

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

CASE NUMBER: SPC-2017-0404C **PC DATE:** June 13th, 2017

PROJECT NAME: Kingsbery Solar Project

ADDRESS: 942 Lott Avenue

**COUNCIL
DISTRICT:** 3

AREA: 29 acres

APPLICANT: PowerFin Partners (Grace McNamara)
100 Congress Avenue, Suite 1710
Austin, Texas 78701
Phone: (512) 320-0322

AGENT: PowerFin Partners (Grace McNamara)
100 Congress Avenue, Suite 1710
Austin, Texas 78701
Phone: (512) 320-0322

EXISTING ZONING: P-NP

PROPOSED DEVELOPMENT:

A conditional use permit to build a commercial energy project on approximately 15.95 acres with associated improvements. Code section 25-2-625 (D) requires that "P" zoned sites, one acre or more, receive Conditional Use approval to established regulations.

AREA STUDY: East MLK Combined Neighborhood

WATERSHED: Tannehill Branch

APPLICABLE WATERSHED ORDINANCE: Current/ Comprehensive Watershed Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the site plan.

CASE MANAGER: Clarissa Davis Telephone: (512) 974-1423
Clarissa.Davis@austintexas.gov

PROJECT INFORMATION:**ZONING:** P-NP (Limits of Construction – 15.95 acres)**MAX. BLDG. CVRG:** N/A**PARKING:** 1 Parking Spot**MAX. IMP. CVRG:** N/A**PROP. IMPERV. CVRG.:** 1.11%**EXIST/PROPOSED USE:** Major Utility Facilities**SUMMARY COMMENTS ON SITE PLAN:**

Land Use: The applicant is requesting approval of a Conditional Use Permit to build a commercial energy project on approximately 15.95 acres. 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 site plan will add a total of 1.11% of impervious cover to the site, bringing the overall amount to 20.61%

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

Environmental: The site is located within the Tannehill Branch watershed, which is classified as an Urban Watershed. It is not located within the Edwards Aquifer Recharge Zone.

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 to this site is very limited and will only be used for maintenance. This will not have a negative impact on the surrounding area.
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.

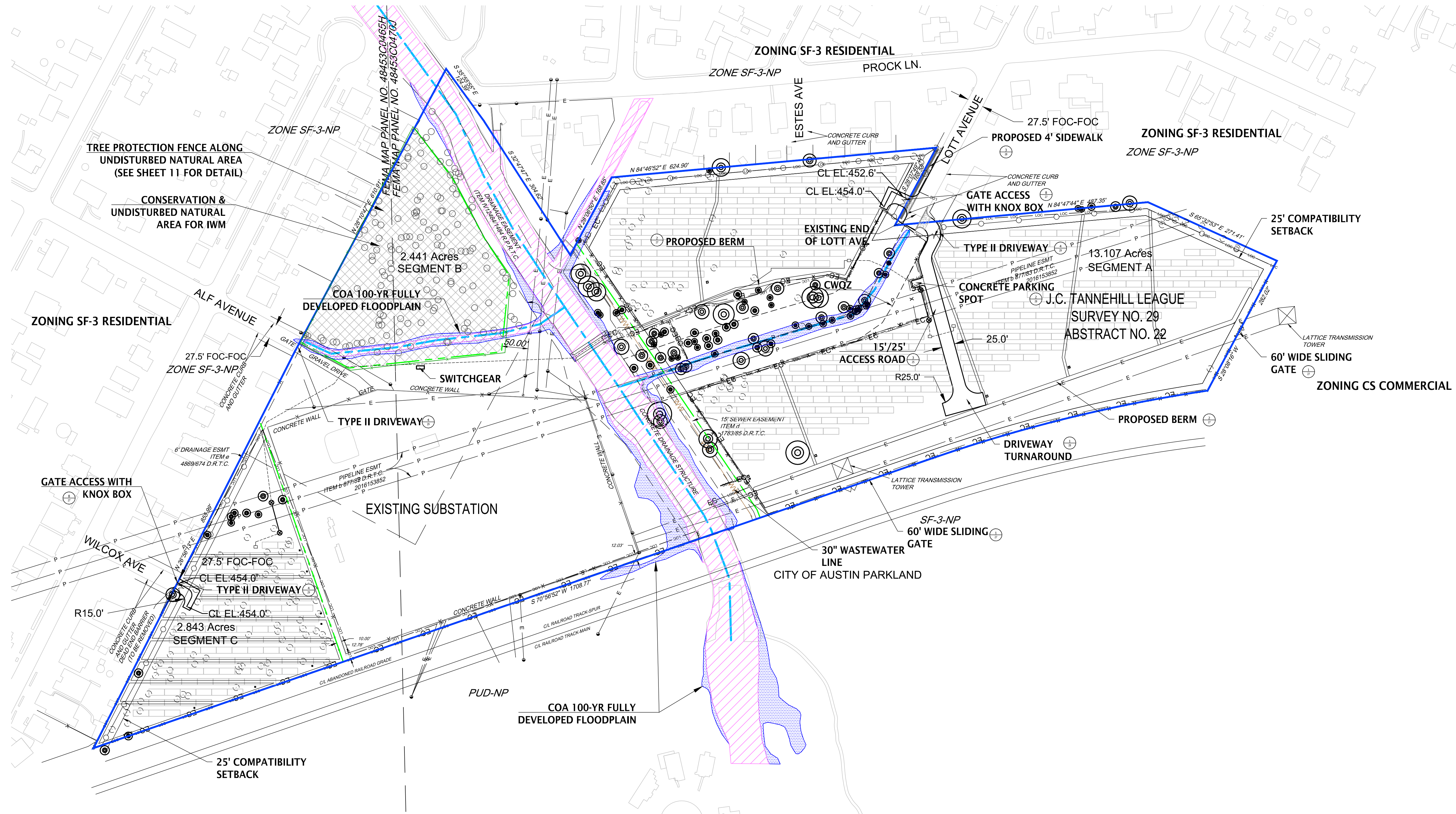
D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

