

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

CASE NUMBER: SPC-2018-0506C

PC DATE: 3/12/2019

PROJECT NAME: CARTS Eastside Bus Plaza

ADDRESS: 363 Shady Lane

APPLICANT: Capital Area Rural Transportation System (CARTS)
5300 Tucker Hill Lane
Cedar Creek, TX 78612
(512) 505-5678

AGENT: Civiltude, LLC (Nhat Ho)
5510 Lancaster Court
Austin, TX 78723
(512) 761-6161

CASE MANAGER: Jeremy Siltala, (512) 974-2945 or jeremy.siltala@austintexas.gov

WATERSHED: Colorado River (Urban)

NEIGHBORHOOD PLAN: Govalle/Johnson Terrace Combined

PROJECT DESCRIPTION:

The applicant proposes a one-story public bus station building with associated water quality, utility, sidewalk, parking, and landscape improvements.

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.

SUMMARY STAFF COMMENT ON SITE PLAN:

The applicant proposes a transportation terminal on a vacant 1.78-acre triangular site formed by the intersection of Shady Lane, East Cesar Chavez, and East 5th Streets. Sites zoned Public (P) greater than one acre in size are a Conditional Use that require Land Use Commission approval according to Land Development Code section 25-2-625.

PROJECT INFORMATION:

SITE AREA	77,540 SF, 1.78 acres
ZONING	P-NP (Public)
PROPOSED USE	Transportation Terminal
PROPOSED IMPERVIOUS COVER	43,073 SF, 55%
PROPOSED BUILDING COVERAGE	2060 SF, 2.7%
PROPOSED BUILDING HEIGHT	1 story, 20 feet
PROPOSED F.A.R	0.03:1
PROPOSED ACCESS	Shady Lane, East Cesar Chavez
PROPOSED PARKING	8 automobile, 10 bicycle

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin InnerCity Alliance
 Austin Neighborhoods Council
 Bike Austin
 Black Improvement Association
 Buena Vista Neighborhood Association
 Claim Your Destiny Foundation
 Del Valle Community Coalition
 East Austin Conservancy
 El Concilio Mexican-American Neighborhoods
 Friends of Austin Neighborhoods
 Govalle/Johnston Terrace N'hood Plan Contact Team

Greater East Austin Neighborhood Association
 Guadalupe Neighborhood Development Corporation
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 Neighbors United for Progress
 Preservation Austin
 SELTexas
 Sierra Club, Austin Regional Group
 Tejana Bilingual Community
 Tejano Town
 United East Austin Coalition

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

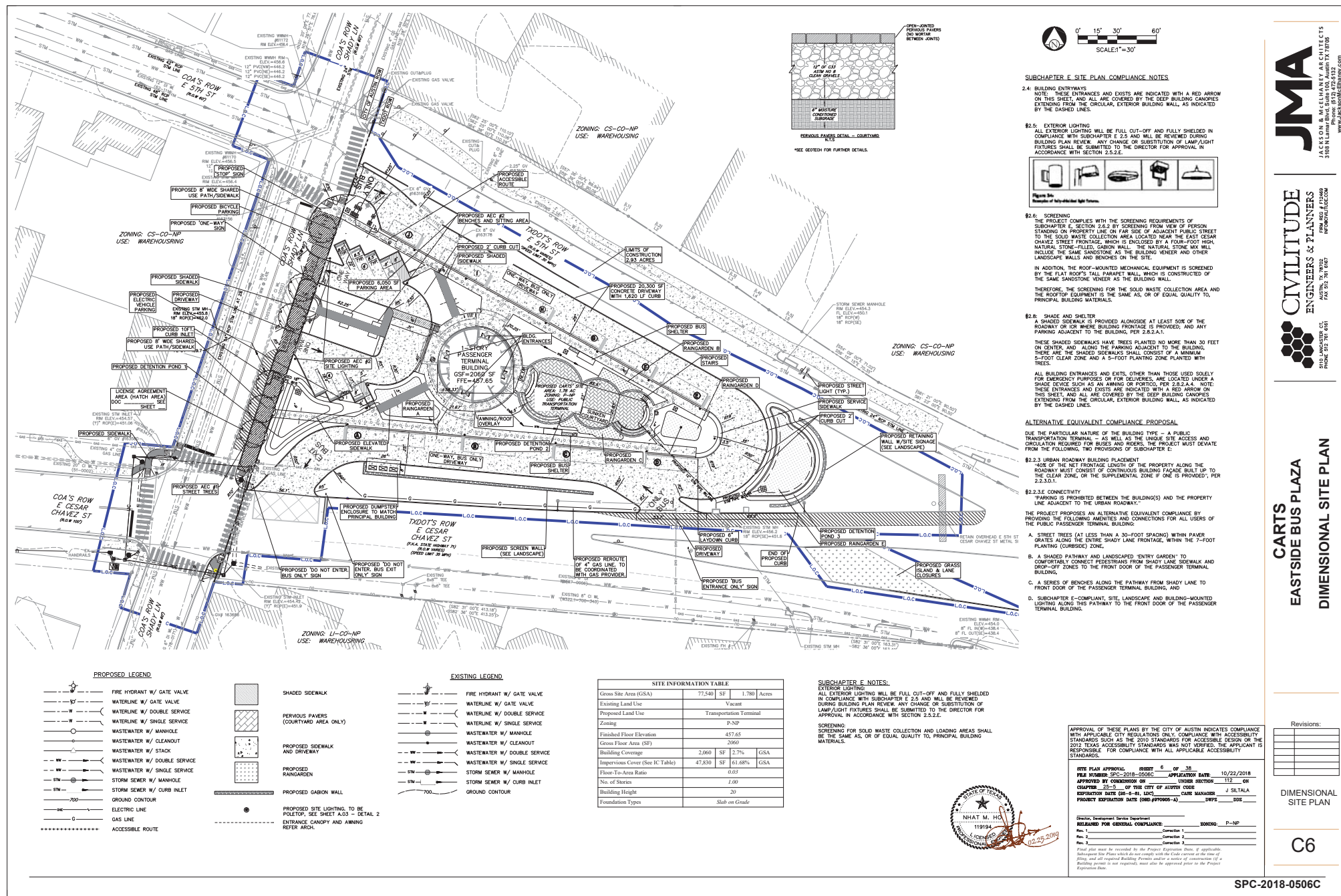
The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

