

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

**CASE NUMBER:** SPC-2018-0568C **PC DATE:** 2/11/2020

**PROJECT NAME:** North Austin Reservoir and Pump Station Improvements Project

**ADDRESS:** 5806 North Lamar Boulevard

**APPLICANT:** City of Austin Real Estate Services

**AGENT:** Axiom Engineering Inc, Nicole Findeseisen, P.E. (512) 784-5892

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

**WATERSHED:** Waller Creek and Shoal Creek (Urban)

**APPLICATION REQUEST:** 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 DESCRIPTION:**

The applicant proposes replacement of existing potable water reservoir, pump station, and associated infrastructure with water quality improvements on a 7.6-acre site.

**STAFF RECOMMENDATION:**

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

**SUMMARY STAFF COMMENT:**

The applicant proposes to replace an existing water reservoir and pump station on a 7.6-acre site.

**PROJECT INFORMATION:**

<b>SITE AREA</b>	334,541 SF, 7.68 acres
<b>ZONING</b>	Public (P)
<b>PROPOSED USE</b>	Major Utility Facility
<b>PROPOSED IMPERVIOUS COVER</b>	158,815 SF, 47.5%
<b>PROPOSED BUILDING COVERAGE</b>	14,026 SF, 4.2%
<b>PROPOSED BUILDING HEIGHT</b>	N/A
<b>PROPOSED F.A.R</b>	N/A
<b>PROPOSED VEHICULAR ACCESS</b>	Koenig Lane, Old Koenig Lane
<b>PROPOSED PARKING</b>	1 automobile

**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District

Austin Lost and Found Pets

Austin Neighborhoods Council

Bike Austin

Brentwood Neighborhood Assn.