NEIGHBORHOOD ORGANIZATION:

Austin Independent School District
Springdale-Airport Neighborhood Association
East MLK Combined Neighborhood Contact Team
Austin Heritage Tree Foundation
Preservation Austin
East MLK Combined Neighborhood Association
Neighbors United for Progress
Bike Austin
Homeless Neighborhood Association
Austin Neighborhoods Council
Sierra Club, Austin Regional Group
Del Valle Community Coalition
East Austin Conservancy
FRS Property Owners Association
Reissig Group
Black Improvement Association
The Real Estate Council of Austin, Inc.
Friends of Austin Neighborhoods
PowerFin Partners
Govalle neighborhood Association
SEL Texas
M.E.T.S.A. Neighborhood Assn.
Claim Your Destiny Foundation
Bike Austin

LEGEND

—	SITE BOUNDARY	—	ZONING DELINEATION
---	LEASE BOUNDARY	○	TREES TO REMAIN
---	PROPOSED CHAIN LINK FENCE	○	TREES TO BE REMOVED
---	PROPOSED CONCRETE FENCE		
---	OVERHEAD ELECTRIC		
---	EASEMENT LINE		



Impervious Cover			
	Area (SF)	Acreage	% Impervious
Existing	246,317	5.65	19.50%
Proposed	14,048	0.32	1.11%
Post Construction Impervious Cover	260,365	5.98	20.61%

Foundation Type	Spreadfoot & Driven Pile
Zoning	Public

Site Data		
	Area (SF)	Acreage
Segment A	570,636	13.1
Segment B	104,544	2.4
Segment C	121,968	2.8
Limits of Construction	692,604	15.9
Total Area of Segments	797,148	18.3
Total Site Area	1,263,367	29.0

NOTE:
TOTAL SITE AREA INCLUDES EXISTING SUBSTATION
AREA AND CONCRETE DRAINAGE STRUCTURE

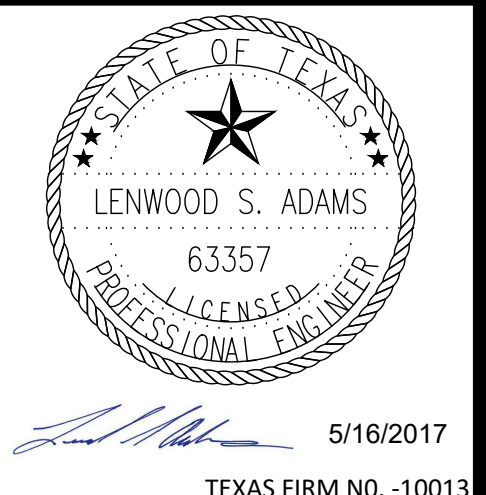
PROJECT NO. MD1607029	DESIGNED BY: LADAMS
FILE NO.	DRAWN BY: RWD
DATE: 5/16/2017	CHECKED BY: LADAMS

