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# PLANNING COMMISSION SITE PLAN CONDITIONAL USE PERMIT REVIEW SHEET

CASE NUMBER: SPC-2018-0198A.SH PC DATE: August 7<sup>th</sup>, 2018

**ADDRESS:** 12190 N Mopac Expy SB

**PROJECT NAME:** Waterloo Terrace

**PROPOSED USE:** Congregate Living

**WATERSHED:** Walnut Creek (Suburban)

**AREA:** 2.4 acres

**APPLICANT:** Daniel and Kathy Baird

12207 Waters Park Rd Austin, Texas 78759 Phone: (512) 461-9293

**AGENT:** Civiltude (Eyad Kasemi)

5110 Lancaster Court Austin, Texas 78759 Phone: (512) 761-6161

**PROPOSED DEVELOPMENT:** The applicant is proposing a facility for congregate living. Congregate Living is defined as "the use of a site for the provision of 24 hour supervision and assisted living for more than 15 residents not needing regular medical attention. This use includes personal care homes for the physically impaired, mentally retarded, developmentally disabled, or persons 60 years of age or older, basic child care homes, maternity homes, and emergency shelters for victims of crime, abuse, or neglect". This use is conditional in LO. The current project proposes to build a 132-unit facility with associated improvements.

**EXISTING ZONING:** GR, Community Commercial and LO, Limited Office. Per zoning conditions: A) The maximum height is limited to 60 feet in GR; 40 or 3 stories for LO. B) The maximum floor-to-area ratio (FAR) is limited to 1: for GR; .7:1 for LO.

### **NEIGHBORHOOD ORGANIZATION:**

Walnut Crossing Neighborhood Association SEL Texas North Growth Corridor Alliance Sierra Club, Austin Regional Group Homeless Neighborhood Association Friends of Austin Neighborhoods Bike Austin Neighborhood Empowerment Foundation Austin Independent School District Northwest Austin Coalition NW Austin Working Group



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**WATERSHED:** Walnut Creek (Suburban)

**APPLICABLE WATERSHED ORDINANCE:** Current/ Comprehensive Watershed Ordinance

**CAPITOL VIEW:** N/A

**T.I.A**.: Not Required

#### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends approval of the conditional use permit. The site plan will comply with all requirements of the Land Development Code prior to its release of site plan B.

#### PLANNING COMMISSION ACTION:

N/A

CASE MANAGER: Clarissa Davis Telephone: 974-1423

Clarissa.Davis@austintx.gov

#### PROJECT INFORMATION:

**ZONING**: GR and LO - 2.4 Acres **MAX. BLDG. CVRG**: 75%; 50% **PROP. BLDG. CVRG**: 27% (28,995 sq. ft.)

MAX. BLDG. HEIGHT: 60'; 40'
ALLOWED F.A.R.: 1:1; .7:1
PROPOSED F.A.R.: 0.64:1
PROP. IMPV. CVRG.: 79%; 46%
PROPOSED PARKING: 39 spaces
PROVIDED PARKING: 56 spaces
PROPOSED USE: Congregate Living

# **SUMMARY COMMENTS ON SITE PLAN:**

**Land Use:** The applicant is requesting approval of a Conditional Use Permit for a Congregate Living facility in LO zoning. The project has been approved for the Smart Housing Program by the Neighborhood Housing and Community Development Department. The project will replace all existing buildings with a new 132-unit facility (3 stories) with 63,717 sq. ft. and associated improvements. This site will be required to be one-star with Austin Energy's Green Building Program.

**Environmental**: The site is not located over the Edward's Aquifer Recharge Zone, and not located within the 100-year flood plain.

**Transportation:** A traffic impact analysis was not required for this project. Proposed driveway access will be from North Mopac with written approval from Tx-Dot.

