT: Eatbourne Mopac, LLC (Frank Egan) (416) 597-3310
300 International Drive, Ste 135, Williamsville, NY, 14221-5781

AGENT: Metcalfe, Wolf, Stuart & Williams (Michelle Rogerson Lynch) (512) 404-2251
221 E 6th Street, Suite 1300, Austin, Texas, 78701

CASE MANAGER: Scott Grantham
scott.grantham@austintexas.gov
512-974-2942

AREA: 7.65 acres

COUNCIL DISTRICT: 7

WATERSHED: Walnut Creek

WATERSHED ORDINANCE: Comprehensive Watershed Ordinance

C.I.P. STATUS: N/A

CAPITOL VIEW: No

T.I.A.: N/A

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a conditional use permit for Hospital Services (Limited) in LO zoning. Hospital Services (Limited) area of 9,881 square feet is proposed within existing building (total of 50,180 square feet). No construction is proposed as part of this site plan.

EXISTING ZONING: The site is zoned LO. Hospital Services (Limited) is a Conditional Use in the LO zoning district [LDC 25-2-491].

STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit for the proposed Hospital Services (Limited) use. This site plan will comply with all Land Development Code requirements.

PROJECT INFORMATION: 7.65 acres

ALLOWED F.A.R.: 0.7:1

MAX. BLDG. COVERAGE: 50%

MAX. IMPERVIOUS CVRG: 70%

REQUIRED PARKING: 191

PROPOSED / EXISTING ACCESS: Oak Creek Drive

EXIST. ZONING: LO

PROPOSED F.A.R.: 0.16:1

PROPOSED BLDG. CVRG: 8%

PROPOSED IMPERVIOUS CVRG: 25%

PROVIDED PARKING: 191

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The proposed Hospital Services (Limited) is conditional in the LO zoning district.

Environmental: All environmental comments have been cleared.

Transportation: All transportation comments have been cleared.

SURROUNDING CONDITIONS:**ZONING (LAND USE)**

North: Oak Creek Dr, then CS-CO (Commercial)

East: MoPac, then LO (Commercial)

South: LO (Vacant – TxDOT owned)

West: RR (Vacant), then SF6 (Single Family)

NEIGHBORHOOD ORGNIZATIONS:

Homeless Neighborhood Association

Friends Of Austin Neighborhoods

Bike Austin

Northwest Austin Coalition

Austin Heritage Tree Foundation

Mcneil / Ashton Woods Neighborhood Association

Walnut Crossing Neigh Assn

North Growth Corridor Alliance

Northwood Neighborhood Assn

Reserve At Northwood Homeowners Association Inc

Sierra Club, Austin Regional Group

Seltexas

Austin Independent School District

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.

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 Land Use 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 will comply with all regulations and requirements of the Land

Development Code prior to site plan release and approval.

2. Comply with the objectives and purposes of the zoning district;

Staff Response: The Limited Office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. As demonstrated on the site plan, the proposed Hospital Services (Limited) use is aligned with the objectives of this 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: There are no changes to the existing building, which meets zoning requirements and is compatible with surrounding sites.

4. Provide adequate and convenient off-street parking and loading facilities; and

Staff Response: The site plan will comply with off-street parking and loading facility requirements.

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.

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.

C. In addition, a conditional use site plan may not:

7. More adversely affect an adjoining site than would a permitted use;

Staff Response: The site plan does not adversely affect an adjoining site more than a permitted use would.

8. 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.