NO.	BY	DATE	REVISION DESCRIPTION
A	RWD	8/19/16	ISSUED FOR PERMIT
B	RWD	8/29/16	REISSUED FOR PERMIT
C	RWD	2/8/17	REISSUED FOR PERMIT
D	RWD	4/3/17	REISSUED FOR PERMIT
E	RWD	4/25/17	REISSUED FOR PERMIT
F	RWD	5/16/17	REISSUED FOR PERMIT

POWERFIN PARTNERS
KINGSBERRY SOLAR PROJECT
AUSTIN, TEXAS

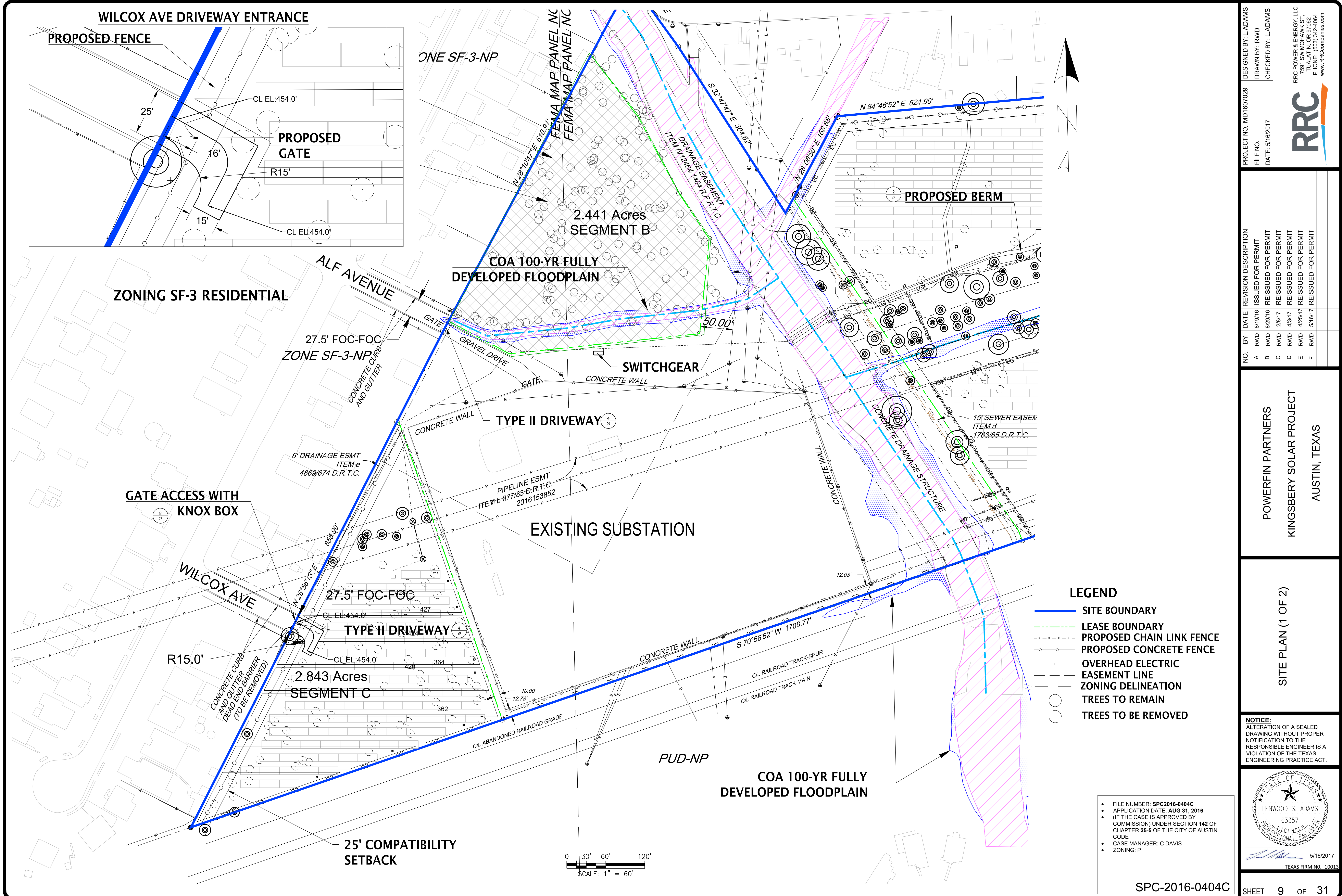
SITE PLAN OVERALL

NOTICE:
ALTERATION OF A SEALED
DRAWING WITHOUT PROPER
NOTIFICATION TO THE
RESPONSIBLE ENGINEER IS A
VIOLATION OF THE TEXAS
ENGINEERING PRACTICE ACT.