#### **SURROUNDING CONDITIONS:**

**Zoning/ Land Use:** LO; GR/Medical office; commercial; warehouse

North: GR; LO/ commercial; warehouse

East: ROW

**South:** GR; LO/ Medical offices; commercial

West: ROW



<u>Street</u>	<u>R.O.W.</u>	<b>Surfacing</b>	<b>Classification</b>
N Mopac	Varies	60 ft.	Highway
Waters Park Road	Varies	20 ft.	Collector

# 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:

**A.** "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."

#### B. A Conditional Use Site Plan must:

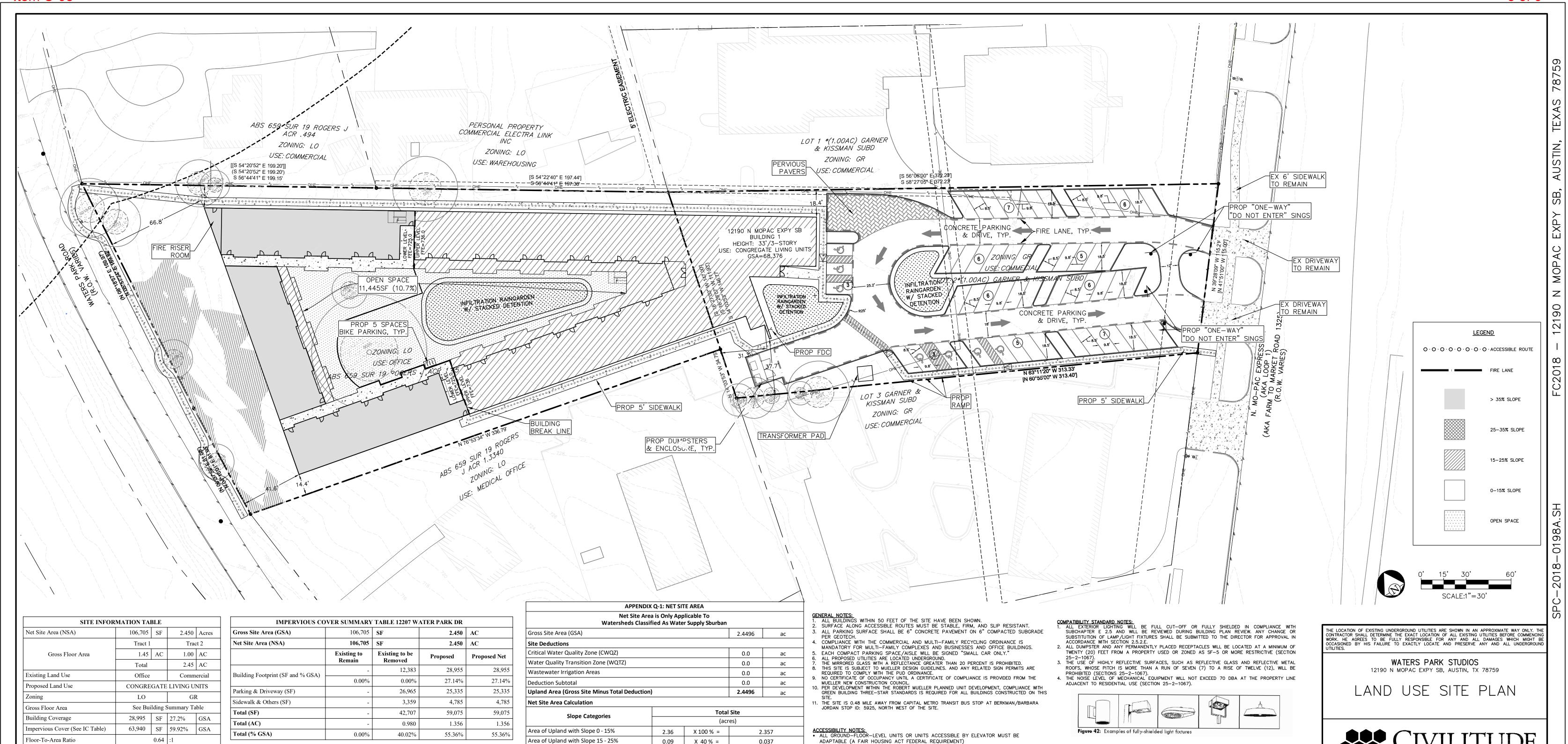
- 1. Comply with the requirements of this title; Staff response: This application complies with the requirements of this title.
- **2. Comply with the objectives and purposes of the zoning district**; Staff response: This application complies with the objectives and purposes of the zoning district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is 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: Adequate parking and loading facilities have been provided.
- 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.
- 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 or an adopted neighborhood plan.