9. Adversely affect an adjacent property or traffic control through the location, lighting, or type of a sign.

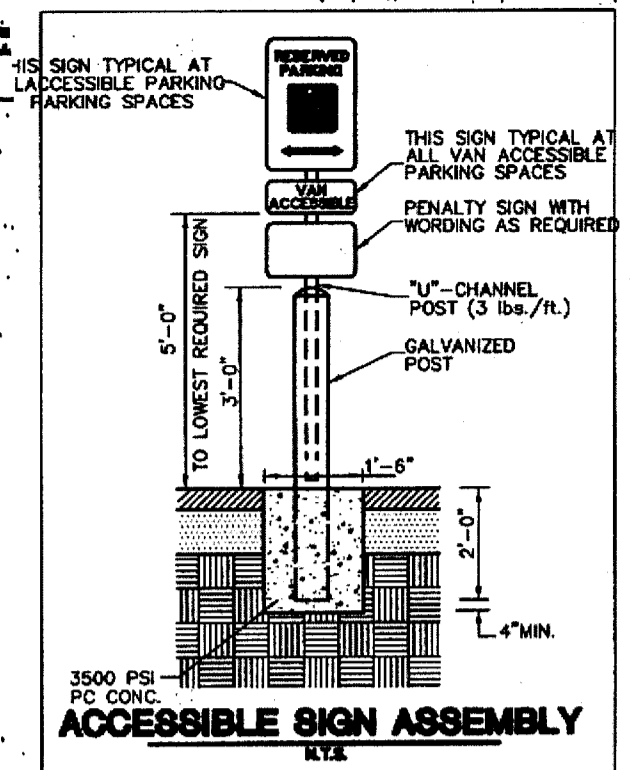
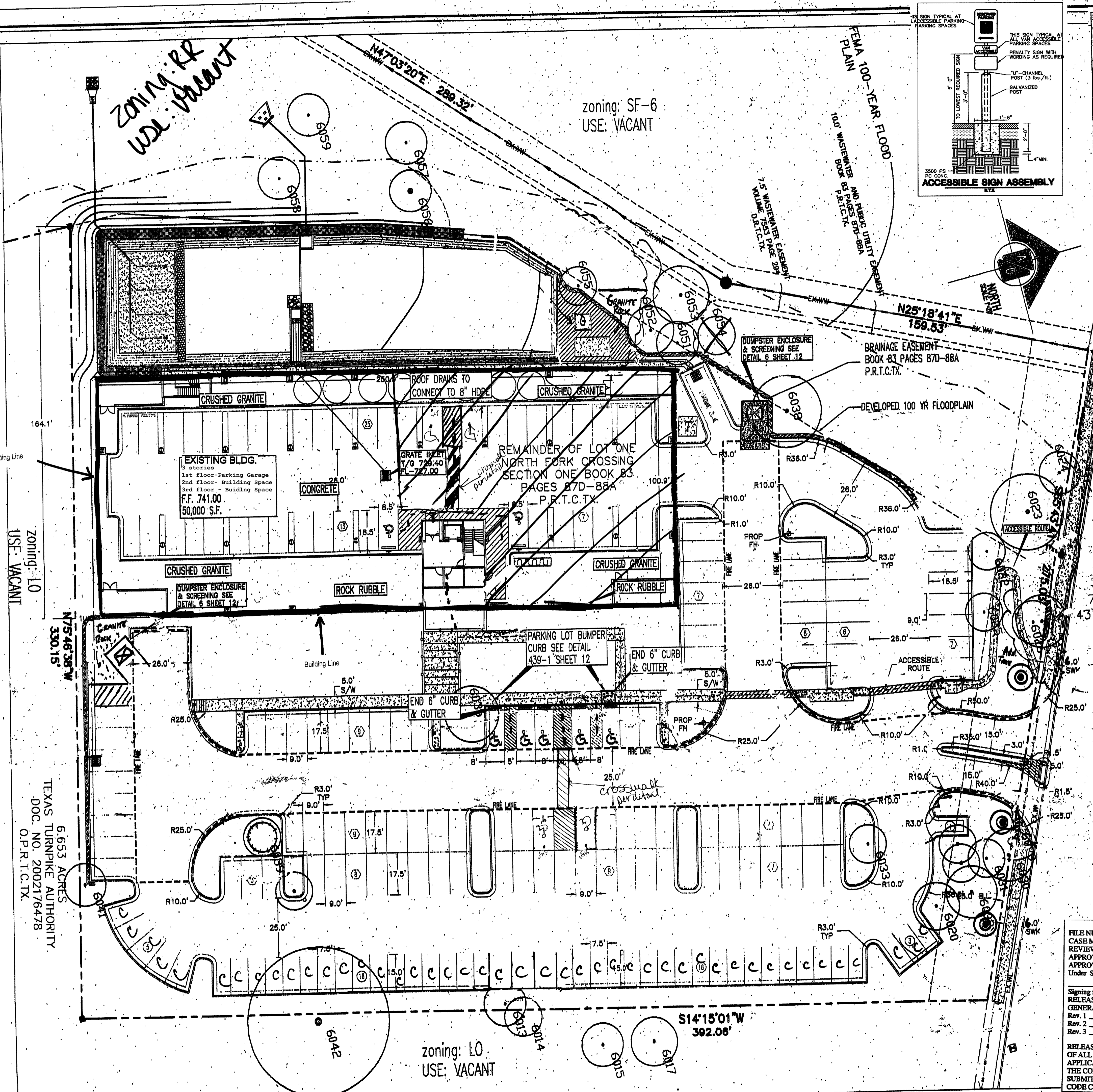
Staff Response: There are no changes to lighting or signage proposed with this site plan.