- FILE NUMBER: SPC2016-0404C
- APPLICATION DATE: AUG 31, 2016
- (IF THE CASE IS APPROVED BY COMMISSION) UNDER SECTION 142 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE
- CASE MANAGER: C DAVIS
- ZONING: P

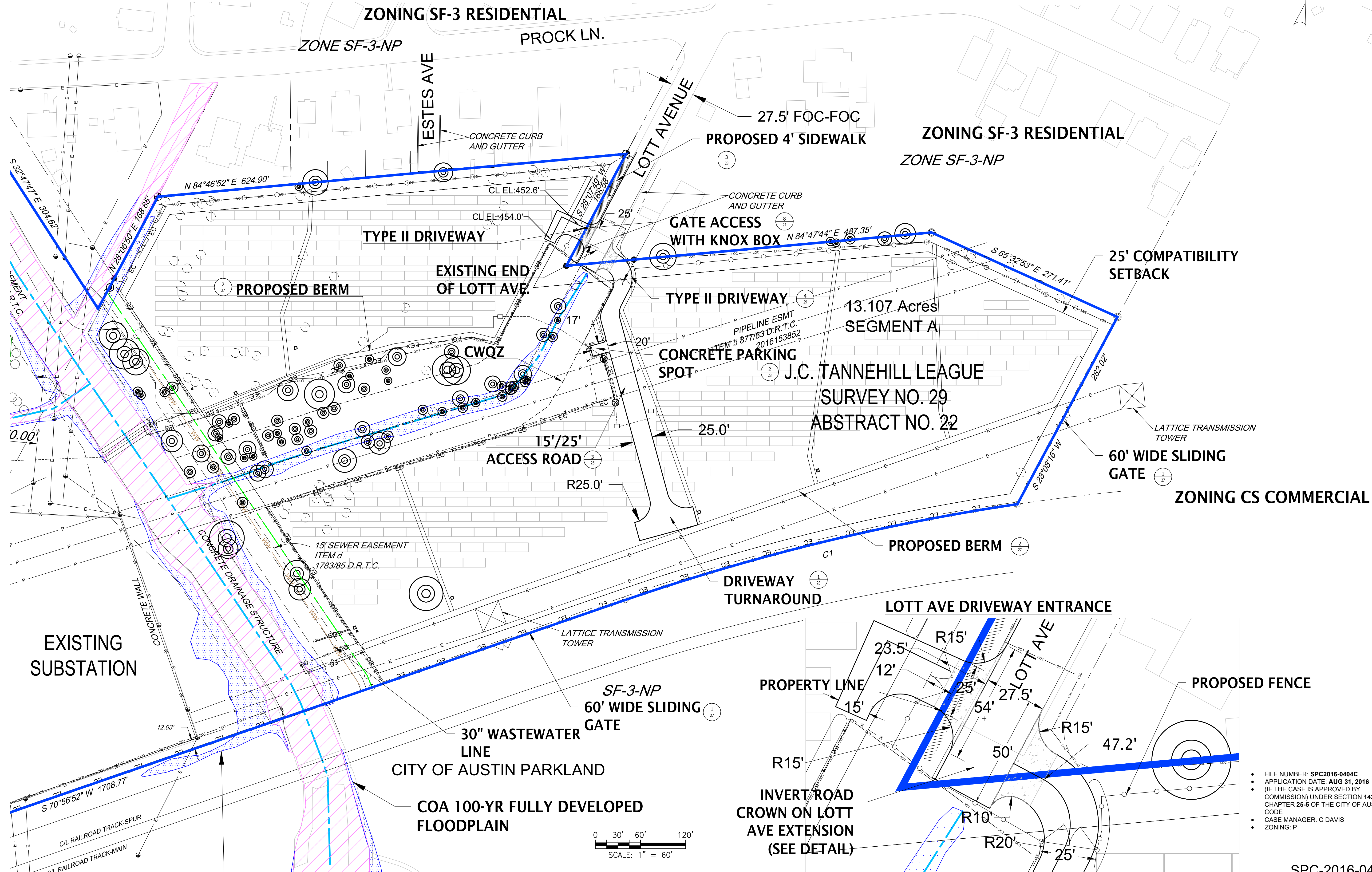
SPC-2016-0404C



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- LEASE BOUNDARY
- PROPOSED CHAIN LINK FENCE
- PROPOSED CONCRETE FENCE
- OVERHEAD ELECTRIC
- EASEMENT LINE