# C. 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 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: The site plan 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.
- 4. For a large retail use described in Section 25-2-813(Large Retail Uses), adversely affect the future redevelopment of the site. Staff Response: Not applicable.
- **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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Net Site Area (NSA)	106,705 SF		2.450	Acres	
	Tract 1		Tract 2		
Gross Floor Area	1.45	AC	1.00	AC	
	Total		2.45	AC	
Existing Land Use	Office Commercial		ercial		
Proposed Land Use	CONGREGATE LIVING UNITS			NITS	
Zoning	LO GR		}		
Gross Floor Area	See Building Summary Table			ble	
Building Coverage	28,995	SF	27.2%	GSA	
Impervious Cover (See IC Table)	63,940	SF	59.92%	GSA	
Floor-To-Area Ratio		0.64	:1		
Open Space	11,445	SF	10.7%		
Building Height		3	33'		

Foundation Type

Parking & Driveway (SF)	-	26,965	25,335	25,335	Upland Area (Gross Site Minus Total I
Sidewalk & Others (SF)	-	3,359	4,785	4,785	Net Site Area Calculation
Γotal (SF)	-	42,707	59,075	59,075	Slope Categories
Γotal (AC)	-	0.980	1.356	1.356	
Fotal (% GSA)	0.00%	40.02%	55.36%	55.36%	Area of Upland with Slope 0 - 15%
	0.0076	10.0270	33.3070	33.3070	Area of Upland with Slope 15 - 25%
					Area of Upland with Slope 25 - 35%
					Area of Upland with Slope Over 35%
					Net Site Area Total
	IMPERVIOU	JS COVER TABLE P	PER LOT		APPEND
		Lot 1	Lot 2		WATER SU
	1	2207 W. ( D   D	10100 NI NA		Wate

PARKING SUMMARY TABLE			
Land Use	Quantity	Parking Ratio	Reqiured Spaces
Congregate Living Unit	132 Beds	1 Space for Each 4 Beds	33
Employees	12	1 Space for Each 2 Employees	6.0
Base Parking Requirement			39.0
Total Parking Provided			56
ADA Accessible Parking			7
Standard Parking			49
Compact Parking (<30% total)			0
Total Bi	ke Parking Provided	(5 or 5% total)	5

Slab on Grade

<b>Unit Type</b>	#Bedrooms	Sq. Ft.	<b>Total Units</b>	Total Area (SF)	% Of Total
Unit A/A1	0-Bed*	518.00	122	63196	93%
Unit A-ADA	0-Bed*	518.00	7	3626	5%
Unit A-HVI	0-Bed*	518.00	3	1554	2%
	Total (	GSF		68376	132 Units / 68376 GSF

	Lot 1		Lot 2 12190 N Mpopac Exp	
	12207 Waters Park Rd			
Net Site Area (NSA)	63,040	SF 43,665 SF		SF
	1.447	AC	1.002	AC
Zoning	LO		GR	
Existing to be Removed	12249		330	679
Proposed Net (SF and %	29,277	SF	34,440	SF
GSA)	46%		79%	
Maximum Allowed Impervious Cover	70%		90	%