LEGEND

PROPOSED	DESCRIPTION
○	BOLLARD
—	OVER HEAD BLC. LINE
—	OVER HEAD TELEPHONE
—	STORM SEWER LINE
—	WATER LINE
—	WASTE WATER LINE
—	DRAINAGE INLET
—	UNDERGROUND ELECTRIC
—	UNDERGROUND TELEPHONE
—	GAS LINE
—	PROPERTY LINE
—	EASEMENT
—	FOUND IRON PIN
—	POWER POLE
—	DOWN GUT
—	FIRE HYDRANT
—	WATER VALVE
—	GATE VALVE
—	REDUCER
—	GAS VALVE
—	WASTEWATER MANHOLE
—	MANHOLE
—	CLEAN OUT
—	DRAINAGE INLET
—	HANDICAP PARKING
—	ELECTRIC PULL BOX
—	ELECTRIC METER
—	ELECTRIC TRANSFORMER
—	TELEPHONE SERVICE BOX
—	9' X 18.5' PARKING SPACE
—	PROPOSED SPOT GARDE
—	PROPOSED FINISHED GRADE
—	PROPOSED DRAINAGE AREA
—	LIMITS OF CONSTRUCTION
—	SPOILS AND STORAGE AREA
—	TREE FENCE TYP.
—	SILT FENCE TYP.
—	CONSTRUCTION ENTRANCE
○	TREE TO BE SAVED
○	TREE TO BE REMOVED

9881 sq ft
Limits of CUP
2nd floor only
Hospital services
(limited)

Existing sidewalks to remain have been verified to comply with the applicable version of the Texas Accessibility Standards, federal ADA requirements, and City of Austin standards, with approved site plan SP-06-0565B.



NORTH FORK OFFICE - SITE PLAN CALCULATIONS

LEGAL DESCRIPTION:
7.664 ACRES OUT OF THE NORTH FORK CROSSING SECTION ONE SUBDIVISION AS RECORDED IN BOOK 83, PAGES 87D-88A, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

ZONING: LO	OVERALL 333,408 sq ft	TOTAL 25,560 sq ft	I.C. 7.67%
Impervious Cover Table:	7.65 ac	3,830 sq ft	16.16%
Buildings (measured at overhang)			
Parking and Drives			
Sidewalk/Other			
Total Proposed Impervious Cover =		85,248 sq ft	24.97%
		1.91 acres	

Pavement Recommendations:
These are recommendations only, analysis and design have not been completed.