Brentwood Neighborhood Plan Contact Team

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

North Austin Neighborhood Alliance

SELTexas

Shoal Creek Conservancy

Sierra Club, Austin Regional Group

**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.

**COMMISSION ACTION:**

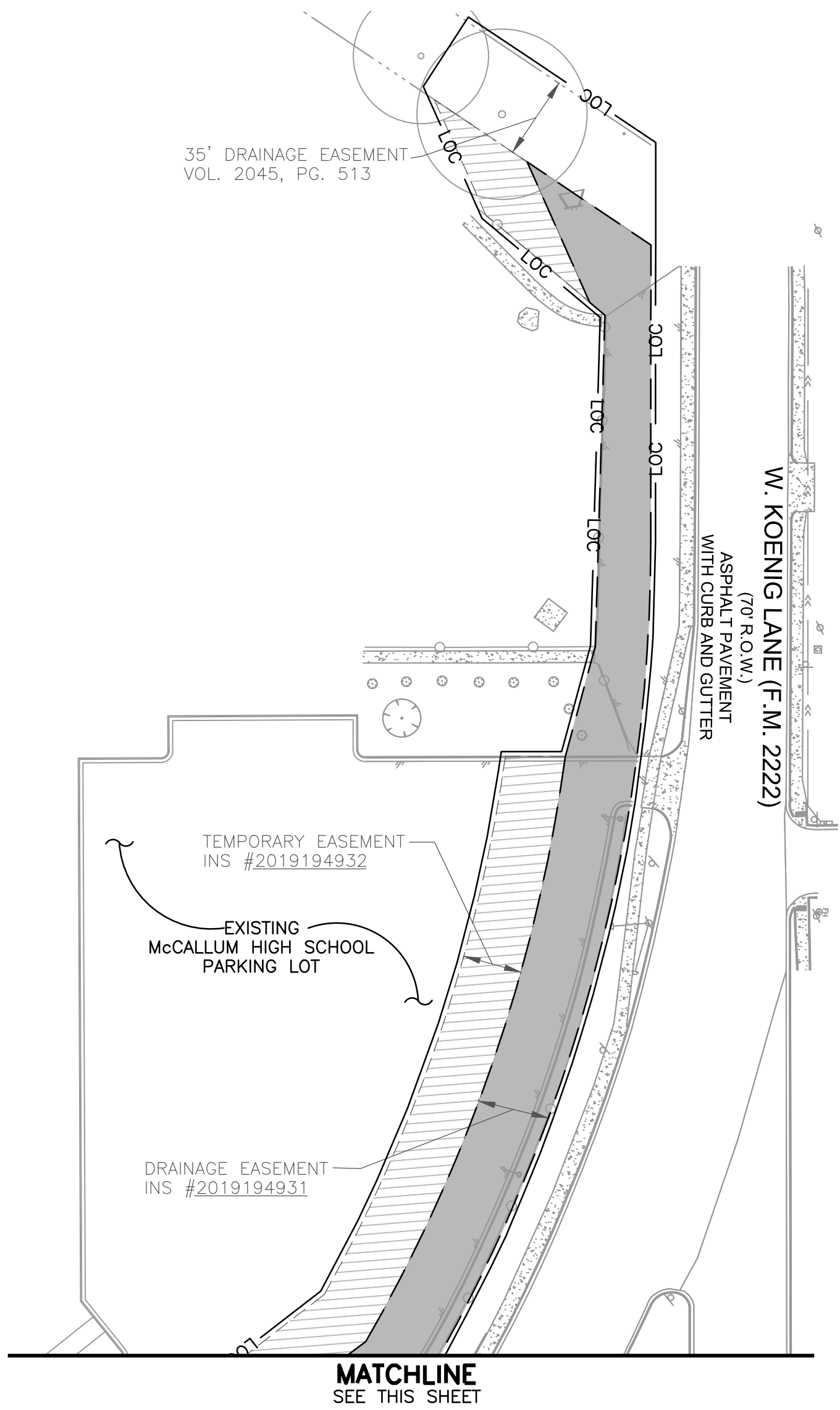
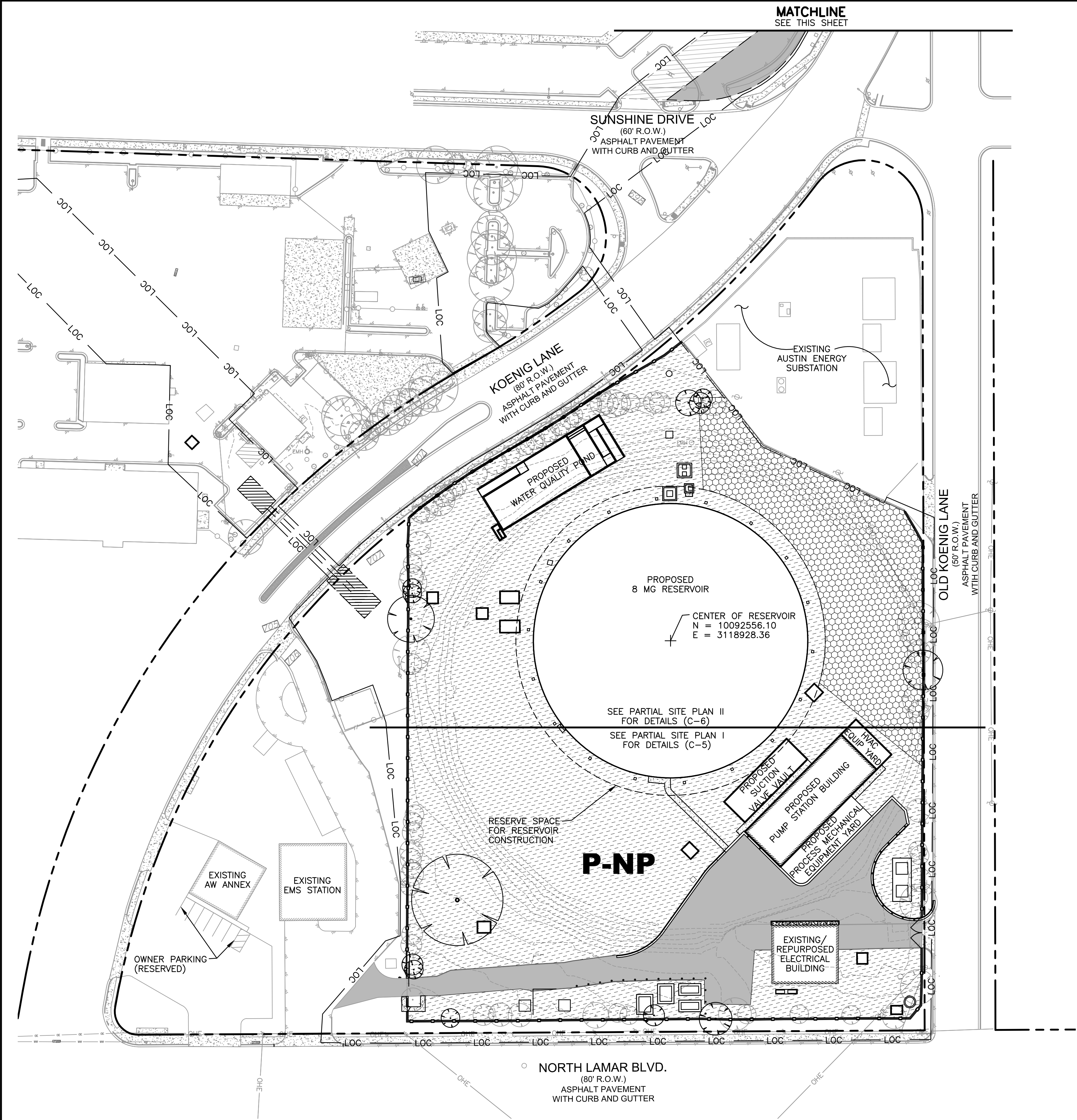
The Commission may either; approve, approve with conditions or deny the conditional use site plan permit.