10001 2.4430				75
Total	2.4496	1.87	76.3%	1.88
Area of Upland with Slope Over 35%	0.00	0	0.0%	0
Area of Upland with Slope 25 - 35%	0.00	0	0.0%	0
Area of Upland with Slope 15 - 25%	0.09	0.0	0.0%	0
Area of Upland with Slope 0 - 15%	2.36	1.87	76.3%	1.88
Slope Categories	(acres)	(acres)	% GSA	(acres)
	Total Site	Bldg an	d Other IC	Parking & Drivewa
Proposed Impervious Cover on Slopes				
IC in Uplands Zone			0	acres
IC in WQTZ				acres
Proposed Total Impervious Cover			3.76 acres	51.97% GSA
Allowable IC at 15 - 25% Zone = 10% X Area				acres
Total Acreage at 15 - 25% Zone			0.09	acres
Allowable Impervious Cover Breakdown by S	Slope Category			
Gross Site Area (GSA)			2.4496	acres
Impervious Cover A	Allowed at 40% X Net Si	te Area = 3.4	124 Acres	
Impervious Cover	Allowed at 18% X Non-	FPWQTZ = 1.	.54 Acres	
А	Ilowable Impervious C	over		
Water Quality Transition Zor	ne Outside of 100 Flood	lplain (Non-F	P WQTZ) = 0	Acres
	ater Quality Transition	Zone		

0.00

**APPENDIX Q-2: IMPERVIOUS COVER** 

WATER SUPPLY SUBURBAN WATERSHED

0.00

X 20 % =

X 0 % =

2.394

0.000

0.000

ADAPTABLE (A FAIR HOUSING ACT FEDERAL REQUIREMENT) 10% OF ALL MULTI-FAMILY UNITS MUST BE ACCESSIBLE. BUT GRAB BARS DO NOT NEED TO BE INSTALLED UNTIL A PROSPECTIVE OR CURRENT RESIDENT REQUESTS INSTALLATION AN ACCESSIBLE ROUTE IS REQUIRED TO CONNECT THE ACCESSIBLE PARKING SPACES TO THE ACCESSIBLE AND ADAPTABLE FIRST FLOOR UNITS AND COMMON AREAS · ACCESSIBLE ENTRANCES, DOORWAYS, AND BATHROOMS ARE REQUIRED IN THE FIRST FLOOR UNITS · SAFE REFUGE AREAS ARE REQUIRED FOR ACCESSIBLE UNITS THAT ARE LOCATED ABOVE THE FIRST FLOOR (PARTICULARLY IN BUILDINGS WITH ELEVATORS) THE BUILDING CODE AND FAIR HOUSING ACT REQUIRE 2% OF TOTAL PARKING SPACES TO BE ACCESSIBLE. IF TENANTS REQUEST ADDITIONAL ACCESSIBLE PARKING SPACES, OWNERS MUST INSTALL SIGNAGE AND RESTRIPE AT NO COST TO THE TENANT. APPLICANTS ARE NOT REQUIRED TO MAKE MORE THAN 10% OF SPACES ACCESSIBLE. APPROVAL OF THESE PLANS BY THE CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. COMPLIANCE WITH ACCESSIBILITY STANDARDS SUCH AS THE 2010 STANDARDS FOR ACCESSIBLE DESIGN OR THE 2012 TEXAS ACCESSIBILITY STANDARDS WAS NOT VERIFIED. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE ACCESSIBILITY STANDARDS. EXISTING SIDEWALKS TO REMAIN HAVE BEEN VERIFIED TO COMPLY WITH THE APPLICABLE VERSION OF THE TEXAS ACCESSIBILITY STANDARDS, FEDERAL ADA REQUIREMENTS, AND • SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. ACCESSIBLE ROUTES MUST HAVE A CROSS - SLOPE NO GREATER THAN 1:50. [ANSI 403.3]

TRAFFIC CONTROL NOTES
THIS NOTE IS BEING PLACED ON THE PLAN SET IN PLACE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT, AT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY THE RIGHT OF WAY MANAGEMENT DIVISION. THE OWNER/ REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION OF THE CITY'S FEE ORDINANCE. SHALL BE PAID EACH TIME A PLAN OR PLAN REVISION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOTWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES: PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT. NO LONG-TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY
MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT. PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS
EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.