	Parking Areas	Drive Ales
HMAC	1.5" in	2" in
Crushed Limestone Base	9" in	10" in
Moisture Conditioned Subgrade	6" in	6" in

Land Use Table - Zoning: CI LO

	Allowable	Proposed
Max. Building Height	40'	38'
Max. Stories	3	3
Max. Build. Coverage	50%	7.7%
Max. Imp. Coverage	70%	24.97%
Max. Floor Area Ratio	0.7:1	0.160

GROSS FLOOR AREA:
50,180 SF

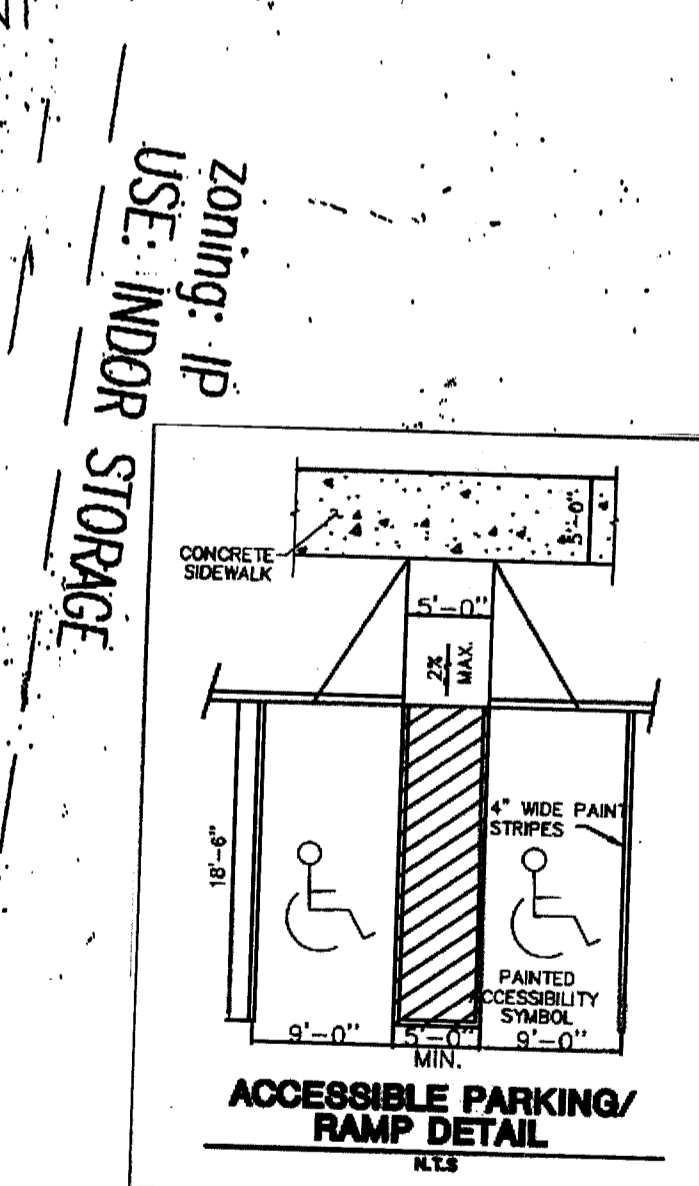
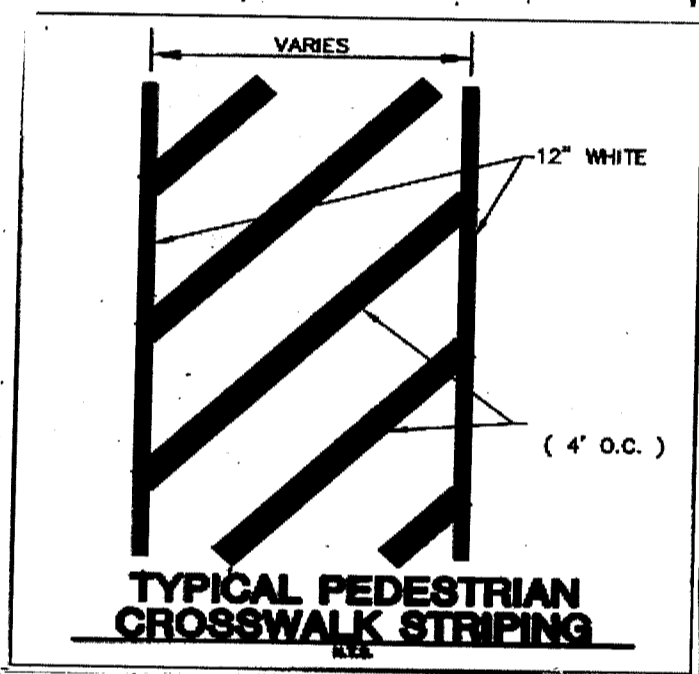
Parking Table:

Required	Use	Sq Ft	Required	Totals
8,881	Hospital Services (limited)	1 space per 200 sq. ft.	40	
24,130	Professional Office	1 space per 275 sq. ft.	88	
4,432	Medical Office	1 space per 275 sq. ft.	31	
	College/University Facilities			
	Administrative/Office	4,013	1 space per 275 sq. ft.	15
	Classroom	4,046	1 space per 500 sq. ft.	8
				191

Provided: Regular 137, Compact 44, Accessible (10% of 49 per IRC 1106.3 for Hospital Services Use) 5, Accessible (for the remaining 142 parking spaces per IRC 1106.1) 5

Total: 191

Max Parking: Required 10, Provided 10



SITE PLAN RELEASE Sheet ___ of ___

FILE NUMBER: _____ **EXPIRATION DATE:** _____

CASE MANAGER: _____ **APPLICATION DATE:** _____

REVIEWED FOR GENERAL COMPLIANCE ON: _____

APPROVED BY PLANNING COMMISSION ON: _____

APPROVED BY CITY COUNCIL ON: _____

Under Section _____ of Chapter _____ of the Austin City Code.

Signing for Director, Watershed Protection & Development Review Department

RELEASED FOR: _____

GENERAL COMPLIANCE: _____ **ZONING:** _____

Rev. 1 _____ Correction 1 _____

Rev. 2 _____ Correction 2 _____

Rev. 3 _____ Correction 3 _____

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 THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