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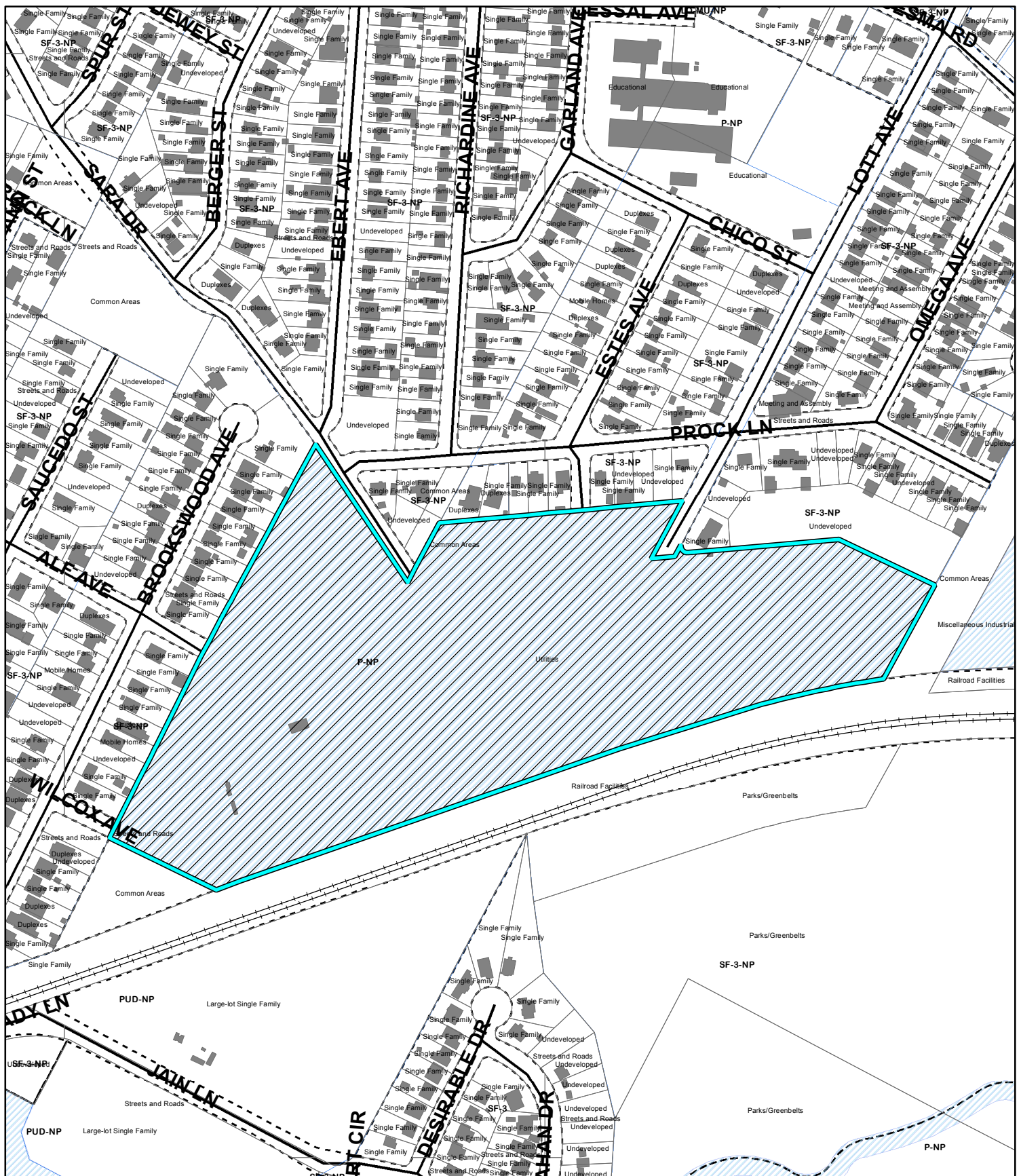
POWERFIN PARTNERS
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AUSTIN, TEXAS

SITE PLAN (2 OF 2)

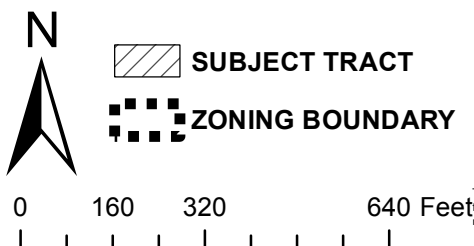
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STATE OF TEXAS
LENWOOD S. ADAMS
63357
PROFESSIONAL ENGINEER
 5/16/2017
 TEXAS FIRM NO. -10013

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SITE PLAN



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 ADDRESS: 942 Lott Avenue
 CASE NAME: Kingsberry Solar Project
 MANAGER: Clarissa Davis



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OPERATOR: Clarissa Davis