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 and 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.



C:\USERS\nicole.f\GOOGLE DRIVE\AXIOM FILES\JOBS\204 CDM-SMITH\24 NORTH AUSTIN RESERVOIR DESIGN\DWG\PLANS\NAR-SITE-OALL By: nicole\_f Saved: 2/4/2020 3:18:36 PM Plotted: 2/4/2020 3:32:06 PM

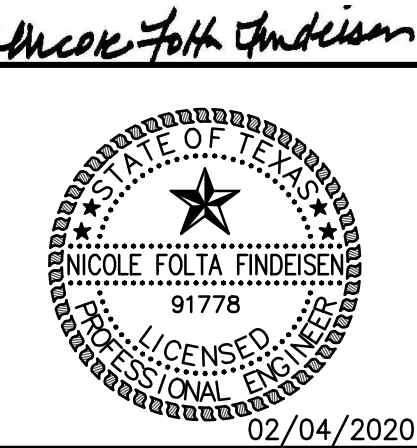
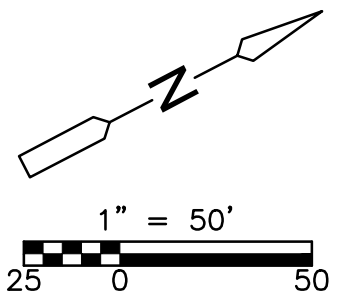


**LEGEND**

LOC LIMITS OF CONSTRUCTION

LANDSCAPE AREA/LAWN

NATURAL UNDISTURBED AREA



**AXIOM** Engineers, Inc.

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Columbus, Texas 78934  
Ph: (512) 784-5892  
www.axiomtexas.com  
Texas P.E. Firm No. F-43

SITE PLAN APPROVAL Sheet 6 of 83  
FILE NO: SPC-2018-0568C APPLICATION DATE: 11/02/2018  
APPROVED BY COMMISSION ON: UNDER SECTION 112 OF  
CHAPTER 25-5 OF THE AUSTIN CITY CODE.  
EXPIRATION DATE (25-5-81.LDC) J CASE MANAGER: Sittala  
PROJECT EXPIRATION DATE (ORD.#97905-A) DWPZ\_DDZ\_X

Director, Development Services Department  
RELEASED FOR GENERAL COMPLAANCE ZONING P-NP  
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3

Final plat must be recorded by the Project Expiration Date, if applicable, Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permit and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

REV. NO.	DATE	DRWN	CHKD	REMARKS

DESIGNED BY: N. FINDEISEN  
DRAWN BY: N. FINDEISEN  
SHEET CHK'D BY:    
CROSS CHK'D BY:    
APPROVED BY:    
DATE: JANUARY 02, 2020

**CDM Smith**

9430 RESEARCH BLVD., SUITE 1-200  
Austin, TX 78759  
Tel: (512) 346-1100  
TBPE Firm Registration No. F-3043

CITY OF AUSTIN, TEXAS - AUSTIN WATER UTILITY  
CIP ID - 2127.012  
**NORTH AUSTIN RESERVOIR AND PUMP STATION IMPROVEMENTS PROJECT**

**PROPOSED OVERALL SITE PLAN**

PROJECT NO. 0590-115645  
FILE NAME: NAR-SITE-OALL  
SHEET NO. C-4  
SHEET 6 OF 83

COA CASE NO. SPC-2018-0568C