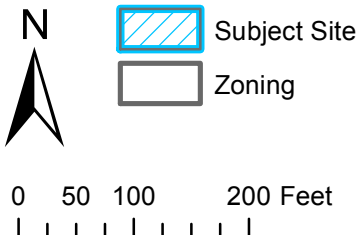
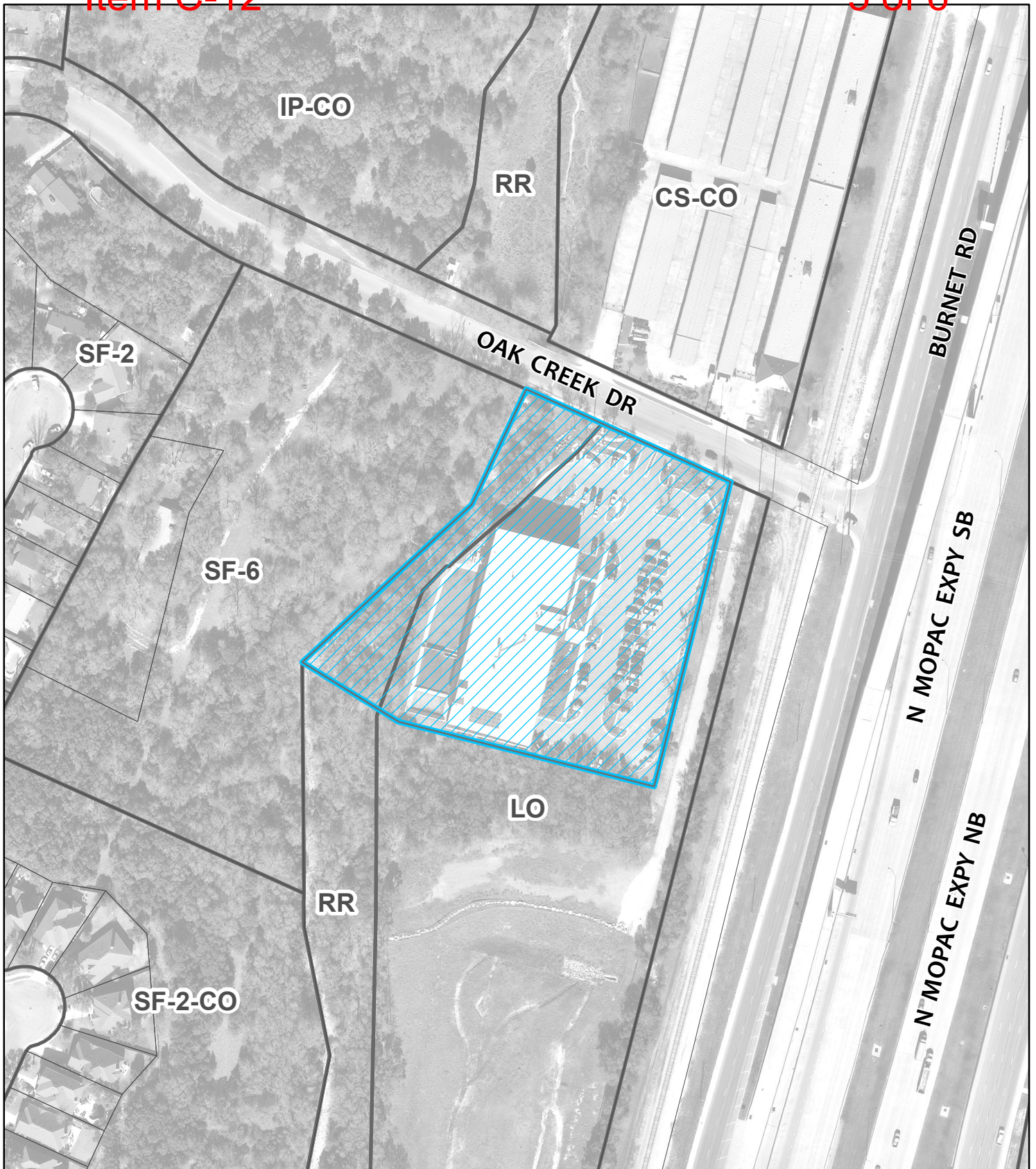
OAK CREEK CUP

3107 OAK CREEK DR.
AUSTIN, TX

SITE PLAN

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of 3

SP-2016-0446A



Case Name: Oak Creek Conditional Use Permit
 Case Number: SPC-2016-0446A
 Address: 3107 Oak Creek Drive
 Case Manager: Scott Grantham



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 map was produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number SPC-2016-0446A

**Contact: Scott Grantham, 512-974-2942 or
 Jeremy Silala, 512-974-2945**

☒ I meet the requirements for and request to be an interested party

Note: All contact information is mandatory.

Brad Wilkinson 512.775.1956
 Name (please print) Telephone number

12813 Palfrey Austin, TX 78727
 Address(es) affected by this application (Street, City, ZIP Code)

110 Arrowhead Dr. Lake Jackson, TX 77566
 Mailing address (Street, City, ZIP Code)

Brad Wilkinson 12/5/16
 Signature Date

Comments: Concern with traffic,
crime, and environmental impacts
of the proposal. Also, concern there
has not been a study on the creation
of impervious cover this construction
will create in relationship to flooding

Mail comment forms to:

City of Austin

Development Services Department

Attn: Scott Grantham

P. O. Box 1088

Austin, TX 78767-1088