# AUSTIN FIRE DEPARTMENT NOTES:

TO BUILDING PERMIT.

OPENINGS, OR COMBUSTIBLE ROOF EAVE LINES.

SIGNS AND IDENTIFICATION MARKERS DESIGNATING FIRE ZONES/FIRE LANES. AFTER DESIGNATION OF A FIRE ZONE OR FIRE LANE UNDER THIS ARTICLE, THE FIRE CHIEF SHALL GIVE NOTICE OF THE DESIGNATION TO THE OWNER OF THE PROPERTY, DIRECTING THE OWNER TO CAUSE, AT THE EXPENSE OF THE OWNER, MARKINGS TO BE PAINTED ON ANY AREAS DESIGNATED AS A FIRE ZONE OR FIRE LANE. THE MARKINGS MUST BE RED WITH WHITE STENCILING READING "FIRE ZONE/ TOW AWAY ZONE" OR "FIRE LANE/ TOW AWAY ZONE" IN LETTERING AT LEAST THREE INCHES IN HEIGHT.

THE STENCILING SHALL BE AT INTERVALS OF 35 FEET OR LESS. IN ADDITION, THE OWNER SHALL CAUSE SIGNS TO BE POSTED AT BOTH ENDS OF A FIRE ZONE OR FIRE LANE. ALTERNATIVE MARKINGS OF FIRE ZONES AND FIRE LANES MAY BE APPROVED BY THE FIRE CHIEF PROVIDED FIRE ZONES OR FIRE LANES ARE CLEARLY IDENTIFIED AT BOTH ENDS AND AT INTERVALS NOT TO EXCEED 35 FEET AND ARE CLEARLY MARKED "TOW AWAY ZONES" AT LEAST EVERY 35 FEET. THE SIGNS SHALL BE INSTALLED WITH THE TOP OF THE SIGN NO HIGHER THAN EIGHT FEET ABOVE GRADE AND NO LESS THAN FIVE FEET ABOVE THE GRADE. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN TEN FEET OF COMBUSTIBLE WALLS,

AUSTIN ENERGY NOTES: 1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER

OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL. REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES. AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER. 5. A CONDITIONAL LETTER OF APPROVAL IS REQUIRED BY AUSTIN ENERGY GREEN BUILDING PROGRAM PRIOR



5110 LANCASTER COURT, AUSTIN, TX 78723 FIRM REG # F12469 PHONE 512 761 6161 FAX 512 761 6167 INFO@CIVILITUDE.COM

SITE PLAN APPROVAL SHEET 4 OF 5 FILE NUMBER: SPC-2018-0198A.SH APPLICATION DATE: 07/12/18 APPROVED BY COMMISSION ON \_\_\_\_\_\_ UNDER SECTION \_\_\_\_\_ ON CHAPTER \_\_\_\_\_ OF THE CITY OF AUSTIN CODE EXPIRATION DATE (25-5-81, LDC) CASE MANAGER PROJECT EXPIRATION DATE (ORD.#970905-A) \_\_\_\_\_DWPZ \_\_\_\_DDZ \_\_\_

Director, Development Service Department RELEASED FOR GENERAL COMPLIANCE	: ZONING:	LO, GR
Rev. 1	Correction 1	
Rev. 2	Correction 2	
Rev. 3	Correction 3	
Final plat must be recorded by the Project Subsequent Site Plans which do not comply with filing, and all required Building Permits and/Building permit is not required), must also be Expiration Date.	h the Code current at the time of or a notice of construction (if a	SHEET NO.
Expiration Date.		

P:\A318 12207 Waters Park Rd\Civil\Construction Drawings\Sheets\Part A\04 -LAND USE SITE PLAN.dwg

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