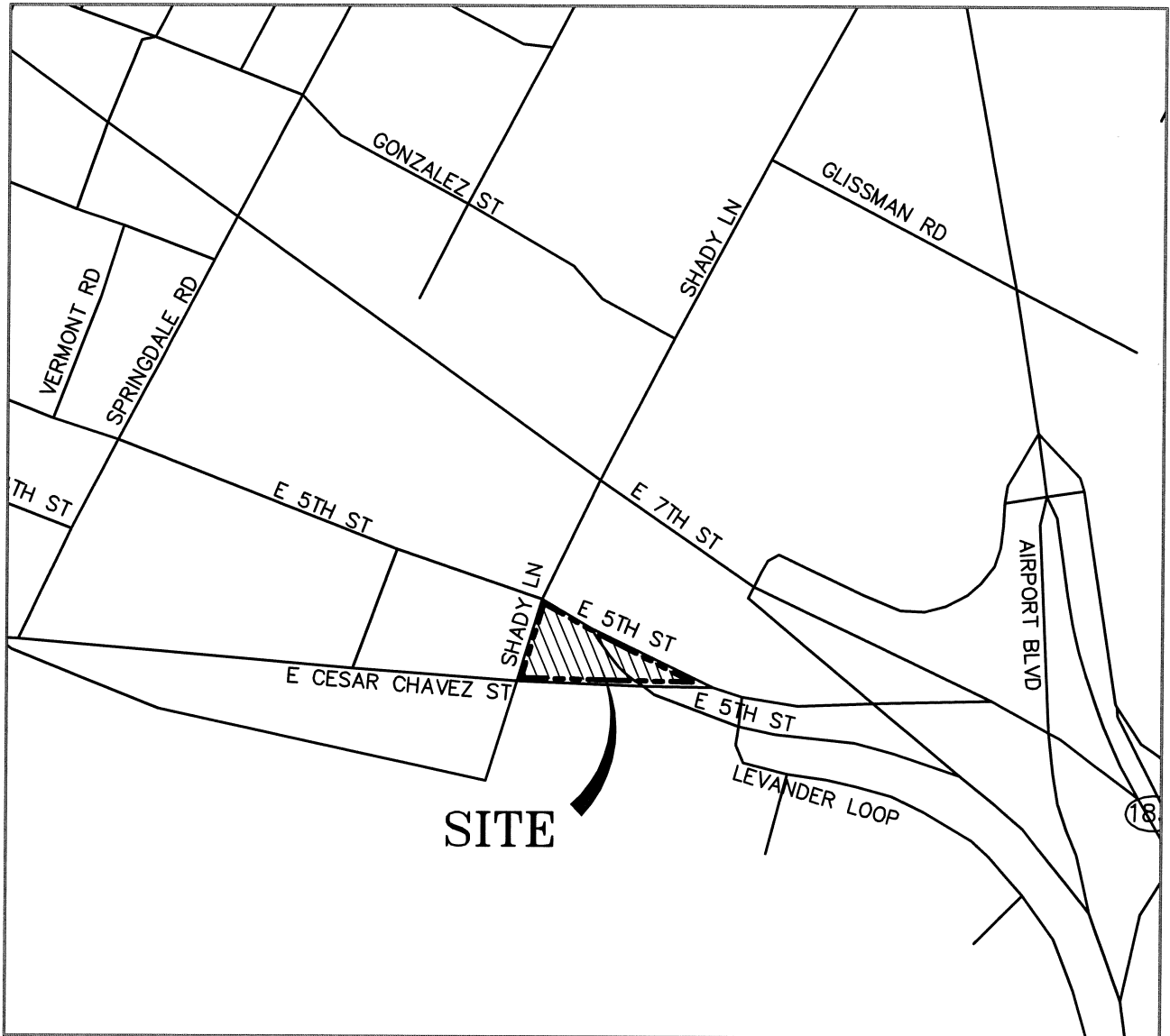
A conditional use site plan must:

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.
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.

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 prior to its release.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: The project is not anticipated to have any detriment to safety or convenience.
3. **Adversely affect 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

GRID: L21
MAPSCO: 616E, 616F